

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on February 27, 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 March 27, 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.**

### Third and Final Publication

03-09064

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Beechwood, **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Over and Tingley, Civil Engineers, dated the 18th day of April A.D., 1951, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Haverford Road (50 feet wide) at the distance of 100 feet Southeastwardly from the Southeasterly side of Homestead Avenue (50 feet wide); thence extending South 81 degrees, 36 minutes East along the said side of Haverford Road, 50 feet to a point; thence extending South 08 degrees, 24 minutes West recrossing the Northeasterly side of a certain 5 feet wide easement 125 feet to a point; thence extending North 81 degrees, 36 minutes West, 50 feet to a point; thence extending North 08 degrees, 24 minutes East recrossing the Northeasterly side of said 5 feet wide easement and partly through a 10 feet joint drive 125 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roger P. Cameron and Anne Cameron, husband and wife, as Tenants by the Entireties by Deed from Roger P. Cameron dated 7/31/97, recorded 8/5/97 in Deed Book 5194, Page 1618.

Parcel Number: 40-00-23928-00-8.

Location of property: 614 Haverford Road, Havertown, PA 19083-2634.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roger P. Cameron and Anne Cameron** at the suit of Option One Mortgage Corporation. Debt: \$210,071.94.

**Nicholas Gaunce**, Attorney. I.D. #206228

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

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

07-03892

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lots #378, #379, #352 and #353 on a certain plan of lots of the Estate of Davis Jones, Deceased, survey and laid out by Streeper and Zuschnitt dated 5/30/1902, revised 4/28/1906 and recorded at Norristown in Deed Book 493, Page 500 and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ashland Avenue (40 feet wide) at the distance of 314 feet, 6-1/8 inches Northeastwardly from the Northeasterly side of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on said Ashland Avenue 50 feet (each lot being 25 feet in width) and extending of that width in length or depth Northwestwardly on the Southwesterly line thereof 145 feet, 2-1/2 inches and on the Northeasterly line thereof 147 feet, 2-1/4 inches.

BOUNDED Northwestwardly by Lots #353 and #352 on said plan, Northeastwardly by Lot #380 on said plan, Southeastwardly by said Ashland Avenue and Southwestwardly by Lot #377 on said plan.

BEING Lots #378 and #379 on said plan.

UNDER AND SUBJECT to restrictions.

TITLE TO SAID PREMISES IS VESTED IN Moneer Farhat, by Deed from Clark Pease, dated 02/05/2001, recorded 03/23/2001, in Deed Book 5353, Page 2455.

Parcel Number: 40-00-02252-00-3.

Location of property: 139 Ashland Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Moneer D. Farhat a/k/a Moneer Farhat** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B. Debt: \$211,707.27.

**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.

08-30112

ALL THAT CERTAIN message and lot or piece of land with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as Number 103 Knox Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Knox Street at the distance of seventeen and fifty-nine one-hundredths feet Northeasterly from the North corner of Knox and Washington Streets, a corner of this premises now or late of William Casey; thence Northwesterly at right angles to Knox Street the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot of William J. Casey, one hundred six and eight-tenths feet to the middle of an eighteen feet wide alley laid out and to be kept open for the common use of the properties abutting thereon; thence along the middle of said alley Northeasterly fifteen and seven one-hundredths feet to a point, a corner of this and other land of Frank R. Heavner; thence along said land parallel with the first course Southeasterly the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot one hundred five and four one-hundredths feet to the Northwest side of Knox Street aforesaid; and thence along said side of said Knox Street Southwesterly fourteen and ninety-seven one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey DeBlasiis, by Deed from Tara M. Turner, dated 06/07/2007, recorded 07/05/2007 in Book 5654, Page 62.

Parcel Number: 13-00-18196-00-7.

Location of property: 103 Knox Street, Norristown, PA 19401-4520.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey DeBlasiis** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$110,574.07.

**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.

09-01056

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, being Lot No. 48 on the Final Plan of Valley Green Park, which plan is recorded in the Office for the Recording of Deeds and for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 96, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bridle Lane (50 feet wide), which point is measured the five following courses and distances from the Southeasterly side of Valley Green Road (as shown on said plan), viz: (1) South 43 degrees, 01 minutes, 00 seconds East, 250.75 feet to a point of curve; (2) on the arc of a circle, curving to the right, having radius of 100 feet, the arc distance of 44.88 feet, to a point of tangent; (3) South 17 degrees, 18 minutes, 00 seconds East, 294.63 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 1954.73 feet the arc distance of 197.31 feet to a point of tangent; and (5) South 11 degrees, 31 minutes, 00 seconds East, 138.69 feet to the point and place of beginning; thence extending along the said Southwesterly side of Bridle Lane South 11 degrees, 31 minutes, 00 seconds East, 89 feet to a point; thence extending along Lot No. 47 on said plan, South 78 degrees, 29 minutes, 00 seconds West, 150 feet to a point; thence extending along lands of Philadelphia Electric Company, North 11 degrees, 31 minutes, 00 seconds West, 89 feet to a point; thence extending along Lot No. 49, North 78 degrees, 29 minutes, 00 seconds East, 150 feet to the point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Gerald Willis and Margery C. Willis, his wife, by Deed from Pat Sparango, Inc., a Pennsylvania Corporation, dated 11/28/1969, recorded 12/02/1969 in Book 3579, Page 825.

Parcel Number: 52-00-02242-00-1.

Location of property: 2016 Bridle Lane, Oreland, PA 19075-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margery C. Willis and Gerald Willis** at the suit of Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust, Series 2006-3. Debt: \$416,750.75.

**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.

09-08865

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

BEGINNING at a point on the Northwesterly side of Fairview Road (forty feet wide) at the distance of two hundred eighty-three feet, twenty-seven one-hundredths of a foot measured South thirty-nine degrees, thirty-seven minutes, fourteen seconds West along the said side of Fairview Road, from the point of the intersection of the said side of Fairview Road, as produced, with the Southwesterly side of Township Line Road, (forty feet wide) (as produced); thence extending along the said Northwesterly side of Fairview Road, South thirty-nine degrees, thirty-seven minutes, fourteen seconds West, one hundred feet and sixteen one-hundredths of a foot to a point; thence extending North forty seven degrees, ten minutes West, two hundred forty-two feet and sixty-three one-hundredths of a foot to a point; thence extending North forty-two degrees, fifty minutes East, one hundred feet to a point; thence extending South forty-seven degrees, ten minutes East, two hundred thirty-seven feet and two one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paula Jackson, by Deed from Marlene M. Block, dated 12/29/2006, recorded 01/17/2007 in Book 5631, Page 02419.

Parcel Number: 31-00-09835-00-7.

Location of property: 8318 Fairview Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Jackson** 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: \$613,598.47.

**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.

09-27316

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot No. 56 according to a plan thereof made by George B. Mebus, Registered Professional Engineer, on December 7, 1948, as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Northwestern side of East Avenue forty feet wide at the arc distance of forty-four feet measured Southwestwardly on the arc of a circle curving to the left having a radius of one hundred ten feet from a point of curve in the said side of East Avenue, which said point of curve is at the distance of five hundred seventy-one and fifty-nine hundredths feet measured South forty-three degrees, fifteen minutes West from the intersection of the Northwestern side of East Avenue with the Southerly side of Woodland Road forty feet wide (both lines produced); thence continuing along East Avenue by a line curving to the left having a radius of one hundred ten feet the arc distance of forty-three feet to a point, a corner of Lot No. 55; thence along the same South eighty-seven degrees, fifty-six minutes, three seconds West crossing a portion of the Southeasterly fifteen feet of a twenty feet right-of-way for driveway a distance of two hundred fourteen and fifty-one hundredths feet to a point; thence North forty-six degrees, fifty-seven minutes, thirty seconds West crossing the remainder of the Southeasterly fifteen feet of said driveway a distance of one and eighty-one hundredths feet to a thirty-three and forty-nine hundredths feet to a point, a corner of Lot No. 57; thence through said driveway North forty-three (43) degrees, fifteen (15) minutes East a distance of one hundred thirty-three and forty-nine hundredths feet (133.49 feet) to a point a corner of Lot No. 57; thence along the same recrossing said right-of-way for driveway South sixty-nine degrees, forty minutes, six seconds East of a distance of one hundred thirty-nine and seventy-one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David T. McNamara and Dana M. McNamara, by Deed from William F. Geilfuss, dated 12/10/2004, recorded 04/18/2005 in Book 5550, Page 1651.

Parcel Number: 30-00-13476-00-3.

Location of property: 1322 East Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dana M. McNamara and David T. McNamara** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4. Debt: \$191,362.50.

**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.

09-33825

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a plan of subdivision, prepared for North Wales Partners, by George B. Standbridge Associates, dated 04/11/1988, last revised 08/22/1988, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-50, Page 160, as follows, to wit:

BEGINNING at a point of tangent, on the Southeasterly side of West Montgomery Avenue (50 feet wide), and which point is at the arc distance of 15.71 feet, measured on the arc of a curve, curving to the right, having a radius of 10.00 feet, from a point of curve, on the Northeasterly side of West Street (40.00 feet wide); thence, extending from said point of beginning, North 37 degrees, 38 minutes East, along the said Southeasterly side of West Montgomery Avenue, the distance of 90.24 feet, to a point, a corner of Lot 3, as shown on said plan; thence, extending South 52 degrees, 22 minutes East, along Lot 3, the distance of 90.00 feet, to a point, a corner of Lot 2, as shown on said plan; thence, extending South 37 degrees, 38 minutes West, along Lot 2, the distance of 100.24 feet, to a point, on the said Northeasterly side of West Street; thence, extending North 52 degrees, 22 minutes West, along the said side of West Street, the distance of 80.00 feet, to a point of curve, on the same; thence, leaving the said Northeasterly side of West Street, on the arc of a curve, curving to the right, having a radius of 10.00 feet, the arc distance of 15.71 feet, to the first mentioned point of tangent, on the said Southeasterly side of West Montgomery Avenue and place of beginning.

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

BEING known as Lot 1, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Pete Gravinese and Theresa Gravinese, his wife, by Deed from Andrew F. Machaffie and Sheila M. Machaffie, h/w, by their Agent, John S. Kerdock, Esquire, Power of Attorney being recorded simultaneously with this deed, dated 12/04/2000, recorded 01/26/2001 in Book 5348, Page 1248.

Parcel Number: 14-00-01808-20-3.

Location of property: 437 West Montgomery Avenue, North Wales, PA 19454-3417.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pete Gravinese and Theresa Gravinese** at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$341,343.67.

**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.

09-35996

ALL THAT CERTAIN piece or parcel of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a certain property map made for Redevelopment Authority of the County of Montgomery for the matter of land acquisition on the River Road Project, made by Alva L. Rogers, Civil Engineers and Surveyor, dated November 30, 1960, as follows to wit:

BEGINNING at a point on the Northeasterly side line of River Road (by Deed of Dedication as shown on plan) a corner of Parcel #32 on said plan; thence extending from said point of beginning Northwestwardly along the Northeasterly side line of River Road aforesaid on the arc of a circle curving to the left having a radius of 11,475.69 feet the arc distance of 37.44 feet to a point, a corner of Parcel #35 and #36 on said plan; thence extending North 58 degrees, 55 minutes, 22 seconds East along Parcel #35 and #36 aforesaid 108.70 feet more or less to a point on the low water mark of the Schuylkill River; thence extending Southeastwardly along the low water mark of the Schuylkill River 30.00 feet more or less to a point, a corner of Parcel #31 on said plan; thence extending South 54 degrees, 12 minutes, 14 seconds West, partly along Parcel #31 and partly along Parcel #32 on said plan, 97.40 feet more or less to the first-mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christian K. Lassen, II by Deed Viviana Amzel dated 10/05/2007 and recorded 2/7/2008 in Book 5681, Page 1835, Instrument #2008012607.

Parcel Number: 40-00-50736-00-2.

Location of property: 220 River Road, Gladwyne, PA 19035-1240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christian Lassen, II a/k/a Christian K. Lassen, II** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Benefit of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-19, Mortgage Pass-Through Certificates, Series 2007-19. Debt: \$573,399.07

**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.

10-00199

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

BEGINNING at a spike in the middle of Whitehall Road in line of land of George Hastings; thence extending along the middle of said road, North 46 degrees, East 110 feet to a spike; thence along other land of now or late Samuel J. Evans, South 44 degrees, 59 minutes East, 435.6 feet to a stake on the line of land of Samuel J. Evans; thence by the same, South 46 degrees, West 110 feet to a stake in line of land of said George Hastings; thence along the same, North 44 degrees, 59 minutes West, 435.6 feet to the spike in the middle of Whitehall Road, the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Pacana and Gregory Pacana, as Joint Tenants with the Right of Survivorship by Deed from Maria Dee Chimchiran dated 11/12/08, recorded 12/1/08 in Deed Book 5715, Page 1674.

Parcel Number: 33-00-10636-00-5.

Location of property: 2938 North Whitehall Road a/k/a 2938 Whitehall Road, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Pacana** at the suit of Wells Fargo Bank, N.A. Debt: \$223,668.04.

**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.

10-02084

ALL THOSE CERTAIN lots or pieces of land, lying, situate and being in **Douglass Township**, County of Montgomery, and State of Pennsylvania, being more particularly described as Lots Numbered 286, 287, 288, 289 and 290, and all of which are situated in the Nelmor Park Tract, so called, said lots having a combined width of 100 feet and extending of the same width, for 120 feet in depth, as shown and laid out on a certain plan of lots made and surveyed by the Paul G. Breing Company, Allentown, Pennsylvania, said plan being on record in the Office of the Recorder of Deeds, in and for the County of Montgomery, State of Pennsylvania, in Deed Book 1001, Page 600.

BEING the same premises which Carl M. Wolfgang and Ruth. M. Wolfgang, husband and wife, granted and conveyed unto Jeffrey Scott Pinder and Elizabeth Renninger Pinder, husband and wife, by Deed dated April 30, 1998 and recorded on May 21, 1998 in the Office of the Recorder of Deeds of Montgomery County, State of Pennsylvania, in Book 5226, Page 1543.

Parcel Number: 32-00-00032-00-8.

Location of property: 163 Ammon Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elizabeth Renninger Pinder and Jeffrey Pinder a/k/a Jeffrey Scott Pinder** at the suit of Flagstar Bank, FSB. Debt: \$201,981.24.

**Craig Oppenheimer**, 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.

10-05350

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a site plan made for Whitpain Hills, Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 10, East Side Drive. Being Unit Number 9, East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as "Skeppack Pike" said center line of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skeppack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112 50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

RESERVING unto the Grantor the right to use East Side Drive.

TITLE TO SAID PREMISES IS VESTED IN Evangelina Baldassare, a/k/a Evangelina E. Baldassare by Deed from Joseph C. Padva dated May 5, 2006 and recorded June 20, 2006 in Deed Book 5605, Page 364 Instrument #2006074753.

Parcel Number: 66-00-06407-84-4.

Location of property: 1009 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Evangelina Baldassare a/k/a Evangelina E. Baldassare** at the suit of LaSalle Bank National Association, as Trustee for the Certificateholders of GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series 2006-14. Debt: \$161,424.78.

**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.

10-05450

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

BEGINNING at a point in the South line of 5th Street, 155 feet, 2 inches Westward from the Southwest corner of 5th and Johnson Streets, a corner of point between Lot Nos. 15 and 16 in a plan of lots laid out by George F. P. Wanger of Leonard Schurg; thence from the same, Southwardly 140 feet to a 20 feet wide alley; thence Eastwardly 22 feet, 6 inches to a point in this and land now or late of Adam Kummerer; thence by the same, Northwardly 140 feet through center of middle of a party wall between a double brick dwelling house to a point on said 5th Street; thence by same Westwardly 22 feet, 6 inches to the place of beginning.

BEING the same premises which Accredited Home Lenders, Inc., a California Corporation by Deed dated 3/15/2007 and recorded 6/27/07 in Book 5652, Page 1663 Instrument #2007076630 granted and conveyed unto Dennis Wright.

Parcel Number: 16-00-09356-00-6.

Location of property: 14 West Fifth Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dennis Wright** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3. Debt: \$86,961.98.

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

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

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



10-07284

**PREMISES "A"**

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County and State of Pennsylvania, known and designated as Lot Nos. 210 and 211 on a Certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineer, and recorded in the Office for the Recording of Deeds, &c., in and for the County of Montgomery aforesaid, in Deed Book No. 403, Page 500, described, as follows:

SITUATE on the Southeast side of Summit Avenue (50 feet wide) at the distance of 25 feet from the Southwest side of Rubicam Avenue (50 feet wide) (or 425 feet Northeast of Decatur Avenue (50 feet wide)).

CONTAINING in front or breadth 50 feet (each lot 25 feet) and extending Southeastwardly on parallel lines at right angles thereto 125 feet.

BOUNDED on the Northeast by Lot No. 212, on the Southeast by Lots 317 and 316, on the Southwest by Lot 209 and on the Northwest by Summit Avenue.

**PREMISES "B"**

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township** and being known as Lot No. 212 on Plan of Willow Grove Land Company, which plan is recorded in the County Clerk's Office at Norristown, Montgomery County, Pennsylvania in Deed Book No. 403, Page 500.

CONTAINING 25 feet on Summit Avenue and 125 feet on Rubicam Avenue.

AND all the heirs and beneficiaries of all the decedents join in to divest any interest they may have in subject premises.

TITLE TO SAID PREMISES IS VESTED IN Gregory A. Pardlo, Sr. and Marion E. Pardlo by Deed from Cynthia Pardlo Boyer, Executrix of the Estate of Samuel L. Pardlo, Jr., deceased and Michelle L. Baker, Administrator of The Estate of Virginia Lee Barnes, a/k/a Virginia Pardlo, deceased and Michelle L. Baker and Substitute Administrator of The Estate of Mary I. Cherry, a/k/a Mary Cherry, deceased and Michelle Lynn Baker, Executrix of Morinda K. Baker, a/k/a Morinda, Baker, deceased dated September 7, 2006 and recorded October 4, 2006 in Deed Book 11914, Page 1146.

Parcel Number: 30-00-64084-00-2.

Location of property: 1681 Summit Avenue, Abington Township, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marion E. Pardlo and Gregory A. Pardlo, Sr.** at the suit of Bank of America, N.A. Debt: \$268,730.58.

**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.

10-08628

PREMISES 1: ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 375 feet Southeasterly from the Southeasterly side of Franklin Avenue, a corner of this and other premises of said Samuel Roberts; thence Northeasterly parallel with Franklin Avenue, the line passing through the middle of the partition wall between the house on these premises and the house on the other premises of said Samuel Roberts, 151.25 feet to a point, a corner of this and still other premises late of Samuel Roberts; thence, South 56 degrees, 20 minutes East, 34.90 feet to a point, a corner of this and premises now or late of R. K. March; thence along said premises now or late of said March, South 39 degrees, 17 minutes West, 152.09 feet to the Northeasterly side of Lafayette Street, aforesaid; and thence along said side of Lafayette Street, Northwesterly 19.05 feet to the place of beginning.

PREMISES 2: ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made in September, 1923, by Hiltner and Hitchcock, Civil Engineers, as follows, to wit:

BEGINNING at a point, a corner of this and land of August Gotzack and which point is at the distance of 217.05 feet on a course, South 56 degrees, 20 minutes East from a 15 feet wide alley running Northeasterly from Lafayette Street and which alley intersects an alley running Southeasterly from Franklin Avenue and which point is also at the distance of 151.25 feet on a course, North 33 degrees, 40 minutes East from Lafayette Street; thence continuing on the same course, North 33 degrees, 40 minutes East, 24.57 feet to a point, a corner of this and land now belonging to the Moose Home Association; thence along said Moose Home Association land, South 57 degrees, 34 minutes East, 36.85 feet to a point, a corner of this and land now or late of Charles D. McAvoy; thence along said McAvoy's land and land now or late of R. P. March, South 39 degrees, 17 minutes West, 25.43 feet to a corner of other land of the said Samuel Troutman; thence along the same, North 56 degrees, 20 minutes West, 34.36 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Specht and Deborah P. Specht, husband and wife, as Tenants by the Entirety by Deed from Robert Specht and Deborah P. Specht, husband and wife, dated 11/21/2006, recorded 12/05/2006 in Deed Book 5626, Page 02278.

Parcel Number: 13-00-19908-00-5.

Location of property: 611 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah P. Specht and Robert Specht** at the suit of Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1. Debt: \$95,972.33.

**Harry B. Reese**, Attorney.

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

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

10-19284

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, situate in **Lower Providence Township**, County of Montgomery, State of Pennsylvania, bounded and described, according to a survey or plan prepared by John B. Yerkes, Registered Professional Engineer dated 4/23/1964, as follows, to wit:

BEGINNING at a point on the Southwest side of Beth Drive (50 feet wide) a corner of Lot No. 10 on said plan which point is measured South 41 degrees, 42 minutes East, 260.18 feet from a point of curve, which point of curve is measured along a line curving to the right on the arc of a circle having a radius of 235 feet the arc distance of 382.33 feet from a point of tangent, which point of tangent is measured North 45 degrees, 5 minutes East, 62.06 feet from a point, a corner of lands now or late of Superior Tube Company, which last mentioned point is measured along said land, South 40 degrees, 33 minutes, 30 seconds East, 33.53 feet from an iron pin which iron pin is measured North 45 degrees, 05 minutes East along said lands of Superior Tube Company, 144.72 feet from a spike set on the center line of Cross Keys Road, (33 feet wide); thence extending from said beginning point and continuing along said side of Beth Drive South 41 degrees, 42 minutes East, 192 feet to a corner of lands now or late of Harry Weaver; thence extending along the same South 48 degrees, 18 minutes West, 157 feet to a point, a corner of Lot No. 10 on said plan; thence extending along the same the two following courses and distances, viz: (1) North 41 degrees, 42 minutes West, crossing over an existing 20 foot wide drainage easement, 192 feet; and (2) North 48 degrees, 18 minutes East along the Southeast side line of another 20 foot wide drainage easement, 157 feet to a point on the Southwest side of Beth Drive, the first mentioned point and place of beginning.

BEING the same premises which Richard Pellechio and Barbara C. Pellechio f/k/a Barbara C. Stoccardo by Deed dated 08/17/2006 and recorded 08/29/2008 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Richard Pellechio and Barbara C. Pellechio, husband and wife, as Joint Tenants.

Parcel Number: 43-00-01438-00-4.

Location of property: 3868 Beth Drive, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Pellechio, as Executor of The Estate of Richard Pellechio, Deceased** at the suit of U.S. Bank Trust, N.A., as Trustee for Volt Asset Holdings NPL3. Debt: \$217,524.71.

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

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

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

10-21550

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, State of Pennsylvania, bounded and described according to a certain survey and plan thereof made for John H. McClatchy, by Albright and Mebus, Civil Engineers, Philadelphia, Pennsylvania, 3/13/1925, as follows, to wit:

SITUATE on the Southeasterly side of Chatham Road (50 feet wide), at the distance of 360 feet measured South 37 degrees, 49 minutes West along the said side of Chatham Road from its intersection with the Southwesterly side of Lancaster Avenue (90 feet wide).

CONTAINING in front or breadth Southwestwardly along the said side of Chatham Road, 25 feet and extending of that width in length or depth, South 52 degrees, 11 minutes East, between parallel lines at right angles to said Chatham Road, 100 feet, including on the rear of a certain 10 foot wide driveway, the Southwesterly line of said premises, passing through the center of the party wall between these premises, the premises passing adjoining to the Southwest.

TOGETHER with free and common use, right, liberty and privilege of the aforesaid private driveway as and for a driveway and watercourse and driveway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon or of any other properties to which the use of said driveway may be extended by Alexander Ferguson, one of the grantors to Hugh Ferguson.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Ryan and Thomas M. Ryan, by Deed from Maria O. Brockwell, dated December 13, 2002 and recorded February 5, 2003 in Deed Book 5445, Page 255.

Parcel Number: 40-00-10120-00-1.

Location of property: 29 Chatham Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas M. Ryan and Dawn M. Ryan** at the suit of JP Morgan Chase Bank, National Association. Debt: \$180,760.78.

**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.

10-22419

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

BEGINNING at a point on the East side of DeKalb Street 155.5 feet Northeasterly from the East corner of DeKalb and Elm Streets, said point being a corner of this and lot now or late of Henry F. Corson; thence along the East side of said DeKalb Street in a Northeasterly direction 39.34 feet to a corner of this and property now or late of Annie N. Fisher; thence at right angles to the said DeKalb Street and in a Southeasterly direction along the South side of the said Annie N. Fisher's property, a distance of 130 feet to the West side of Polk Alley; thence along the West side of said Polk Alley, and in a Southwesterly direction a distance of 39.34 feet to a corner of this and the property now or late of the said Henry F. Corson; thence along the North side of said Corson's property and in a Northwesterly direction a distance of 130 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Guglielmucci and Richard J. Sites, by Deed from Michael J. Hannon, III and Walter Kaufmann and Kenneth P. Pagurek, dated 05/31/2005, recorded 06/15/2005 in Book 5557, Page 1944.

Parcel Number: 13-00-09660-00-2.

Location of property: 1014 DeKalb Street, Norristown, PA 19401-5811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Guglielmucci and Richard J. Sites** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$159,715.90.

**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.

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10-25386

ALL THAT CERTAIN lot or parcel of ground, situate in **Schwenksville Borough**, formerly situate in the Township of Lower Frederick, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of property surveyed for George E.R. and Evelyn Grebe, prepared by George F. Klock, Jr., Registered Land Surveyor, dated 4/30/1960, as follows, viz:

BEGINNING at the point of intersection (marked by a stone monument) at the Southwesterly side of an unopened 33 feet wide street and the Easterly side of a road leading to Graterford, as shown on said plan; thence extending from said point of intersection at beginning, South 54 degrees, 44 minutes East along said Southwesterly side of 33 feet unopened street the distance of 237.15 feet to a bolt, a corner of lands now or late of Samuel Dobson, as shown on said plan; thence extending South 35 degrees, 00 minutes West along said lands the distance of 185.64 feet to a stake on the said Easterly side of road, leading to Graterford; thence extending along said Easterly side of said road, the 2 following courses and distances, viz: (1) extending North 18 degrees, 21 minutes West the distance of 69.1 feet to a stake; and (2) thence extending North 16 degrees, 15 minutes West the distance of 232.7 feet to the first mentioned point of intersection and place of beginning.

CONTAINING five hundred eleven one-hundredths acres, more or less, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Hammer, by Deed from Kenneth L. Hammer, Trustee of the Kenneth L. Hammer Trust dated December 3, 1998, dated 09/25/2008, recorded 10/09/2008 in Book 5710, Page 1152.

THE SAID Kenneth L. Hammer departed this life on 7/12/09, and upon information and belief, his surviving heir(s) are Shelia Hammer a/k/a Shelia Roberts, Cynthia L. Gazso, Melissa Hammer-Evans and Alan L. Hammer. By Executed Waivers, Alan T. Hammer and Cynthia L. Gazso, and Melissa Hammer-Evans waived their right to be named as a defendant in the foreclosure action at civil court docket 10-25386.

Parcel Number: 20-00-00523-47-4.

Location of property: 813 Clearfield Avenue, Schwenksville, PA 19473-1331.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter C. Amuso, Esquire, Solely in His Capacity as Administrator Pendente Lite of The Estate of Kenneth L. Hammer, Deceased; Shelia Hammer a/k/a Shelia Roberts, in Her Capacity as Heir of Kenneth L. Hammer, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kenneth L. Hammer, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$150,555.81.

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

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

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

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10-25750

ALL THAT CERTAIN property, situated in **Lower Salford Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/16/2002 and recorded 1/10/2003, among the land records of the County and State set forth above, in Deed Volume 5442 and Page 148.

TITLE TO SAID PREMISES IS VESTED IN Jason Jones and Kathy Fitzcharles by Deed from Lewis Family Limited Partnership I, a Pennsylvania Limited Partnership dated 12/16/2002 recorded 01/10/2003 in Deed Book 5442, Page 0148.

Parcel Number: 50-00-00280-00-3.

Location of property: 731 Camp Wawa Road-Township, Lower Salford Township, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Kathy Fitzcharles and Jason Jones** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc., Mortgage Pass-Through Certificates, Series 2004-3. Debt: \$245,737.12.

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

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

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



10-33089

WITNESSETH, that the said Grantors for and in consideration of the sum of one hundred seventy-two thousand and 00/100 dollars (\$172,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner.

ALL THOSE CERTAIN five town lots or pieces of land, with the buildings and improvements thereon erected, being Lots Numbered 408, 409, 410, 411 and 412 in a plan of lots laid out by John R. Brietenbsch, A.D. 1856, on the Bush Farm, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at the North corner of Seventh Street and Bush Street; thence Northwesterly along the Northeast side of Seventh Street, one hundred and ten feet to the South side of Beach Alley twenty feet wide, laid out and dedicated for common use; thence Northeast along the Southeast side of said alley one hundred feet to a point; thence by other land of Joseph Lattanzi of which this was part Southeasterly one hundred and ten feet to the Northwesterly side of Bush Street aforesaid; thence along said side of Bush Street, Southwesterly one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Paul by Deed from Patrick S. Smith and Marcita H. Smith, his wife dated April 30, 2002 and recorded May 6, 2002 in Deed Book 5408, Page 0298.

Parcel Number: 02-00-00488-00-5.

Location of property: 669 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Paul** at the suit of Bank of America, N.A. Debt: \$255,799.85.

**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.

10-34269

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

BEGINNING at a point on the Northwest side of Stanbridge Street at the distance of one hundred eighty feet Southwest from Washington Street; thence along land of John J. Derr and parallel with said Washington Street Northwesterly one hundred and five-tenths feet to a twenty feet wide alley; thence along the Southeast side of said alley Southwestwardly twenty feet to a point; thence parallel with the first line along other land late of Frances Nace and through the middle of the partition wall between this house and the house on the adjoining lot one hundred twenty and five-tenths feet Southeastwardly to Stanbridge Street aforesaid; and thence along the Southeast side thereof Northeastwardly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Tomlinson and Sherry Tomlinson, husband and wife, by Deed from Barry Reinhart dated May 6, 1996 and recorded May 9, 1996 in Deed Book 5147, Page 1020.

Parcel Number: 13-00-35180-00-6.

Location of property: 11 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Tomlinson and Sherry Tomlinson** at the suit of Lex Special Assets, LLC. Debt: \$115,338.14.

**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.

10-36409

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Trappe Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated 9/10/1963, as follows, to wit:

BEGINNING at a point, a corner on the Northeastwardly side of Bronson Circle (50 feet wide) said point being at the distance of 230 feet measured on a course of North 48 degrees, 15 minutes West along said Northeastwardly side of Bronson Circle from a point of tangent, said point being at the distance of 31.42 feet measured Southwestwardly and Northwestwardly on the arc of a circle, curving to the right, with a radius of 20 feet from a point of curve on the Northwestwardly side of 3rd Avenue (as widened to 45 feet); thence from said beginning point, North 41 degrees, 45 minutes East, crossing a 20 feet wide easement for drainage purposes, 317.23 feet to a point, a corner; thence extending North 54 degrees, 40 minutes West, 125.79 feet to a point, a corner; thence extending South 41 degrees, 45 minutes West, recrossing said 20 feet wide drainage easement, 303.17 feet to a point, a corner on the Northeastwardly side of Bronson Circle; thence extending along the Northeastwardly side thereof, South 48 degrees, 15 minutes East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises which Robert D. Westerfer and Donna M. Westerfer, by Deed dated 8/4/2006 and recorded 11/20/2006 in Montgomery County in Deed Book 5624, Page 1998, granted and conveyed unto Robert F. Sullivan. Parcel Number: 23-00-00067-00-9.

Location of property: 333 Bronson Circle, Collegeville PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert F. Sullivan** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameritrust Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3. Debt: \$331,105.36.

**Lisa Lee**, Attorney. I.D. #78020

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

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

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11-15835

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Russell S. Lyman, dated January 24, 1951, entitled Plan of Huntingdon Uplands, which plan is recorded at Norristown, in Deed Book 2146, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Byberry Road (46.5 feet wide) at the distance of 590.58 feet measured North 46 degrees, 05 minutes West, along the said side of Byberry Road from a point of tangent in the same, which point of tangent is at the distance of 57.06 feet measured on the arc of a circle curving to the left having a radius of 30 feet from a point of curve on the Northwesterly side of Davisville Road (60 feet wide).

CONTAINING in front or breadth on the said side of Byberry Road 85 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Byberry Road 170 feet.

BEING known as Lot #9 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Wayne Karmels a/k/a Wayne T. Karmels and Ruth Ann Karmels, husband and wife, by Deed from George J. Burg, Jr. and Frances L. Burg, his wife dated April 30, 1997 and recorded May 12, 1997 in Deed Book 5185, Page 1283.

Parcel Number: 59-00-01876-00-9.

Location of property: 2620 Byberry Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Wayne Karmels a/k/a Wayne T. Karmels and Ruth Ann Karmels** at the suit of Flagstar Bank, FSB. Debt: \$301,104.07.

**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.

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11-18598

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 and State of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on November 23, 1949, as follows, to wit:

BEGINNING at a point on the Northwest side of Forest Avenue (50 feet wide), which point is measured North 44 degrees, 7 minutes, 45 seconds East, 430.20 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 196.35 feet from a point on the Southwest side of Forest Avenue, which point is measured North 45 degrees, 52 minutes, 15 seconds West, 135 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 21.42 feet from a point on the Northwest side of Silver Avenue (50 feet wide); thence extending North 45 degrees, 52 minutes, 15 seconds West, 115.81 feet to a point; thence extending North 44 degrees, 7 minutes, 45 seconds East, 4.66 feet to a point; thence extending South 89 degrees, 26 minutes, 16 seconds East, 115.59 feet to a point on the Northwest side of Forest Avenue; thence extending along the arc of a circle curving to the right having a radius of 115 feet, the arc distance of 88 feet to a point of tangent; thence extending South 44 degrees, 7 minutes, 45 seconds West, 4.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 16, Section B on the said plan.

UNDER AND SUBJECT to certain restrictions as now of record.

Parcel Number: 59-00-07942-00-9.

Location of property: 322 Forest Avenue, Willow Grove, PA 19090 (Upper Moreland Township).

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ronald S. Butler, Christine M. Butler and Evelyn B. Wiegmann** at the suit of Luther Woods Nursing Homes, Ltd., et al. Debt: \$92,645.04.

**Brian E. Subers**, Attorney. I.D. #44658

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.

11-22111

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a survey and plan made by Barton and Martin Engineer, Philadelphia, Pennsylvania, on January 24, 1952, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elizabeth Road (40 feet wide) which point is measured South 44 degrees, 3 minutes, 6 seconds East, 400 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 12.28 feet from a point on the Southeasterly side of Marie Road (40 feet wide).

CONTAINING in front or breadth on said Elizabeth Road 100 feet and extending of that width in length of depth Southwestwardly between parallel lines at right angles to the said Elizabeth Road 150 feet.

BEING Lot #34 Elizabeth Road.

Margaret Ann Seldes died 03/04/1982, title vested in Norman J. Seldes, by right of survivorship. Norman J. Seldes departed this life on 4/20/2009 dated March 20, 1997 and recorded April 9, 1998 in Deed Book 5221, Page 2239.

Parcel Number: 30-00-17848-00-5.

Location of property: 724 Elizabeth Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roger Seldes, Known Surviving Heir of Norman J. Seldes, Deceased Mortgagor and Real Owner, Julie Ehrman, Known Surviving Heir of Norman J. Seldes, Deceased Mortgagor and Real Owner, Abby Purser, Known Surviving Heir of Norman J. Seldes, Deceased Mortgagor and Real Owner and Unknown Surviving Heir of Norman J. Seldes, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$218,930.60.

**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.

11-25348

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

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

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

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

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

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

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

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Jeffrey A. Cattani** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$188,720.64.

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

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

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

11-26152

ALL THAT CERTAIN lot of land, situate in the Ninth Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Southeasterly property line intersection of State Street forty feet (40') wide, and Eighth Street, fifty feet (50') wide; thence along the Southerly property line of Eighth Street South fifty-four degrees, fifty-two minutes (54 degrees, 52') East, fifty-two feet, one inch (52', 1") to a corner of other lands of the Grantors; thence along said lands by a course at right angles to the previous line South thirty-five degrees, eight minutes (35 degrees, 8 minutes) West, one hundred forty feet (140') to a point on the Northerly side of an ordained twenty feet (20') wide alley; thence along the same North fifty-four degrees, fifty-two minutes (54 degrees, 52 minutes) West, fifty-nine feet, seven inches (59', 7") to a point on the Easterly property line of State Street; thence along the same North thirty-eight degrees, thirteen minutes (38 degrees, 13 minutes) East, one hundred-forty feet, two inches (140', 2") to the place of beginning.

BEING all of Lot #163 and the Westerly portion of Lot #162.

BEING the same premises which Elmer F. Cole, III by Deed dated 10/19/2005 and recorded 10/28/2005 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania, in Deed Book 5577, Page 1340, granted and conveyed unto John Hunter, Jr.

TITLE TO SAID PREMISES IS VESTED IN Thomas Scavello, Jr. by Deed from John Hunter, Jr. dated 03/31/2006, recorded 04/25/2006 in Deed Book 5598, Page 660.

Parcel Number: 16-00-07328-00-9.

Location of property: 62 West 8th Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Scavello, Jr.** at the suit of Wells Fargo Bank, National Association, Trustee Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset-Backed Receivables, LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HE1. Debt: \$151,968.16.

**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.

11-30937

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a revision of Subdivision #2, Providence Hills, made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, dated 1/13/1955 and recorded in the Office of the Recording of Deeds of Montgomery County at Norristown 8/19/1955 in Plan Book A-2, Page 58, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Henry Road (50 feet wide) at the distance of 300 feet Southwest from the Southernmost terminus of a radial round corner connecting the Northwest side of Henry Road with the Southwest side of Mann Road (50 feet wide).

CONTAINING in front or breadth on the said Henry Road 65 feet and extending of that width in length or depth Northwest between parallel lines at right angles with the said Northwest side of Henry Road 155 feet.

BEING known as Lot No. 61 on the above mentioned plan.

BEING the same premises which Helen M. Laskey by Deed dated 4/15/03 and recorded 6/10/03 in Montgomery County, in Deed Book 5459, Page 1074, Granted and conveyed unto Mark Laskey and Maria Laskey, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mark Laskey and Maria Laskey (deceased), husband and wife by Deed from Helen M. Laskey dated 04/15/2003, recorded 06/10/2003 in Deed Book 5459, Page 1074.

Parcel Number: 43-00-06118-00-4.

Location of property: 27 Henry Road, Norristown, PA 19403-1314.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Laskey a/k/a Mark John Laskey** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for the Registered Holders of Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass Through Certificates. Debt: \$77,879.87.

**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.



11-34270

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision prepared for Select Properties by Urwiler & Walter, Inc. Registered Professional Engineers, dated October 27, 1986 and last revised on February 9, 1987 as recorded in Plan Book A-48, Page 231, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Clearbrook Road (54 feet wide), at a point a corner in line of this and Lot No. 3 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 3 North 05 degrees, 40 minutes, 30 seconds West, 204.23 feet to a point, a corner in line of lands now or formerly of Joseph W. Berrwrrach; thence extending along the same North 63 degrees, 12 minutes East, 40.00 feet to a point, a corner in line of Lot No. 6; thence extending along the same South 45 degrees, 57 minutes, 22 seconds East, 183.30 feet to a point, a corner on the Northwesterly side cul de sac of Clearbrook Road; thence extending along the same on the arc of a circle curving to the left having a radius of 52 feet the arc distance of 35.54 feet to a point of reverse curve; thence extending along the same on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 30.20 feet to a point of compound curve; thence extending along the same on the arc of a circle curving to the right having a radius of 123 feet the arc distance of 77.67 feet to a point of tangent; thence extending along the same South 34 degrees, 19 minutes 30 seconds West, 50.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Carols E. Deaton by Deed dated July 17, 2006, and recorded August 17, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5612, Page 2803, granted and conveyed to Vincent J. Grosso, Jr., and Lisa M. Grosso.

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

Parcel Number: 56-00-01343-06-8.

Location of property: 1608 Clearbrook Road, Lansdale, PA 19446.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Vincent J. Grosso, Jr. and Lisa M. Grosso** at the suit of Bayview Loan Servicing, LLC. Debt: \$558,977.65.

**Gary W. Darr**, 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.

11-35335

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township** and County of Montgomery and Commonwealth of Pennsylvania, described according to a recent survey and plan thereof dated July 3, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, and being Lot #1 on said plan, as follows, to wit:

BEGINNING at a point in the center line of Lansdale Avenue (33 feet wide) extending West from the Cowpath Road said point being 276.76 feet Southwest of the intersection of the center line of Lansdale Avenue and Cowpath Road; thence along the center line of the former, South 28°, 34' West the distance of 90 feet to a corner; thence along Lot #2 North 61°, 26' West the distance of 217.80 feet to an iron pin; thence North 28°, 34' East the distance of 129.84 feet to an iron pin in the rear line of the Cowpath Road building lots; thence along the same South 51°, 4' East the distance of 221.41 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Montgomery Township** and County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan dated October 12, 1953 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point at the distance of 221.41 feet measured on a line bearing North 51°, 4' West from a point in the center line of Lansdale Avenue (33 feet wide) which last mentioned point is at the distance of 276.76 feet measured on a line bearing South 28°, 34' West along the center line of Lansdale Avenue from the intersection of the center line of Lansdale Avenue and the center line of Cowpath Road (50 feet wide); thence along other lands of Grantees South 28°, 34' West the distance of 129.84 feet to an iron pin; thence along Lot #8 on said plan North 61°, 26' West the distance of 125 feet to an iron pin; thence along other lands of David D. Kuder of which this was a part North 28°, 34' East the distance of 152.70 feet to an iron pin in line of lands now or late of Adolph Gessner; thence along the same South 51°, 4' East the distance of 127.08 feet to the place of beginning.

BEING Lot #7 on said plan.

BEING the same premises which Harold E. Messler and Wanda Messler, his wife, by Deed dated 1/12/2005 and recorded 1/31/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5542, Page 373, granted and conveyed unto Wanda L. Messler.

Parcel Number: 46-00-01972-00-7.

Location of property: 1320 Lansdale Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Corina Stecher, Administrator of the Estate of Wanda L. Messler a/k/a Wanda Lee Messler** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1 c/o Carrington Mortgage Services, LLC. Debt: \$243,841.96.

**Sean P. Mays**, Attorney. I.D. #307518

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

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



11-35486

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 by George B. Mebus Registered Professional Engineer, Glenside, Pennsylvania, on July 22, 1947, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Orleans Road (40 feet wide) which point is measured North 50 degrees, 34 minutes, 30 seconds West 8.45 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 75 feet, the arc distance of 94.78 feet from a point on the Northwesterly side of Gayl Avenue (40 feet wide).

CONTAINING in front or breadth on the said Orleans Road 70 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Orleans Road 148 feet, the Northwesterly line thereof partly passing through the center of a 20 feet wide driveway which extends Southwestwardly into Orleans Road.

TITLE TO SAID PREMISES IS VESTED IN Victor A. Katz and Grace V. Katz, husband and wife, by Deed from Victor A. Katz dated January 26, 1999 and recorded September 10, 1999 in Deed Book 5287, Page 1647.

Parcel Number: 31-00-21565-00-4.

Location of property: 1102 Orleans Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor A. Katz and Grace V. Katz** at the suit of Cenlar, FSB. Debt: \$176,491.75.

**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.

12-00805

ALL THOSE TWO CERTAIN lots or piece of ground, known and designated as Lots Nos. 28 and 29 on plan of Grand View Heights, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Montgomery Avenue at the distance of 440 feet Northwesterly from the Northwest side of DeKalb Street a point a corner of Lot No. 27 on said plan; thence extending along said lot Northeasterly one hundred eighty-nine and eighty-six one-hundredths feet to a point a corner; thence extending Northwesterly 80 feet to a point a corner of Lot No. 30 on said plan; thence extending along said lot Southwesterly one hundred ninety and seventy-four one-hundredths feet to a point on the said Northeast side of Montgomery Avenue; thence extending along the said Northeast side of Montgomery Avenue Southeasterly 80 feet to the first mentioned point and place beginning.

BEING the same premises which Frederic L. Rousselin and Brynn Mifflin Rousselin, by Deed dated September 7, 2004 and recorded November 24, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05534, Page 0813, granted and conveyed unto David Warner and Laura Warner, as Tenants by the Entirety.

Parcel Number: 33-00-05923-00-2.

Location of property: 13 Montgomery Avenue, East Norriton, PA 19401-1948.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Laura Warner and David Warner, Deceased, as Tenants by the Entirety** at the suit of U.S. Bank National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE2, Asset-Backed Certificates, Series 2006-FRE2. Debt: \$269,034.58.

**Ashley 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.

12-00829

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Easterly side of West Ridge Pike S.R. 4031 (legal r/w 60 feet; ultimate r/w 72 feet), situate in **Limerick Township**, Montgomery County, Pennsylvania, described according to a plan and survey as prepared by Aston Surveyors/Engineers, Inc., Boyertown, Pennsylvania, Plan No. 2440-2A dated 9/30/1993 as last revised, being Lot No. 2 herein. Bounded on the West by West Ridge Pike, on the North by Lot No. 1 of the said plan, on the East by the land of David S. and Elaine E. Morris, and by the land of William A. James and Thomas A. James, and on the South by the land of Nicholas A. and Linda L. Teti, being more fully described, as follows:

BEGINNING at a point in the bed of West Ridge Pike, a corner of this and the land of Nicholas A. and Linda L. Teti; thence from the point of beginning, in the bed of West Ridge Pike, the next 2 courses and distances, to wit: (1) North 41 degrees, 48 minutes, 24 seconds West, 266.20 feet to a point, a corner; (2) North 36 degrees, 17 minutes, 47 seconds West, 58.66 feet to a point, a corner of this and Lot No. 1 of said plan; thence along Lot No. 1, the next 4 courses and distances, to wit: (1) leaving West Ridge Pike North 84 degrees, 26 minutes, 32 seconds East through the bed of a certain pond, 346.77 feet to a point in the pond, a corner (the line passing over a concrete monument set 36.80 feet from the first mentioned point and crossing a stone wall); (2) thence continuing through the bed of the pond South 44 degrees, 59 minutes, 47 seconds East, 93.54 feet to a point in Landis Brook, a corner; (3) thence in and through Landis Brook North 54 degrees, 21 minutes, 56 seconds East 144.00 feet to a point, a corner; and (4) North 78 degrees, 41 minutes, 15 seconds East, 129.55 feet to a point in the line of the land of

David S. and Elaine S. Morris, a corner of this and Lot No. 1; thence along the land of David S. and Elaine S. Morris the next 2 courses and distances, to wit: (1) leaving Landis Brook South 35 degrees, 46 minutes, 17 seconds East, 79.25 feet to an iron pin found, a corner (the line passing over an iron pin set 25.00 feet from the first mentioned point); and (2) South 37 degrees, 40 minutes, 31 seconds East 47.97 feet to an iron pin found, a corner of this and the land of William A. James and Thomas A. James; thence along the land of William A. James and Thomas A. James South 41 degrees, 35 minutes, 11 seconds West 220.48 feet to an iron pin found, a corner of this and the land of Nicholas A. and Linda L. Teti; thence along the land of Nicholas A. and Linda L. Teti, the next 2 courses and distances, to wit: (1) North 73 degrees, 15 minutes, 28 seconds West, 178.00 feet to an iron pin found, a corner, the line running partly along a tree line; and (2) South 62 degrees, 11 minutes, 36 seconds West, 228.40 feet to the point of beginning, the line passing over a concrete monument set 48.27 feet and an iron pin found 46.20 feet from the point of beginning.

BEING Lot No. 2 on said plan.

UNDER AND SUBJECT, however, to restrictions and covenants as set forth in Plan A-48, Page 490.

BEING the same premises which Charlene A. Cappuccio and Joseph M. Dalesandro, Jr., by Deed dated August 24, 2001 and recorded September 10, 2001 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5375, Page 611, granted and conveyed unto Charlene A. Cappuccio.

Parcel Number: 37-00-03905-00-9.

Location of property: 184 West Ridge Pike, Limerick, PA 19468-1714.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charlene A. Cappuccio** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF1. Debt: \$329,764.31.

**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.

12-00831

ALL THAT CERTAIN dwelling and lot, piece or parcel of land situate and known as 324 Ash Street, Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a point on the South side of Ash Street at a corner of lands now or late of Sarah M. Koch; thence along the same South 29 degrees, 53 minutes West, 140 feet to the North side of 20 feet wide alley; thence along the same North 60 degrees, 07 minutes West, 20.44 feet to a point, a corner of lands now or late of Stanley G. Flagg & Company, Inc.; thence along the same North 29 degrees, 53 minutes East, 140 feet to Ash Street; thence along the same South 60 degrees, 07 minutes East, 20.44 feet to the point and place of beginning.

AND ALL THAT CERTAIN tract, piece or parcel of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and limited and described according to a survey made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner of the Southeasterly property line intersection of Howard Street (50 feet wide) and another ordained street known as Ash Street (50 feet wide); thence along the Southerly side of Ash Street South 60 degrees, 7 minutes East, 40 feet to a corner of other lands of Biago Panfile; thence along other lands of the said Biago Panfile South 29 degrees, 53 minutes West, 140 feet to a corner on the Northerly side of a given 20 feet wide alley; thence along the same North 60 degrees, 07 minutes West, 40 feet to a corner on the Easterly side of the aforesaid side of the aforesaid Howard Street; thence along the same North 29 degrees, 53 minutes East, 140 feet to the place of beginning.

BEING all of Lot No. 130 and the Westerly part of Lot No. 129 of a plan of lots as laid out by John Ant Selinger in West Pottsgrove Township aforesaid, and recorded in Deed Book 3781, Page 1.

BEING the same premises which Michael A. Lawhorne and Nichole M. Langwig, by Deed dated October 17, 2005 and recorded October 24, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5576, Page 1468, granted and conveyed unto Michell Famous.

Parcel Number: 64-00-00169-00-1.

Location of property: 324 Ash Street, Pottstown, PA 19464-6809.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michell Famous** at the suit of U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1. Debt: \$108,352.68.

**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.

12-00836

ALL THOSE TWO CERTAIN dwelling houses, one a three story brick dwelling house and the other a two story frame dwelling house upon the back part of the lot, and all that certain lot or piece of ground which said buildings are erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, and bounded and described, as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Main Street (formerly known as Egypt Street) at the distance of 130 feet Southwesterly from Franklin Street, a corner of this and other ground now or late of John Forest now or late of Anna J. McCracken; thence by the same Southwesterly parallel to Franklin Street 124.9 feet to a stake on the Northeasterly side of an 18 feet wide alley hereby laid out; and thence along said alley Southeasterly 20 feet to line of lot now or late of William Louis Cornog and along the same Northeasterly 24.9 feet to Main Street aforesaid; thence along the said Westerly 20 feet to the place of beginning.

BEING the same premises which Robert Perry and Harry Scott, by Deed dated March 24, 2006 and recorded April 5, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5596, Page 317, granted and conveyed unto John A. Rossi, III.

Parcel Number: 13-00-21540-00-2.

Location of property: 516 East Main Street, Norristown, PA 19401-5121.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John A. Rossi, III** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX4. Debt: \$197,597.11.

**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.

12-00841

ALL THAT CERTAIN unit, designated as Unit Number 201 being a unit in Deer Run at Stoney Creek, a condominium, situate in **East Norriton 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 Deer Creek at Stoney Creek, bearing date 11/23/1987 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 12/7/1987 in Deed Book 4859, Page 1404, and plats and plans for condominium attached thereto as an exhibit, and correctional deed to Deer Run Declaration, dated 2/1/1988 and recorded in Deed Book 4864, Page 743, and First Amendment thereto dated 11/23/1987 and recorded 12/7/1987 in Deed Book 4859, Page 1393, and Second Amendment thereto dated 3/14/1988 and recorded 3/15/1988 in Deed Book 4867, Page 1415 and Third Amendment thereto dated 4/21/1988 and recorded 4/22/1988 in Deed Book 4870, Page 2209, and Fourth Amendment thereto dated 6/2/1988 and recorded 6/3/1988 in Deed Book 4875, Page 238, and Fifth Amendment thereto dated 7/15/1988 and recorded 7/15/1988 in Deed Book 4879, Page 2215, and Sixth Amendment thereto dated 9/13/1988 and recorded 9/13/1988 in Deed Book 4886, Page 1917, and Seventh Amendment thereto dated 11/17/1988 and recorded 11/9/1988 in Deed Book 4893, Page 145, and Eighth Amendment thereto dated 2/10/1989 and recorded 2/14/1989 in Deed Book 4902, Page 1590, and Ninth Amendment thereto dated 7/24/1989 and recorded 8/1/1989 in Deed Book 4918, Page 2092, and Tenth Amendment thereto dated 11/30/1989 and recorded 12/01/1989 in Deed Book 4931, Page 574.

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.

BEING the same premises which J.M. Widuck, a/k/a Jozef M. Widuck, by Deed dated April 18, 2005 and recorded April 29, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5552, Page 805, granted and conveyed unto Patricia A. Fusco.

Parcel Number: 33-00-01847-29-8.

Location of property: 306 Deer Run, Unit 201, Norristown, PA 19403-4264.

The improvements thereon are: Condominium garden style - common ent.

Seized and taken in execution as the property of **Patricia A. Fusco** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2. Debt: \$107,654.69.

**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.

12-00864

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

BEGINNING at a point on the Southwesterly side of Airy Street at the distance of 125 feet Northwesterly from Noble Street, a corner of this and land of Calvin S. Stein; thence by the line of said land Southwesterly 95 feet to the line of a 20 feet wide alley; thence by the line of said alley, Northwesterly 20 feet to land of John M. Detwiler; thence by the line of said land the line passing through the middle of the partition wall of this and adjoining building, Northeasterly 95 feet to Airy Street, aforesaid; and thence by the said side thereof Southeasterly 20 feet to the place of beginning.

BEING the same premises which Progress Federal Savings Bank, by Deed dated 8/26/1992 and recorded 9/9/1992 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5018, Page 1152, granted and conveyed unto Craig S. Hisner and Michele Hisner, his wife.

Parcel Number: 13-00-00928-00-4.

Location of property: 1014 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig S. Hissner a/k/a Craig S. Hisner and Michele Hissner a/k/a Michelle M. Hissner a/k/a Michele Hisner** at the suit of Local 380 IBEW Credit Union. Debt: \$111,941.93.

**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.

12-01571

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, being more particularly described according to a survey made thereof made by Herbert H. Metz, C.E. on March 7, 1923, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southeast side of St. Elmo Street as laid out in the Borough of Lansdale forty feet wide at the distance of two hundred and seven feet and fifty-two one-hundredths of a foot Southwest of the Southwest side of Vine Street, as laid out in the Borough of Lansdale forty-six feet wide, being a corner of this and land now or late of J. Marshall Housekeeper and Maizie, his wife; thence extending along said land now or late of the said J. Marshall Housekeeper and Maizie, his wife and land now or late of I. H. Snyder, the three following courses and distances the first thereof passing through the middle of a partition wall of the building erected on this lot and the adjoining lot now or late of the said J. Marshall Housekeeper and Maizie, his wife, South forty-nine degrees and fifty-seven minutes East, fifty-two feet, South fifty-two degrees and fifty-seven minutes East, twenty-seven feet and six one-hundredths of a foot to an iron pin a corner of land now or late of Raymond G. Davis; thence extending along said land now or late of the said Raymond G. Davis South forty-three degrees, West fifty-six feet and fifty-eight one-hundredths of a foot to an iron pin a corner of land now or late of John Reik; thence extending along land now or late of the said John Reik North forty-nine degrees and fifty-seven minutes West, ninety-one feet and thirty-six one-hundredths of a foot to an iron pin a corner on the Southeast side of St. Elmo Street; thence extending along the Southeast side of said St. Elmo Street North forty-one degrees and thirty-four minutes East, fifty-five feet and fifteen one-hundredths of a foot to the place beginning.

BOUNDED on the Northeast by land now or late of J. Marshall Housekeeper and Maizie, his wife and land now or late of I. H. Snyder, on the Southeast by land now or late of Raymond G. Davis on the Southwest by land now or late of John Reik and on the Northwest by St. Elmo Street the strip of land twenty-five feet constituting the Southwestern portion of the premises hereinabove described represents the bed of a twenty-five feet wide street which has been fenced in and held by adverse possession.

BY ORDINANCE of the Borough of Lansdale dated May 1, 1939, being ordinance No. 216, the bed of the twenty-five feet wide street, above referred to, was vacated and removed from the borough plan to the intent and purpose that the same became the premises of the Grantors.

TITLE TO SAID PREMISES IS VESTED IN Brian Nugent by Deed from Saint Elmo Partnership dated September 24, 2001 and recorded September 26, 2001 in Deed Book 5378, Page 1299.

Parcel Number: 11-00-13816-00-6.

Location of property: 115 Saint Elmo Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Nugent** at the suit of U.S. Bank National Association, as Trustee for the Benefit of Harborview 2005-3 Trust Fund. Debt: \$141,848.00.

**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.

12-01801

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

BEGINNING at a point in the intersection of the center line of Brook Road (30 feet wide) and the center line of Huntingdon Road (40 feet wide); thence along the center line of Huntingdon Road North 47 degrees, 35 minutes, 40 seconds East, 163.54 feet to a point of curve; thence curving to the right with a radius of 235.50 feet for the distance of 1.00 feet; thence South 48 degrees, 20 minutes, 36 seconds East, 166.48 feet to a point; thence South 40 degrees, 31 minutes, 59 seconds West, 103.70 feet to the center line of Brook Road; thence along said center line, North 66 degrees, 15 minutes, 37 seconds West, 195.00 feet to the intersection of the center line of Huntingdon Road, the place of beginning.

EXCEPTING AND RESERVING thereout and therefrom, all that certain lot described, as follows:

BEGINNING at a point in the center line of Brook Road (30 feet wide) at the distance of 195.00 feet Southeastwardly from the intersection which the said center line of Brook Road makes with the center line of Huntingdon Road (40 feet wide); thence through land now or late of Raymond Coward of which this is a part, North 29 degrees, 39 minutes, 33 seconds East, 106.00 feet to a point; thence along land now or late of Wallace M. Moyer, South 48 degrees, 20 minutes, 34 seconds East, 20.00 feet to a point; thence along other land of Hollis Breeding, South 40 degrees, 31 minutes, 59 seconds West, 103.70 feet to the place of beginning.

BEING the same premises which William R. Toll and Lisa A. McDonough, husband and wife, by Deed dated June 28, 2005 and recorded July 27, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05564, Page 0143, granted and conveyed unto Steven M. Giordano and Carla D. Giordano, husband and wife.

Parcel Number: 30-00-31924-00-5.

Location of property: 1047 Huntingdon Road, Abington, PA 19001-4604.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Steven M. Giordano a/k/a Steven Giordano and Carla D. Giordano a/k/a Carla Giordano** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-GEL2. Debt: \$544,834.26.

**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.

12-03282

ALL THAT CERTAIN unit designated as Unit 66-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 the Plats and Plans recorded in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 4828, Page 1172 and Plats and Plans attached thereto, a First Supplementary Declaration of Condominium recorded in Deed Book 430, Page 1406, Second Supplementary recorded in Deed Book 4834, Page 1169, Third Supplementary recorded in Deed Book 4840, Page 877, Fourth Supplementary recorded in Deed Book 4845, Page 106, Fifth Supplementary recorded in Deed Book 4848, Page 936, Sixth Supplementary recorded in Deed Book 4853, Page 2336, Seventh Supplementary recorded in Deed Book 4862, Page 427, Eighth Supplementary recorded in Deed Book 4865, Page 938, Ninth Supplementary recorded in Deed Book 4870, Page 399, Tenth Supplementary recorded in Deed Book 4873, Page 485, Eleventh Supplementary recorded in Deed Book 4876, Page 424, Twelfth Supplementary recorded in Deed Book 4882, Page 2066, Thirteenth Supplementary recorded in Deed Book 4893, Page 864, and Fourteenth Supplementary recorded 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 as the same may be changed by any Amendment or Amendments 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 recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4785, Page 1772, with Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a condominium, recorded in Deed Book 4810, Page 1664 and Second Amendment recorded in Deed Book 4820, Page 770.

BEING the same premises which Richard A. Schweizer by Deed dated 05/19/2011 and recorded 05/31/2011 in Montgomery County in Deed Book 5802, Page 1128 granted and conveyed unto Denitra Langston.

Parcel Number: 63-00-02664-32-4.

Location of property: 632 Glen Lane, Unit 66-A, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Denitra Langston** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$138,019.42.

**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.

12-03442

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a site plan of "Preston Court" made by Langan Engineering and Environmental Services, Doylestown, Pennsylvania, dated March 4, 2004 and last revised March 21, 2005 and recorded in Plan Book 24, Pages 366 to 379, as follows, to wit:

BEING Lot No. 54, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Graham J. Plews and Rachel C. Sullivan, h/w, by Deed from Robert R. Poust, Jr., an adult individual and Kimberley A. Bomboy, an adult individual, n/b/m known as Kimberley A. Poust, h/w, dated 08/03/2007, recorded 08/07/2007 in Book 5658, Page 2938.

Parcel Number: 17-00-01171-23-4.

Location of property: 922 Vanguard Drive, Red Hill, PA 18076-1491.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel C. Sullivan and Graham J. Plews** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$247,589.22.

**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.



12-03478

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a plan of lots of "Penllyn Village" made by C. Raymond Weir, Registered Engineer, dated May 15, 1947, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of West Avenue (40 feet wide) said point being at the distance of 47.12 feet measured on the arc of a circle curving to the right having a radius of 30 feet from a point of curve on the Northwesterly side of Mansion Road (40 feet wide); thence extending from said point of beginning along the Northeasterly side of West Avenue North 28 degrees, 45 minutes West, 95 feet to a point; thence extending North 61 degrees, 15 minutes East, 65 feet to a point; thence extending South 28 degrees, 45 minutes East, 125 feet to a point on the Northwesterly side of Mansion Road; thence extending along the said side of Mansion Road South 61 degrees, 15 minutes West, 35 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 67 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Jones, Executor of the Estate of James A. Jones, Deceased Mortgagor and Real Owner and United States of America by Deed from James A. Jones and Fusae Jones dated November 20, 1967 and recorded November 14, 1967 in Deed Book 3491, Page 572.

Parcel Number: 39-00-04891-00-2.

Location of property: 1021 West Avenue, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert J. Jones, Executor of the Estate of James A. Jones, Deceased Mortgagor and Real Owner and United States of America** at the suit of OneWest Bank, FSB. Debt: \$203,595.05.

**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.

12-05559

ALL THOSE CERTAIN two tracts or pieces of ground, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by C. Ray Minnich, R.P.E., Norristown, Pennsylvania, as follows, to wit:

TRACT "A":

BEGINNING at a pipe, a corner, marking the intersection of the Northeasterly right-of-way line of the above described tract and other land of Thomas G. Corley, et ux.; thence by other land of Thomas G. Corley, et ux., the two following courses and distances, viz: (1) South 08 degrees, 50 minutes West, 21.69 feet to a stone monument, a corner; (2) South 73 degrees, 40 minutes West, 34.09 feet to a pipe, a corner, in line of land of Edward Knight, et ux.; thence through other land of Thomas G. Corley, et ux., the two following courses and distances, viz: (1) North 15 degrees, 40 minutes East, 39.54 feet to a pipe, a corner; (2) South 74 degrees, 20 minutes East, 26.34 feet to the first mentioned point and place of beginning.

TRACT "B":

BEGINNING at a pipe in the Northwesterly right-of-way line of Connor Avenue, 30 feet wide, a corner in line of land of Edward Knight, et ux., said point of beginning being 180 feet measured North 15 degrees, 40 minutes East from the intersection of the Northwesterly right-of-way line of Connor Avenue and the Northeasterly right-of-way line of Rahway Avenue (50 feet wide); thence by land of Edward Knight, et ux., North 74 degrees, 20 minutes West, 84.73 feet to a pipe, a corner, in line of Thomas G. Corley, et ux.; thence by land of Thomas G. Corley, et ux., the two following courses and distances, viz: (1) North 73 degrees, 40 minutes East, 16.07 feet to a stone monument, a corner; (2) North 08 degrees, 50 minutes East, 21.69 feet to a pipe, a corner in line of land of John Smith, et ux.; thence by land of John Smith, et ux., South 74 degrees, 20 minutes East, 73.66 feet to a pipe, a corner, in the Northwesterly right-of-way line of Connor Avenue; thence along the Northwesterly right-of-way line of Connor Avenue, South 15 degrees, 40 minutes West, 30.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 19, Block 16 on a certain Plan of Lots, Map #4 of Norristown Heights, surveyed by Crawford and Bennett, C. E., Norristown, Pennsylvania, dated December 1921.

TITLE TO SAID PREMISES IS VESTED IN Thomas Del Prato, by Deed from Shahab Pourghassemi, dated 06/13/2002, recorded 07/31/2002 in Book 5418, Page 66.

Parcel Number: 33-00-01765-00-2.

Location of property: 305 Connor Street a/k/a 219 Connor Avenue, East Norriton, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Del Prato** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$116,368.28.

**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.

12-05722

ALL THAT CERTAIN message lot or tract of land, with the buildings thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, more fully described, as follows, to wit:

**PARCEL "A"** - BEGINNING at a point in the center line of Wasser Road a corner of this and lands of John and Karen Glassner being located North 00 degrees, 58 minutes, 51 seconds East, 45.71 feet from the intersection of Werner School Road and Wasser Road; thence from the point of beginning along the center line of Wasser Road the next 2 courses and distances, to wit: (1) North 00 degrees, 58 minutes, 51 seconds East, 67.44 feet to a point a corner; (2) North 02 degrees, 46 minutes West, 92.56 feet to a point a corner of this and other land of George J. and Antonia Berbaum; thence along other land of George J. and Antonia Berbaum South 87 degrees, 10 minutes, 21 seconds East, 373.39 feet to a point a corner of this and in line of Lot No. 5 on the above mentioned plan; thence along Lot No. 5 South 04 degrees, 38 minutes, 02 seconds East, 160.89 feet to a point a corner of this and other land of George J. and Antonia Berbaum and along a line crossing Macoby Creek; thence along John and Karen Glassner's land North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

**PARCEL "B"** - BEGINNING at a point in the center line of Wasser Road, a corner of this and Lot No. 3 of the above mentioned plan; thence from the point of beginning, along the center line of Wasser Road, the next 4 courses and distances, to wit: (1) North 2 degrees, 46 minutes West, 84.24 feet to a point, a corner; (2) North 12 degrees, 32 minutes, 58 seconds East, 94.94 feet to a point, a corner; (3) North 46 degrees, 20 minutes East, 162.24 feet to a point, a corner; (4) North 28 degrees, 31 minutes, 18 seconds East, 180.55 feet to a point, a corner of this and the land of George W. and Shirley S. Berbaum; thence along the land of George W. and Shirley S. Berbaum South 41 degrees, 16 minutes, 51 seconds East, 176 feet to an iron pin set, a corner of this and Lot No. 5 of the above mentioned plan; thence along Lot No. 5 of the above mentioned plan, South 04 degrees, 38 minutes, 02 seconds East, 334.22 feet to a point, a corner of this and Lot No. 3 of the above mentioned plan; thence along Lot No. 3 North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Heidi A. Baringer, by Deed from William H. Worley and Christine Sundstrom, dated 10/30/2006, recorded 11/13/2006 in Book 5623, Page 2161.

Parcel Number: 57-00-03608-10-6.

Location of property: 2579 Wasser Road, East Greenville, PA 18041-2104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heidi A. Baringer** at the suit of Wells Fargo Bank, N.A.  
Debt: \$436,125.87.

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

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

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

12-06035

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Townhouse Title Plan made for Limerick Golf Club Estates, Inc., by David Meixner, Civil Engineers and Surveyors, dated 1/27/1987 and last revised 5/23/1988 and recorded in 3/3/1989 in Plan Book A-50, Page 418, as follows, to wit:

BEGINNING at a point on the Northwestern side of Winged Foot Court, said point being a corner of Lot No. 8 as shown on the above mentioned plan; thence extending from said beginning point and along the aforesaid Lot, North 52 degrees, 24 minutes, 03 seconds West, 98.20 feet to a point; thence extending North 37 degrees, 35 minutes, 57 seconds East, 25.50 feet to a point; thence extending South 52 degrees, 24 minutes, 03 seconds East, 68.94 feet to a point; thence extending South 18 degrees, 48 minutes, 14 seconds East, 38.39 feet to a point on the Northwestern side of Winged Foot Court; thence extending along the same, Southwestwardly on the arc of a circle curving to the left having a radius of 134.20 feet the arc distance of 5.05 feet to the first mentioned point and place of beginning.

BEING Building No. E.

BEING Unit No. 9.

**TITLE TO SAID PREMISES IS VESTED IN** James G. Fleming and Nilsa Fleming, h/w, by Deed from Denise L. Kulnich and Patricia A. Beattie, dated 04/25/2008, recorded 05/01/2008 in Book 5691, Page 80.

Parcel Number: 37-00-05340-36-4.

Location of property: 137 Winged Foot Court, Limerick, PA 19468-1312.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James G. Fleming and Nilsa Fleming** at the suit of Citimortgage, Inc.  
Debt: \$204,363.98.

**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.

12-06870

ALL THAT CERTAIN lot and premises, situate in **Horsham Township**, County of Montgomery, and Commonwealth of Pennsylvania.

BEGINNING at a point in the Northwesternly curved line of Harcourt Lane, distant 701.59 feet Southwestwardly measured along the tangent and curved Northwesternly line of Harcourt Lane from the Southwestly end of the curve connecting the Northwesternly line of Harcourt Lane with the Southwestly line of Buckman Drive. Said connecting curve having a radius 10 feet, said beginning point being in the division line between Lots 40 and 41 on the plan hereinafter mentioned; thence Southwestwardly along the curved Northwesternly line of Harcourt Lane, curving to the right with a radius of 1037.84 feet, an arc distance of 57.28 feet to a point of tangency; thence South 53 degrees, 15 minutes West

along the Northwestern line of Harcourt Lane 41.43 feet to a point in the division line between Lots 41 and 42; thence North 36 degrees, 45 minutes West along said division line 146.55 feet to a point in the division line between Lots 41 and 52; thence North 48 degrees, 50 minutes, 01 second East along said division line 90.55 feet to a point in the aforementioned division line between Lots 40 and 41; thence South 39 degrees, 54 minutes, 44 seconds East along said division line 152.16 feet to the place of beginning.

BEING Lot 41, Section I, Final Plan of Maple Park, prepared for Constructors Holding Company, made by Harris, Henry and Potter, Inc., C. E.

BEING the same premises which Henrietta K Feigus, previously known as Henrietta K. Flanagan, by Deed dated November 10, 1986 and recorded the 1st day of December, 1986, in the Office for Recording of Deeds in and for Montgomery County, in Deed Book 4821, Page 37 conveyed unto Henrietta K. Feigus, in fee, to reflect the fact that the Grantor, Henrietta K. Feigus, legally had her name changed from Henrietta K. Flanagan to Henrietta K. Feigus.

TITLE TO SAID PREMISES IS VESTED IN Jan R. Feigus, by Deed from Henrietta K. Feigus, dated 01/27/2006, recorded 02/06/2006 in Book 5589, Page 1058.

Parcel Number: 36-00-04930-00-2. Map #36016F043.

Location of property: 32 Harcourt Lane, Horsham a/k/a Hatboro, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jan R. Feigus** at the suit of Nationwide Advantage Mortgage Company. Debt: \$187,914.85 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

12-07611

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 and bounded and described in accordance with a survey and plan of Section No. 3 Logan Circle made by William Spencer Erwin, Professional Engineer of Fairless Hills, Pennsylvania, dated February 4th, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Natalie Lane (50 feet wide) at the distance of 193.15 feet Southeastwardly the four following courses and distances from a point of curve on the Southeastly side of North Hills Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet; (2) South 0 degrees, 39 minutes East, 10 feet; (3) on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 68.72 feet; (4) South 23 degrees, 9 minutes East, 98.72 feet; thence extending along the said Northeasterly side of Natalie Lane South 23 degrees, 9 minutes East, 30 feet to a corner of Lot No. 432; thence along the same North 66 degrees, 51 minutes East, 100 feet to a point on the Northeasterly side of a certain 10 feet wide drainage easement; thence along the same North 23 degrees, 9 minutes West, 30 feet to a corner of Lot No. 431-A; thence along the same South 66 degrees, 51 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 431-B on said plan.

BEING the same premises which Gregory J. Schubert by Deed dated 8/18/2005 and recorded 8/28/2005 in Montgomery County in Deed Book 05568, Page 1089, Instrument #2005121304, granted and conveyed unto Michael Schubert.

Parcel Number: 13-00-26820-00-5.

Location of property: 511 Natalie Lane, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Schubert** 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 2005-57CB Mortgage Pass-Through Certificates, Series 2005-57CB. Debt: \$173,968.46.

**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.

12-08311

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, more particularly bounded and described according to a plan thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, dated March 16, 1950, revised November 11, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the Northeast side line of Cowpath Road, as laid out forty feet wide, with the Southeast side line of Lexington Road (also known as Kratz Road) as laid out thirty feet wide; thence extending along the Southeast side line of the, aforementioned Lexington Road (also known as Kratz Road) North thirty-six degrees, fifty-five minutes East, one hundred seventy-five feet to a point, an iron pin; thence South fifty-two degrees, six minutes East, one hundred twenty-six and sixty-hundredths feet to a point an iron pin, a corner of land now or late of Sellers and Sellers; thence extending along the same South thirty-six degrees, fifteen minutes, thirty seconds West, one hundred seventy-five feet to an iron pin, a point, a corner situate in the Northeast side line of the aforementioned Cowpath Road; thence extending along the same North fifty-two degrees, six minutes West, one hundred twenty-seven and fifty-eight hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to building restrictions as of record.

BEING the same property acquired by Jack D. McAuliff and Carol C. McAuliff, by Deed recorded 04/18/1960, of record in Deed Book 3049, Page 51, in the Office of the Recorder of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Carol C. McAuliff and Carol Roth, Administrator of The Estate of Carol C. McAuliff, Deceased Mortgagor and Real Owner by deed from Joseph C. Padva dated May 5, 2006 and recorded June 20, 2006 in Deed Book 5605, Page 364.

Carol McAuliff departed this life on March 8, 2011, thereby vesting 625 Cowpath Road, Hatfield, Pennsylvania 19440 to Carol Roth, Administrator of The Estate of Carol C. McAuliff, Deceased Mortgagor and Real Owner.

Parcel Number: 35-00-02461-00-6.

Location of property: 625 Cowpath Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol C. McAuliff and Carol Roth, Administrator of The Estate of Carol C. McAuliff, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$213,900.20.

**Terrence J. McCabe**, 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.

12-09046

ALL THOSE FOUR CERTAIN lots or pieces of ground known as Lot Nos. 46, 47, 48 and 49, Section "R" on a plan of lot development known as Horsham Terrace, **Horsham Township**, Montgomery County, State of Pennsylvania, and known as Plan No. 4019 made by William T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania, dated 3-8-1926 and recorded in the Office of the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 991, Page 600, described, as follows, to wit:

BEGINNING at a point on the Northwest side of Broadway (50 feet wide) at the distance of 185 feet measured South 42 degrees, 49 minutes West from the Southwesterly side of Watson Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Broadway, 80 feet (each lot 20 feet in front) and extending of that width in length or depth between parallel lines at right angles to said Broadway, 125 feet.

BEING the same premises which William Joseph Williams and Dorothy E. Williams, husband and wife, by Deed dated December 17, 1996 and recorded December 30, 1996 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5172, Page 1036, granted and conveyed unto Richard G. Lefebvre, Jr. and Joanne M. Lefebvre, husband and wife, as Tenants by the Entireties.

Parcel Number: 36-00-01075-00-5.

Location of property: 220 Broadway Avenue, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joanne M. Lefebvre a/k/a Joanne Lefebvre and Richard G. Lefebvre, Jr. a/k/a Richard Lefebvre, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of The Soundview Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$252,560.49.

**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.

12-09772

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pelham West II made by James H. Strothers Associates, Land Surveyors, dated March 6, 1979 and last revised September 1, 1979 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-38 Page 8, as follows, to wit:

BEGINNING at a point on the Northwest side of Valley Woods Road (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northwest side of Trewigtown Road (50 feet wide): (1) leaving Trewigtown Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Valley Woods Road; (2) North 50 degrees, 19 minutes, 45 seconds West along the Southwesterly side of Valley Woods Road, 137.16 feet to a point of curve; (3) partly along the Southwesterly and partly along the Northwest sides of Valley Woods Road on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 261.99 feet to a point; and (4) North 35 degrees, 27 minutes, 00 seconds East, 120.53 feet to the point of beginning, said point of beginning also being a corner of Lot Number 4 as shown on the above mentioned plan; thence extending along Lot Number 4 as shown on the above mentioned plan, North 54 degrees, 33 minutes, 00 seconds West crossing the Southeasterly side of a certain Flood Plain 140.04 feet to a point in the title line in the bed of same, said point also being a point a corner of Lot Number 11 as shown on the above mentioned plan; thence extending partially along Lot Number 11 and partially along Basin 3, as shown on the above mentioned plan the seven following courses and distances: (1) North 12 degrees, 31 minutes, 14 seconds East, 35.90 feet to a point; (2) North 41 degrees, 01 minute, 14 seconds East, 91.00 feet to a point; (3) North 05 degrees, 35 minutes 34 seconds East, 35.00 feet to a point; (4) South 83 degrees, 02 minutes 06 seconds East, 74.00 feet to a point; (5) North 12 degrees, 41 minutes, 43 seconds East and again recrossing the aforementioned Flood Plain Easement 38.00 feet to a point; (6) North 73 degrees, 41 minutes, 43 seconds East, 7.00 feet to a point on the Southwesterly side of Valley Woods Road; and (7) thence extending along the same, South 16 degrees, 18 minutes, 17 seconds East, 86.64 feet to a point of curve on the same; thence extending from said point of curve on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 112.91 feet to a point of tangent on the Northwest side of Valley Woods Road; thence extending along the same, South 35 degrees, 27 minutes, 00 seconds West, 96.33 feet to the first mentioned point and place of beginning.

BEING Lot Number 5 as shown on the above mentioned plan.

UNDER AND SUBJECT to Restrictions as of Record.



TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Zalepka and Claire T. Zalepka, husband and wife, by Deed from Stanley S. Smith and Mary R. Smith husband and wife dated October 29, 2002 and recorded November 1, 2002 in Deed Book 5433, Page 9.

Parcel Number: 35-00-10584-28-9.

Location of property: 2867 Valley Woods Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicholas J. Zalepka and Claire T. Zalepka** 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-OC4, Mortgage Pass-Through Certificates, Series 2006-OC4. Debt: \$328,178.91.

**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.

12-10068

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County and State of Pennsylvania and described according to a certain plan of lots made for Lansdale Construction Company by Herbert H. Metz, Registered Engineer, dated 2/14/1955, as follows, to wit:

BEGINNING at a point on the Northwest side of Poplar Street (50 feet wide) at the distance of 709.89 feet measured on a bearing of South 46 degrees, 31 minutes, 30 seconds West along the said side of Poplar Street from a point of tangent in the same, said point of tangent being at the distance of 15.82 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Southwest side of Edgemont Avenue (50 feet wide); thence extending from said point of beginning South 46 degrees, 31 minutes, 30 seconds West along the said side of Poplar Street 22.26 feet to a point of curve in the same; thence extending Southwest still along the said side of Poplar Street on the arc of a circle curving to the left having a radius of 170 feet the arc distance of 32.52 feet to a point; thence extending North 54 degrees, 26 minutes West, 121.31 feet to a point in the bed of a certain 15 feet wide right-of-way for sanitary sewer and electric; thence extending North 46 degrees, 31 minutes, 30 seconds East through the bed of the aforesaid right-of-way 77.65 feet to a point; thence extending South 43 degrees, 28 minutes, 30 seconds East, 116 feet to the first mentioned point and place of beginning.

BEING Lot No. 28 as shown on the above mentioned plan.

BEING the same premises which Donald C. Frizzle by Deed dated 09/29/2002 and recorded 10/15/2002 in Montgomery County in Deed Book 5429, Page 2412 granted and conveyed unto Donald C. Frizzle and Michelle Frizzle, as Tenants by the Entirety.

Parcel Number: 11-00-13464-00-7.

Location of property: 512 Poplar Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michelle Frizzle and Donald C. Frizzle** at the suit of PNC Bank, N.A. s/b/m to National City Bank s/b/m to National City Mortgage Company f/k/a NCMC Newco, Inc., Successor in Interest to National City Mortgage Company d/b/a Commonwealth United Mortgage Company. Debt: \$139,573.67.

**Thomas Puleo**, Attorney, I.D. #27615

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

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

12-10533

ALL THAT CERTAIN lot or piece of land, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being composed of Lots Nos. 8 and 10 on said plan of lots laid out by William Hayden and described according to said plan as one lot, as follows, to wit:

BEGINNING at a stake near the Northeasterly side of the County Line Road in the line dividing the Counties of Montgomery and Delaware, being also a corner of Charles Leedom's land; thence by said Leedom's land North fifty-seven degrees, twelve minutes East, eighty-nine and fifty-seven one-hundredths feet to a stake a corner of Lot No. 6 sold to Elias Allen; thence by said lot South 39 degrees, 34 minutes East, 155.38 feet to the middle of Mondella Avenue (formerly Fisher Avenue); thence along the middle of said avenue South 50 degrees, 26 minutes West, 132.04 feet to said County Line Road; thence along the same North 25 degrees, West 171.42 feet to the place of beginning.

CONTAINING 0.41 acre.

TOGETHER with the free use at all times hereafter of said Mondella Avenue (formerly Fisher Avenue) as a road or highway in common with the owners, or occupiers of other lots abutting thereon.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, aforesaid, being the Northeasternmost 45 feet of Lot No. 8 on plan of lots laid out by William Hayden said plan is on record at Norristown in the Office for Recording Deeds in and for the County of Montgomery in Deed Book 330, Page 274 and described according to said plan, as follows, to wit:

BEGINNING at a point in the middle of Mondella Avenue (marked Fisher Avenue on the above mentioned plan) at the distance of 87.04 feet Northeastwardly from a stake set in the County Line Road near the Northeasterly side of said road at the junction of said middle line of said Mondella Avenue and the line dividing the Counties of Delaware and Montgomery; thence by the remaining portion of said Lot No. 8 North 39 degrees, 34 minutes West, 160.71 feet to a point in line of land now or late of Charles Leedom; thence by said Leedom's land North 57 degrees, 12 minutes East, 45.32 feet to a point a corner of this and Lot No. 6 now owned by Elias Allen; thence by said Allen's land South 39 degrees, 34 minutes East, 155.38 feet to a point in said middle line of Mondella Avenue; thence along the said middle line South 50 degrees, 26 minutes West, 45 feet to the first mentioned point and place of beginning.



BEING the same premises conveyed to Ann L. Elder, single woman, by Deed from Natale Mercuri and Teresa Mercuri, his wife, dated 03/31/1964, recorded 04/02/1964 in Book 3324, Page 803.

AND THE SAID Ann L. Elder being so seized thereof, departed this life on March 22, 2011, having first made her Last Will and Testament in writing bearing the date of April 14, 2004, duly proven and registered at Montgomery County, Pennsylvania, being Estate Number #46-2011-1241.

AND THE SAID Testatrix did nominate, constitute and appoint Susan E. Richey Executrix of her Estate to whom Letters of Testamentary were duly granted by the Register of Wills Montgomery County, Pennsylvania on April 5, 2011.

Parcel Number: 40-00-13104-00-5.

Location of property: 901 County Line Road, Bryn Mawr, PA 19010.

The improvements thereon are: 1.5 story residential - full basement.

Seized and taken in execution as the property of **Susan Elder Richey, as Executrix of The Estate of Ann L. Elder (Deceased)** at the suit of Generation Mortgage Company. Debt: \$304,233.41.

**Chandra Arkema**, Attorney.

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

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

12-11079

ALL THAT CERTAIN unit in the property known, named and identified The Reserve at Gwynedd, a Condominium located in **Upper Gwynedd Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 6/16/2005 and recorded in Deed Book 5559, Page 2773, and First Amendment to Declaration dated 7/14/2005 and recorded in Deed Book 5564, Page 362 and Second Amendment to Declaration dated 8/12/2005 and recorded in Deed Book 5567, Page 1579 and a Third Amendment to Declaration dated 9/13/2005 and recorded in Deed Book 5573, Page 344 and a Fourth Amendment dated 3/6/2006 and recorded in Deed Book 5592, Page 1828 and a Fifth Amendment dated 9/29/2006 and recorded in Deed Book 5617, Page 1 and any Amendments thereto, being and designated as Building 1000 Unit No. 103 together with a Also known as Unit 1103, together with a proportionate interest in the common elements (as defined in such Declaration) subject to the parking space(s) and storage space(s) assignment as shown in the recorded Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Dominic A. Calafati, by Deed from Dominic Anthony Calafati, dated 07/10/2007, recorded 07/31/2007 in Book 5657, Page 2071.

Parcel Number: 56-00-05845-75-4.

Location of property: 1103 Lilac Court, Lansdale, PA 19446-7607.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Dominic A. Calafati** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$373,449.26.

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

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

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

12-11783

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Final Site Plan of Chestnut Ridge made by ProTract Engineering, Inc. dated 05/30/2003 last revised 02/12/2004 and recorded in Plan Book 22, Page 471, as follows, to wit:

BEGINNING at the point on the Southwesterly side of Chestnut Street said point being a corner of Lot 3 as shown on the above mentioned plan, therefore extending from said point of beginning along Lot 3 South 26 degrees, 15 minutes, 35 seconds West, 100 feet to a point; thence extending North 63 degrees, 44 minutes, 26 seconds East, 20 feet to a point a corner of Lot 1; thence extending along the same North 26 degrees, 15 minutes, 35 seconds East, 100 feet to a point on the Southwesterly side of Chestnut Street; thence extending along the same South 63 degrees, 44 minutes, 26 seconds East, 20 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,000 square feet.

BEING Lot 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew B. Nelson, by Deed from Toby J. Booker, dated 06/15/2006, recorded 06/21/2006 in Book 5605, Page 1275.

Parcel Number: 13-00-24804-02-3.

Location of property: 416 East Chestnut Street, Norristown, PA 19401-4079.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew B. Nelson** at the suit of Nationstar Mortgage, LLC. Debt: \$199,879.44.

**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.

12-11829

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.

BEGINNING at a point in the Southwesterly line of Old Farm Road, distant 1116.17 feet Southeastwardly measured along the tangent and curved Southwesterly line of Old Farm Road from the Southeasterly end of the curve connecting the Southwesterly line of Old Farm Road, with the Southerly line of Greenwood Avenue, said connecting curve having a radius of 25 feet, said beginning point being in the division line between Lots 11 and 12, Block 2, on the plan hereinafter mentioned; thence South 47 degrees, 47 minutes, 22 seconds East, along the Southwesterly line of Old Farm Road, 100 feet to a point in the division line between Lots 12 and 13, Block 2, said plan: thence South 42 degrees, 12 minutes, 38 seconds West, between parallel lines of that front or width at right angles to Old Farm Road and along the said division lines, 120 feet in length or depth to the Southwesterly boundary line of the said plan.

TITLE TO SAID PREMISES IS VESTED IN Eileen Byrd by Deed from Vincent R. Carfagno and Ursula Carfagno dated 11/20/2006 recorded 05/09/2007 in Deed Book 5646, Page 01122 or at Instrument No: 2007056952.

Parcel Number: 31-00-21433-00-1.

Location of property: 302 Old Farm Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eileen Byrd** at the suit of U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3. Debt: \$325,487.66.

**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.

12-12419

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

BEGINNING at a stake in the South line of Queen Street, a corner of this and Lot No. 74; thence by said lot Southwardly 140 feet to a 20 feet wide alley; thence by said alley Westwardly 30 feet to Lot No. 78; thence by said lot Northwardly 140 feet to Queen Street aforesaid; thence by the same Eastwardly 30 feet to the place of beginning.

BEING Lot No. 76 in a plan of lots laid out by Joseph Potts and Company.

BEING the same premises which C. K. Builders, Inc. by Deed dated 9/26/2007 and recorded 10/10/2007, in the Recorders Office of Montgomery County, Pennsylvania, Deed Book Volume 5667, Page 2727, granted and conveyed unto Breanne Emmett-Anoushian, married woman and Timothy D. Rooney, father-in-law.

Parcel Number: 16-00-23212-00-1.

Location of property: 932 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Breanne E. Anoushian and Timothy D. Rooney** at the suit of PNC Bank, National Association. Debt: \$154,119.56.

**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.

12-13052

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

BEGINNING at a stake North of Second Street (twenty feet wide) and Richardson Avenue, on the Northwest side of said Richardson Avenue, at the distance of two hundred feet Northwestward from the Northeast side of Main Street; thence Northwestward and parallel with said Main Street, one hundred sixty-one feet to a stake on the Southeast side of an alley; thence along the same, Northeastward fifty feet to a stake a corner now or late of Lydia L. Hendrick's land; thence by the same, Southeastward and of parallel width one hundred sixty-one feet to a stake on the Northwest side of Richardson Avenue; thence along the same Southwestward fifty feet to the place of beginning.

BOUNDED on the Southwest by said Second Street, Northwest by said alley, Northeast by land now or late of Lydia L. Hendricks and Southeast by said Richardson Avenue.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Mullmann, by Deed from Michael C. Mullmann, unmarried and Elfriede M. Clay, married, dated 04/22/1999, recorded 05/10/1999 in Book 5270, Page 2042.

Parcel Number: 11-00-13576-00-3.

Location of property: 20 North Richardson Avenue, Lansdale, PA 19446-2104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Mullmann** at the suit of Nationstar Mortgage, LLC. Debt: \$150,844.88.

**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.

12-13174

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

BEGINNING at a point on the North side of Orange Avenue at the distance of 164.50 feet Easterly from the Easterly side of Main Street; thence by other lands of Joseph B. Fretz and passing through the division wall between the house erected on this lot and the house erected on the adjoining lot North 42 degrees, 50 minutes West, 150 feet to the line of land of the Estate of George K. Knight; thence by said land North 47 degrees, 10 minutes East, 16 feet to a point; thence by other land of Joseph H. Fretz, South 42 degrees, 50 minutes East, 150 feet passing through the division wall between the house erected on this lot and the house erected on the adjoining lot to the Northerly side of Orange Avenue; thence by said land of said avenue South 47 degrees, 10 minutes West, 16 feet to the place of beginning.

BEING the same premises which Gregory A. Baltz by Indenture bearing date July 31, 2006 and recorded October 25, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5621, Page 1243 granted and conveyed unto Roger A. McGruder and Deanna M. Lawrence, in fee.

BEING the same premises which Roger A. McGruder and Deanna M. Lawrence by Deed dated 11/27/2006 and recorded 12/06/2006 in Montgomery County in Deed Book 5626, Page 2776 granted and conveyed unto Rita F. McBride and William J. Long, as Joint Tenants With the Right of Survivorship.

Parcel Number: 01-00-03355-00-1.

Location of property: 21 Orange Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William J. Long and Rita F. McBride** at the suit of Nationstar Mortgage, LLC. Debt: \$210,210.21.

**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.

12-13781

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Parcel 1 (POD 1) of Talamore at Oak Terrace Phase 3 prepared for Rhi Oak Terrace, L.P. made by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated October 31, 1994 last revised March 20, 1995 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-55, Page 330, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glendevon Drive (50 feet wide) said point of beginning being a point of corner of Lot No. 708 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Lot South 60 degrees, 24 minutes, 00 seconds West and crossing a certain 20 feet wide building set back lines from golf course as per agreement dated October 19, 1993 between Realen Homes, Inc. and Talamore at Oak Terrace, Inc., and crossing a certain variable width drainage easement a distance of 115.00 feet to a point; thence extending from said point North 29 degrees, 36 minutes, 00 seconds West, 98.08 feet to a point of corner of Lot No. 706 as shown on the above mentioned plan; thence extending from said point and along the said Lot North 60 degrees, 24 minutes, 00 seconds East recrossing the aforementioned drainage easement and the aforementioned set back line a distance of 115.00 feet to a point on the Southwesterly side of Glendevon Drive; thence extending along the same South 29 degrees, 36 minutes, 00 seconds East, 98.08 feet to the first mentioned point and place of beginning.

CONTAINING an area of 11,280 square feet.

BEING Lot No. 707 as shown on the above mentioned plan.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Randy S. Wittenberg and Marla L. Wittenberg, by Deed from John D. Wyatt and Abigail L. Wyatt, dated 11/16/2005, recorded 02/21/2006 in Book 5590, Page 2839.

Parcel Number: 36-00-04694-47-2.

Location of property: 1010 Glendevon Drive, Ambler, PA 19002-1859.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randy S. Wittenberg and Marla L. Wittenberg** at the suit of Bank of America, National Association. Debt: \$550,519.82.

**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.

12-14190

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

BEGINNING at a point on the Northeastly side of Markley Street at the distance of 77.83 feet Southwesterly from the Southwesterly side of Fornance Street; thence extending Southwesterly along the said side of Markley Street 19 feet to a corner of land of Walter S. Jones; thence extending along said Jones' land the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining house Northwesterly parallel to Fornance Street 112 feet to the Southeasterly side of a 15 feet wide alley leading into Fornance Street; thence extending along the said side of said alley Northeastly parallel to Markley Street, 19 feet to a corner; thence extending Southeasterly parallel with the 2nd course 112 feet to the first mentioned point and place of beginning.

BEING the same premises which John J. Galanti and Elizabeth J. Galanti, his wife, by Indenture bearing date the 30th day of October, A.D., 1979 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4468, Page 553 &c., granted and conveyed unto James T. Lynch, Jr. and Kathy L. Lynch, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christine Puleo dated June 1, 1990 and recorded May 31, 1990 in Deed Book 4947, Page 1449.

Parcel Number: 13-00-23856-00-8.

Location of property: 1345 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine Puleo** at the suit of Cenlar, FSB. Debt: \$174,143.61.

**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.

12-14362

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Woodside Estates Section 3, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on September 23, 1959, as follows, to wit:

BEGINNING at a point on the Northeast side of Palmer Road (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of eight hundred seventy-five feet the arc distance of thirty-six and eight one-hundredths feet from a point, which point is measured North forty-six degrees, forty-six minutes, forty seconds West, three hundred sixty-four and two one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and thirty one-hundredths feet from a point on the Northwest side of Woodside Road (fifty feet wide); thence extending along the Northeast side of Palmer Road along the arc of a circle curving to the right having a radius of eight hundred seventy-five feet the arc distance of forty and nine one-hundredths feet to a point; thence extending North forty-three degrees, thirteen minutes, twenty seconds East partly passing through the party wall between this premises and the premises adjoining on the Northwest one hundred one and sixty-nine one-hundredths feet to a point; thence extending South forty-six degrees, forty-six minutes, forty seconds East, forty feet to a point; thence extending South forty-three degrees, thirteen minutes, twenty seconds West, one hundred four and twenty-six one-hundredths feet to the East side of Palmer Road, the first mentioned point and place of beginning.

BEING the same premises which Comerford Homes, Inc., by Deed dated 6/15/1960 and recorded at Montgomery County in Deed Book 3061, Page 547, granted and conveyed unto Wilbur H. Sibley and Doris C. Sibley, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph Berry and Marsha Berry, h/w, by Deed from Wilbur H. Sibley and Doris C. Sibley, h/w, dated 11/25/1994, recorded 12/02/1994 in Book 5098, Page 2497.

Parcel Number: 49-00-08590-00-1.

Location of property: 528 Palmer Road, Conshohocken, PA 19428.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Joseph Berry and Marsha L. Berry** at the suit of EMC Mortgage, LLC, et al. Debt: \$254,218.78.

**Chandra Arkema**, Attorney.

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

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

12-14526

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to a plan prepared by Bursich Associates recorded in Plan Book 27, Pages 412 to 415, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stone Hill Drive said point being a corner of Lot 204 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 204 North 41 degrees, 26 minutes, 13 seconds West, 120 feet to a point; thence extending North 48 degrees, 33 minutes, 47 seconds East, 24 feet to a point a corner of Lot 202; thence extending along the same South 41 degrees, 26 minutes, 13 seconds East, 120 feet to a point on the Northwesterly side of Stone Hill Drive; thence extending along the same South 48 degrees, 33 minutes, 47 seconds West, 24 feet to the first mentioned point and place of beginning.

BEING Lot 203 as shown on the above mentioned plan.

BEING the same premises which T.H. Properties, a Pennsylvania Limited Liability Partnership by Deed dated 02/22/2007 and recorded 03/07/2007 in Montgomery County in Deed Book 5638, Page 516 granted and conveyed unto Gerard Thomas and Jessica Gerhart, Joint Tenants With the Rights of Survivorship.

Parcel Number: 60-00-01342-48-1.

Location of property: 103 Stone Hill Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jessica Gerhart and Gerard Thomas** 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: \$289,957.57.

**Thomas Puleo**, Attorney. I.D. #27615

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

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

#### 12-14790

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, described according to a Revised Final Plan of Subdivision, Phase II, prepared for the Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 6/12/1992 and last revised 1/22/1993 and recorded in Plan Book A-54, Page 70, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Filly Drive (variable widths) said point being a corner of Lot No. 83 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southwesterly side of Filly Drive the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 163.00 feet the arc distance of 14.17 feet to a point of tangent; and (2) South 44 degrees, 53 minutes, 56 seconds East, 13.90 feet to a point a corner of Lot No. 81 as shown on said plan; thence extending along same South 50 degrees, 04 minutes, 55 seconds West crossing a 12 feet wide general easement and a 50 feet wide buffer 142.54 feet to a point in the bed of said 50 feet wide buffer; thence extending through same the two following courses and distances: (1) North 44 degrees, 53 minutes, 56 seconds West, 14.79 feet to a point; and (2) North 39 degrees, 55 minutes, 05 seconds West, 13.26 feet to a point a corner of Lot No. 83 aforesaid; thence extending along same North 50 degrees, 04 minutes, 55 seconds East recrossing said 50 feet wide buffer and said 12 feet wide general easement 142.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING the same premises which Scott Kregel and Amy L. Kregel, husband and wife by Deed dated 03/18/2005 and recorded 07/26/2005 in Montgomery County in Deed Book 5563, Page 2154 granted and conveyed unto Jeong Sug Park.

Parcel Number: 46-00-00941-65-1.

Location of property: 168 Filly Drive, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeong Sug Park** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1. Debt: \$347,574.79.

**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.

#### 12-14931

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

BEGINNING at a point on the Northwest side of Green Street, at the distance of three hundred eighty-seven and six-tenths feet Southwest from Marshall Street in the middle of the partition wall between this and Mrs. H. Rossiter's house; thence through the middle thereof and by said Rossiter's lot parallel to Airy Street, Northwest ninety-five feet to the First Presbyterian Church lot; thence by the same Southwest fifteen and seven-tenths feet to J. H. Wilson's lot; thence by the same parallel to the first line passing through the middle of a two feet wide alley and the partition wall above between this and said Wilson's house, Southeast ninety-five feet to Green Street aforesaid; and along the Northwest side thereof Northeast fifteen and seven-tenths feet to the place of beginning.

UNDER AND SUBEJECT to use of a two foot wide alley in common with owners and occupiers of this and adjoining house at all times.

TITLE TO SAID PREMISES IS VESTED IN Howard A. Leeser, by Deed from Michael A. Repper and Edward A. Repper, dated 11/12/2007, recorded 12/17/2007 in Book 5675, Page 1226.

Parcel Number: 13-00-14360-00-9.

Location of property: 509 Green Street, Norristown, PA 19401-4926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard A. Leeser** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$75,261.10.

**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.



12-14933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a certain plan of lots known as "Broad Axe Village" made by C. Raymond Weir, Registered Engineer, on September 29, 1948, as follows:

BEGINNING at a point on the Southwesterly side of Meade Road (50 feet wide) at the distance of 17.96 feet Northeastwardly measured along the said side of Meade Road from a point of tangent in the same, said point of tangent being at the distance of 286.53 feet measured on the arc of a circle curving to the right having a radius of 925.00 feet along the said side of Meade Road from a point of curve in the same, said point of curve being at the distance of 172.92 feet Northwestwardly measured along the said side of Meade Road from point of tangent in the same, said point of tangent being at the distance of 42.54 feet measured on the arc of a circle curving to the left, having a radius of 25 feet from point of curve on the Northwestery side of Butler Pike (45 feet wide); thence extending South 37 degrees, 54 minutes, 30 seconds West, 243.87 feet to a point; thence extending North 52 degrees, 5 minutes, 30 seconds West, 80 feet to a point; thence extending North 37 degrees, 54 minutes, 30 seconds East, 256.73 feet to a point on the Southwesterly side of Meade Road aforesaid; thence extending South 42 degrees, 57 minutes, 30 seconds East along the said side of Meade Road, 81.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sang Ho Kim and Byung S. Kim, by Deed from Lori A. Histan, dated 11/23/2005, recorded 01/04/2006 in Book 5585, Page 1219.

Parcel Number: 66-00-03769-00-8.

Location of property: 12 Meade Road, Ambler, PA 19002-5123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sang Ho Kim and Byung S. Kim a/k/a Byung Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$362,186.45.

**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.

12-15327

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Lower Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan (Phasing) of Pleasantville Estates Phase II, prepared by Bursich Associates, Inc. Consulting Engineers, dated 9/20/1989 last revised 9/27/1993 and recorded in Plan Book A-54, Page 344, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Deer Ridge Drive (50 feet wide) a corner of this and Lot No. 90 on said plan; thence extending from said point of beginning and along Lot No. 90, aforesaid South 47 degrees, 14 minutes, 46 seconds West, 125.00 feet to a point in line of Lot No. 114 on said plan; thence extending along the same North 42 degrees, 45 minutes, 14 seconds West, 80.00 feet to a point, a corner of Lot No. 92 on said plan; thence extending along the same North 47 degrees, 14 minutes, 46 seconds East, 125.00 feet to a point on the Southwesterly side of Deer Ridge Drive, aforesaid; thence extending along the same, South 42 degrees, 45 minutes, 14 seconds East, 80.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 91 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Tarmin, Jr. and Lisa Marie Tarmin, by Deed from Joseph T. Curtin and Nancy E. Curtin, dated 01/29/2001, recorded 02/08/2001 in Book 349, Page 2064.

Parcel Number: 42-00-01253-74-8.

Location of property: 2030 Deer Ridge Drive, Pottstown, PA 19464-2156.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony J. Tarmin, Jr. and Lisa Marie Tarmin a/k/a Lisa M. Tarmin** at the suit of Bank of America, N.A. Debt: \$163,163.30.

**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.

12-15461

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, more particularly bounded and described according to a survey thereof by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, dated April 14, 1950, as follows, to wit:

BEGINNING at a point situate in the center line of Reiff's Road as laid out thirty-three feet wide, said point being at the distance of six hundred seven feet and forty-nine one-hundredths of a foot Northeast of the intersections of the center line of Reiff's Road aforesaid with the center line of Summeytown Pike, as laid out fifty feet wide said point being a corner of this and land now or late of Detweilers; thence extending along the same North forty-nine degrees, West two hundred fifty feet and seventy-eight one-hundredths of a foot to a point a corner of this and land now or late of Towamencin School District; thence extending along the same North forty-one degrees, twenty-one minutes East,

eighty-seven feet and one-tenth of a foot to a point, a corner of this and land now or late of Charles H. Colburn and Bertha S. Colburn, his wife, of which this was formerly a part; thence extending along the same South forty-nine degrees, East two hundred fifty feet and fifty-three one-hundredths of a foot to a point a corner situate in the center line of Reiff's Road aforesaid; thence extending along the same South forty-one degrees, eleven minutes West, eighty-seven feet and one-tenth of a foot to the first mentioned point and place of beginning.

SUBJECT TO restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

BEING the same premises which Gerald L. Whitworth by Deed dated July 28, 1995, recorded March 29, 1996, in Book 5143, Page 1575, granted and conveyed unto George B. Kohn and Nancy P. Kohn, husband and wife, in fee.

Parcel Number: 53-00-07152-00-4.

Location of property: 1420 Reiff Road, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George Kohn and Nancy Kohn** at the suit of JP Morgan Chase Bank, N.A. Debt: \$288,835.07.

**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.

12-15890

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 M. Hassan Builder, Inc. by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-47, Page 161, as follows, to wit:

BEGINNING at a point on the Northwest side of Red Haven Drive (50 feet wide) said point being located along Red Haven Drive the four (4) following courses and distances from the Northernmost terminus of a round corner connecting the Northwest side of Stayman Drive (50 feet wide) with the Northeast side of Red Haven Drive: (1) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 14.30 feet; (2) on the arc of a circle curving to the left having a radius of 240.00 feet the arc distance of 218.71 feet; (3) South 54 degrees, 15 minutes, 00 seconds West, 120.00 feet; (4) on the arc of a circle curving to the left having a radius of 1025.00 feet the arc distance of 74.56 feet to a point a corner of Lot #194 and place of beginning; thence from said place of beginning and continuing along the Northwest side of Red Haven Drive on the arc of a circle curving to the left having a radius of 1025.00 feet the arc distance of 24.05 feet to a point a corner of Lot #192; thence leaving the Northwest side of Red Haven Drive and along Lot #192 North 35 degrees, 45 minutes, 00 seconds West, 154.74 feet to a point in line of open space to be offered for dedication to Montgomery Township; thence along said open space North 54 degrees, 15 minutes, 00 seconds East, 24.00 feet to a point a corner of Lot #194; thence along Lot #194 South 35 degrees, 45 minutes, 00 seconds East, 152.71 feet to a point on the Northwest side of Red Haven Drive and first mentioned point and place of beginning.

BEING Lot #193 on said plan.

This is a transfer between spouses and is exempt from transfer tax.

TITLE TO SAID PREMISES IS VESTED IN Kyong Kim and Won Mook Kim, husband and wife, by deed from Won Mook Kim and Kyong A. Kim, h/w dated November 5, 2001 and recorded March 15, 2002 in Deed Book 5400, Page 75.

Parcel Number: 46-00-03087-13-4.

Location of property: 213 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kyong Kim and Won Mook Kim** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-3 Mortgage Pass-Through Certificates, Series 2006-3. Debt: \$353,752.69.

**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.

12-18372

PREMISES A:

ALL THAT CERTAIN lot, piece or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner in the middle of South Pleasant View Road (formerly Green Lane Road) (33 feet wide), a corner of lands (now or late) of Harry C. Brant and distant along the middle of said road, South 35 degrees, 15 minutes East, 240.25 feet from a corner of lands (now or late) of Joseph Stonesifer; thence continuing along the middle of said road South 35 degrees, 15 minutes East, 100.00 feet to a corner of other lands of Harry C. Brant; thence along said lands North 45 degrees, 45 minutes East, 200.00 feet and North 35 degrees, 15 minutes West, 100.00 feet continuing along the same, South 45 degrees, 45 minutes West, 200 feet to the place of beginning.

**PREMISES B:**

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

BEGINNING at the Northwesterly corner of lands (now or late) of Lloyd W. and Dorothy M. Buchert said point being in the middle of South Pleasant View Road (formerly known as Green Lane Road) having a legal width of 33 feet and a required width of 50 feet from Pennsylvania Legislative Route 146 to Sanatoga Road; thence from said point of beginning continuing along the middle of South Pleasant View Road, North 35 degrees, 15 minutes West, 100 feet to a corner of lands (now or late) of Royal R. and M. Hane Kohler; thence along the latter lands North 45 degrees, 45 minutes East, 200.00 feet to a corner and continuing along the lands of aforesaid Royal R. Kohler, South 35 degrees, 15 minutes East, 100.00 feet to a corner of other lands of Lloyd W. and Dorothy M. Buchert; thence along the latter lands South 45 degrees, 45 minutes West, 200.00 feet to a corner place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pearl D. Yorgey and John Yorgey, husband and wife, by Deed from Walter W. Hautz, II and Christine A. Hautz dated April 25, 2005 and recorded June 10, 2005 in Deed Book 05557, Page 0869, Instrument #2005080070.

Parcel Number: 42-00-03304-00-2.

Location of property: 244 South Pleasant View Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pearl D. Yorgey and John Yorgey** 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 2005-5. Debt: \$335,573.41.

**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.

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12-18402

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Rowland Park, **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by William T. Muldrew, C. E. of Jenkintown, Pennsylvania, dated January 27, 1927, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Boyer Road (40 feet wide) at the distance of 44.31 feet measured North 24 degrees, 45 minutes West, from a point on the said Southwesterly side of Boyer Road, which said point is at the distance of 14.14 feet Northwest from the beginning point of a radial round corner from Rowland Avenue, formerly Pitt Road, (40 feet wide); thence extending along the Southwesterly side of Boyer Road North 24 degrees, 45 minutes West, 30 feet to a point; thence South 65 degrees, 15 minutes West, 118.23 feet to a point; thence South 51 degrees, 45 minutes East, 33.67 feet to a point; thence extending North 65 degrees, 15 minutes East, 102.94 feet to the first mentioned point and place of beginning, and known as No. 402 Boyer Road.

TITLE TO SAID PREMISES IS VESTED IN John D. Winton and Kimberly Winton, husband and wife, by Deed from dated March 26, 2004 and recorded April 14, 2004 in Deed Book 5503, Page 02419.

Parcel Number: 31-00-03055-00-1.

Location of property: 402 Boyer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John D. Winton and Kimberly Winton** at the suit of Bank of America, N.A. Debt: \$173,112.93.

**Terrence J. McCabe**, Attorney.

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

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

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12-18719

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property prepared for Alverta P. Anderson by Thomas F. Dinan, Professional Engineers, as follows, to wit:

BEGINNING at a point on the Southerly side of Seventh Street fifty feet wide said point of beginning being further designated as being South 51 degrees, 30 minutes East, one hundred two and six-tenths feet from the intersection of the Southerly side of Seventh Street with the Easterly side of Green Street forty feet wide; thence from said point of beginning continuing along the Southerly side of Seventh Street South 51 degrees, 30 minutes East, twenty feet to a point a corner of land now or late of Joseph Ostrowski; thence along said Ostrowski's land and passing through party wall dividing this lot from the adjoining Lot (#122) South 38 degrees, 30 minutes West, one hundred twenty-five and twenty-three one-hundredths feet to an iron pin set for a corner on the Northerly side of a certain twenty feet wide alley; thence along the said Northerly side of the twenty foot wide alley North 51 degrees, 30 minutes West, twenty feet to an iron pin set for a corner of land now or late of Margaret Pascale; thence along lands of Margaret Pascale North 38 degrees, 30 minutes East, one hundred twenty-five and twenty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Debbie Linsinbigler, f/k/a Debbie Trowbridge, Surviving Joint Tenant, by Deed dated February 20, 2008 and recorded in the Montgomery County Recorder of Deeds Office on February 22, 2008 in Deed Book 5683, Page 00541, granted and conveyed unto Debbie Linsinbigler and Kenneth L. Linsinbigler, Jr., her husband.

Parcel Number: 02-00-05636-00-5.

Location of property: 124 West 7th Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Debbie Trowbridge f/k/a Debbie Linsinbigler (Mortgagor and Real Owner) and Kenneth L. Linsinbigler, Jr. (Real Owner)** at the suit of Waterfall Victoria Geneva House I, LLC. Debt: \$133,199.31.

**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.

12-20076

ALL THAT CERTAIN lot or piece of land, (Being Lot #1) with the buildings and improvements thereon, situate at Bryn Mawr, **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made by Milton R. Yerkes, Civil Engineer, under date June 23, 1919, which plan is recorded in the Office for Recording of Deeds etc., in and for said County of Montgomery in Deed Book #736, Page 600 etc., as follows, to wit:

BEGINNING at a point in the middle line of Roberts Road at the point of intersection of the middle line of a certain twenty-five feet wide street shown on said plan called Floyd Terrace, which said point of beginning is distant one hundred eighty-two feet and twelve-hundredths of a foot North forty-eight degrees, sixteen minutes East measured along the said middle line of Roberts Road from the point of intersection of the said middle line of Roberts Road with the middle line of Lancaster Avenue; thence along the middle line of said Floyd Terrace South fifty-two degrees, thirty minutes East, thirty feet and twelve hundredths of a foot to a point; thence by Lot No. 2 on said plan passing through the middle line of the party wall separating the house on these premises from the house adjoining on the Southeast South thirty-seven degrees, thirty minutes West, sixty-five feet and five tenths of a foot to the Northerly side of a certain ten feet wide alley shown on said plan opening into Roberts Road (which said alley is for the joint and common use of this and other property now or late of Frank J. Floyd abutting thereon; thence along the said side line of said alley North fifty-two degrees, thirty minutes West, forty-two feet and fifty-seven hundredths of a foot to a point in the middle of said Roberts Road; and thence along the middle of the said Roberts Road North forty-eight degrees, sixteen minutes East, sixty-six feet and sixty-seven hundredths of a foot to the first mentioned point and place of beginning.

Wendler, William K., Sr., 42 of Bryn Mawr, Pennsylvania departed this life on April 16, 2008.

TITLE TO SAID PREMISES IS VESTED IN Denise A. Wendler, by Deed from William K. Wendler and Denise A. Wendler dated October 30, 1996 and recorded December 9, 1996 in Deed Book 5170, Page 269.

Parcel Number: 40-00-18536-00-9.

Location of property: 1068 Floyd Terrace, Bryn Mawr, PA 19010.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise A. Wendler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$207,981.82.

**Joseph 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.

12-20398

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

BEGINNING at a point on the Southwest side of Elm Street at the distance of three hundred seventy-one and ninety-eight one-hundredths feet Northwest from the Northwesterly side of Simpson Road; thence extending South 60 degrees, 45 minutes West, one hundred twenty-nine and thirty one-hundredths feet to a point; thence extending North 36 degrees, 32 minutes West, twenty-six and seven hundred fifteen one-thousandths feet to a point; thence extending North 60 degrees, 45 minutes East, one hundred thirty-two and sixty-nine one-hundredths feet to a point on the Southwest side of Elm Avenue; thence extending along the Southwest side of Elm Avenue, South 29 degrees, 15 minutes East, twenty-six and five-tenths feet to the first mentioned point and place of beginning.

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

BEING the same premises which Rita M. Thompson by Deed dated 3/30/79 and recorded 4/3/79 at Montgomery County, in Deed Book 4398, Page 521 granted and conveyed unto Joseph A. Murdock and Barbara L. Murdock, his wife, in fee.

ALSO BEING the same premises which Cynthia L. Henry, Administratrix of the Estate of Barbara L. Murdock, Deceased by Deed dated 10/1/01 and recorded 10/11/01 at Montgomery County in Deed Book 5380, Page 764 granted and conveyed unto Cynthia L. Henry, in fee, whereas by decree filed by the Orphans Court of Montgomery County and recorded in Deed Book 5440, Page 1644 and Deed Book 5515, Page 2320 the aforesaid was declared void.

AND the said Joseph A. Murdock has since departed this life whereby title to the above premises vested in Barbara L. Murdock by Reason of Survivorship.

AND the said Barbara L. Murdock departed this life on 8/10/01 intestate for whose estate letters of administration were duly granted on 8/20/01 unto Cynthia L. Henry to Estate No. 2001-2578 and whereby Decree dated 12/27/02 the said Cynthia L. Henry was removed as Administratrix and Letters of Administration were duly granted on 1/6/04 unto Leonardo J. Henry, the Present Grantor.

TITLE TO SAID PREMISES IS VESTED IN Barry Salop, as Sole Owner by Deed from Leonardo J. Henry, Administrator d/b/n, Estate of Barbara L. Murdock, Deceased dated 11/22/2006 recorded 02/06/2007 in Deed Book 5634, Page 01637.

Parcel Number: 40-00-17096-00-9.

Location of property: 116 Elm Avenue, Ardmore, PA 19003-2105.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry Salop** at the suit of U.S. Bank National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$200,860.86.

**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.

12-20668

**PREMISES A:**

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and the State of Pennsylvania comprising Lots, 19, 20, 21 and 22, Block "E" on plan of Arcola Hills, Plot No. 1 made by James Cresson, Civil Engineer, Norristown, Pennsylvania, dated 1/29/1925, as follows, to wit:

BEGINNING at a point of intersection of the Southwesterly side of Arcola Avenue, 20 feet wide with Southeasterly side of Indian Head Avenue, 30 feet wide; thence extending along said side of Arcola Avenue, South 74 degrees, 43 minutes East, 120 feet to a corner of Lot No. 31, Block "E"; thence extending along Lot No. 31, 30, 29 and 28, Block "E", South 15 degrees, 17 minutes West, 80 feet to a corner of Lot No. 18, Block "E"; thence extending along Lot No. 18, Block "E", North 74 degrees, 43 minutes West, 120 feet to Southeasterly side of Indian Head Avenue, North 15 degrees, 17 minutes East, 80 feet to the first mentioned point and place of beginning.

**PREMISES B:**

ALL THOSE CERTAIN lots of land, laid out on a plan of lots known as "Arcola Hills", by James Cresson, Civil Engineer, Plot No. 1, 1/29/1925, being Nos. 29, 30 and 31, Block "E", situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oakdale Avenue, laid out 30 feet wide on said plan, at the distance of 241.91 feet Northeastwardly from the Northeasterly side of the River Road, a corner of this and Lot No. 28, Block "E" on said plan; thence along line of Lot No. 28 Northwestwardly 120 feet to a corner of Lot No. 20, Block "E" on said plan; thence along the rear line of Lots Nos. 20, 21 and 22 on said plan Northeastwardly 60 feet to a point on the Southwesterly side of Arcola Avenue, laid out 20 feet wide on said plan; thence along the Southwesterly side of said Arcola Avenue Southeastwardly 120 feet to the Northwesterly side of Oakdale Avenue aforesaid; thence along said side of said Oakdale Avenue Southwestwardly 20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Salvino, by Deed from Mohan Ramnarine, dated 07/19/2002, recorded 10/16/2002 in Book 5429, Page 2297.

Parcel Numbers: 43-00-06502-00-7 and 43-00-09550-00-1.

Location of property: 10 Indian Head Avenue and Vacant Lot Oakdale Avenue, Collegeville, PA 19426-3486.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Salvino** at the suit of JP Morgan Chase Bank, N.A. s/b/m to Chase Home Finance, LLC. Debt: \$165,586.27.

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

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

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

12-20781

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

BEGINNING at a stake on the Northwest side of DeKalb Street in line of land now or late of Zieber Hart at the distance of one hundred forty-eight feet, six inches Southwest from the Southwest side of Spruce Street; thence Northwest on a line at right angles to said DeKalb Street and along land now or late of Zieber Hart, one hundred thirty feet to a stake on the Southeast side of Ross Alley; thence extending along said side of said alley, Southwest, twenty-six feet, six inches to a stake in line of land now or late of Charles Major; thence extending along said land, Southeast, the line passing through the middle of the partition wall between the house erected on the lot hereby conveyed and the house now or late of said Charles Major, one hundred thirty feet to a point on the Northwest side of DeKalb Street, aforesaid; thence extending along said side of said DeKalb Street Northeast twenty-six feet, six inches to the place of beginning.



BEING the same premises which Allan G. Andain and Muthel C. Andain, husband and wife, by Quit Claim Deed dated December 30, 2004 and recorded January 26, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05541, Page 1962, granted and conveyed unto Allan G. Andain and Muthel C. Andain, Trustee of the Allan G. Andain and Muthel C. Andain, Revocable Living Trust.

Parcel Number: 13-00-10104-00-8.

Location of property: 1033 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Allan G. Andain and Allan G. Andain, as Trustee of the Allan G. Andain and Muthel C. Andain Revocable Living Trust** at the suit of U.S. Bank National Association, as Trustee, for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB3, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$153,664.48.

**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.

12-21452

ALL THAT CERTAIN tract of piece of land, with the buildings and improvements thereon known as Block 24, Unit 5, in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by F. Richard Urwiler, Registered Surveyor, dated March 30, 1960, as follows, to wit:

BEGINNING at a nail in the center line of Route 73 at the intersection of Krauss Road; and thence along the center line of Route 73 the following two courses and distances: (1) South 52 degrees, 58 minutes, 30 seconds East, 229.52 feet to an iron pin; and (2) South 54 degrees, 30 minutes East, 160.59 feet to a spike; thence North 44 degrees, 1 minute, 30 seconds East, 116.50 feet to an iron pipe; thence along lands now or late of D. Wadsworth North 45 degrees, 58 minutes, 30 seconds West, 379.47 feet to an iron pipe; thence along a private road South 46 degrees, 42 minutes, 30 seconds West, 164.60 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek J. Higgs and Teresa A. Higgs, by Deed from Meron M. Larkin, dated 11/27/2002, recorded 12/20/2002 in Book 5439, Page 932.

Parcel Number: 55-00-00196-00-1.

Location of property: 3507 Big Road, Zieglerville, PA 19492-9702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Derek J. Higgs and Teresa A. Higgs** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company, doing business as Commonwealth United Mortgage Company. Debt: \$136,409.36.

**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.

12-21879

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township** (formerly Upper Dublin Township) Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Edge Hill Land Association being recorded in the Office of the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 360, Page 426, as one lot, as follows, to wit:

BEGINNING at a point on the Northwestern side of Ruscombe Avenue (50 feet wide) a corner of Lot No. 946 on said plan, said point being at the distance of 400 feet measured Northeastwardly along the Northwestern side of Ruscombe Avenue from its point of intersection with the Northeastly side of Walnut Avenue (50 feet wide); thence extending from said point of beginning along Lot No. 946 Northwestwardly 110 feet to a point a corner of Lot No. 920 on said plan; thence extending along Lots Nos. 920 and 921 on said plan Northeastwardly 50 feet to a point a corner of Lot No. 949 on said plan; thence extending along Lot No. 949 Southeastwardly 110 feet to a point on the Northwestern side of Ruscombe Avenue aforesaid; thence extending Southwestwardly along the Northwestern side of Ruscombe Avenue 50 feet to the first mentioned point and place of beginning.

BEING Lot Nos. 947 and 948 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jean Hill Greene, unmarried by Deed from Molly Murrell, Administratrix of The Estate of Mary Elizabeth Leftridge, also known as Mary E. Leftridge dated 12/06/1991, recorded 12/30/1991 in Deed Book 4995, Page 390.

Parcel Number: 30-00-60744-00-3.

Location of property: 332 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jean Hill Greene** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3. Debt: \$203,722.29.

**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.

12-21885

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwynedale prepared for The Cutler Group, Inc. made by Urwiler & Walter, Inc. dated December 8, 1986 and last revised March 30, 1987, said plan being recorded in Plan Book A-48, Pages 363 and 364, as follows, to wit:

BEGINNING at an interior point in the bed of a 20 feet wide water easement "E", said point being a corner of Lot 231; thence extending from said point of beginning, North 79 degrees, 29 minutes, 19 seconds West, through the bed of said 20 feet wide water easement "E", 28.00 feet to a point, a corner of Lot 229; thence extending along same, North 10 degrees, 30 minutes, 41 seconds East, crossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to a point; thence extending South 79 degrees, 29 minutes, 19 seconds East, 28.00 feet to a point, a corner of Lot 231; thence extending along same, South 10 degrees, 30 minutes, 41 seconds West, recrossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to the first mentioned point and place of beginning.

BEING Lot 230 as shown on said plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Sylvannya Walters, by Deed from Catherine DiGuglielmo, dated 11/21/2003, recorded 01/07/2004 in Book 5488, Page 2478.

Parcel Number: 56-00-04556-20-3.

Location of property: 1174 Kipling Court, Lansdale, PA 19446-5369.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sylvannya C. Walters a/k/a Sylvannya Walters** at the suit of Wells Fargo Bank, N.A. Debt: \$288,671.62.

**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.

12-22257

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania described according to a survey thereof made by William M. Reeder, Registered Engineer dated October 22, 1940, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Yarmouth Road (40 feet wide) at the distance of 180.10 feet measured South 61 degrees, 12 minutes, 32 seconds West from its intersection with the Southwesterly side of Arden Road (40 feet wide); thence extending South 28 degrees, 47 minutes, 28 seconds East, 110 feet to a point; thence extending South 61 degrees, 12 minutes, 32 seconds West, 50.44 feet to a point; thence extending North 33 degrees, 21 minutes, 13 seconds West, 110.35 feet to a point in the said Southeasterly side of Yarmouth Road; and thence extending North 61 degrees, 12 minutes, 32 seconds East along said side of Yarmouth Road 59.22 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Germame Shiffraw Sahle and Christina U. Lidbeck, h/w, by Deed from Joann Pelosi, by her Attorney-in-Fact Michael L. Pelosi, dated 05/29/1996, recorded 06/12/1996 in Book 5150, Page 1725.

Parcel Number: 40-00-69180-00-8.

Location of property: 1306 Yarmouth Road, Wynnewood, PA 19096-3641.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina U. Lidbeck and Germame Shiffraw Sahle** at the suit of Nationstar Mortgage, LLC. Debt: \$285,295.79.

**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.

12-22357

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in "Edencroft" **Lower Moreland Township**, Montgomery County Pennsylvania, described according to a survey and plan thereof made by Clement B. Webster, Surveyor, dated August 12th, 1927, as follows:

BEGINNING at a point on the Northeast side of Pinney Road at the distance of 331 feet, 7 3/4 inches Southeast of the Southeast side of Buck Road, as shown on said plan; thence extending South 47 degrees, 22 minutes East, 75 feet; and thence North 42 degrees, 38 minutes East of the width in length or depth between parallel lines at right angles to the said Pinney Road 100 feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in "Edencroft" **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Clement B. Webster, Surveyor, dated August 12th, A.D. 1927, as follows:

BEGINNING at a point in the Northeast side of Pinney Road (projected on plan 50 feet wide) at the distance of 256 feet, 7 3/4 inches Southeast of the Southeast side of Buck Road; thence extending South 47 degrees, 22 minutes East, 75 feet; and thence extending North 42 degrees, 38 minutes East of that width in length or depth between parallel lines at right angles to said Pinney Road 100 feet.

BEING the same premises which Christopher L. Kane and Joanne R. Kane, husband and wife by Deed dated 6-30-1992 and recorded 7-17-1992 in Montgomery County in Deed Book 5013, Page 765 conveyed unto Stephen B. Gosser and Carol R. Gosser, husband and wife, in fee.

Parcel Number: 41-00-07546-00-9.

Location of property: 635 Pinney Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen B. Gosser and Carol R. Gosser** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC Asset-Backed Certificates, Series 2005-HE4. Debt: \$362,832.01.

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

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

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

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12-22358

ALL THAT CERTAIN 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 the East side of York Street at a corner of land of now or late Sebastian Eucher; thence by the same Eastwardly 140 feet to a certain twenty feet wide alley; thence by the same Northwardly 39 feet to a corner in line of land now or late of George Van Buskirk; thence by the same Westwardly 140 feet to York Street; thence by the same Southwardly 39 feet to the place of beginning.

BEING the same premises which Larry J. Confer, Jr., and Kathy L. Kovach, now known as Kathy L. Confer by Deed dated 12/29/1995 and recorded 01/05/1996 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5136, Page 1602 granted and conveyed unto James S. Yerk, Jr. and Mary K. Kovach.

Parcel Number: 16-00-33704-00-3.

Location of property: 314 North York Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary K. Kovach and James S. Yerk, Jr.** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank, National Association, s/b/m First Horizon Home Loan Corporation, f/k/a FT Mortgage Companies. Debt: \$57,943.74.

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

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

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

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12-22364

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Dogwood Gardens, made by John V. Hoey, Registered Engineer of Norristown, Pennsylvania on 6-6-1955 and revised 7-5-1955, as follows, to wit:

BEGINNING at a point on the Northwestern side of Kramer Road (formerly Valley Road) (60 feet wide) which point is at the distance of 127.83 feet measured in a Northeasterly direction from the Northeasterly end of a radius round corner connecting the said side of Kramer Road (formerly Valley Road) with the Northeasterly side of Marshall Street (50 feet wide); thence from said point of beginning, North 44 degrees, 45 minutes West the distance of 186.01 feet to a point; thence extending North 69 degrees, 18 minutes, 30 seconds East the distance of 82.07 feet to a point a corner of Lot #27 on said plan; thence extending along said Lot #27, South 44 degrees, 45 minutes East the distance of 159.73 feet to a point on the Northwestern side of Kramer Road (formerly Valley Road) aforesaid; thence extending along said Kramer Road (formerly Valley Road) in a generally Southwesterly direction the distance of 75.40 feet to the first mentioned point and place of beginning.

BEING Lot #26 on the aforesaid plan, recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-2, Page 134.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Melito and Kelly A. Melito, as Tenants by the Entireties, by Deed from Brian E. Subers and Carolyn M. Subers, h/w, dated 07/22/1994, recorded 08/03/1994 in Book 5086, Page 906.

BY VIRTUE of the death of Richard S. Melito on 11/11/2007, Kelly A. Melito became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 63-00-04348-00-8.

Location of property: 105 Kramer Drive a/k/a 105 Kramer Road, Norristown, PA 19403-2807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Melito** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$263,301.96.

**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.

12-22694

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made of 'Fair Hills' made for Skippack Village, Inc. by Urwiler & Walter, Inc. dated 10/29/1976 last revised 4/19/1978 and recorded in the Office for the recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-32, Page 53, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of Fort Bevon Road (50 feet wide) which point is at the arc distance of 32.95 feet measured on the arc of a curve curving to the right having a radius of 25.00 feet from a point of curve on the Northwesterly side of Easter Avenue (50 feet wide); thence extending from said point of beginning Northwestwardly along the said Northeasterly side of Fort Bevon Road on the arc of a curve, curving to the left, having a radius of 175.00 feet the arc distance of 28.90 feet to a point, a corner of lot Number 17, as shown on said plan; thence extending North 66 degrees, 01 minutes, 40 seconds East, along Lot No. 17 and also for a portion of the distance extending through the party wall as shown on said plan, the distance of 100.00 feet to a point, a corner in line of Lot No. 19, as shown on said plan; thence extending South 23 degrees, 02 minutes, 42 seconds East along Lot No. 19 and also for a portion of the distance extending through the party wall as shown on said plan, the distance of 71.33 feet to a point on the said Northwesterly side of Easter Avenue; thence extending along the said side of Easter Avenue, the 2 following courses and distances viz: (1) extending in a Southwestwardly to Westwardly direction on the arc of a curve, curving to the right having a radius of 125.00 feet the arc distance of 73.37 feet to a point of tangent; and (2) thence extending South 89 degrees, 57 minutes, 57 seconds West the distance of 16.53 feet to a point of curve; thence leaving the said Northwesterly side of Easter Avenue, on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 32.95 feet to a point of reverse curve on the said Northeasterly side of Fort Bevon Road, being the first mentioned point of reverse curve and place of beginning.

BEING Lot No. 18 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Sacro and Kathleen Sacro, h/w, by Deed from Steven D. Preston and Sonia R. Preston, h/w, dated 07/31/1998, recorded 08/18/1998 in Book 5236, Page 2431.

Parcel Number: 51-00-01358-60-7.

Location of property: 2120 Fort Bevon Drive a/k/a 2120 Fort Bevon Road, Harleysville, PA 19438-3341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Sacro and Kathleen Sacro** 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: \$103,673.80.

**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.

12-22904

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, designated as Lot No. 601 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 601, prepared by Serdy, Bursch & Hugh, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot No. 602, as shown on said plan, which point is measured the 5 following courses and distances from a point on the center line of Kepler Road (no width given), as shown on said plan, viz: (1) extending South 51 degrees, 11 minutes, 23 seconds East, the distance of 73.24 feet to a concrete monument, a corner; (2) thence extending South 31 degrees, 17 minutes, 14 seconds East, the distance of 445.26 feet to a concrete monument, a corner; (3) thence extending North 29 degrees, 32 minutes, 07 seconds East, the distance of 417.16 feet to a point, a corner; (4) thence extending North 35 degrees, 14 minutes West, the distance of 55.66 feet to a point, a corner; and (5) thence extending South 54 degrees, 46 minutes East, the distance of 5.33 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 35 degrees, 14 minutes West from said point of beginning 20.00 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Lawler, Jr., as sole owner, by Deed from Dennis M. Lawler, dated 08/11/2005, recorded 08/24/2005 in Book 05585, Page 0001, Instrument #2005119670.

Parcel Number: 42-00-05117-33-1.

Location of property: 601 Walnut Ridge Estates, Pottstown, PA 19464-3080.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis M. Lawler, Jr.** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$154,242.66.

**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.

12-22907

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

BEGINNING at a point on the Southwest side of Marshall Street at the distance of 80 feet, Southeasterly from High Alley, a corner of this and other lands now or late of Richard Kerns; thence extending at right angles to said Marshall Street Southwesterly, parallel to High Alley, 120 feet to the Northeast side of a 20 foot wide alley, which alley is dedicated by Savilla P. Moore, for the use of the properties abutting thereon forever; thence along the Northeast side of said alley Southeasterly 20 feet to a point of this and other land of Richard Kerns; thence at right angles to said alley in a Northeasterly direction parallel to the first course, the line passing through the middle of the partition wall between this house, and another house, of Richard Kerns; 120 feet to the Southwest side of Marshall Street; thence along said Marshall Street, Northwesterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles C. Avery and Alice M. Avery, his wife, by Deed from Jiles Griffen, Jr. unmarried and Annette Griffen, unmarried, dated 07/07/1975, recorded 07/08/1975, in Book 4039, Page 20.

Parcel Number: 13-00-24100-00-7.

Location of property: 224 East Marshall Street, Norristown, PA 19401-5029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles C. Avery and Alice M. Avery** 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: \$101,278.79.

**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.

12-23029

THE LAND referred to in this exhibit is located in the County of Montgomery and the State of Pennsylvania in Deed Book 5500, at Page 2275, and described, as follows:

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 thereof known as Plan-Section #3 Sweetbriar made by A. W. Martin Associates, Inc. Consulting Engineers dated 9/28/1960 and last revised 2/4/1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 22, as follows, to wit:

BEGINNING at a point of tangent on the Westerly side of Rees Drive (50 feet wide) said point being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of 15.00 feet from a point of curve on the southerly side of Sweetbriar Road (50 feet wide); thence extending from said point of beginning, South 09 degrees, 30 minutes West along the Westerly side of Rees Drive 75 feet to a point; thence extending North 80 degrees, 30 minutes West crossing the easterly side of a certain 10.00 foot wide utility easement 130.00 feet to a point in the bed of said easement; thence extending North 11 degrees, 03 minutes, 20 seconds West through the bed of the aforesaid utility easement 70.96 feet to a point on the Southeasterly side of Sweetbriar Road aforesaid; thence extending Northeastwardly and Eastwardly partly along the Southeasterly and Southerly sides of Sweetbriar Road on the arc of a circle to the right having a radius of 370.00 feet recrossing the Easterly side of the aforesaid 10.00 feet wide utility easement the arc distance of 132.75 feet to a point of tangent on the Southerly side of Sweetbriar Road; thence extending South 80 degrees, 30 minutes East along the southerly side of Sweetbriar Road 10.00 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Premises Lot #185 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeremy C. Hasbrouck and Deanna Hasbrouck, his wife, by Deed from Jeremy C. Hasbrouck, dated 02/17/2004, recorded 03/24/2004 in Book 5500, Page 2275.

Parcel Number: 58-00-18856-00-4.

Location of property: 301 Sweetbriar Road, King of Prussia, PA 19406-1744.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremy C. Hasbrouck and Deanna Hasbrouck** at the suit of Citimortgage, Inc. Debt: \$297,629.63.

**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.

12-23039

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, Commonwealth of Pennsylvania and being part of Lots Nos. 15, 16 and 17 on a certain plan of lots laid out for Harry M. Alberson, said plan being recorded in the Office of the Recording of Deeds in and for the County of Montgomery aforesaid, in Deed Book No. 391, Page 404, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Thomas Avenue (the same being now a public road) at the distance of 134.87 feet Northeastwardly from a spike set at the intersection of the middle lines of said Thomas and Rees Avenues; thence extending along the said middle line of Thomas Avenue North 50 degrees, 51 minutes East, 25 feet to a point; thence at right angles to said Thomas Avenue North 39 degrees, 9 minutes West, 168.94 feet to a point in line of Lot No. 14 on said plan; thence by the same South 63 degrees, 34 minutes West, 25.63 feet to a point; and thence at right angles to said Thomas Avenue, South 39 degrees, 9 minutes East, 174.58 feet to the place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Dominic M. Scardecchio and Jamie L. Scardecchio, h/w, by Deed from Howard L. Reinhardt and Deborah H. Reinhardt, h/w, dated 04/15/2002, recorded 05/14/2002 in Book 5407, Page 2152.

Parcel Number: 40-00-61440-00-8.

Location of property: 26 Thomas Avenue, Bryn Mawr, PA 19010-2607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dominic M. Scardecchio a/k/a Domenick M. Scardecchio and Jamie L. Scardecchio** at the suit of Citimortgage, Inc. Debt: \$203,818.75.

**Allison F. Wells n/k/a Allison 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.

12-23156

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Thomas E. Lord and Barbara J. Lord h/w, by Ralph E. Shaner & Son Engineering Company, dated November 11, 1994, last revised February 24, 1995, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-41, Page 333, as follows, to wit:

BEGINNING at a point on the Northwestern side of North Warren Street (40.00 feet wide), at a corner of lands now or late of Onifrek, as shown on said plan and which point is at the distance of 41.71 feet measured South 15 degrees, 10 minutes, 00 seconds West, along the said Northwestern side of North Warren Street from its point of intersection with the Southwestern side of Rowan Alley (20.00 feet wide); thence extending from said point of beginning South 15 degrees, 10 minutes, 00 seconds West, along the said Northwestern side of North Warren Street, the distance of 14.00 feet to a point, a corner of Lot Number 2, as shown on said plan; thence extending North 75 degrees, 05 minutes, 00 seconds West, along Lot Number 2 and also for a portion of the distance passing through a certain party wall, as shown on said plan, the distance of 90.00 feet to a point on the Southeasterly side of a certain alley (10.00 feet wide); thence extending North 15 degrees, 10 minutes, 00 seconds East, along the said Southeasterly side of said alley, the distance of 14.00 feet to a point, a corner of lands of Onifrek, aforesaid; thence extending South 75 degrees, 05 minutes, 00 seconds East, along land of Onifrek and also for a portion of the distance passing through another certain party wall, as shown on said plan, the distance at 90.00 feet to the first mentioned point on the said Northwestern side of North Warren Street and place of beginning.

BEING Lot Number 1, as shown on the above mentioned plan.

BEING known as 109 and 1 1/2 North Warren Street.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Amenta, by Deed from Real Solutions, Inc., dated 04/28/2005, recorded 06/03/2005, in Book 5556, Page 1118.

Parcel Number: 16-00-31776-00-5.

Location of property: 109 1/2 Warren Street a/k/a 109 1/2 North Warren Street, Pottstown, PA 19464-5629.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen M. Amenta** at the suit of Deutsche Bank National Trust Company, as Trustee for The Certificateholders of The Greenpoint Mortgage Funding Trust 2005-HY1, Asset-Backed Certificates, Series 2005-HY1. Debt: \$87,878.93.

**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.

12-23263

ALL THOSE CERTAIN lots or piece of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania being one half of Lot 218 and all of Lots 219 to 223 inclusive on a plan of lots made for Richard R. Schoenberg, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 984, Page 600 and described, as follows:

BEGINNING at a point on the Northeastly side of Gallen Road (40 feet wide) at the distance of 120 feet measured North 15 degrees, 23 minutes West from its intersection with the Northwestern side of Cornell Avenue (40 feet wide).

CONTAINING in front or breadth extending along the said Northeastly side of Gallen Road 110 feet and extending of that width in length or depth Northeastwardly between parallel lines at as appear of record.

TITLE TO SAID PREMISES IS VESTED IN Christopher Ward and Dawn Ward, h/w, by Deed from Joseph R. Gabrylewicz, dated 12/07/2006, recorded 03/19/2007 in Book 5639, Page 1253.

Parcel Number: 36-00-04435-00-2.

Location of property: 626 Gallen Road, Horsham, PA 19044-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Ward and Dawn Ward** at the suit of Wells Fargo Bank, N.A. Debt: \$227,144.22.

**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.

12-25419

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Ringing Hill Gardens" as laid out by Ralph E. Shaner and Son Engineering Company, October 1962 and revised October 1963, as follows, to wit:

BEGINNING at the Northwesterly corner of lands now or formerly of Joseph G. Spacek, said point being on the Easterly property line of North Adams Street and distant along the same from a point marking the intersection of said property line, as projected, with the middle of Buchert Road, North 35 degrees, 31 minutes East, 199.36 feet; thence from said point of beginning continuing along the Easterly side of North Adams Street North 35 degrees, 31 minutes East, 142.00 feet to a corner Lot No. 64; thence along the same South 54 degrees, 29 minutes East, 157.55 feet to a corner; thence South 45 degrees, 21 minutes West, 141.61 feet to a corner of lands now or formerly of Joseph G. Spacek; thence along the same North 54 degrees, 39 minutes West, 133.00 feet to the place of beginning.

BEING ALL of Lot No. 65 of a plan of lots known as "Ringing Hill Gardens".

BEING the same premises which Paragon Relocation Resources, Inc., a Delaware Corporation, by Indenture bearing date the 15th day of September 2006 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 6th day of November 2006 in Deed Book 5623, Page 554, granted and conveyed unto Angie Cole and Jason Cole, husband and wife, in fee.

Parcel Number: 42-00-00106-00-5.

Location of property: 1232 North Adams Street, Lower Pottsgrove Township, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jason Cole and Angie Cole** at the suit of Partners for Payment Relief DE III, LLC. Debt: \$90,536.72.

**Stephen Hladik**, 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.

12-25576

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock n Knoll, located at 3118 Easton Road, **Upper Moreland Township**, Montgomery County, Pennsylvania, which heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 326 by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated September 21, 1976 and recorded on September 23, 1976 in Deed Book 4143, Page 468 a code of Regulations dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 3443, Page 502 and Declaration dated August 24, 1976 and recorded September 24, 1976 in Condominium Plan Book 4, Page 70 being and designated on Declaration Plan as Unit No. 34 as more fully described in such Declaration Plan and Declaration.

BEING the same premises which Gertrude Harazim and Gertrude M. Harazim by Deed dated 02/17/1998 and recorded 02/20/1998 in Montgomery County in Deed Book 5216, Page 2177 granted and conveyed unto Annette M. Long.

Parcel Number: 59-00-10421-35-6.

Location of property: 36 Knock N Knoll Circle Condominium L-36, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Annette M. Long** 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: \$205,254.79.

**Thomas Puleo**, Attorney. I.D. #27615

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

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

12-25838

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made for P.J. Lawler, by M.R. Yerkes, C.S. Bryn Mawr, Pennsylvania on June 14, 1928 and revised April 1, 1929, as follows, to wit:

BEGINNING at a point in the title line in the bed of Cornell Road (50 feet wide) at the distance 370.38 feet measured Northeastwardly along the said title line of Cornell Road from its intersection with the centre line of Conshohocken State Road (50 feet wide).

CONTAINING in front or breadth North 44 degrees, 41 minutes, 30 seconds East along the said title line in the bed of Cornell Road 40 feet and extending of that width in length or depth North 45 degrees, 18 minutes, 30 seconds West, between parallel lines at right angles to said Cornell Road, 112.50 feet, the Southwesterly line passing through the party wall between these premises and the premises adjoining to the Southwest for the Northeasterly line thereof passing through the centre of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Northeast and also through the centre of the partition wall of the garage erected on these premises and the garage erected on the premises adjoining to the Northeast.

BEING Lot No. 6, Block A and known as 21 Cornell Road.

TOGETHER with the free and common use, liberty and privilege of the above mentioned driveway as and for a means of egress, ingress and regress at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Dorian L. Harris by Deed dated June 7, 2007 and recorded July 25, 2007 in Deed Book 5657, Page 278.

Parcel Number: 40-00-12492-00-5.

Location of property: 21 Cornell Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorian L. Harris** at the suit of JP Morgan Chase Bank, N.A. Debt: \$285,233.17.

**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.

12-26221

ALL THAT CERTAIN unit, designated as Unit Number 2-G, being a unit in Oak Hill Condominium, situate in **Lower Merion 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., and designated in the Declaration of Condominium at Oak Hill Condominium, bearing date 7-8-1988 in Deed Book 4879, Page 484, and Plats and Plans for Condominium bearing date 6-8-1988 and recorded at Exhibit "C" of the Declaration of Oak Hill Condominium bearing dated 6-8-1988 and recorded as Exhibit "C" of the Declaration of Oak Hill Condominium, and First Amendment thereto dated 5-18-89 and recorded 5-26-89 in Deed Book 4912, Page 594, and Second Amendment thereto dated 3-9-90 and recorded 3-15-90 in Deed Book 4940, Page 2142, and Third Amendment thereto dated 6-25-93 and recorded 9-13-93 in Deed Book 5054, Page 826, and a Fourth Amendment thereto dated 10-23-95 and recorded 11-14-95 in Deed Book 5131, Page 1558.

TOGETHER with all right, title and interest, being .240% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of condominium.

BEING Block 8 G, Unit 73.

BEING the same premises which Ronald J. Braverman, by Deed dated July 18, 2003 and recorded August 8, 2003 in Montgomery County in Deed Book 5468, Page 925, granted and conveyed unto Robert S. Ring, in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael M. Lessner, by Deed from Robert S. Ring, dated 03/23/2007, recorded 04/11/2008 in Book 5688, Page 2074.

Parcel Number: 40-00-43172-13-2. Map #40008G073.

Location of property: 1750 Oakwood Terrace, Unit #2-G a/k/a 1700 Oakwood Terrace, Unit #2-G, Penn Valley, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael M. Lessner** at the suit of Nationstar Mortgage, LLC. Debt: \$267,395.29 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.

12-26973

ALL THOSE CERTAIN lots or pieces 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 survey made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, June 18, 1950 and described, as follows:

BEGINNING at a point on the Northeasterly side Fairhill Street (40 feet wide) at the distance of 46.40 feet measured (erroneously stated in prior Deeds as 50.00 feet) measured North 71 degrees, 06 minutes, 50 seconds West from a point, the intersection of the Northwesterly side of Maple Avenue (50 feet wide) and the Northeasterly side of Fairhill Street (40 feet wide).

CONTAINING in front or breadth on the said side of Fairhill Street North 71 degrees, 06 minutes, 50 seconds West, 50 feet and extending of that width in length or depth North 18 degrees, 53 minutes, 10 seconds East, 105 feet.

BEING Lots 245 and 246 Plan of Willow Grove Annex.

BEING the same premises which Thomas A. Klisch and Nhet T. Klisch, husband and wife by Deed dated 07/31/2009 and recorded 08/07/2009 in Montgomery County in Deed Book 5739, Page 2187 granted and conveyed unto Julie Ann Phares.

Parcel Number: 59-00-07147-00-3.

Location of property: 209 Fairhill Street, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Julie Ann Phares** at the suit of JP Morgan Chase Bank, National Association. Debt: \$297,624.90.

**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.

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

Notice is hereby given the schedules of distribution by the Sheriff on March 27, 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**

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**AUDIT LIST**

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

**Notice of Filing and Audit of Accounts**

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 4, 2013, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

**First Publication**

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. BRODSKY, SELMA G. - Springfield - January 30 - Bess B. Goldstein, et al., Extrs.
2. BUTLER, ROBERT J., AND ELSIE M. - Settlor - January 25 - Diane Butler, Trustee. Deed dated May 1, 1992. T/D
3. ENDLICH, MARYANN - Audubon - January 29 - Gerianne Laughlin, Extrx.
4. HARRIS, MARIAH (A/K/A Mariah Gabriella Jannetti) - Minor - January 30 - Pennsylvania Trust Company, Guardian.
5. HODGES, MARIE C. - Whitmarsh - January 30 - Ian Hodges, Extr./Agent. Piggy-Back Account.
6. KLEIST, JR., DWIGHT E. - Telford - January 30 - Dennis V. Schuler, Extr.
7. LENGVEL, MARY G. - Lansdale - January 30 - Robert P. Lengyel, Extr.
8. LITTLE, MARIE M. - Merion - January 30 - John M. Willis, Extr.
9. LONG, SR., EDWARD R. - Pottsgrove - January 30 - Sandra Metzger, Extrx.
10. MARK, ANTONIA D. - Hatfield - January 22 - Angela Mark, Admr.
11. OLSON, ANNE CAROLE - Montgomery - January 30 - Kyle Olson, Admr.
12. THE HAIBORO CEMETERY MAINTENANCE FUND - Settlor - January 28 - The Northwood Cemetery Company, Trustee. T/D
13. TUCKER, FRANCES R. - January 29 - John R. Adams, et al., Trustees. T/W
14. UFBERG, MARY S. (A/K/A Marcy Oelbaum Ufberg) - Whitmarsh - January 30 - Michael F. Rogers, Admr. DBN/CTA.
15. WISDOM, ETHELA. - Collegeville - January 30 - Wayne J. Wisdom, Jr., Agent

**REMANETS:**

16. DANIEL E. BIDDLE - December 18 - Stated by PNC Bank, National Association, Trustee. T/W
17. BUTLER, ROBERT J. & ELSIE M. - Settlers - June 28 - Irrevocable Trust dated May 1, 1992. Diane Butler, Trustee. T/D
18. SMITH, PATRICIA H. - Abington - October 31 - Connor W. Smith, Agent

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

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**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 24, 2013, by **GRAND BK CORP.**, a foreign corporation formed under the laws of the State of New York, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 28, 2013, by **MBF Therapeutics, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1111B S. Governors Avenue, Dover, DE 19904, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 640 Woodbrook Drive, Ambler, PA 19002.

**Duane Morris LLP, Solicitors**  
30 S. 17th Street  
Philadelphia, PA 19103-4196

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **White Star Lending Group, Inc.**, a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 3000 Atrium Way, Suite 400, Mt. Laurel, NJ 08054, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 1021 W. 8th Avenue, King of Prussia, PA 19406.

**Robert S. Lipsey, Esquire**  
1645 Cloverly Avenue  
Jenkintown, PA 19046

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## CHANGE OF NAME

### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2012-31354

NOTICE IS HEREBY GIVEN that the Petition of Austin Stankina and Griffin Stankina, minors, by their Parent and Natural Guardian, Clarissa King, formerly known as Clarissa Stankina, was filed in the above named Court, praying for a Decree to change their name to AUSTIN KING AND GRIFFIN KING and amend their birth records.

The Court has fixed March 20, 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.

**Joo Y. Park, Atty. for Petitioner  
High Swartz LLP**

40 East Airy Street  
Norristown, PA 19404  
610.275.0700

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2012-29465

NOTICE IS HEREBY GIVEN that on August 21, 2012, the Petition of Cynthia Davidson Smith was filed in the above named Court, praying for a Decree to change the name to CHASE DAVIDSON SMITH.

The Court has fixed February 13, 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.

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-02022

NOTICE IS HEREBY GIVEN that on January 29, 2013, the Petition of Summer S. Knight, on behalf of Nikolas Knight Rudegear and Katryana Knight Rudegear was filed in the above named Court, praying for a Decree to change their name to NIKOLAS WOLF KNIGHT AND KATRYANA SUMMER KNIGHT.

The Court has fixed April 3, 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. 2012-32054

NOTICE IS HEREBY GIVEN that on December 18, 2012, the Petition of Valencia Averie Burinda was filed in the above named Court, praying for a Decree to change her name to VALENCIA AVERIE SPRINGFIELD.

The Court has fixed March 13, 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.

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## CHARTER APPLICATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**A.L. Verna General Contracting, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Michael J. O'Donoghue, Esquire  
Wisler Pearlstine, LLP**  
Blue Bell Executive Campus, Suite 110  
460 Norristown Road  
Blue Bell, PA 19422

**Anytime Laundry, 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.

**BRANNING STEEL, INC.,** a statutory close corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

**Weber, Kracht & Chellew**  
847 West Market Street  
P.O. Box 258  
Perkasie, PA 18944

**CTI Tech 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.

**PSI Validation & Consulting, 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.

**Lewis Goodman, Esquire  
Rubin, Glickman, Steinberg and Gifford**  
2605 North Broad Street  
P.O. Box 1277  
Lansdale, PA 19446



**S4G, 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.

**YNS Trading Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 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: **The Hemophilia Alliance Foundation**

The purposes for which it was organized are: solicit, engage in activities to raise funds, grants and/or gifts and accept monetary donations from a variety of sources for the purpose of making charitable donations to organizations and programs serving people with bleeding and clotting disorders.

## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-25068  
**NOTICE OF ACTION**

**Phillip J. Cannella, III and First Senior Financial Group,**  
Plaintiffs

vs.

**“Former Advisors of First Senior Financial Group”,  
“Former Advisors for FSFG”, “Former Advisors”,  
“I Know Phil”, “Ripped Off Citizen”,**  
Defendants

## NOTICE

To Unknown Defendants using the following screen names on the website [www.ripoffreport.com](http://www.ripoffreport.com): “Former Advisors for FSFG - King of Prussia Pennsylvania USA”, “Former Advisors of First Senior Financial Group - King of Prussia Pennsylvania USA”, “Former Advisors - King of Prussia Pennsylvania USA”, “I know Phil - Pennsylvania United States of America”, and “Ripped Off Citizen - Harmony Pennsylvania United States of America”: Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The relief sought is as follows: Plaintiffs have filed a lawsuit against you for damages incurred from the false and defamatory statements that you published about them on the website [www.ripoffreport.com](http://www.ripoffreport.com). Plaintiffs seek to permanently enjoin you from publishing false and defamatory statements concerning Plaintiffs and to secure an award of monetary damages. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

## NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2012-26236

**Wells Fargo Bank, N.A.,**  
Plaintiff

vs.

**Michael A. Dryslowski, Sr., In His Capacity  
As Heir Of Steven G. Dryslowski, Deceased, et al,**  
Defendant(s)

## NOTICE

**TO:** Unknown Heirs, Successors, Assigns, And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Steven G. Dryslowski, Deceased, Catherine M. Dryslowski And Michael A. Dryslowski, Sr.:

You are hereby notified that on October 1, 2012, Plaintiff, Wells Fargo Bank, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas, Montgomery County, Pennsylvania, docketed to No. 2012-26236. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 1600 Church Road, Apartment C311, Wyncote, PA 19095-1952, whereupon your property would be sold by the Sheriff of Montgomery County.

## NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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610-279-9660, ext. 201  
www.montgomerybar.org

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-22603

**Lower Pottsgrove Township Municipal Authority,**  
Plaintiff

vs.

**Andrew P. Irvin and Karen M. Irvin,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2010 & prior sewer fees for property located at 64 Pinehurst Drive, L. Pottsgrove, PA, Tax Parcel No. 42-00-03278-69-4. A Writ of Scire Facias for \$781.94 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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.

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Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-18263

**Abington School District,**  
Plaintiff

vs.

**David Oliveira and Mercedes M. Oliveira,**  
Defendants

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2010 real estate taxes for property located at 2478 Lafayette Avenue, Abington, PA, Tax Parcel No. 30-00-36968-00-1. A Writ of Scire Facias for \$3,301.34 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may 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.

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P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-33420

**Pottsgrove School District,**  
Plaintiff

vs.

**Karl D. Kohler, Executor of the Estate of Clarence J. Kohler,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2010 real estate taxes for property located at 1737 N. Keim Street, L. Pottsgrove, PA, Tax Parcel No. 42-00-03712-00-8. A Writ of Scire Facias for \$3,673.92 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may 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.

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www.montgomerybar.org

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-19139

**Abington School District,**  
Plaintiff

vs.

**Steven W. Klinman and Gloria M. Klinman,**  
Defendants

Notice is hereby given that the above were named as defendants in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2010, for the property located at 209 Cedar Road, Abington Township, Pennsylvania, Tax Parcel No. 30-00-07072-00-8. A tax claim in the amount of \$8,553.34 was filed on or about July 13, 2011 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.

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**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-03187

**Borough of Pottstown and Pottstown Borough Authority,**  
Plaintiffs

vs.

**Vincent Bonacquisti,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiffs to recover 2010-2011 water, sewer, and trash fees for property located at 27 E. Third Street, Pottstown, PA, Tax Parcel No. 16-00-29336-00-6. A Writ of Scire Facias for \$690.35 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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.

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**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

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## DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **2000Llewellyn, Inc., Palestra Edna, GP, Inc., Palestra Hanson GP, Inc., Palestra Summit GP, Inc., Palestra Sugarland GP, Inc.,** all Pennsylvania corporations, that the corporations are voluntarily dissolving and that each of their respective Boards of Directors is now engaged in winding up and settling the affairs of the corporations so that their corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Fox Rothschild LLP, Solicitors**  
 2000 Market St., 20th Fl.  
 Philadelphia, PA 19103

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## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

#### **ANDRACAVAGE, RUTH AMELIA also known as RUTH A. ANDRACAVAGE, dec'd.**

Late of Hatfield Township.  
 Administratrix: BERNICE DELL,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG  
 & GIFFORD, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

#### **BAIN, RAYMOND P. also known as RAYMOND P. BAIN, SR., dec'd.**

Late of Whitmarsh Township.  
 Executor: RAYMOND P. BAIN, JR.,  
 1727 School House Lane,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

#### **BECKER, SUSANNE H., dec'd.**

Late of Cheltenham Township.  
 Executors: JEFFREY R. STERNFELD AND  
 ROGER H. STERNFELD,  
 c/o Kathleen M. O'Connell, Esquire,  
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,  
 1500 John F. Kennedy Boulevard, Suite 1400,  
 Philadelphia, PA 19102-1890.  
 ATTORNEY: KATHLEEN M. O'CONNELL,  
 SCHUBERT, GALLAGHER, TYLER AND  
 MULCAHEY, P.C.,  
 1500 John F. Kennedy Boulevard, Suite 1400,  
 Philadelphia, PA 19102-1890

#### **BERNIER, DAVID I., dec'd.**

Late of Borough of Norristown.  
 Executrix: BIANCA BERNIER,  
 1030 Sunset Drive,  
 Blue Bell, PA 19422.  
 ATTORNEY: NEIL HILKERT,  
 1008 Upper Gulph Road, Suite 300,  
 Wayne, PA 19087

#### **BRADLEY, NANCY O. also known as NANCY RALEIGH-BRADLEY, dec'd.**

Late of Borough of Norristown.  
 Administrator: DONALD BRADLEY,  
 1000 Arch Street,  
 Norristown, PA 19401.  
 ATTORNEY: AMY W. SOSNOV,  
 540 Swede Street,  
 Norristown, PA 19401

#### **BUTERA, JOSEPH H. also known as JOSEPH BUTERA, dec'd.**

Late of Plymouth Township.  
 Executors: REMO J. BUTERA AND  
 JOSEPH F. BUTERA,  
 c/o Anne Louise Griffin, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANNE LOUISE GRIFFIN,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

#### **CAVELLO, ELVERA also known as ELVERA T. CAVELLO, VERA T. CAVELLO and VERA CAVELLO, dec'd.**

Late of West Norriton Township.  
 Executor: RICHARD CAVELLO,  
 47 Casselberry Drive,  
 Audubon, PA 19403.  
 ATTORNEY: MICHAEL E. FUREY,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

#### **CONOLLY, MILDRED M., dec'd.**

Late of Borough of Lansdale.  
 Executor: PAUL H. GUNTER, JR.,  
 c/o Law Office 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

#### **DAVIES, MARGUERITE S., dec'd.**

Late of Abington Township.  
 Executrix: BETTY M. SHERMAN,  
 c/o Randal J. McDowell, Esquire,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: RANDAL J. MCDOWELL,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046

#### **DIENNO, JOSEPH DANIEL, dec'd.**

Late of Douglass Township.  
 Executor: NELSON J. MCCOURRY,  
 873 Black Road,  
 Collegeville, PA 19426.

**DIXON, JOHN S., JR. also known as  
JOHN SHIPLEY DIXON, JR., dec'd.**

Late of Lower Merion Township.  
Executors: FISHER D. CHAPMAN AND  
CHARLES S. FRAZIER,  
c/o Charles S. Frazier, Esquire,  
Frazier & Roberts,  
337 West Lancaster Avenue,  
P.O. Box 527,  
Wayne, PA 19087.  
ATTORNEY: CHARLES S. FRAZIER,  
337 West Lancaster Avenue,  
P.O. Box 527,  
Wayne, PA 19087

**DOOHAN, MARY J., dec'd.**

Late of Borough of Lansdale.  
Executrix: BRIDGET STEVENS,  
23 Forester Road,  
Horsham, PA 19044.  
ATTORNEY: ROSEMARY R. FERRINO,  
1501 Lower State Road,  
North Wales, PA 19454-1216

**DREHER, FRANCIS J., JR., dec'd.**

Late of Borough of Lansdale.  
Administratrix: PAULA M. DREHER,  
317 Central Drive,  
Lansdale, PA 19446.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**EVANS, NORMA, dec'd.**

Late of East Norriton Township.  
Administratrix: LYNDA S. DEMUTIS,  
3256 W. Mount Kirk Avenue,  
Norristown, PA 19403.

**FINKELMAN, SARAH R. also known as  
SARAH REBECCA FINKELMAN, dec'd.**

Late of Abington Township.  
Executrices: LAURA D. PARIPSKY AND  
ANITA J. DEVLIN,  
c/o Alice Hart Hughes, Esquire,  
27 South State Street,  
Newtown, PA 18940.  
ATTORNEY: ALICE HART HUGHES,  
27 South State Street,  
Newtown, PA 18940

**GINSBURG, MILTON, dec'd.**

Late of Lower Merion Township.  
Executors: MOREY S. ROSENBLOOM,  
PETER LAIBSON,  
VICTORIA LUNT AND  
KIRSTEN WHITE,  
c/o Lawrence S. Chane, Esquire,  
One Logan Square,  
130 North 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: LAWRENCE S. CHANE,  
BLANK ROME LLP,  
One Logan Square,  
130 North 18th Street,  
Philadelphia, PA 19103-6998

**GRAHAM, ELIZABETH W. also known as  
ELIZABETH GRAHAM, dec'd.**

Late of Lower Merion Township.  
Executrix: KATHERINE G. KITTLEMAN,  
c/o Edward J. Kaier, Esquire,  
1835 Market Street,  
Philadelphia, PA 19103-2968.  
ATTORNEY: EDWARD J. KAIER,  
TEETERS HARVEY GILBOY & KAIER LLP,  
1835 Market Street,  
Philadelphia, PA 19103-2968

**GRIMES, WARREN N. also known as  
WARREN GRIMES, dec'd.**

Late of Borough of North Wales.  
Administratrix: TAMMY L. BROWN,  
119 Flannery Drive,  
Norristown, PA 19403.  
ATTORNEY: BRIDGET M. WHITLEY,  
SKARLATOS ZONARICH LLC,  
17 South Second Street, 6th Floor,  
Harrisburg, PA 17101-2039

**HALEY, CAROLINE, dec'd.**

Late of Borough of Pottstown.  
Executor: JOHN H. HALEY,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Associates, PC,  
P.O. Box 444,  
Pottstown, PA 19464.

**HARBAUGH, III, JOHN ALVIN, dec'd.**

Late of East Norriton Township.  
Executor: DAVID L. HARBAUGH,  
397 Augusta Drive,  
Telford, PA 18969.

**IBACH, MARJORIE L., dec'd.**

Late of Lower Pottsgrove Township.  
Executor: GARY S. IBACH,  
7612 McWeadon Lane,  
Springfield, VA 22150.  
ATTORNEY: BARRY W. KERCHNER,  
976 Stuart Drive,  
Pottstown, PA 19464

**JACOBY, KATHE, dec'd.**

Late of Whitmarsh Township.  
Executors: DAVID ALEXANDER JACOBY,  
2017 Bishop Road,  
Belmont, CA 94002,  
JENNIFER ANNE EGAN,  
1020 Highgrove Drive,  
Chapel Hill, NC 27516.  
ATTORNEY: ROBERT L. BAST,  
110 Spruce Street,  
Ambler, PA 19002

**JAMISON, KATHLEEN M., dec'd.**

Late of Upper Moreland Township.  
Executor: ROBERT C. GERHARD, JR.,  
c/o Law Offices of Gerhard & Gerhard,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, JR.,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038



**KASZAN, ROSE M. also known as  
ROSE KASZAN, dec'd.**

Late of Upper Moreland Township.  
 Executor: ROSEMARIE F. CAREY,  
 c/o Laura M. Mercuri, Esquire,  
 104 North York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 North York Road,  
 Hatboro, PA 19040

**MADWAY, BETTE D. also known as  
BETTE MADWAY, dec'd.**

Late of Lower Providence Township.  
 Executors: EILEEN SUE LEVINE,  
 WILLIAM M. MADWAY AND  
 MERRY EISENSTADT,  
 c/o Mary-Noelle Rasi, Esquire,  
 One Logan Square,  
 130 North 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: MARY-NOELLE RASI,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 North 18th Street,  
 Philadelphia, PA 19103-6998

**MARCHESE, MARY I. also known as  
MARY MARCHESE, dec'd.**

Late of Plymouth Township.  
 Executrix: KAREN A. CICCARONE,  
 1624 Burke Avenue,  
 Blue Bell, PA 19422.  
 ATTORNEY: JOHN J. KILCOYNE,  
 HEANEY, KILCOYNE, BLECZINSKI & KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**MILLER, BETTY E., dec'd.**

Late of Whitpain Township.  
 Executor: HARVEY S. SHIPLEY MILLER,  
 c/o Robert A. Bacine, Esquire,  
 101 Greenwood Avenue, 5th Fl.,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN SCHUMAN, P.C.,  
 101 Greenwood Avenue, 5th Fl.,  
 Jenkintown, PA 19046

**MIRKIL, JOHN M. also known as**

**JOHN MACLAY MIRKIL, dec'd.**  
 Late of Lower Merion Township.  
 Executor: EDWARD W. MADEIRA, JR.,  
 c/o Pepper Hamilton, LLP,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: KATHLEEN S. STEPHENSON,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799

**MOYER, MARION K., dec'd.**

Late of New Hanover Township.  
 Co-Executors: PATRICK M. MOYER AND  
 DEBORAH J. MOYER,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: JESSICA R. GRATER,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**O'BRIEN, JEAN A. also known as  
JEAN O'BRIEN, dec'd.**

Late of Abington Township.  
 Executrix: JEAN MASUCCI,  
 c/o Harold D. Borek, Esquire,  
 1995 Morris Road, Suite 100,  
 Blue Bell, PA 19422-1422.  
 ATTORNEY: HAROLD D. BOREK,  
 1995 Morris Road, Suite 100,  
 Blue Bell, PA 19422-1422

**OTT, SUZANNE AUSTIN, dec'd.**

Late of Lower Merion Township.  
 Executrices: DIANA OTT WILDER,  
 843 Harrinton Road,  
 Bryn Mawr, PA 19010,  
 AMY AUSTIN OTT ALEXANDER,  
 23 Mt. Hunger Road,  
 Hartland, VT 05048.  
 ATTORNEY: W. WALLACE DYER, JR.,  
 DYER & MAHER,  
 400 Greenwood Avenue, First Floor,  
 Wyncote, PA 19095

**PERRY, ARTHUR also known as**

**ARTHUR C. PERRY, dec'd.**  
 Late of Borough of Norristown.  
 Administrator: ROBERT L. FELICIANI, III, ESQUIRE,  
 LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
 3900 Skippack Pike,  
 P.O. Box 110,  
 Skippack, PA 19474-0110.  
 ATTORNEY: ROBERT L. FELICIANI, III,  
 LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
 3900 Skippack Pike,  
 P.O. Box 110,  
 Skippack, PA 19474-0110

**REINFORD, MARIE N., dec'd.**

Late of Lower Salford Township.  
 Executor: KENNETH D. REINFORD,  
 237 Kimberly Lane,  
 Ephrata, PA 17522.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**RUSH, KATHRYN, dec'd.**

Late of Franconia Township.  
 Executrix: EUNICE RUSH-DAY,  
 325 W. Callowhill Street,  
 Perkasie, PA 18944.

**SMITH, KATHERINE E., dec'd.**

Late of Lower Salford Township.  
 Co-Executors: MICHAEL T. SMITH,  
 SUSAN K. SMITH AND  
 MARGARETE M. WELKER,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: JESSICA R. GRATER,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SMITH, THOMAS M., dec'd.**

Late of Lower Salford Township.  
Co-Executors: MICHAEL T. SMITH,  
SUSAN K. SMITH AND  
MARGARETE M. WELKER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: JESSICA R. GRATER,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**SOMMERFIELD, LARUE K. also known as  
LARUE KEMP SOMMERFIELD, dec'd.**

Late of Whitpain Township.  
Executor: FIRST NIAGARA BANK, N.A.,  
401 Plymouth Road, Suite 600,  
Plymouth Meeting, PA 19462.  
ATTORNEY: FRANCES A. THOMSON,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**STRICKLAND, ROBERT also known as  
ROBERT STRICKLAND, SR., dec'd.**

Late of West Norriton Township.  
Executrix: SHEILA STANKINA,  
c/o Philip G. Curtin, Esquire,  
1231 Lancaster Avenue,  
Berwyn, PA 19312.  
ATTORNEY: PHILIP G. CURTIN,  
PHILIPS, CURTIN & DIGIACOMO,  
1231 Lancaster Avenue,  
Berwyn, PA 19312

**SWEENEY, DANIEL JOSEPH, dec'd.**

Late of Willow Grove, PA.  
Executor: RYAN P. SWEENEY,  
113 Brentwood Drive,  
Willow Grove, PA 19090.

**TAYLOR, ROBERT STEPHEN, dec'd.**

Late of Hatfield Township.  
Administratrix: BARBARA TAYLOR,  
2311 McArthur Drive,  
Hatfield, PA 19440.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474

**TRIFIELD, RICHARD L., dec'd.**

Late of Cheltenham Township.  
Executors: GEORGE GORDON AND  
BARBARA GORDON,  
2001 Surrey Road,  
Oreland, PA 19075.  
ATTORNEY: RICHARD F. STERN,  
STERN and EISENBERG LLP,  
261 Old York Road, Suite 410,  
Jenkintown, PA 19046

**TUFAROLO, JACOB DANIEL also known as  
JACOB D. TUFAROLO and  
JACOB TUFAROLO, dec'd.**

Late of Upper Salford Township.  
Administrators: MARY C. KORMANCIK-  
TUFAROLO AND  
MICHAEL B. TUFAROLO,  
c/o Deborah B. Miller, Esquire,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462.  
ATTORNEY: DEBORAH B. MILLER,  
STRONG STEVENS MILLER & WYANT, P.C.,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462

**VALENTINE, RUTH MIRIAM also known as****RUTH M. VALENTINE and  
RUTH VALENTINE, dec'd.**

Late of Upper Saucon Township.  
Executor: HARRY VALENTINE,  
c/o Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: STEPHEN J. KRAMER,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

**WHITE, SR., JOSEPH J. also known as  
JOSEPH JAMES WHITE and  
JOSEPH J. WHITE, dec'd.**

Late of Limerick Township.  
Executrix: KAREN TAPHORN,  
68 Buckwalter Road,  
Spring City, PA 19475.  
ATTORNEY: BRETT B. WEINSTEIN,  
WEINSTEIN LAW OFFICES PC,  
705 W. DeKalb Pike,  
King of Prussia, PA 19406

**WITTMAN, EDITH STEAD also known as****EDITH S. WITTMAN and  
EDITH WITTMAN, dec'd.**

Late of Springfield Township.  
Executors: THOMAS MULLANEY, JR. AND  
RICHARD W. McCONAGHY,  
c/o Charles J. Arena, Esquire,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: CHARLES J. ARENA,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**Second Publication****AUCHMUTEY, IRENE A., dec'd.**

Late of Upper Frederick Township.  
Executrix: MARTHA B. KRIEBEL,  
c/o King Laird, P.C.,  
360 West Main Street,  
Trappe, PA 19426.  
ATTORNEY: THOMAS C. RENTSCHLER,  
KING LAIRD, P.C.,  
360 West Main Street,  
Trappe, PA 19426

**BALACUIS, MARIAN ELIZABETH, dec'd.**

Late of Hatfield Township.  
Executrix: MARIANNE J. CAIRNS,  
3935 Orangemans Road,  
Hatboro, PA 19040.

**BONSON, ELIZABETH V. also known as  
ELIZABETH BONSON, dec'd.**

Late of Borough of Pottstown.  
Executrix: KIMBERLY A. GREEN,  
966 Englesville Road,  
Boyertown, PA 19512.  
ATTORNEY: EDWARD A. SKYPALA,  
224 King Street,  
Pottstown, PA 19464

**BOUCHOUVEV, ALEXANDER, dec'd.**

Late of Lower Merion Township.  
 Administratrix: CATHERINE C. LOCKYER-  
 MOULTON,  
 c/o George P. O'Connell, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: GEORGE P. O'CONNELL,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**BOURDON, ANNE M. also known as ANNE McCABE BOURDON, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: LAIRD BOURDON,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**CHARETTE, HELEN G., dec'd.**

Late of Lower Merion Township.  
 Executors: JOSEPH CHARETTE AND  
 RAYMOND CHARETTE,  
 c/o Barbara M. Smith, Esquire,  
 11 East Airy Street,  
 P.O. Box 510,  
 Norristown, PA 19404.  
 ATTORNEY: BARBARA M. SMITH,  
 McTIGHE, WEISS & O'ROURKE, PC,  
 11 East Airy Street,  
 P.O. Box 510,  
 Norristown, PA 19404

**CIANCIULLI, FREDERICK C., SR., dec'd.**

Late of East Norriton Township.  
 Executor: ALMERICO CIANCIULLI,  
 2031 Glen Forge Street,  
 Brandon, FL 33511.  
 ATTORNEY: TERRENCE M. QUIRIN,  
 P.O. Box 7312,  
 St. Davids, PA 19087

**CIONE, ROCCO, dec'd.**

Late of Borough of Norristown.  
 Executor: PETER DELLOBUONO,  
 c/o Dennis P. Caglia, Esquire,  
 502 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: DENNIS P. CAGLIA,  
 502 Swede Street,  
 Norristown, PA 19401

**CZYR, ELEANOR E., dec'd.**

Late of Borough of Lansdale.  
 Executors: LAUREN C. TYLER AND  
 LISA C. BITZER,  
 c/o George M. Dempster, Esquire,  
 Fenningham, Stevens & Dempster LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevose, PA 19053.  
 ATTORNEY: GEORGE M. DEMPSTER,  
 FENNINGHAM, STEVENS & DEMPSTER LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevose, PA 19053

**DAVIDSON, MARGARET ISABEL also known as MARGARET DAVIDSON and MARGARET I. DAVIDSON, dec'd.**

Late of Whitmarsh Township.  
 Administrator: RONALD S. RICE,  
 763 Meadowbrook Lane,  
 Chambersburg, PA 17201.

**DERVINIS, ALPHONSE, dec'd.**

Late of Upper Merion Township.  
 Executor: ERIC A. DERVINIS,  
 c/o Robert M. Slutsky, Esquire,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**ECKERT, MARGARET R. also known as MARGARET ECKERT, dec'd.**

Late of Lower Providence Township.  
 Executors: SAMUEL J. BURRUANO, JR.,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**ELIFF, JOHN PAUL, JR. also known as JOHN P. ELIFF, JR., dec'd.**

Late of Lower Providence Township.  
 Executrix: HELENE ELIFF DARMOFAL,  
 701 Deerfield Lane,  
 Doylestown, PA 18901.

**FALLOWS, ELIZABETH L. also known as ELIZABETH LANE FALLOWS, dec'd.**

Late of Horsham Township.  
 Executor: BETTY A. CUMMINGS,  
 c/o Bruce A. Nicholson, Esquire,  
 104 North York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 North York Road,  
 Hatboro, PA 19040

**FAUST, FLORENCE also known as FLORENCE DIDONATO FAUST, dec'd.**

Late of West Norriton Township.  
 Executors: A. A. DiDONATO, SR. AND  
 DANTE DiDONATO, JR.,  
 c/o Stephen M. Howard, Esquire,  
 605 North Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 North Broad Street,  
 Lansdale, PA 19446

**FELTON, FRANK P., 3RD also known as FRANK PIERCE FELTON, III, dec'd.**

Late of Abington Township.  
 Executors: DONNA F. LIBERG,  
 ROBERT K. LOCKYER AND  
 JOHN A. TERRILL, II,  
 c/o Heckscher, Teillon, Terrill & Sager, P.C., Esquires,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: JOHN A. TERRILL, II,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**HOAG, ROBERT M., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: DAVID S. HOAG,  
 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

**HUNSBERGER, WILLARD F., dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: LORI GERTSCH,  
 125 Nobility Court,  
 Rosewell, GA 30075.  
 TY HUNSBERGER,  
 490 Spring Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**KATZ, ERIKA R., dec'd.**

Late of Lower Merion Township.  
 Co-Executors: JEFFREY KATZ,  
 46 Fairview Avenue,  
 Woodcliff Lake, NJ 07677,  
 MILA GORMAN,  
 520 Leslie Lane,  
 Blue Bell, PA 19422.

**KIRSTETTER, THEODORE H., JR., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: ELIZABETH S. KIRSTETTER,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**KOKOSINSKI, JOAN, dec'd.**

Late of Limerick Township.  
 Co-Executrices: LYNN D. PERLIN AND  
 GAIL PIFER,  
 c/o Robert L. Brant, Esquire,  
 Robert L. Brant & Associates, LLC,  
 P.O. Box 26865,  
 Trappe, PA 19426.

**KOLB, ROBERT H. also known as  
ROBERT HENRY KOLB, dec'd.**

Late of Lower Frederick Township.  
 Executors: FAYE S. KOLB,  
 DENNIS R. KOLB AND  
 DAVID L. KOLB,  
 c/o Anne Louise Griffin, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANNE LOUISIE GRIFFIN,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**LANDSTEIN, NANCY DEE, dec'd.**

Late of Lower Merion Township.  
 Executors: BARRY KAUFMAN AND  
 MARCIA KAUFMAN,  
 c/o Joel S. Luber, Esquire,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOEL S. LUBER,  
 OFFIT KURMAN,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103

**LEIDERMAN, MARY H., dec'd.**

Late of Borough of East Greenville.  
 Executor: DAVID J. LEIDERMAN,  
 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

**MARCOLINA, LUCY, dec'd.**

Late of Springfield Township.  
 Executor: GENE A. MARCOLINA,  
 8803 Cheltenham Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT J. EDELMAYER,  
 28 West Airy Street,  
 Norristown, PA 19401

**McBRIDE, JOHN J., JR., dec'd.**

Late of Upper Moreland Township.  
 Executor: ROBERT J. McBRIDE,  
 c/o Donna J. Wengiel, Esquire,  
 Two North State Street,  
 Newtown, PA 18940.  
 ATTORNEY: DONNA J. WENGIEL,  
 STUCKERT & YATES,  
 Two North State Street,  
 Newtown, PA 18940

**McNULTY, JOHN T. also known as  
JOHN McNULTY, dec'd.**

Late of Abington Township.  
 Administrator: JOHN M. McNULTY,  
 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

**MEYER, JOHN A., JR., dec'd.**

Late of Upper Dublin Township.  
 Executrix: JENNIFER MEYER-MAHONEY,  
 c/o John P. McGuire, Esquire,  
 John P. McGuire, P.C.,  
 552 Ridge Road,  
 Telford, PA 18969-1442.  
 ATTORNEY: JOHN P. McGUIRE,  
 JOHN P. McGUIRE, P.C.,  
 552 Ridge Road,  
 Telford, PA 18969-1442

**MURPHY, ETHEL T. also known as  
ETHEL MURPHY, dec'd.**

Late of Whitpain Township.  
 Executor: JOHN R. MURPHY,  
 c/o Randal J. McDowell, Esquire,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: RANDAL J. McDOWELL,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046

**MURT, JAMES J., dec'd.**

Late of Upper Moreland Township.  
 Executor: THOMAS P. MURT,  
 c/o John G. Younglove, Esquire,  
 25 West Moreland Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: JOHN G. YOUNGLOVE,  
 25 West Moreland Avenue,  
 Hatboro, PA 19040

**PELTZMAN, MILDRED, dec'd.**

Late of Lower Merion Township.  
 Executor: LEE J. PELTZMAN,  
 c/o Guy F. Matthews, Esquire,  
 344 West Front Street,  
 P.O. Box 319,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 344 West Front Street,  
 P.O. Box 319,  
 Media, PA 19063

**RUSSO, ROBERT J., dec'd.**

Late of Upper Moreland Township.  
 Executrix: DOROTHY A. DOLGASH,  
 c/o Rodney S. Fluck, Esquire,  
 630 Freedom Business Center, #212,  
 King of Prussia, PA 19406.  
 ATTORNEY: RODNEY S. FLUCK,  
 BUTERA BEAUSANG COHEN BRENNAN,  
 630 Freedom Business Center, #212,  
 King of Prussia, PA 19406

**SALDUTTI, ANNA TERESA, dec'd.**

Late of Borough of Lansdale.  
 Executor: VINCENT J. SALDUTTI,  
 525 E. Third Street,  
 Lansdale, PA 19446.  
 ATTORNEY: GARY P. LEWIS,  
 67 S. Lewis Road, Suite 2,  
 Royersford, PA 19468

**SCHULTZ, VIRGINIA J. also known as VIRGINIA SCHULTZ, dec'd.**

Late of West Norriton Township.  
 Executrices: BONNIE J. WOLCOTT,  
 3758 Ridge Pike,  
 Collegeville, PA 19426,  
 PAMELA J. SCHULTZ,  
 1809 Carson Drive,  
 West Norriton, PA 19403.  
 ATTORNEY: MICHAEL N. GATTO,  
 925 Harvest Drive, Suite 110,  
 Blue Bell, PA 19422

**SESTILI, FILOMENA P. also known as FILOMENA SESTILI, dec'd.**

Late of Springfield Township.  
 Executrix: SUZANNE RUSSO,  
 c/o Robert A. Saraceni, Jr., Esquire,  
 548 1/2 East Main Street, Suite A,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 East Main Street, Suite A,  
 Norristown, PA 19401

**SHELLENBERGER, MARY ANNABELLE, dec'd.**

Late of Hatfield Township.  
 Executrix: CHERI L. BROWN,  
 c/o D. Selaine Keaton, Esquire,  
 P.O. Box 1970,  
 Media, PA 19063.  
 ATTORNEY: D. SELAINE KEATON,  
 P.O. Box 1970,  
 Media, PA 19063

**SHERWIN, BETTY B. also known as****BETTY BARR SHERWIN, dec'd.**

Late of Lower Merion Township.  
 Executor: THE BRYN MAWR TRUST  
 COMPANY,  
 c/o Harvey Ballard & Bornstein, LLC,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**SHOEMAKER, EARL B., dec'd.**

Late of Franconia Township.  
 Executrix: CATHERINE B. CARBER,  
 1100 Bartlett Avenue,  
 Linwood, NJ 08221.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 North Main Street,  
 Souderton, PA 18964

**SHULTZ, DORIS B. also known as DORIS SHULTZ, dec'd.**

Late of Franconia Township.  
 Executor: RODNEY A. SHULTZ,  
 c/o Grim, Biehn & Thatcher,  
 P.O. Box 215,  
 Perkasio, PA 18944.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 South Sixth Street,  
 P.O. Box 215,  
 Perkasio, PA 18944

**SIMON, SIDNEY, dec'd.**

Late of Lower Merion Township.  
 Executrices: LINDA RUBIN-SIMON AND  
 ZOA SCHISLER,  
 c/o Michael L. Golden, Jr., Esquire,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103-3608.  
 ATTORNEY: MICHAEL L. GOLDEN, JR.,  
 GOULD YAFFE and GOLDEN,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103-3608

**SKINNER, THELMA, dec'd.**

Late of Worcester Township.  
 Executor: GREGORY R. GIFFORD,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**STOUDT, RICHARD C., dec'd.**

Late of Montgomery County, PA.  
 Executor: RICHARD C. STOUDT, II.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554



**STRAUS, JOSEPH, JR. also known as****JOSEPH STRAUS, dec'd.**

Late of Whitemarsh Township.

Executors: NANCY S. SUNDHEIM,

JAMES A. STRAUS AND

MATTHEW H. KAMENS,

c/o Kathleen S. Huang, Esquire,

1900 Market Street,

Philadelphia, PA 19103-3508.

ATTORNEY: KATHLEEN S. HUANG,

COZEN O'CONNOR, P.C.,

1900 Market Street,

Philadelphia, PA 19103-3508

**WILDSTEIN, CECELIA, dec'd.**

Late of Whitemarsh Township.

Executors: HARRIS WILDSTEIN AND

MARK WILDSTEIN,

c/o Anne Louise Griffin, Esquire,

460 Norristown Road, Suite 110,

Blue Bell, PA 19422.

ATTORNEY: ANNE LOUISE GRIFFIN,

WISLER PEARLSTINE, LLP,

460 Norristown Road, Suite 110,

Blue Bell, PA 19422

**WITTE, FLAVIA ELLIS also known as****FLAVIA O. ELLIS, dec'd.**

Late of Lower Gwynedd Township.

Executor: PHILIP J. BALDASSARI,

1540 Green Hill Road,

Collegeville, PA 19426.

ATTORNEY: JOSEPH J. BALDASSARI,

1043 S. Park Avenue,

Audubon, PA 19403

**YAMBOR, J. WALTER also known as****JOSEPH WALTER YAMBOR, dec'd.**

Late of Frederick Township.

Executor: CRAIG R. YAMBOR,

51 Sunset Drive,

Boyertown, PA 19512.

ATTORNEY: ROBIN S. LEVENGOOD,

1136 Penn Avenue,

P.O. Box 6895,

Wyomissing, PA 19610

**Third and Final Publication****BARTZER, PEGGY A., dec'd.**

Late of Upper Moreland Township.

Administratrix: SUSAN M. PILEGGI,

c/o Bruce A. Nicholson, Esquire,

104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,

104 N. York Road,

Hatboro, PA 19040

**BERMAN, MARTIN N., dec'd.**

Late of Whitpain Township.

Executrix: JOAN W. KELLER,

c/o Michael J. Maransky, Esquire,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422-3001.

ATTORNEY: MICHAEL J. MARANSKY,

FOX ROTHSCHILD LLP,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422-3001

**BONITATIBUS, VIVIANO L. also known as****VIVIANO LOUIS BONITATIBUS and****VIVIANO BONITATIBUS, dec'd.**

Late of Springfield Township.

Executrix: ANITA A. LEHMAN,

1025 Larch Circle,

Blue Bell, PA 19422.

ATTORNEY: ROBIN S. HOLMES,

301 Oxford Valley Road, Suite 603B,

Yardley, PA 19067

**CELANO, JOSEPH, dec'd.**

Late of Horsham Township.

Executor: JOSEPH A. CELANO,

c/o Stephen M. Howard, Esquire,

605 North Broad Street,

Lansdale, PA 19446.

ATTORNEY: STEPHEN M. HOWARD,

605 North Broad Street,

Lansdale, PA 19446

**COCKLEY, NEEL I., JR. also known as****NEEL I. COCKLEY, dec'd.**

Late of Worcester Township.

Executrix: PAULA L. BRIGGS,

c/o John T. Dooley, Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,

DISCHELL, BARTLE &amp; DOOLEY, PC,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

**COHEN, KENNETH D., dec'd.**

Late of Lower Merion Township.

Executors: ANN RUTH COHEN AND

ROBERT S. COHEN,

1125 Walnut Street,

Philadelphia, PA 19107.

ATTORNEY: ROBERT S. COHEN,

THE AXELROD FIRM, PC,

The Beasley Building,

1125 Walnut Street,

Philadelphia, PA 19107

**CONNER, RHEITA also known as****RHEITA M. CONNER, dec'd.**

Late of Borough of Pottstown.

Executor: DONALD L. CONNER,

403 N. Charlotte Street,

Pottstown, PA 19464.

ATTORNEY: STEPHEN ROSS,

LAW OFFICE OF STEPHEN ROSS, P.C.,

Security Trust Company Building,

152 East High Street, Suite 100,

Pottstown, PA 19464

**DAWSON, FRANK WRIGHTSON, JR. also known as****FRANK W. DAWSON, JR.,****FRANK W. DAWSON and****FRANK DAWSON, dec'd.**

Late of Lower Gwynedd Township.

Executrix: MARY JANE DAWSON,

c/o Sarah M. Ford, Esquire,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,

FORD &amp; BUCKMAN, P.C.,

Office Court at Blue Bell,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422

**DeLONG, LENORE NEWMAN also known as  
LENORE WISTAR NEWMAN, dec'd.**

Late of Franconia Township.  
 Executor: EDWARD DeLONG,  
 894 Indian Creek Road,  
 Harleysville, PA 19438.

**DONLEY, ROBERT, dec'd.**

Late of Limerick Township.  
 Executrix: LAURA J. WASSER,  
 223 N. Franklin Street,  
 Boyertown, PA 19512.  
 ATTORNEY: ROWAN C. KEENAN,  
 376 East Main Street,  
 Collegeville, PA 19426

**FELLMAN, LORRAINE B., dec'd.**

Late of Montgomery Township.  
 Executrix: PEGGY L. HINKEL,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215

**FLISEK, CAROLINE also known as  
KAROLINA FLISEK and  
KAROLINA [SEMIEC] FLISEK, dec'd.**

Late of Borough of Bridgeport.  
 Executors: CHRISTINE WAZINSKI AND  
 MICHAEL J. FLISEK,  
 c/o F.D. Hennessy, Jr., Esquire,  
 P.O. Box 217,  
 Lansdowne, PA 19050.  
 ATTORNEY: F.D. HENNESSY, JR.,  
 HENNESSY, BULLEN & McELHENNEY,  
 P.O. Box 217,  
 Lansdowne, PA 19050

**FLUCK, JOHN L. also known as  
JOHN LUTHER FLUCK and  
JOHN FLUCK, dec'd.**

Late of Borough of Lansdale.  
 Executrix: SHARON VERNOT,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**FREDERICK, JACQUELINE, dec'd.**

Late of Borough of Pottstown.  
 Executrix: CYNTHIA DIXON,  
 c/o David M. Miller, Esquire,  
 937 North Hanover Street,  
 Pottstown, PA 19464,  
 610-326-9333.  
 ATTORNEY: DAVID A. MILLER,  
 MILLER LAW CENTER PLLC,  
 937 North Hanover Street,  
 Pottstown, PA 19464

**FREDERICKSON, MARY H., dec'd.**

Late of Upper Dublin Township.  
 Administrator: LINDA DIANE FREDERICKSON,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**FREEMAN, MIRIAM G. also known as  
MIRIAM FREEMAN, dec'd.**

Late of Cheltenham Township.  
 Executrix: LORETTA A. LEADER,  
 c/o Paul Baker Bartle, Esquire,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: PAUL BAKER BARTLE,  
 FLAMM WALTON PC,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422

**FULMER, LILLIAN, dec'd.**

Late of Upper Dublin Township.  
 Executor: JAY LAWRENCE FULMER,  
 c/o Leonard L. Shober, Esquire,  
 308 North Main Street, Suite 400,  
 Chalfont, PA 18914-2714.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 North Main Street, Suite 400,  
 Chalfont, PA 18914-2714

**GARDNER, ELIZABETH H. also known as  
ELIZABETH GARDNER, dec'd.**

Late of Upper Moreland Township.  
 Executors: PATRICIA L. PARSONS AND  
 RANDAL J. McDOWELL,  
 221 Noble Plaza,  
 801 Old York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: RANDAL J. McDOWELL,  
 Noble Plaza, Suite 221  
 801 Old York Road,  
 Jenkintown, PA 19046

**HEIMGARTNER, DOROTHY N., dec'd.**

Late of Whitpain Township.  
 Executrix: ROBIN L. MCCARTHY,  
 c/o David I. Davis, Esquire,  
 Davis, Bucco & Ardizzi,  
 10 E. 6th Avenue, Suite 100,  
 Conshohocken, PA 19428.  
 ATTORNEY: DAVID I. DAVIS,  
 DAVIS, BUCCO & ARDIZZI,  
 10 E. 6th Avenue, Suite 100,  
 Conshohocken, PA 19428

**HELFRICH, JUNE M. also known as  
JUNE MATILDA HELFRICH, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: JAN BECHTEL,  
 2244 Pruss Hill Road,  
 Pottstown, PA 19464.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 East High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**HENDERSON, ELSIE B. also known as  
ELSIE HENDERSON, dec'd.**

Late of Horsham Township.  
 Co-Executors: BETHEA H. STRAUB AND  
 WALTER A. HENDERSON,  
 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

**LARGE, HELEN also known as****HELEN LARGE BALL, dec'd.**

Late of Horsham Township.  
 Executrix: CONSTANCE H. USEWICZ,  
 409 Willard Road,  
 Hatboro, PA 19040.  
 ATTORNEY: RICHARD J. EMBERY,  
 EMBERY, OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

**LEISTER, DORIS, dec'd.**

Late of Borough of West Conshohocken.  
 Executrix: PATRICIA A. QUINN,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428.

**LESSER, SANDRA C. also known as****SANDRA LESSER, dec'd.**

Late of Borough of Ambler.  
 Executrix: THERESA BUZZONE,  
 c/o Linda Walters, Esquire,  
 P.O. Box 168,  
 Flourtown, PA 19031-0168.  
 ATTORNEY: LINDA WALTERS,  
 P.O. Box 168,  
 Flourtown, PA 19031-0168

**MUELLER, NANCY R. also known as****NANCY MUELLER, dec'd.**

Late of Whitpain Township.  
 Executors: JOHN W. MUELLER AND  
 BERNARD J. McLAFFERTY, SR.,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**NOLFI, MARGARET S., dec'd.**

Late of Springfield Township.  
 Executors: LINDA N. McANESPEY AND  
 WALTER H. FLAMM, JR.,  
 c/o Paul Baker Bartle, Esquire,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: PAUL BAKER BARTLE,  
 FLAMM WALTON PC,  
 794 Penllyn Pike,  
 Blue Bell, PA 19422

**O'NEILL, WILLIAM B. also known as****WILLIAM O'NEILL, dec'd.**

Late of Abington Township.  
 Executrix: EVA VERGARA DE O'NEILL,  
 c/o Thomas M. Guinan, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS M. GUINAN,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**PETERSON, JUNE ROSE, dec'd.**

Late of Springfield Township.  
 Administratrix: SUSAN PETERSON,  
 1599 Montezuma Road,  
 Boca Raton, FL 33486.

**POZAIC, ROBERT also known as****ROBERT B. POZAIC and****ROBERT POZAIC, JR., dec'd.**

Late of Borough of Jenkintown.  
 Co-Administrators: SUSAN POZAIC AND  
 MARK POZAIC,  
 c/o Donald P. Roberts, Esquire,  
 Burke Vullo Reilly Roberts,  
 1460 Wyoming Avenue,  
 Forty Fort, PA 18704-4237.

**RIVOIRE, JEANNETTE, dec'd.**

Late of Upper Merion Township.  
 Administratrix: JOHN RIVOIRE,  
 8104 Chivalry Road,  
 Annandale, VA 22003.  
 ATTORNEY: JOSEPH J. PIZONKA,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 East DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**SAILMAN, EDWARD also known as****EDWARD J. SAILMAN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: MARCIE MINTON,  
 c/o Kenneth G. Harrison, Esquire,  
 5 Neshaminy Interplex, Suite 115,  
 Trevoze, PA 19053.  
 ATTORNEY: KENNETH G. HARRISON,  
 LAW OFFICE OF KENNETH G. HARRISON, P.C.,  
 5 Neshaminy Interplex, Suite 115,  
 Trevoze, PA 19053

**SARCIONE, ALEXANDER V. also known as****ALEXANDER V. SARCIONE, SR., dec'd.**

Late of Lower Merion Township.  
 Executors: NANCY C. SARCIONE AND  
 WELLS FARGO BANK, NA,  
 c/o Thomas F. Delaney, Esquire,  
 1528 McDaniel Drive,  
 West Chester, PA 19380.  
 ATTORNEY: THOMAS F. DELANEY,  
 DELANEY & SCOTT, P.C.,  
 Westtown Business Center,  
 1528 McDaniel Drive,  
 West Chester, PA 19380

**SCHWENKE, FRANCES E., dec'd.**

Late of Cheltenham Township.  
 Executor: GARY SCHWENKE,  
 c/o Bruce A. Nicholson, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**SHUBERT, EDITH S. also known as****EDITH MARY SHUBERT, dec'd.**

Late of Abington Township.  
 Executor: PAUL A. OETINGER,  
 710 Oak Lane,  
 Philadelphia, PA 19126.  
 ATTORNEY: EDWARD A. ZETICK,  
 608 Huntingdon Pike, Suite 1,  
 Rockledge, PA 19046

**STOVER, MILLIE, dec'd.**

Late of Whitpain Township.  
 Executor: ERIC W. WIMMERS,  
 c/o George P. O'Connell, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: GEORGE P. O'CONNELL,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**STRAUSS, MILLARD A., dec'd.**

Late of West Norriton Township.  
 Executor: GARY COLLINS,  
 252 Fouldrod Boulevard,  
 King of Prussia, PA 19406.

ATTORNEY: FRANK L. CAIOLA,  
 2500 DeKalb Pike, Suite 100,  
 East Norriton, PA 19401

**SWARTER, HELEN JANE also known as****HELEN J. SWARTER, dec'd.**

Late of Whitpain Township.  
 Administrator: PAUL H. SWARTER,  
 1916 Pulaski Drive,  
 Blue Bell, PA 19422.

**TYLER, BRET AUSTIN also known as****BRET TYLER, dec'd.**

Late of Lower Salford Township.  
 Executor: LAWRENCE SINGER,  
 Two Penn Center Plaza, Suite 200,  
 Philadelphia, PA 19102.  
 ATTORNEY: LAWRENCE SINGER,  
 Two Penn Center Plaza, Suite 200,  
 Philadelphia, PA 19102

**WASSERMAN, ANNA, dec'd.**

Late of Upper Moreland Township.  
 Executor: MURRAY WASSERMAN,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**WASSERMAN, RALPH, dec'd.**

Late of Upper Moreland Township.  
 Executor: MURRAY WASSERMAN,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**WILLIAMS, JAMES S. also known as**

**JAMES S. WILLIAMS, SR.,  
 JAMES WILLIAMS,  
 JAMES STEWART WILLIAMS and  
 JAMES STEWART WILLIAMS, SR., dec'd.**

Late of Upper Moreland Township.  
 Administrators: RUSSELL WILLIAMS AND  
 JOHN R. WILLIAMS,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**YOUNG, DALE B., dec'd.**

Late of Franconia Township.  
 Executrix: NANCY J. TRINKA,  
 c/o R. Leonard Davis, III, Esquire,  
 Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: R. LEONARD DAVIS, III,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

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**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on January 17, 2013 with the Pennsylvania Department of State for **CHIE CONSULTING LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

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**TRUST NOTICES****First Publication**

**Marie D. Perricone Trust Agreement dtd. 10/28/1991, as amended.** Maria D. Perricone a/k/a Marie D. Perricone, Deceased & Settlor. Late of Lower Providence Twp., Montgomery County, PA. This Trust is in existence and all persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to John T. Perricone & Robert M. Perricone, Trustees, c/o Guy F. Matthews, Esq., 344 W. Front St., Media, PA 19063. Or to their Atty.: Guy F. Matthews, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 W. Front St., P.O. Box 319, Media, PA 19063.

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**MATHEW D. CLOPP AND DANIEL C. CLOPP  
 TRUSTEES OF THE TRUST UNDER THE  
 LAST WILL OF CAROL L. CLOPP  
 DATED FEBRUARY 7, 2008  
 FOR THE BENEFIT OF DAVID B. CLOPP**

**DAVID B. CLOPP, DECEASED**

Notice is hereby given of the death of David B. Clopp, late of East Norriton Township, Montgomery County, Pennsylvania, on December 2, 2012. All persons indebted to the Decedent or the Trust are requested to make immediate payment, and those having legal claims, to present the same without delay to Mathew D. Clopp and Daniel C. Clopp, Trustees, in care of their attorney:

Herbert F. Rubenstein, Esquire  
 25 West Skippack Pike, Suite 107  
 Broad Axe, PA 19002-5152

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**Third and Final Publication**

**The Anna Wasserman Living Trust Dated 10/24/2000.** Anna Wasserman, Deceased. Late of Upper Moreland Twp., Montgomery County, PA. This Trust is in existence and all persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to MURRAY WASSERMAN, Trustee, c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001. Or to his Atty.: Larry Scott Auerbach, 1000 Easton Rd., Abington, PA 19001.

**EXECUTIONS ISSUED****Week Ending February 5, 2013****The Defendant's Name Appears  
First in Capital Letters**

AMERICAN MASONRY CORPORATION:  
HUNTER ROBERTS CONSTRUCTION GROUP,  
GRNSH. - Norris Sales Co, Inc.; 201231172.

BLEAM, CHRISTOPHER: CLEMENS, MICHELLE -  
Jpmorgan Chase Bank National Association, et al.;  
201207075; \$186,234.55.

BOGAN, DEBORAH: TD BANK, GRNSH. -  
Portfolio Recovery Assocs; 200809436; \$3,911.37.

BRIGHT, SIRREN: BANK OF AMERICA, GRNSH. -  
Fia Card Services Na; 201207924; WRIT/EXEC.

BROWN, JEAN - Commonwealth Financial Systems, Inc.;  
201102983; \$3,878.86.

CELAJ, ELTON: ELTON: MANEELY, DANIEL, ET AL. -  
Wells Fargo Bank Na; 201135410; \$386,350.86.

COONAHAN, PATRICK: TD BANK, GRNSH. -  
Lvnv Funding, LLC, et al.; 200814169; \$14,874.74.

COTTMAN, KELLY: DIAMOND CREDIT UNION,  
GRNSH. - Remit Corporation; 201208828;  
WRIT/EXEC.

DAVIS, JOSEPH: DIAMOND CREDIT UNION,  
GRNSH. - Portfolio Recovery Associates, LLC;  
201211714; \$842.12.

DEERY, WILLIAM - Jpmorgan Chase Bank Na, et al.;  
201223729.

DERSTINE, GARY: TD BANK, GRNSH. -  
Dickinson Financial, LLC; 201128741; \$10,040.84.

DOSZPOLY, JANE: MILLER, JANE - The Bank Of  
New York Mellon, et al.; 201203586; \$720,644.03.

FISCHER, JOSEPH - Chase Home Finance, LLC, et al.;  
200901016; AMEND IN REM ORDER/189,700.16.

FULTZ, SCOTT: BANK OF AMERICA, GRNSH. -  
Credigy Receivables, Inc.; 201230707; \$7,680.51.

GOLDEN, LISA: TD BANK, GRNSH. -  
Kelly, Dennis, et al.; 201131605.

HEATON, NINA - Jp Morgan Chase Bank  
National Association; 201219094; \$206,866.25.

HERNANDEZ, NANCY: TD BANK, GRNSH. -  
Fia Card Services Na; 201132790; WRIT/EXEC.

HERRON-AHMEEN, FELICIA - Jpmorgan  
Chase Bank National Association, et al.; 201222970;  
\$97,721.51.

HILL, NICOLE: AMERICAN HERITAGE FCU,  
GRNSH. - Asset Acceptance, LLC, et al.; 201231965;  
\$2,284.52.

INDOOR QUALITY SERVICES, INC.:  
DIMEZZA, JAMES - Peirce-Phelps, Inc.; 201224381.

INSTITUTE OF BUSINESS PUBLICATIONS, LLC:  
CITIZENS BANK, GRNSH. - Homer Group, Inc.;  
201127801; ORDER/13,178.58.

JACOBSON, MARTIN: SUSAN, ARGUE, GRNSH. -  
Chatham Village Condominium Association;  
201301498; WRIT/EXEC.

KINSLEY, JAMES: METRO BANK, GRNSH. -  
Portfolio Recovery Associates, LLC; 200901017;  
\$14,735.17.

LAWLER, MICHAEL - Jpmorgan Chase Bank  
National Association; 201226169; \$128,103.80.

LEE, KI: MOREBANK, GRNSH. - Collegeville Partners;  
201222602; WRIT/EXEC.

MARENGO, STEPHEN: UNITED STATES OF  
AMERICA: MARENGO, JOAN -  
Chase Home Finance, LLC, et al.; 200832361;  
AMEND ORDER/245,217.97.

MAY, CLIFFORD: CYNTHIA - Wells Fargo Bank Na;  
201135521; \$231,434.27.

MCCARTNEY, DANIEL: CITIZENS BANK, GRNSH. -  
Yellow Book Sales And Distribution Company,  
Inc.; 200943933; WRIT/EXEC.

MILLS, CHRISTOPHER: DAWN - Deutsche Bank  
National Trust Company As Trustee For, et al.;  
201225856.

MONSERRAT, MICHAEL: DONNA -  
Jpmc Specialty Mortgage, LLC; 201007641;  
\$250,201.41.

NATTLIE, DENISE - Jpmorgan Chase Bank  
National Association; 201226158; \$74,744.04.

ODONNELL, KEVIN: FRANCES - Apex  
Mortgage Corp, et al.; 201204768; WRIT/EXEC.

PETERS, TERENCE - Jpmorgan Chase Bank  
National Association; 201224123; \$295,184.90.

ROBERTS, ROBIN: TRI COUNTY AREA  
FEDERAL CREDIT UNION, GRNSH. -  
Portfolio Recovery Associates; 201214270; \$948.09.

ROBINSON, MARTHA: PNC BK, GRNSH. -  
Ford Motor Cr Co; 200624914; WRIT/EXEC.

RUMSON CAPITAL, INC.: MANGEL, CANDICE:  
SAMUEL: JPMORGAN CHASE, GRNSH. - 1996  
Pavilion Associates, L.P.; 201230191; WRIT/EXEC.

SANTIAGO, MONSERATE: TD BANK, GRNSH. -  
Lvnv Funding, LLC; 201104260; WRIT/EXEC.

SARACENI, RICHARD: RICHARD - Chase  
Home Finance, LLC, et al.; 201010681; \$97,127.99.

SEIDEL, RICHARD: JODI - Jpmorgan Chase Bank Na,  
et al.; 201226176; \$225,400.45.

SHELLY, JEROME: TAMMY - Wells Fargo Bank Na;  
201133464; WRIT/EXEC.

SHERMAN, STEVE - Bank Of New York Mellon  
Trust Company Na, et al.; 201225603; \$1,006,917.42.

SHEVLIN, THOMAS: DIANA - Citimortgage, Inc.;  
201202220; \$190,470.74.

SLANGER, DOE - Wells Fargo Bank Na, et al.;  
201113076.

WALKER, ALLISON: TROY - Jpmorgan  
Chase Bank Na, et al.; 201221116.

WALTER, LORI - Commonwealth Financial  
Systems, Inc.; 200917831; \$24,386.19.

WARD, TRICIA - Jpmorgan Chase Bank Na;  
201230302.

WASHINGTON, DAVID: BANK OF AMERICA,  
GRNSH. - Credigy Receivables, Inc.; 201300728;  
\$1,662.50.

WILLIAMS, THELMA - Deutsche Bank  
National Trust Company, et al.; 201230297.

WILSON, DAVID - Wells Fargo Bank Na; 201034225;  
WRIT/EXEC.

YOO, CHANG: JIN: WOORI AMERICA BANK,  
GRNSH. - Park, Hung, et al.; 201038109;  
WRIT/EXEC.



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**JUDGMENTS AND LIENS ENTERED**
**Week Ending February 5, 2013**
**The Defendant's Name Appears  
First in Capital Letters**

ADAMS, BETTINA - Target National Bank;  
201301666; Judgment fr. District Justice; \$9,052.39.

AFFINITY PROPERTY MANAGEMENT;  
PATRICK, BRIAN - Kim, Hyunjung; 201301672;  
Judgment fr. District Justice; \$4019.30.

BOLLARD, CHRISTOPHER: RICHARD -  
Station Square @ Ambler Hoa; 201302167;  
Judgment fr. District Justice; \$3124.30.

BROWN, CHARLEMAGNE - Target National Bank;  
201301668; Judgment fr. District Justice; \$9,206.46.

CARDACI, ROBERT - Ford Motor Credit Company Llc;  
201301703; Foreign Judgment; \$9,354.00.

CROYLE, PETER - Credigy Receivables Inc;  
201301745; Judgment fr. District Justice; \$6,357.15.

DELIA, FRANK - Midland Funding Llc; 201301635;  
Judgment fr. District Justice; \$2845.46.

DILULLO, CATHERINE - Midland Funding Llc;  
201302099; Judgment fr. District Justice; \$3,877.74.

DIPAUL, VICTORIA - Station Square @ Ambler Hoa;  
201302166; Judgment fr. District Justice; \$3011.50.

EDWARDS, BARBARA - Sterling Jewelers;  
201301757; Judgment fr. District Justice; \$2,217.96.

ESBENSEN, HARRY - Sterling Jewelers Inc;  
201301747; Judgment fr. District Justice; \$4944.03.

FERREIRA, ANGELO - Cash A Check Plus;  
201301631; Judgment fr. District Justice; \$3607.50.

FRANK, HUGH - Sbc Realty; 201302147;  
Judgment fr. District Justice; \$7672.65.

FRINKEL, JOSEPH - Midland Funding Llc;  
201302114; Judgment fr. District Justice; \$1,968.34.

FULMER-HOUSE, GWEN - 25 North Apartments;  
201301899; Judgment fr. District Justice; \$1454.15.

GALE, EUGENE - Midland Funding Llc; 201301629;  
Judgment fr. District Justice; \$1603.46.

GALIA, RITA - Ge Capital Retail Bank; 201301735;  
Judgment fr. District Justice; \$3,493.02.

GB EXCAVATING INC: BERNHARD, GARY -  
American Asphalt Co Inc; 201301971;  
Foreign Judgment; \$39124.16.

GREENWALT, MARYANN - 25 North Apartments;  
201301890; Judgment fr. District Justice; \$461.55.

GREER, MARK - Lvnv Funding Llc; 201301752;  
Judgment fr. District Justice; \$1315.44.

HAMMOND, SHERICKA: MURRAY, SHELIA -  
Erie Insurance; 201301704; Judgment fr.  
District Justice; \$4,373.21.

HOFFMAN, ZACHARIAH - Drexel University;  
201301968; Judgment fr. District Justice; \$1648.95.

HONERT, ERIC - Midland Funding Llc; 201302101;  
Judgment fr. District Justice; \$9,956.55.

HORNAK, NICHOLAS - Midland Funding Llc;  
201301838; Judgment fr. District Justice; \$4925.50.

J MCLAUGHLIN CHIMNEY SERVICE -  
Cook And Young Industries; 201301701;  
Judgment fr. District Justice; \$467.00.

JANEWAY TRUCK & TRAILER RECOVERY INC -  
Solid Waste Services Inc; 201301996; Judgment fr.  
District Justice; \$3,540.75.

KREIDER, RACHAEL - Discover Bank; 201301850;  
Judgment fr. District Justice; \$2,581.69.

KUHN, HEATHER: MICHAEL - Gwynedd  
Veterinary Hospital; 201302128; Judgment fr.  
District Justice; \$538.41.

LEE, ROBERT - Portfolio Recovery Associates Llc;  
201301643; Judgment fr. District Justice; \$1207.49.

LINGENFELTER, HAROLD: DISPOSAL -  
Good, Ethan; 201301512; Judgment fr.  
District Justice; \$12288.15.

MANCINI, RAYMOND - Midland Funding Llc;  
201301637; Judgment fr. District Justice; \$2175.12.

MCGHEE, AVIS - Lvnv Funding Llc; 201301748;  
Judgment fr. District Justice; \$1626.92.

MCGINNESS, SHAWN - Gerald W Snyder And  
Assoc Inc; 201302162; Judgment fr. District Justice;  
\$1,577.55.

MCNEILL, DONNA - Lvnv Funding Llc; 201301749;  
Judgment fr. District Justice; \$1930.66.

MCSTRAVOG, KATELYN: ENNIS, SHANE -  
Norris Hills Apartments; 201301893; Judgment fr.  
District Justice; \$1304.24.

MERCANTE, CHARLENE - Roberts Law Group;  
201301707; Foreign Judgment; \$17,781.32.

MORRIS, RENA - Midland Funding; 201301842;  
Judgment fr. District Justice; \$3,406.15.

ODONNELL, STANLEY - Equable Ascent  
Financial Llc; 201301724; Judgment fr.  
District Justice; \$2,395.73.

ONEILL, SHANNON - Midland Funding Llc;  
201302020; Judgment fr. District Justice; \$2,063.01.

OWENS, DIANE - Midland Funding Llc; 201301627;  
Judgment fr. District Justice; \$6146.05.

PARK, ANGIE - Equable Ascent Financial Llc;  
201301677; Judgment fr. District Justice; \$2,588.10.

PICHON, VICKY - Discover Bank; 201301845;  
Judgment fr. District Justice; \$9,867.35.

RASMUSSEN, JULIE - Equable Ascent Financial Llc;  
201301596; Judgment fr. District Justice; \$1728.87.

RED STALLION CORPORATION:  
CATALANO, ELIZABETH - Lease Acceptance  
Corporation; 201301644; Foreign Judgment;  
\$13,006.13.

REINHARDT, GORDON - Advantage Assets Li Inc;  
201301594; Judgment fr. District Justice; \$1,408.95.

RICHMAN, TERESA - Equable Ascent Financial Llc;  
201301791; Judgment fr. District Justice; \$5,545.71.

RIEDER, ROBERT - Midland Funding; 201301633;  
Judgment fr. District Justice; \$4385.17.

ROHS, FRANK - Norris Hills Apartments;  
201301895; Judgment fr. District Justice; \$1694.26.

ROSEN, CRAIG - Midland Funding Llc; 201301630;  
Judgment fr. District Justice; \$6326.40.

SANTOO, VEJI - Midland Funding; 201301628;  
Judgment fr. District Justice; \$6946.79.

SEELY, CHRISTOPHER - 700 Swinehart Rd Lp;  
201301908; Judgment fr. District Justice; \$3755.65.

SOLOFSKY, SCOTT - Discover Bank; 201302093;  
Judgment fr. District Justice; \$7,028.88.

STOCKER, JENNIFER: MATTHEW -  
Gwynedd Veterinary Hospital; 201301697;  
Judgment fr. District Justice; \$1201.00.

STRYJEWSKI, WALDEMAR - Discover Bank;  
201301827; Judgment fr. District Justice; \$9,498.45.

TELEMAQUE, JEFFREY - Midland Funding Llc;  
201301654; Judgment fr. District Justice; \$4,745.70.

VALENTINE, JUSTIN - Sterling Jewelers;  
201301746; Judgment fr. District Justice; \$2905.00.

VITAMINSPICE - Gpx Wayne Office Properties Lp;  
201301940; Judgment fr. District Justice;  
\$WRIT/EXEC.

WALTON, CHRISTOPHER - Discover Bank;  
201302098; Foreign Judgment; \$3,671.28.

WEINFELD, MARC - Lvnv Funding Llc; 201301754;  
Judgment fr. District Justice; \$2266.73.

WHITESIDE, ROBERT - Gerald W Snyder &  
Associates Inc; 201302163; Judgment fr.  
District Justice; \$2676.15.

WILLIAMS, LESLIE; BELLO, LESLIE:  
DANIELS, LESLIE - Thomas Jefferson University;  
201302105; Certification of Judgment; \$24,538.50.

YOTHERS, NATHAN - Midland Funding Llc;  
201301115; Judgment fr. District Justice; \$8147.26.

ZARCO, RICARDO - Discover Bank; 201302092;  
Judgment fr. District Justice; \$6,831.04.

ZIEGLER, CARRIE - Royersford Gardens Apartments;  
201301897; Judgment fr. District Justice; \$1060.75.

**ABINGTON TWP. -  
entered municipal claims against:**

David, Tessa: Larken, Rose; 201301646; \$414.50.  
Ellis, John; 201301648; \$1462.50.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Block, Michael: Michael Block Revocable Living Trust;  
201301696; \$3794.50.  
Crowder, Keith; 201301903; \$1561.50.  
Miller, Yvonne; 201301902; \$761.50.  
Miller, Yvonne; 201301985; \$1157.5.  
Withers, Laurence: Pak, Sharyn; 201302041; \$800.00.  
Yu, Mi; 201301700; \$720.50.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Block, Michael: Michael Block Revocable Living Trust;  
201301595; \$21495.50.  
Crowder, Keith; 201301984; \$8488.50.  
Miller, Yvonne; 201301982; \$6136.5.  
Miller, Yvonne; 201301983; \$4295.5.  
Yu, Mi; 201301693; \$4057.50.

**LANSDALE BORO. -  
entered municipal claims against:**

Hm Management Llc; 201302144; \$911.32.

**LOWER MERION TWP. -  
entered municipal claims against:**

Carter, Frances; 201301591; \$10793.90.  
Lassen, Christian; 201301589; \$10793.90.  
Lister, Charles: Stephen; 201301593; \$10793.90.  
Snyder, Beverly; 201301592; \$10793.90.

**LOWER POTTS GROVE TWP. MUN. AUTH. -  
entered municipal claims against:**

Franklin, Owen: Patricia; 201301680; \$937.43.  
Longo, Angelina; 201301681; \$1094.23.  
Rossi, John: Denise; 201301682; \$937.53.

**NORRISTOWN MUNICIPALITY -  
entered municipal claims against:**

Dilucia, Margaret; 201301426; \$996.05.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Caramenico, Teresa: Belle Of The Ball Bridal; 201360088;  
\$5627.14.  
Deon, Michael: Norde Inc; 201360082; \$13360.22.  
Devoe, Armand: De Voes Music Inc; 201360084;  
\$122653.62.  
Fleming, William: William R Fleming Inc; 201360092;  
\$4907.88.  
Global Membership Services; 201360094; \$2073.99.  
Hawkins, Dennis: Hawkins Appliances Llc; 201360087;  
\$20974.35.  
Penncora Production Inc: Kearns, Barbara; 201360086;  
\$1170.58.  
Romano, Anthony: Ginos Management Group; 201360093;  
\$61685.83.  
Silver, Dennis: Dennis Vending Corporation; 201360089;  
\$4700.20.  
Smith, Allan: K & A Sandwiches & Grocery Llc; 201360090;  
\$70186.39.  
Smith, Karen: K & A Sandwiches & Grocery Llc; 201360091;  
\$70186.39.  
Wertman, Doris: American Maid Cleaning Pros Llc;  
201360085; \$7216.85.  
Wolfe, Jacqueline: Future Signs & Graphics Llc; 201360083;  
\$556.82.

**POTTS GROVE SCHOOL DIST. -  
entered municipal claims against:**

Churach, Jodi; 201301885; \$3862.13.  
Swanson, Allen: Doreen; 201301904; \$8402.56.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

123 King Street Trust; 201301922; \$586.30.  
135 Chestnut Street Trust; 201301923; \$586.30.  
Amenta, Stephen; 201301911; \$622.14.  
Amenta, Stephen; 201301917; \$605.11.  
Amenta, Stephen: Heller, Amy; 201301395; \$272.54.  
Amenta, Stephen: Heller, Amy; 201301427; \$634.17.  
Amenta, Stephen: Heller, Amy; 201301428; \$379.46.  
Atkins, Annette; 201301781; \$619.37.  
Austin, Natalie; 201301784; \$604.11.  
Bloomgarden, Barclay: Brenda; 201301948; \$666.73.  
Bonacquisti, Vincent; 201301950; \$683.58.  
Bradley, David: Pamela; 201301951; \$444.03.  
Buckner, William: De Blase, Rachel; 201301913; \$730.59.  
Buckner, William: De Blase, Rachel; 201301915; \$751.39.  
Campbell, Douglas: Debra; 201301787; \$591.31.  
Cartwright, Paul; 201301920; \$759.41.  
Chasar, Jon: Tanya; 201301789; \$655.11.  
Christie, Joseph: Kathleen; 201301952; \$532.63.  
Cimino, Angela; 201301393; \$376.55.  
Clifford, Gary; 201301807; \$654.11.  
Cohen, Jonathon; 201301401; \$319.20.  
Cressman Properties Lp; 201301898; \$1367.44.  
Fabiani, Andre; 201301891; \$699.65.  
Fitzgerald, Richard; 201301822; \$888.75.  
Fitzgerald, Richard; 201301900; \$771.79.  
Fretz, Williams; 201302051; \$1029.74.  
Gibble, Timothy: Michelle; 201301777; \$866.11.  
Gormish, Pamela; 201301912; \$536.05.  
Granger, Robert; 201301826; \$541.55.  
Grundy, Samuel: Darien Grundy, Latonia; 201302069;  
\$654.03.  
Hajj, Iskandar: Elliott; 201301975; \$600.5.

Hannigan, Thomas; 201301808; \$652.99.  
 Hannigan, Thomas; 201301953; \$654.03.  
 Hartman, Richard; Jessica; 201301957; \$703.62.  
 Hill, Norman; 201301914; \$682.22.  
 Hoss, Clara; 201301960; \$444.03.  
 Hudson, William; 201302053; \$586.30.  
 Jpmorgan Chase Bank Na; 201301775; \$667.05.  
 Kailash, Kelly; 201301918; \$607.79.  
 Maginnis, Beverly; 201301863; \$680.32.  
 Meyer, Gustave; 201301844; \$610.03.  
 Michell, Robert; Estate Of Johanna Ondik; 201301889; \$638.69.  
 Mikeles Llc; 201301929; \$746.27.  
 Murray, Peter; Traci; 201301961; \$654.03.  
 Norman, Hill; 201301939; \$546.04.  
 Oblosser, Charles; Karen; 201301771; \$654.03.  
 Obrien, Erick; 201301778; \$654.20.  
 Owheya, Joshua; Gretchen; 201301905; \$206.75.  
 Petro, Kenneth; 201301779; \$654.20.  
 Platcheck, Josiah; Angela; 201301394; \$325.04.  
 Powers, Carolyn; 201301772; \$604.03.  
 Purr, Barbara; 201301963; \$604.03.  
 Reichert, Stephen; Deborah; 201301849; \$1746.12.  
 Roberson, Linda; 201301839; \$660.22.  
 Rohrbach, Ralph; Elizabeth; 201301978; \$370.1.  
 Rubright, Mark; Shelley; 201301857; \$662.39.  
 Schaefer, Elisabeth; 201301886; \$764.89.  
 Sluzenski, Charles; Robin; 201301773; \$655.03.  
 Sluzenski, Charles; Robin; 201301861; \$667.30.  
 Smith Trust; 201302068; \$785.43.  
 Tarpey, Deborah; 201301966; \$604.03.  
 Turner, Alex; Valerie; 201301776; \$797.92.  
 Us Bank Trustee; 201301930; \$1104.35.  
 Walker, Pamela; 201302050; \$1815.97.  
 Walton, William; 201301780; \$654.20.  
 Wampole, Walter; Jean; 201301969; \$952.38.  
 Williams, Scott; Susan; 201301894; \$623.04.

#### **POTTSTOWN BORO. -**

##### **entered municipal claims against:**

Anderson, Mark; 201302048; \$609.86.  
 King Bean Restorations Llc; 201302043; \$609.86.  
 Pickens, Rasheen; 201302056; \$712.22.

#### **POTTSTOWN SCHOOL DIST. -**

##### **entered municipal claims against:**

Wallace, Neil; 201302108; \$1907.05.

#### **SCHWENKSVILLE BORO AUTH. -**

##### **entered municipal claims against:**

Bankers Trust Co Of California; 201301691; \$505.62.  
 Liczbinski, David; 201301690; \$191.01.  
 Luteman, Connie; 201301692; \$457.91.

#### **SKIPPACK TWP. -**

##### **entered municipal claims against:**

Dietterich, Donald; Karen; 201301798; \$409.20.  
 Eichman, Arlen; 201301796; \$306.90.  
 Ergonomics; Adb Realty Associates Lp; 201301794; \$1534.50.  
 Gulick, Charles; Donna; 201301792; \$460.35.  
 Jenson, Kenneth; Rebecca; 201301793; \$409.20.  
 Ottaviano, Joseph; 201301795; \$511.50.  
 Young, Michael; 201301797; \$420.80.

#### **UNITED STATES INTERNAL REV. -**

##### **entered claims against:**

Accord Mechanical And Management Services Inc; 201370046; \$159347.64.  
 Amr Construction Inc; 201370047; \$64,292.63.  
 Archer, David; 201370093; \$75378.86.  
 Bado, Jeffrey; Kathy; 201370049; \$123,817.83.  
 Barton, Rosemary; 201370078; \$63974.48.  
 Beaudoin, Stephen; Elena; 201370104; \$48868.64.  
 Blyn, George; Charlotte; 201370045; \$62,837.64.  
 Brown, Antonio; 201370092; \$45508.07.  
 Brown, Owen; 201370097; \$10247.81.  
 Campfield, Martin; Celia; 201370102; \$14012.66.  
 Controlled Environmental Systems Inc; 201370060; \$48749.25.  
 Daley, Francis; 201370071; \$68388.97.  
 Daley, Francis; 201370067; \$20207.04.  
 David Kalkstein Md Pc; David Kalkstein Md Phd & Associates; 201370096; \$42286.54.  
 Diener, Charles; Anna; 201370086; \$27557.26.  
 Eagleville Fence Co Inc; 201370089; \$4987.21.  
 Egan, Rosemary; 201370105; \$12163.38.  
 Fitzgerald, Elissa; 201370065; \$72612.33.  
 Flamos Inc; Real Pizza; 201370061; \$6036.00.  
 Floutown Bakery Inc; 201370051; \$151.83.  
 Gerrity, Michael; 201370074; \$21,584.56.  
 Gowder, James; 201370088; \$256154.72.  
 Graber, Karl; 201370068; \$22474.99.  
 H & R Landscaping Inc; 201370077; \$7261.32.  
 Honsberger, Carole; 201370052; \$8,867.28.  
 Horst, Christopher; 201370056; \$1,952.84.  
 Ivd Inc; Industrial Valley Design; 201370059; \$3,717.33.  
 Kalan, Edythe; 201370064; \$26664.80.  
 Kelly, Edward; Susan; 201370053; \$11,019.71.  
 Kevin Corcoran O D P C; 201370070; \$2565.74.  
 Kim, Taek; Kye; 201370106; \$18092.51.  
 Lau, Homan; 201370098; \$802904.72.  
 Litman, Jeffrey; 201370101; \$20098.21.  
 Marter, Diane; 201370062; \$32066.81.  
 Masella, James; 201370066; \$27372.34.  
 Mccrane, Drew; Robin; 201370090; \$44645.52.  
 Mccuen, Timothy; 201370083; \$38858.11.  
 Mitchell, Jaclyn; 201370057; \$32,930.11.  
 Moore, Joseph; 201370094; \$34893.39.  
 Moscariello, Rina; 201370063; \$4721.00.  
 Murray, Joseph; Susan; 201370050; \$20,705.18.  
 Naula, Jose; 201370082; \$22573.12.  
 Parsons Biton, Lynne; 201370079; \$29441.25.  
 Paul, Jarrett; 201370085; \$2681.11.  
 Penot, Raymond; 201370099; \$55236.37.  
 Pettine, David; 201370075; \$8,814.06.  
 Pires, Edmund; 201370055; \$9,403.26.  
 Proietto, Robert; 201370081; \$513160.48.  
 Reeder, Walt; 201370073; \$27,759.74.  
 Renew Design Group Inc; 201370095; \$26749.95.  
 Rice, Melvin; Georgianna; 201370087; \$46707.28.  
 Roberts, John; Gina; 201370103; \$23186.41.  
 Robinson, Lawrence; 201370100; \$50726.75.  
 Slicker, Christopher; 201370076; \$10722.65.  
 Stafford, Charles; Regina; 201370091; \$20787.07.  
 Stringer, Jeffrey; 201370084; \$39672.57.  
 Sweeney, Thomas; 201370048; \$158,821.99.  
 Vecchione, Carmen; 201370069; \$32449.08.  
 Venom Incorporated; 201370080; \$4272.00.  
 Vogel, Horst; Deborah; 201370058; \$916393513.  
 Whittenberg, Rodney; 201370054; \$12,242.52.  
 Woodside, J.; 201370072; \$17,332.17.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Morvin, Richard: Suzanne; 201301399; \$2100.49.

**UPPER DUBLIN TWP. -  
entered municipal claims against:**

Schilling, James: Dorothy; 201301954; \$7,719.80.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Bell, Bryan: Angela; 201301683; \$671.16.  
Boone, Lanny: Jill; 201302091; \$241.25.  
Cardano, James: Kathleen; 201301684; \$443.47.  
Cirino, Vincent; 201301541; \$443.10.  
Glunz, Steven: Hyatt, Derek; 201301685; \$527.05.  
Kochmer, Francis: Trish; 201301686; \$766.05.  
Swiski, Mark: Helen; 201301687; \$739.68.  
Wolf, David; 201301688; \$592.28.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Granahan, John: Evelyn; 201301906; \$1631.53.  
Granahan, John: Evelyn; 201301907; \$133.45.  
Granahan, John: Evelyn; 201301910; \$853.14.

**UPPER POTTS GROVE TWP. -  
entered municipal claims against:**

Godin, Kimberly; 201301398; \$734.05.  
Paul, Rajeev; 201301430; \$514.05.  
Winston, Ahron: Latrina; 201301432; \$734.05.

**WHITEMARSH TWP. AUTH. -  
entered municipal claims against:**

Yanocha, Shannon; 201302071; \$22840.80.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending February 5, 2013**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ANDRACAVAGE, RUTH A. - Hatfield Township;  
Dell, Bernice, 2150 Brinkman Road  
Quakertown, PA 18951.  
MCNULTY, JOHN T. - Abington Township;  
McNulty, John M., 2501 Edgecomb Avenue  
Glenside, PA 19038.  
MILEY, SARA N. - Limerick Township;  
Miley, Edward W., 541 W. Reeser Street  
Leesport, PA 19533.  
MODASIA, KIRAN - Hatfield Borough;  
Modasia, Panna K., 2058 Maple Avenue  
Hatfield, PA 19440.  
MURPHY, KATHLEEN A. - Montgomery Township;  
Murphy, John J., 1497 Willowbrook Dr  
Bethlehem, PA 18015; Trout, Shannon M.,  
681 Gerhart Ln Telford, PA 18969.  
TUGGLE, LENTON E., JR. - Norristown Borough;  
Scott, Michael S., 544 Delaware Avenue  
Norwood, PA 19074.  
WILLIAMS, JAMES S. - Upper Meriand Township;  
Williams, John R., 240 Hamel Ave  
Glenside, PA 19038; Williams, Russell,  
4846 Briar bend Dr Houston, TX 77035.  
ZUARES, IRIS - Lower Merion Township; Zuares,  
Quintino T., 160 Union Avenue Bala Cynwyd, PA 19004.

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**SUITS BROUGHT**

**Week Ending February 5, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

5223 DOM LLC: DOMENICOS - Gentiles  
Farm Market Co Inc; 201301695; Civil Action;  
Watson, J. Scott.  
ALDRETEPHAN, CARLOS - Midland Funding Llc;  
201301768; Civil Action; Lieber, Robert.  
ANDERSON, THOMAS: RUTH - Hall-Crum, Robin;  
201301803; Civil Action; Kwartler, David E.  
ANSARI, BRYAN - Capital One Bank Usa Na;  
201301995; Civil Action; Lashin, Arthur.  
ATSH, ANWAR: ELWAKIL, TAHANY -  
Gaber, Elsayed; 201301462; Complaint for  
Custody/Visitation; Ibrahim, Marcia B.  
BACHRACH, ANGELA - Herb, Zachary;  
201301802; Appeal from District Justice.  
BARDARIK, GREGORY - Citibank Na; 201302113;  
Civil Action; Suttell, Brittany J.  
BELANGER AND COMPANY INC:  
BELANGER, KEN - Hersch, Mark; 201302054;  
Civil Action; Morris, Edward J.  
BELL, ROBERT - Bell, Stacey; 201301586;  
Complaint Divorce; Tompkins, Richard J.  
BETO, CHRISTINA - Osorio, Miguel; 201301464;  
Complaint for Custody/Visitation; Fabick, Edward J.  
BIEDERMANN, MARY - Unifund Ccr Llc;  
201302087; Civil Action; Kessler, Raymond.  
BODISON, TRACY - Bank Of America Na;  
201301468; Complaint In Mortgage Foreclosure;  
Brushwood, Matthew.  
BOOTH, SANDRA: JOSEPH - Pascetta, Matthew;  
201301414; Civil Action; Goldenberg, Wayne R.  
BOYD, RICHARD - Bloomer, Michael; 201302044;  
Civil Action; Kregel, Barry W.  
BRANDT A/K/A JONES, NADINE -  
State Farm Insurance Company; 201301041;  
Petition; Hazel, Megan D.  
BYRNES, DENISE - Byrnes, Joseph; 201301494;  
Complaint for Custody/Visitation.  
CACHO, CARLOS - Wells Fargo Bank Na;  
201301477; Complaint in Ejectment;  
Wooters, Meridith H.  
CALARCO, TRACY - Portfolio Recovery  
Associates Llc; 201301556; Civil Action;  
Scott, Morris A.  
CAMPBELL, DONNA - Dell Financial Services Llc;  
201302078; Civil Action; Scott, Morris A.  
CARR, BARBARA - Dell Financial Services Llc;  
201301804; Civil Action; Scott, Morris A.  
CHRISMAN, WILLIAM - Chrisman, Denise;  
201301731; Complaint Divorce; Tomlinson, Barry J.  
CIFELLI, MICHAELINA: JAYDOR COMPANY -  
State Farm Mutual Automobile Insurance Company;  
201301420; Civil Action; Gluck, James.  
CIOSTEK, STANLEY - Ciostek, Hollis; 201301833;  
Complaint Divorce; Brand, Deborah.  
CLARK, DOUGLAS - Lebowitz, Mike; 201301809;  
Appeal from District Justice; Nalencz, Gregory B.  
CLARKE, JENNIFER - Dell Financial Services Llc;  
201301799; Civil Action; Scott, Morris A.  
CLEAVER, BARBARA - Midland Funding Llc;  
201301727; Civil Action; Lashin, Arthur.



- CLEELAND, ELIZABETH - Citibank Na;  
201302066; Civil Action; Scott, Morris A.
- CONSTABLE, AKYEM - Constable, Shauna; 201301598;  
Complaint Divorce; Witmer, Benjamin E.
- CONSTANTINE, JENNIFER - Constantine, Michael;  
201302083; Complaint Divorce.
- CORNERSTONE CONCRETE INC -  
Gatti-Morrison Construction Service Inc;  
201301705; Civil Action; Renaldo, Keith N.
- CRONIN & SONS INC: CRONIN & SONS  
ROOFING & SHEET METAL: CRONIN  
NORTH AMERICA LLC - Nationwide Mutual  
Insurance Co; 201301664; Civil Action;  
D'Emilio, Paul F.
- DAMBROSIO BAKERY LLC - American  
Yeast Sales Llc; 201301407; Civil Action;  
Wilson, Jeffrey S.
- DANDREA, JAMIE - Brandau, Lynda; 201301935;  
Complaint for Custody/Visitation.
- DAVIS, ISAIAH - Boles, Mark; 201301650;  
Appeal from District Justice; Emmi, Louis W.
- DEL ROSARIO, MARYANN: SEIFFERT, STEPHANIE -  
Portfolio Recovery Associates Llc; 201301549;  
Civil Action; Scott, Morris A.
- DELGRANDE, MARK - Geico Insurance Company;  
201301632; Civil Action; Ackley, Christopher.
- DESIMONE, GRACE - Desimone, David; 201301742;  
Complaint Divorce; Patterson, Marie A.
- DESOUZA, SCOTT - Allen, Sioux; 201302118;  
Civil Action.
- DIAZ, COSME - Santana, Yuelinne; 201301974;  
Support/Exceptions.
- DIETRICH, JACOB: DOUGLAS: MAIHENG -  
Carbone, Stacie; 201301660; Civil Action;  
Rosenbaum, James L.
- DIXON, ALYSSA: AUSTIN, HUNTER -  
Miller, Cindy; 201301226; Complaint for  
Custody/Visitation.
- DOUGLAS, DUKE - Longo, Jacqueline; 201301652;  
Complaint for Custody/Visitation; Winter, Michelle.
- DUDA, LILLIAN: HAMILTON, TODD:  
KRICK, ERIKA, ET.AL. - Sommers, Patricia;  
201301737; Appeal from District Justice.
- DURHAM, NEAL - Durham, Kimberly; 201301098;  
Complaint for Custody/Visitation.
- DUTTER, HARRY - State Farm Insurance Company;  
201231724; Petition; Hazel, Megan D.
- DYER, DIAMOND - Williams, Jordan; 201301429;  
Complaint for Custody/Visitation.
- EAKINS, TWANDA - Showell, E.; 201301649;  
Complaint for Custody/Visitation; Wochok, Taras M.
- EDGAR, MELISSA: LOCASTRO AND ASSOCIATES -  
State Farm Insurance Company; 201301461;  
Petition; Hazel, Megan D.
- ENGELHARDT, MARK - Machacek Engelhardt, Cheryl;  
201301694; Complaint Divorce; Shelly, Stephen A.
- FAIRINGTON, ROBBY - Fairington, Lisa;  
201302049; Complaint Divorce; Gregg, John P.
- FIELCO INDUSTRIES INC: COMMERCIAL  
REAL ESTATE ASSOCIATES: CREA, ET.AL. -  
Muscarnero, Philip; 201301653; Civil Action;  
Konefsky, Leonard S.
- FLANAGAN, EDWARD: VIRGINIA:  
WILSON, JAMES, ET.AL. - Cjd Group Llc;  
201301459; Complaint in Quiet Title;  
Mohler, Jeffrey D.
- FLYNN, MICHAEL - Ge Capital Retail Bank;  
201301575; Civil Action; Morris, Gregg L.
- FORCEY, HAYLEY: BAUM, RANDY -  
Forcey, Deborah; 201301304; Complaint for  
Custody/Visitation; Gray, Sharon Leigh.
- FORD, CHRISTOPHER: ADAMS, MARION -  
Bank Of New York Mellon Trust Company Na;  
201301651; Complaint In Mortgage Foreclosure;  
Wells, Allison F.
- FOWLER, KEVIN: SHIRLEY - Wells Fargo Bank Na;  
201301532; Complaint In Mortgage Foreclosure;  
Marin, Ashleigh Levy.
- FUENTES, JORGE - Allstate; 201302168;  
Civil Action; Gillman, Jeffrey S.
- FURED, KIMBERLY - Portfolio Recovery  
Associates Llc; 201301486; Civil Action;  
Scott, Morris A.
- GANT, ROSS: MARCY - Metlife Home Loans;  
201301475; Complaint In Mortgage Foreclosure;  
Kolesnik, John M.
- GARCIA, VICTOR - Balis, Katina; 201301662;  
Complaint Divorce.
- GAROFANO, LOUIS - Dell Financial Services Llc;  
201301801; Civil Action; Scott, Morris A.
- GEORGE, BONNIE - State Farm Insurance  
Company; 201231386; Petition; Hazel, Megan D.
- GIAMBRONE, MICHAEL: EASTERN  
ABSTRACT INC: GIAMBRONE, SHARON -  
Angelucci, Nancy; 201301588; Civil Action;  
Harbison, Keith A.
- GLOVER, KYMBERLY - Birth, Linnel; 201302024;  
Complaint for Custody/Visitation.
- GONZALEZ, JORGE - State Farm Fire And  
Casualty Company; 201302111; Civil Action;  
Davis, John P. Iii.
- GORDON, M.: NORINE - Gordon, William; 201302046;  
Complaint Divorce; Boyd, Melissa M.
- GRANESE, GARY - Castronova, Kristie; 201301919;  
Complaint for Custody/Visitation.
- GREEN, ESTELLE - Citibank Na; 201302096;  
Civil Action; Scott, Morris A.
- GRIFFIN, SHAWN: DAIMLER-CHRYSLER  
FINANCIAL SERVICES AMERICA LLC -  
State Farm Insurance Company; 201301043;  
Petition; Hazel, Megan D.
- GULTANOFF, BARRY - Citibank Na; 201302102;  
Civil Action; Scott, Morris A.
- GUZZI, SARA - Rebitz, Joseph; 201301837;  
Complaint for Custody/Visitation.
- HESSLER, BETH - Hessler, James; 201301658;  
Complaint Divorce.
- HESTER, CHARLES - Erie Insurance Grp; 201301734;  
Appeal from District Justice; Damiano, Anthony D.
- INFORMEDIAGNOSTICS INC: ABRAMS, RUSSELL:  
ALEXANDER, EDWARD, ET.AL. -  
Progressive Classic Insurance Company; 201301964;  
Civil Action; Tuite, Edward J.
- INTINTOLO, CHERIE - Intintolo, Nicholas;  
201302030; Complaint Divorce.
- JONES, RHIANNA: FRY, JAMES -  
State Farm Insurance Company; 201301044;  
Petition; Hazel, Megan D.
- JORDAN, JUDITH - Portfolio Recovery Associates Llc;  
201301552; Civil Action; Scott, Morris A.
- KAHWADJIAN, LEAH - Edmonds, Alicia;  
201301674; Civil Action; Metzger, Lawrence G.



- KELAHHER, JOSHUA - Guido, Nicole; 201301120; Complaint for Custody/Visitation; Levit, Saul D.
- KEYSER, DANIEL - Wagner, Alisha; 201301114; Complaint for Custody/Visitation.
- KIM, MEONG - Kim, Kyung; 201302155; Complaint Divorce.
- KLEIN, FLORA - Equable Ascent Financial LLC; 201301859; Appeal from District Justice; Felzer, Jordan W.
- KLUVER, CYNTHIA - Portfolio Recovery Associates LLC; 201301573; Civil Action; Scott, Morris A.
- KNAPP, DANA: ESTATE OF STEPHEN W KNAPP: ESTATE OF STEPHEN WILLIAM KNAPP, ET.AL. - Wells Fargo Bank Na; 201301392; Complaint In Mortgage Foreclosure; Wells, Allison F.
- KOHL, NANCY - Kohl, John; 201301744; Complaint Divorce; Donahue, Jenifer.
- KRYSTOW, BERNADETTE: PAUL: MARYANNA - State Farm Insurance Company; 201301040; Petition; Hazel, Megan D.
- KRYWICKI, DANIEL: DEBRA - Ronca, David; 201302137; Appeal from District Justice.
- KUMMERER, KATIE - McClure, Hugh; 201301936; Complaint for Custody/Visitation.
- LARGE, RYAN - Large, Ashley; 201302045; Complaint Divorce; Lentz, Erin C.
- LARUE, CHRISTOPHER - Erney, Nydia; 201301887; Complaint for Custody/Visitation.
- LASHLEY, KELVIN - Midland Funding LLC; 201301767; Civil Action; Lieber, Robert.
- LAX, PETER - Marlin, Harriett; 201301605; Petition.
- LEYMBAN, ALAN - Erie Insurance Exchange; 201301639; Civil Action; Watson, J. Scott.
- LOUGHRAN, JAMES - Portfolio Recovery Associates LLC; 201301546; Civil Action; Scott, Morris A.
- LUKASAVAGE, JENNIFER - Countrywide Home Loans Servicing Lp; 201301712; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- LUNGIN, IRINA - Citibank Na; 201302075; Civil Action; Scott, Morris A.
- MACK, DAMEON - Poindexter, Alisha; 201301656; Complaint for Custody/Visitation.
- MAGUIRE, LINDA - Portfolio Recovery Associates LLC; 201301481; Civil Action; Scott, Morris A.
- MANN, JOSHUA - Mccarthy Mann, Colleen; 201302052; Complaint Divorce; Perry, Allan C.
- MANNO, MICHAEL: GRACE - Wells Fargo Bank Na; 201302121; Complaint In Mortgage Foreclosure; Wells, Allison F.
- MARQUES, CHARLES - Barclays Bank Delaware; 201301710; Appeal from District Justice.
- MCINTYRE, SAUNDRA - Portfolio Recovery Associates LLC; 201301600; Civil Action; Scott, Morris A.
- MCNALLY, KAREN: KAREN: P. ET.AL. - Wells Fargo Bank Na; 201301499; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- MCTAMNEY, CRISTEN - Mctamney, Brian; 201302039; Complaint Divorce; Deshong, Amy P.
- MELMAN, STEVEN: DIRECT MOBILE DENTAL SERVICES INC - Sved, Ira; 201302019; Civil Action; Bruccoleri, Stephen W.
- MILES, RUTH - Bum Hollow Properties; 201301738; Petition to Appeal Nunc Pro Tunc; Lewis, Gary P.
- NASON, JEFFREY: HOAGLAND, MARY - Wells Fargo Bank Na; 201301463; Complaint In Mortgage Foreclosure; Yoder, Brian.
- NHEK, BORIN: SOKHAN - Discover Bank; 201301732; Civil Action; Gulko, Ralph.
- NIEMAN, PAUL - Discover Bank; 201301642; Civil Action; Gulko, Ralph.
- NORTH PENN REGIONAL COUNCIL OF THE ARTS: KERNS, ROBERT: KIRCHNER, TIMOTHEA, ET.AL. - Yannarella, Anne; 201302021; Civil Action; Pollins, Scott M.
- OCONNOR, ANDREW - Citibank Na; 201302100; Civil Action; Scott, Morris A.
- ORIMOLOYE, OMOTOLA - Gamble, Hayward; 201301755; Civil Action; Matteo, Jeffrey V.
- OUTEN, DARRYL - Grier, Natasha; 201301148; Complaint for Custody/Visitation.
- PALATANO, SILVIO - Midland Funding LLC; 201301726; Civil Action; Lashin, Arthur.
- PARKER, INA - Portfolio Recovery Associates LLC; 201301604; Civil Action; Scott, Morris A.
- PAULINE LONGSTRETH IRREVOCABLE TRUST - Wende, Angela; 201301599; Civil Action; Egbert, James E.
- PEALS, XAVIER - Portfolio Recovery Associates LLC; 201301487; Civil Action; Scott, Morris A.
- PELLO, DANA - Rhodes, Kevin; 201301832; Complaint for Custody/Visitation.
- PENDOT - Bardol, William; 201231398; Petition.
- PENNINGTON, JASON: JACK - State Farm Mutual Automobile Insurance Company; 201301555; Civil Action; Gluck, James.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Patterson, Antwanette; 201300963; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - St George, Mary; 201301317; Appeal from Suspension/Registration/Insp; Schwartz, Daniel.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pfeifer, John; 201301331; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Eichmann, Kevin; 201301424; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tuggle, Toreyn; 201301613; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lynch, Gregory; 201301661; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cranata, Andrew; 201301750; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cranata, Andrew; 201301753; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brown, Dennis; 201301763; Appeal from Suspension/Registration/Insp; Spirt, H. David.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brett, Faith; 201302036; Appeal from Suspension/Registration/Insp; Cassidy, Michael W.

- PETERFFY, LILLA - Discover Bank; 201301671;  
Civil Action; Gulko, Ralph.
- PGK ASSOCIATES LP; KORMAN  
RESIDENTIAL PROPERTIES INC;  
PINEGROVE TOWNHOMES - Chege, Elizabeth;  
201301739; Civil Action; Bosniak, Hope Susan.
- PRICE, ALICE - Rookwood, Christopher;  
201301439; Civil Action; Haskin, Phyllis D.
- PROSCAPE TECHNOLOGIES - Gerity, David;  
201301638; Civil Action; Minora, Amil M.
- RILEY, JASON - Midland Funding Llc; 201301723;  
Civil Action; Lashin, Arthur.
- RIXON, TERESA - Discover Bank; 201301689;  
Civil Action; Gulko, Ralph.
- RIZZITANO, LISA - Rizzitano, Robert; 201301625;  
Complaint Divorce.
- ROEBÜCK, GEMMA - Foster, George; 201301959;  
Complaint for Custody/Visitation; Witmer, Benjamin E.
- ROGERS, BRITTANI - Rogers, Jamal; 201301624;  
Complaint for Custody/Visitation.
- ROMANO, JEFFREY - Romano, Anita; 201301938;  
Complaint Divorce; Furia, Joanna M.
- ROSS, SERGIO - Capital One Bank; 201301854;  
Appeal from District Justice; Ratchford, Michael F.
- RYSAK, PATRICIA - Gmac Mortgage Llc;  
201302116; Complaint In Mortgage Foreclosure;  
Kolesnik, John M.
- SALTER, STEPHEN - Salter, Anastasia; 201301608;  
Complaint Divorce; Clifford, Daniel J.
- SANCHEZ, PEDRO - Portfolio Recovery  
Associates Llc; 201301485; Civil Action;  
Scott, Morris A.
- SCHMITT, EVAN: CHARLES, ELDWIN -  
Debarberie, Anthony; 201301769; Civil Action;  
Guilfoil, Andrew V.
- SCIALANCA, OLIVIA: HERRERA, OLIVIA -  
Scialanca, David; 201301901; Complaint Divorce;  
Balsama, Joseph A.
- SHADE, CHRISTINA - Wampole, Sherry;  
201301562; Complaint for Custody/Visitation.
- SMITH, CHRISTOPHER: TRAYLOR, DANA -  
Cjd Group Llc; 201301455; Complaint in  
Ejectment; Mohler, Jeffrey D.
- SPECTOR, CHARLES - Thunderbolt Holdings Ltd Llc;  
201301698; Civil Action; Pirillo, Melissa.
- SPEIDEL, JOELLE - National Collegiate Student Loan  
Trust 2004-1; 201301676; Civil Action;  
Ratchford, Michael F.
- STAROPOLI, FRANK - Staropoli, Kimberly;  
201301670; Complaint Divorce; Badame, Paul.
- STATUTI, LOUIS - Thomas, Leslie; 201301856;  
Civil Action; Merlie, Alfred J.
- STEIN, STEVEN: JOAN - Post Haste Handyman;  
201301579; Civil Action; Gordon, Charles W.
- STEP BY STEP CENTER INC - Radcliffe, Dante;  
201301615; Civil Action; Penneys, Jeffrey H.
- STOPKO, PAUL - Stopko, Natalie; 201301921;  
Complaint Divorce.
- STRAUBEL, CHARLES: STACY - Wells Fargo Bank Na;  
201301766; Complaint In Mortgage Foreclosure;  
Marin, Ashleigh Levy.
- SUMMIT RESTORATIONS LLC:  
BEAUDET, CHARLES - Voutsinas, Panayiotis;  
201301636; Civil Action; Brown, Lance D.
- THIEROLF, ALLEN - Thierolf, Brittany; 201301616;  
Complaint Divorce.
- TROTMAN, CAROL - Newman, Amy; 201301659;  
Civil Action; Eisenberg, Michael E.
- TROUT, SAMANTHA - Dell Financial Services Llc;  
201302082; Civil Action; Scott, Morris A.
- TUCKER, DANIEL - Wells Fargo Bank Na;  
201301501; Complaint In Mortgage Foreclosure;  
Marin, Ashleigh Levy.
- VANDERSLICE, ALAN - Briel, Tiffany; 201300913;  
Complaint for Custody/Visitation; Cappolella, Lisa J.
- VANIVER, JACQUELINE - Thunderbolt  
Holdings Ltd Llc; 201301702; Civil Action;  
Pirillo, Melissa.
- VARADY, DAVID - Citibank Na; 201301553;  
Civil Action; Suttell, Brittany J.
- WALLACE, ASHLEY - Wright, Camillas;  
201301070; Complaint for Custody/Visitation.
- WARNER, JOSEPH: CAR FARM AUTO GROUP LLC -  
State Farm Insurance Company; 201301042;  
Petition; Hazel, Megan D.
- WEINBERG, NORMAN - Coulton, James; 201231779;  
Petition.
- WEIS, AIME: HENRY - Marks, Suzanne; 201301814;  
Civil Action.
- WERTHER, ELLEN - Backes, Rhea; 201301818;  
Civil Action; Bresnan, Joseph E.
- WILHELM, JOHN: LUCAS, RJ - Wilder, Stuart;  
201301999; Civil Action; Pratt, Richard H.
- WITTIG, ROBERT: LAUREN - Jpmorgan  
Chase Bank Na; 201301442; Complaint In  
Mortgage Foreclosure; Wells, Allison F.
- WYNNE, KIMBERLY - Wynne, James; 201301820;  
Complaint for Custody/Visitation.
- YARD, DANIEL - Villante, Alissa; 201301093;  
Complaint for Custody/Visitation; Mullaney, Martin P.
- YOESRON, RACHMAT - Portfolio Recovery  
Associates Llc; 201301488; Civil Action;  
Scott, Morris A.
- ZELENAK, DOLORES - Portfolio Recovery  
Associates Llc; 201301484; Civil Action;  
Scott, Morris A.
- ZLOTNICK, GARY - Wells Fargo Bank Na; 201301805;  
Complaint In Mortgage Foreclosure; Wells, Allison F.

## WILLS PROBATED

### Granted Week Ending February 5, 2013

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ATKINSON, SAMUEL G. - Lower Gwynedd Township;  
Gottshall, Janet A., 2107 Berks Road  
Lansdale, PA 19446.
- BLUM, JEFFREY R. - Lower Merion Township;  
Blum, Maxine G., 1162 Red Rose Lane  
Villanova, PA 19085.
- BOURDON, ANNE M. - Upper Gwynedd Township;  
Bourdon, Laird, 212 Grannery Lane  
North Wales, PA 19454.
- CALLAN, THOMAS J. III - Springfield Township;  
Kollar, Margaret C., 2263 Rebecca Dr  
Hatfield, PA 19440.
- CARUANO, NICHOLAS V. - East Norriton Township;  
Caruano, Nicholas J., 115 W. Hartranft Blvd  
East Norriton, PA 19401.

- DELOATCH, EMMITT, JR. - Plymouth Township;  
Studevan, Debra, 502 Lee Drive  
Royersford, PA 19468.
- DEMICHIEL, ROSALIE M. - Horsham Township;  
Demichiel, Ron, 10119 Driftwood Park Dr  
Houston, TX 77095.
- DERVINIS, ALPHONSE - Upper Merion Township;  
Dervinis, Eric A., 632 Bob White Road  
Wayne, PA 19087.
- DIAMOND, ROSE E. - Upper Dublin Township;  
Nitzberg, Nancy H., 7820 Spring Avenue  
Elkins Park, PA 19027.
- DICE, FRANK J. - Lower Frederick Township;  
Dice, Frank J., Jr., 104 S. Park Avenue  
Norristown, PA 19403.
- DIENNO, JOSEPH D. - Douglass Township;  
Mccourry, Nelson J., 873 Black Road  
Collegeville, PA 19426.
- DIPIETRO, JANE E. - Pottstown Borough;  
Rizzardi, Susan, 41 Chestnut Street  
Pottstown, PA 19464.
- DOUGHERTY, STEPHEN - Narberth Borough;  
Hazlett, Robert T., 2001 Hamilton Street  
Philadelphia, PA 19130.
- EDWARDS, JUNE L. - Upper Moreland Township;  
Edwards, James B., 819 Wesley Avenue  
Ocean City, NJ 08226.
- FELDMAN, SYLVIA - Whitemarsh Township;  
Feldman, Howard, 613 Chatwick Lane  
Yardley, PA 19067.
- GOFF, NANCY B. - Worcester Township;  
Allan, Elizabeth G., 6649 Amy Drive  
Clarkston, MI 48348.
- GREGG, CYNTHIA - Upper Providence Township;  
Eastmure, Alice J., 3812 Landis Mill Rd  
Collegeville, PA 19426.
- HAGER, NORMAN J. - Souderton Borough;  
Ziegler, Cheryl Lynn, 241 W. Reliance Road  
Souderton, PA 18964.
- HOAG, ROBERT M. - Lower Gwynedd Township;  
Hoag, David S., 336 Gribbel Road  
Wyncote, PA 19095.
- HUMPHREYS, ANNABELL - Cheltenham Township;  
Johnson, Beverly L., 1829 Erlen Road  
Lamott, PA 19027.
- JAEGER, JOHN F. - Lower Merion Township;  
Altman, Mary F., 1695 Knob Lane  
Phoenixville, PA 19460.
- JOHNSON, WENTWORTH P. III -  
Lower Merion Township; Means, Melinda J.,  
714 Woodleave Road Bryn Mawr, PA 19010;  
Monroe, Elizabeth W., 709 Moore Avenue  
Bryn Mawr, PA 19010.
- KLEINMAN, RUTH S. - Lower Merion Township;  
Goldman, Henry Y., 321 Valley Road  
Merion Station, PA 19066.
- KORSZNAK, PETER R. - New Hanover Township;  
Korsznjak, Peter L., 1248 East Sixth Street  
Red Hill, PA 18076.
- MCBRIDE, JOHN J., JR. - Upper Moreland Township;  
Mcbride, Joyce L., 123 Pinewood Circle  
New Hope, PA 18938; Mcbride, Robert J.,  
123 Pinewood Circle New Hope, PA 18938.
- MELCHER, WILLIAM D. - Lower Providence Township;  
Melcher, Caroline M., 13410 Shannondell Drive  
Audubon, PA 19403.
- MURT, JAMES J. - Upper Moreland Township;  
Murt, Thomas P., 3728 Meyer Lane  
Hatboro, PA 19040.
- NICELY-GUINN, INEZ C. - Abington Township;  
Guinn, Frank H., 296 Wyndmoor Circle  
Huntingdon Valley, PA 19006.
- O'BRIEN, JEAN A. - Abington Township;  
Masucci, Jean, 651 Maple Glen Circle  
Maple Glen, PA 19002.
- PATTERSON, VICTORIA - Upper Moreland Township;  
Hartzell, Joan P., 4255 Orangemans Road  
Hatboro, PA 19040.
- PRESSER, MARVIN - Cheltenham Township;  
Presser, Rene M., 475 Copper Beech Circle  
Elkins Park, PA 19027.
- QUAY, ELIZABETH C. - Lower Merion Township;  
Quay, Mary E., 10 Agassiz Street  
Cambridge, MA 02140.
- ROBINSON, WILLIAM H. - Springfield Township;  
Robinson, Warren, 19 Latham Parkway  
Elkins Park, PA 19027.
- ROSENAU, FRED - Cheltenham Township;  
Rosenau, Myrna C., Coventry House  
606 Melrose Park, PA 19027.
- ROSS, JOHN R. - Franconia Township; Ross, Wanda C.,  
577 Godshall Road Telford, PA 18969.
- SALDUTTI, ANNA T. - Lansdale Borough;  
Saldutti, Vincent J., 525 E. Third Street  
Lansdale, PA 19446.
- SCHLOSSER, WALTON B., JR. -  
Lower Providence Township; Mellor, Mary A.,  
38 Harvard Road Plymouth Meeting, PA 19462;  
Westfall, Deborah S., 1665 Hollow Road  
Birchrunville, PA 19421.
- STOUDT, RICHARD C. - Pennsburg Borough;  
Stoudt, Richard C. II, 808 Topton Road  
Kutztown, PA 19530.
- STRAUS, JOSEPH, JR. - Whitemarsh Township;  
Kamens, Matthew H., 101 Curwen Circle  
Rosemont, PA 19010-1614; Straus, James A.,  
91 Hale Drive Princeton, NJ 08540-7317;  
Sundheim, Nancy S., 656 Moreno Road  
Narberth, PA 19072.
- STURGES, ELEANOR M. - Marlborough Township;  
Dice, Frank J., Jr., 104 S. Park Avenue  
Norristown, PA 19403.
- SZCZEPANSKI, EMILY J. - Hatfield Township;  
Wert, Karen A., 1660 Lynrose Circle  
Hatfield, PA 19440.
- TUTEUR, HERBERT - Horsham Township;  
Tuteur, Robert I., 1370 Perry Circle  
North Wales, PA 19454.
- VERDECCHIO, GENEVIEVE - Abington Township;  
Lombardi, Jean S., 1759 Kimball Ave  
Willow Grove, PA 19090; Verdecchio, Marlene,  
1742 Kimball Ave Willow Grove, PA 19090.
- WISLER, MARIE A. - Lansdale Borough;  
Diehl, Brenda L., 240 Susquehanna Ave  
Lansdale, PA 19446.
- WITTE, FLAVIA E. - Lower Gwynedd Township;  
Baldassari, Philip J., 1540 Green Hill Rd  
Collegeville, PA 19426.
- WITTMAN, EDITH S. - Springfield Township;  
Mcconaghy, Richard W., 7905 Winston Road  
Philadelphia, PA 19118; Mullaney, Thomas, Jr.,  
541 Britton Drive King Of Prussia, PA 19406.
- ZYGMONT, DOROTHY S. - Plymouth Township;  
Holland, Stanley, 17 Cemetery Lane  
Schwenksville, PA 19473; Smith, Carol L.,  
247 Ellis Street Rahns, PA 19426.

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## RETURN DAY LIST

**February 25, 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 MCCCH electronic directory for assigned courtroom.**

1. Anthony v. Anthony - Petition to Withdraw as Counsel (Seq. 8) Only Docket #201208471 - **E. Fabick - M. Kelm.**
2. Autovino v. Autovino - Petition to Withdraw as Counsel (Seq. 37) - **C. Consolo - J. Lubon.**
3. BAC Home Loans Servicing, L.P. v. Moya - Motion for Leave to File an Amended Complaint (Seq. 18) - **A. Kayes.**
4. Bank of America, N.A. v. Harris - Motion to Reassess Damages (Seq. 8) - **M. Brushwood.**
5. Banks v. Wilkinson - Motion to Compel Answer to Interrogatories in Aid of Execution (Seq. 3 D) - **M. Gottlieb.**
6. Chong v. Smith - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **J. Solnick - J. Mayers.**
7. Comfort Creators, Inc. v. Gambone Construction Company - Motion to Compel Deposition of Defendants (Seq. 44 D) - **A. Laird - K. McWhirk.**
8. Considine v. Considine - Petition to Withdraw as Counsel (Seq. 33) - **J. Hoffman - L. Shapson.**
9. Denzel v. Summit Family Practice, P.C. - Motion for Monetary Sanctions (Seq. 71) - **R. Slota - M. Saltzman.**
10. Denzel v. Summit Family Practice, P.C. - Motion to Compel Mental Exam of Plaintiff (Seq. 70 D) - **R. Slota - M. Saltzman.**
11. Deutsche Bank, National Trust Company v. Sullivan - Motion to Reassess Damages (Seq. 18) - **G. McCafferty.**
12. Diaz v. Hurt - Petition to Withdraw as Counsel (Seq. 54) Only Docket #201132011.
13. Escobar v. O'Donnell - Petition to Withdraw as Counsel (Seq. 53) - **J. Flood - J. Furia.**
14. Estate of Francis L. Amato v. Trusted Care, Inc. - Motion to Compel Plaintiff's Answer to Written Discovery (Seq. 116 D) - **R. Lebovits - P. Troy - E. Galang.**
15. Estate of Francis L. Amato v. Trusted Care, Inc. - Motion to Strike Plaintiff's Objections to Defendant's Notice of Intent to Serve Subpoenas for Medical Records of Plaintiff's (Seq. 117 D) - **R. Lebovits - P. Troy - E. Galang.**
16. Gauthrin v. Wertz - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 21 D) - **P. Bucci - M. Kvetan.**
17. GMAC Mortgage, LLC v. Clapps v. Clapps - Motion to Reassess Damages (Seq. 40) - **M. McKeever - G. Ross.**
18. Great Northern Insurance Company v. Intech Construction, Inc. - Plaintiff's Motion to Compel Discovery Against Defendants Intech Construction, Inc. and O'Neill Properties Group, L.P. (Seq. 39 D) - **B. Tishler - L. Apelian.**
19. Guarro v. North Hills Country Club - Defendant's Motion to Compel Discovery (Seq. 6 D) - **K. Kofsky - J. Donahue.**
20. Hobbs v. Domanegle - Motion to Withdraw as Counsel for Katie Hobbs (Seq. 34) - **L. Cappolella.**
21. Joo v. Smyth - Motion to Compel Answer to Interrogatories (Seq. 8 D) - **J. Solnick - J. Godin.**
22. Kim v. Cohen - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 25 D) - **R. Birch - J. Rubin.**
23. Kor Commercial Real Estate, LLC v. Johnson & Markley Redevelopment, LLC - Joint Motion for Protective Order (Seq. 58 D) - **W. Harvey - D. McCaffery.**
24. Kroiz v. Majestic Images, LLC - Motion to Withdraw as Counsel for Defendants (Seq. 38) - **J. Gross - H. Dimmerman.**
25. Lapensohn v. Hytha - Motion to Compel Discovery Responses from Hytha (Seq. 133 D) - **D. Bennett - W. O'Brien - A. Hinkle.**
26. Leahy v. Ra - Motion to Compel Responses to Discovery Requests Directed to Plaintiff, Jessica Leahy, James Leahy and Karen Leahy (Seq. 8 D) - **A. DiMassa - K. Bauerle.**
27. Leblanc v. Rolette - Motion to Compel Discovery Responses Directed to Kevin Leblanc (Seq. 19 D) - **D. Hetznecker - D. Shafie.**
28. Lee v. Ho - Motion to Compel Discovery Responses (Seq. 12 D) - **J. Solnick - T. Delevie.**
29. Mastrine v. Guru Auto World, Inc. - Petition to Withdraw as Counsel (Seq. 28) - **M. Weisberg - S. Goudsouzian.**
30. McClure v. Cutler Group, Inc. - Motion to Compel Answer to Plaintiff's First Set of Interrogatories and Requests for Production of Documents (Seq. 11 D) - **P. Murphy - N. Wright.**
31. McCormick v. Giant Food Stores, Inc. - Motion to Compel Answer to Discovery (Seq. 96 D) - **J. Lindheim - M. Riley - J. Farrell.**
32. McGrory v. Ulta Salon Cosmetics and Fragrance, Inc. - Defendant's Motion for Leave to Join Additional Defendant (Seq. 5) - **J. Solar - A. Conolley.**
33. McKiney v. Paul - Motion to Compel Plaintiff's Tax Returns and Signed Authorizations (Seq. 6 D) - **M. Greenfield - E. Gavin.**
34. Metlife Home Loans v. Macrina - Motion to Reassess Damages (Seq. 24) - **C. Dunn.**
35. Minor v. Foster - Petition to Withdraw as Counsel (Seq. 12) - **C. Briggs - J. Lee.**
36. Mollick v. Van Horn - Plaintiff's Motion to Overrule Objections to Plaintiff's Subpoena of Documents from Verizon (Seq. 205 D) - **D. Hollar - T. Schmitt.**
37. Mullen v. Mergaman - Motion to Compel Plaintiff's Answer to Written Discovery (Seq. 20 D) - **G. McHugh - K. Wright.**
38. Patel v. Becker - Motion to Withdraw as Counsel (Seq. 4) - **J. Sommar.**
39. Riser v. Sears Roebuck & Company - Motion to Compel Against Plaintiffs (Seq. 6 D) - **R. Birch - R. Sanzo.**
40. Rodriguez v. Horigan - Motion to Compel Supplemental Interrogatories Second Set (Seq. 27 D) - **P. McNamara - R. Mennies.**
41. Schuck v. Obel - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 8 D) - **C. Adams - J. Godin.**



42. Security Abstract of Pennsylvania, Inc. v. E&M Insurance Associates, Inc. - Plaintiff's Motion to Compel Defendant Kaplan's Answer to Request for Production of Documents (Seq. 44 D) - **E. O'Shea - J. Connor.**
43. St. John v. Lynnewood Real Estate, LTD - Motion to Compel Pre-Complaint Discovery (Seq. 1 D) - **P. Villari.**
44. Sunbelt Rentals, Inc. v. Landmark Hotels, Inc. - Defendants Motion to Strike Mechanic's Lien Claim - **C. Garner.**
45. Supplementmarket Com., Inc. v. Friesenhahn - Petition to Reinstate (Seq. 14).
46. Tactix Real Estate Advisors, LLC v. Johnson & Markley Group, LLC - Joint Motion for Protective Order (Seq. 57 D) - **W. Harvey - D. McCaffery.**
47. Thompson v. S & H Interiorscapes, Inc. - Motion to Compel Against Plaintiff (Seq. 67 D) - **D. Abrams - W. Swayze.**
48. U.S. Bank, National Association v. Moos - Motion to Reassess Damages (Seq. 10) - **R. Cusick.**
49. Weber v. Rothenberger - Motion to Compel Defendant's Deposition of Stanley R. Rothenberger (Seq. 9-3 D) - **A. Michell - C. Connor.**
50. Weber v. Rothenberger - Motion to Compel Deposition of Steven Rothenberger (Seq. 94 D) - **A. Michell - C. Connor.**
51. Wells Fargo Bank, N.A. v. Campbell - Motion to Reassess Damages (Seq. 11) - **M. Brushwood.**
52. Wells Fargo Bank, N.A. v. Carvalho - Motion to Reassess Damages (Seq. 12) - **R. Cusick.**
53. Wells Fargo Bank, N.A. v. Chen - Motion to Reassess Damages (Seq. 14) - **R. Cusick.**
54. Wells Fargo Bank, N.A. v. Ellis - Motion to Reassess Damages (Seq. 9) - **M. Brushwood.**
55. Wells Fargo Bank, N.A. v. Kim - Motion to Reassess Damages (Seq. 21) - **A. Wells - C. Dewitt.**
56. Wells Fargo Bank, N.A. v. Leeser - Motion to Reassess Damages (Seq. 10) - **R. Cusick.**
57. Wells Fargo Bank, N.A. v. Pfalzer - Motion to Reassess Damages (Seq. 8) - **A. Wells.**
58. Wells Fargo Bank, N.A. v. Potter - Motion to Reassess Damages (Seq. 7) - **M. Brushwood.**
59. Wells Fargo Bank, N.A. v. Rhoads - Motion to Reassess Damages (Seq. 7).
60. Wells Fargo Bank, N.A. v. Rothman - Motion to Reassess Damages (Seq. 8) - **M. Brushwood.**
61. Wells Fargo Bank, N.A. v. Shaw - Motion to Reassess Damages (Seq. 14) - **R. Cusick - S. Hobbs.**
62. Wells Fargo Bank, N.A. v. Shields - Motion to Reassess Damages (Seq. 23) - **C. Fliakos - N. Meter.**
63. Wells Fargo Bank, N.A. v. Smith - Motion to Reassess Damages (Seq. 11) - **R. Cusick.**
64. Wells Fargo Bank, N.A. v. Uddin - Motion to Reassess Damages (Seq. 8) - **M. Brushwood.**
65. Wells Fargo Bank, N.A. v. Weaver - Motion to Reassess Damages (Seq. 12) - **R. Cusick.**
66. Wells Fargo Bank, N.A. v. Weinholtz - Motion to Reassess Damages (Seq. 14) - **R. Cusick.**
67. Wells Fargo Bank, National Association v. Jones - Petition to Open and or Strike Confessed Judgment (Seq. 19).
68. Winter v. Winter - Petition to Withdraw as Counsel (Seq. 18) - **C. Trongone - C. Consolo.**
69. Woolman v. Dutkiewicz - Motion to Deem Requests for Admissions Admitted (Seq. 30 D) - **J. Rosenberg - T. Lostracco - R. Davis.**