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**SHERIFF'S SALES**

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

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

Notice is hereby given the schedules of distribution by the Sheriff on December 28, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by **EILEEN WHALON BEHR, SHERIFF**.

**First Publication**

06-23795

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with plan of subdivision prepared for Cobblestone Crossing by Urwiler & Walter, Inc., dated 9-21-1987 and 6-23-1999 last revised 12-17-1999 and recorded in Plan Book A-59, Page 102, as follows:

BEGINNING at a point on the Northeasterly side of Cobblestone Drive (50 feet wide) said point being a corner of this and Lot No. 90 as shown on said plan; thence extending from said point of beginning along the Northeasterly side of Cobblestone Drive along the arc of a circle curving to the left having a radius of 300 feet the arc distance of 72.91 feet to a point a corner of Lot No. 92 as shown on said plan; thence extending along Lot No. 92 and through the bed of 20 feet wide storm sewer easement North 46 degrees, 34 minutes, 28 seconds East, 136.68 feet to a point; thence extending South 34 degrees, 37 minutes, 21 seconds East, 106.31 feet to a point a corner of Lot No. 90; thence extending along Lot No. 90 South 60 degrees, 29 minutes, 58 seconds West, 136.56 feet to a point on the Northeasterly side of Cobblestone Drive being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher C. Reitzell and Tracy M. Reitzell, h/w by Deed from T.H. Properties, a Pennsylvania Limited Partnership dated 03/23/2001 recorded 04/09/2001 in Deed Book 5355, Page 1676. Parcel Number: 32-00-00807-04-3.

Location of property: 113 Cobblestone Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher C. Reitzell a/k/a Christopher Carroll Reitzell and Tracy M. Reitzell a/k/a Tracy Marie Moore a/k/a Tracy Marie Reitzell** at the suit of Credit Based Asset Servicing and Securitization, LLC. Debt: \$289,658.50.

**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.

07-11745

BEING the same premises, situate in **Lower Merion Township**, which Thomas E. Heenan and Nancy A. Heenan, his wife, by Deed dated January 26, 1998 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Montgomery granted and conveyed unto Elias B. Landau, in fee.

TITLE TO SAID PREMISES IS VESTED IN Elias B. Landau, by Deed from Thomas R. Heenan and Nancy A. Heenan, his wife, dated 1-26-98, recorded 2-11-98, in Deed Book 5216, Page 280.

Parcel Number: 40-00-41292-00-5.

Location of property: 820 Roscommon Road, Bryn Mawr, PA 19010-1845.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elias B. Landau** at the suit of JP Morgan Chase Bank, N.A., as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-RP2. Debt: \$890,218.05.

**Paige M. Bellino**, Attorney.

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

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

07-22664

ALL THAT PARCEL of land, in **Whitemarsh Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5198, Page 2369, ID #65.00.08684.044, being known and designated as all that certain lot or piece of ground, situate in Whitemarsh Township, County of Montgomery and State of Pennsylvania, described according to a plan of lots known as Section III of Andorra Nurseries, Inc., also known as Andorra Woods, prepared by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania on May 1, 1974 and recorded in the Recorder of Deeds Office at Norristown, in Plan Book A-23, Page 46-B, as follows:

BEGINNING at a point on the Northwesterly side of Peartree Lane (50 feet wide) at the distance of 387 feet, measured on the arc of a circle, curving to the left, having a radius of 1684.02 feet from a point of curve, which

point is measured South 69 degrees, 30 minutes, 10 seconds West, 200.63 feet from a point of tangent, which point is measured on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 15.42 feet from a point of curve on the Northwesterly side of Sugar Maple Lane (50 feet wide); thence extending along Lot No. 16, North 5 degrees, 24 minutes, 10 seconds East, 440.08 feet to a point; thence North 62 degrees, 28 minutes East, 182.99 feet to a point; thence along Lot Number 18, South 6 degrees, 13 minutes, 10 seconds West, 513.29 feet to a point on the said Peartree Lane; thence along the same, on the arc of a circle, curving to the left, having a radius of 1684.02 feet to the arc distance of 148.67 feet to the point and place of beginning.

BEING Lot #17 on said plan.

DEED from Stephen I. Brown and Joanne E. Brown, a/k/a Joanne L. Brown, by their Attorney-in-Fact, David W. Starfield, Esquire, as set forth in Deed Book 5198, Page 2369 dated 08/27/1997 and recorded 09/08/1997, Montgomery County Records, Commonwealth of Pennsylvania.

Parcel Number: 65-00-08684-04-4.

Location of property: 10 Peartree Lane, Lafayette Hill, PA 19444.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Philip J. Berg** at the suit of Wells Fargo Bank, N.A., as Trustee. Debt: \$525,739.29.

**Patrick J. Wesner**, Attorney.

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

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

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08-00846

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot #1 on plan of lots known as "Whitemarsh Hill" made by George B. Mebus, Registered Engineer, dated February 17th, 1949 and bounded and described according thereto, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road (thirty-six and one-half feet wide, as widened on the Southeast by five feet) which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet, the arc distance of forty-seven feet from a point on the Northeast side of Ridge Pike (sixty feet wide); thence extending from said beginning point, North thirty-nine degrees, thirteen minutes East, sixty-five and seventy-seven one-hundredths feet to a point; thence extending South fifty degrees, forty-seven minutes East, one hundred thirty and seventy-seven one-hundredths feet to a point; thence extending South twenty-one degrees, thirty minutes West, fifty-five and forty-six one-hundredths feet to a point on the Northeast side of Ridge Pike; thence extending along the said side of Ridge Pike, North sixty-eight degrees, thirty minutes West, one hundred twenty and seventy-seven one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty-seven feet to a point on the Southeast side of Joshua Road the first mentioned point and place of beginning.

BEING the same premises which David H. Bower by Deed dated 11/16/2006 and recorded 1/10/2007 in Montgomery County in Deed Book 02410, Page 02414 granted and conveyed unto Jason H. Specht.

Parcel Number: 65-00-06214-00-3.

Location of property: 3000 Joshua Road, Lafayette Hill, PA 19444.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason H. Specht** at the suit of U.S. Bank National Association, as Trustee for the MLMI Surf Trust, Series 2007-BC2. Debt: \$340,633.14.

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

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

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

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08-19473

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

BEGINNING at a corner of No. 633 Walnut Street, said point being on the Northerly property line of Walnut Street (50 feet wide) and distant along the same 14.92 feet Westerly from the Northwesterly property line intersection of the aforesaid Walnut Street and another street known as street, North 74 degrees, 45 minutes West, 17.83 feet; thence known 15 degrees, 15 minutes East, 141 feet, 1 inch to a corner on the Southerly side of a given 20 feet wide alley; Adams Street; thence continuing along the Northerly side of Walnut Street; thence along the same South 74 degrees, 45 minutes East, 18.40 feet to a corner of No. 633 Walnut Street; thence along the same on a course passing through the middle of a joint brick partition wall or South 15 degrees, 29 minutes West, 141.08 feet to the place of beginning.

Parcel Number: 16-00-30896-00-3.

Location of property: 631 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **AMS Investments, LLC** at the suit of Borough of Pottstown. Debt: \$1,520.84.

**James R. Wood, Attorney.**

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

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

09-00618

ALL THAT CERTAIN tract 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 a corner on the Northeasterly side of Sterigere Street (66.00 feet wide) at the intersection with the Southeasterly side of the Stony Creek Branch of the Reading Railroad right-of-way (60.00 feet wide); thence extending along the said right-of-way Northeasterly on a curve to the right, the arc distance of 64.00 feet, more or less, to a point a corner; thence still along said right-of-way Northwestwardly 10.00 feet to a point a corner in said side of said right-of-way as laid out (50.00 feet wide); thence extending still along said right-of-way Northeastwardly on a curve to the right, the arc distance of 201.00 feet, more or less to a point a corner in said right-of-way; thence extending partly along said right-of-way and land recently conveyed to the Wildman Manufacturing Company South 49 degrees, 29 minutes East, 134.3 feet to a point a corner of land recently conveyed to said Wildman Manufacturing Company; thence extending along the same South 40 degrees, 31 minutes West, 260.00 feet to a point a corner on the Northeasterly side of Sterigere Street, aforesaid; and extending along the said side thereof North 49 degrees, 29 minutes West, 85.00 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-35896-00-1.

Location of property: 701 Sterigere Street, Norristown, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Louis F. Mascaro, Jr. and John F. Mascaro, Sr.** at the suit of Norristown Area School District. Debt: \$4,672.99.

**James R. Wood, Attorney.**

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

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

09-00290

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Loreda Boco and Ferdinand Boco** at the suit of GMAC Mortgage, LLC. Debt: \$179,001.80.

**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.

09-05714

ALL THOSE THREE certain lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan of West Willow Grove Lots made by Ruddach, Civil Engineer, dated July 1909, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 544, Page 500, as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fleming Avenue (40 feet wide) said point being at the distance of 218.44 feet measured Northeastwardly along the Southeasterly side of Fleming Avenue from its point of intersection with the Northeasterly side of Mount Vernon Avenue (40 feet wide).

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Fleming Avenue 75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Fleming Avenue 125 feet.

BEING Lots No. 373, 374 and 375 as shown on the above mentioned plan.

BEING the same premises which Julia F. Sands, by Deed dated March 13, 2003 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 10, 2003, at Deed Book Volume 5451, Page 1795, granted and conveyed unto Edward G. Eckert and Shana M. Eckert.

Parcel Number: 30-00-21768-00-9.

Location of property: 1821 Fleming Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward G. Eckert and Shana M. Eckert** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$153,346.50.

**Kristine M. Anthou**, Attorney.

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

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

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09-09937

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, described according to a Subdivision Plan Section No. 4 on Mercer Hill Village made by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania, dated the Eighth day of April A.D. 1954 and further described, as follows, to wit:

BEGINNING at the Southeasternmost terminus of a radial round corner connecting the Southeasterly side of Mount Pleasant Avenue (forty-six and five-tenths feet wide) with the Southwesterly side of Batleson Road (50 feet wide); thence extending South 24 degrees, 52 minutes East along the Southwesterly side of Batleson Road one hundred sixty-five feet to a point; thence extending South 65 degrees, 08 minutes West, 50 feet to a point; thence extending South 48 degrees, 58 minutes, 40 seconds West, one hundred and thirty-one one-hundredths feet to a point; thence extending North 38 degrees, 33 minutes West, one hundred seventy-five and eighty-seven one-hundredths feet to a point on the Southeasterly side of Mount Pleasant Avenue; thence extending along the said side of Mount Pleasant Avenue the 3 following courses and distances: (1) North 51 degrees, 27 minutes East, ninety-nine and forty one-hundredths feet to a point of curve; (2) in a Northeastwardly direction on the arc of a circle on a line curving to the right having a radius of three hundred feet the arc distance of seventy-one and sixty-four one-hundredths feet to a point of tangent; (3) North 65 degrees, 08 minutes East, ten and forty-one one-hundredths feet to a point of curve thence in a Southeastwardly direction on the arc of a circle on a line curving to the right having the radius of 10 feet the arc distance of fifteen and seventy-one one-hundredths feet to a point on the Southwesterly side of Batleson Road, the first mentioned point and place of beginning.

BEING lot Number 127, as shown on the above mentioned plan.

Parcel Number: 66-00-04393-00-5.

Location of property: 234 West Mount Pleasant Avenue, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Diane Sanders and Jason Garth** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank, N.A., as Trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2007-OC1 Trust. Debt: \$332,042.12.

**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.

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09-14547

ALL THAT CERTAIN, lot or piece of land, with the buildings and improvements erected thereon, situate in the Pottstown Borough Authority and **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Upland Village, drawn by Coventry Associates, Engineering and Surveying, Pottstown, Pennsylvania, dated 1/27/1978 and last revised 3/21/1982 and recorded in Plan Book A-44, Page 235 A, B and C, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Upland Street (50 feet wide), said point being at a point a corner of Lot No. 49 on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 49, South 51 degrees, 27 minutes, 06 seconds East, 100.69 feet to a point in line of other lands now or late of Anthony Robert Properties, Inc., as shown on said plan; thence extending along the same, South 34 degrees, 11 minutes, 15 seconds West, 48.00 feet to a point a corner of Lot No. 51 on said plan; thence extending along the line of said Lot No. 51, North 57 degrees, 16 minutes, 35 seconds West, 101.65 feet to a point on the Southeasterly side of Upland Street in a Northeastly direction along the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 48.29 feet to a point a corner of Lot No. 49, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 50 on said plan.

Parcel Number: 16-00-29665-10-9.

Location of property: 538 Upland Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Matthew B. Shuck and Christa Shuck** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,310.99.

**Robert P. Daday**, Attorney.

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

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

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09-30061

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

BEGINNING at a point on the Northeast side of Egypt or Main Street at the distance of two hundred and twenty-six and three-tenths feet Northwesterly from George Street, a corner of this lot of Milton Harley; thence Northeasterly at right angles to said Main Street two hundred and fifteen and three-tenths feet to Airy Street; thence along said Airy Street Northwesterly twenty-five feet to lot of Theodore Adle; thence along said Adle's land and passing through the middle of the partition wall to this and said Adle's house Southwesterly two hundred and sixteen feet more or less, to the Northeast side of Main Street; thence along said side of said Main Street Southeasterly twenty-five feet to the place of beginning.

Parcel Number: 13-00-23048-00-6.

Location of property: 617 West Main Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Catherine Tornetta** at the suit of Norristown Area School District. Debt: \$3,190.92.

**James R. Wood**, Attorney.

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

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

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09-30821

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Harbob Incorporated by Boucher and James, Inc., Engineers, Glenside, Pennsylvania, dated January 18, 1974 and last revised November 27, 1974 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-24, Page 3, as follows, to wit:

BEGINNING at a point on the Southwest side of Harbob Lane (50 feet wide) the two following courses and distances from a point on the Northwest side of North Wales Road (75 feet wide): (1) on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet; (2) North 36 degrees, 58 minutes, 2 seconds West, 120 feet to the place of beginning; thence extending along Lot No. 24 on said plan, South 53 degrees, 1 minute, 58 seconds West, 163.42 feet to a point in line of lands now or late of Donald J. and Betty B. Wagner; thence extending along said lands North 51 degrees, 38 minutes, 2 seconds West, 94.30 feet to a corner of Lot No. 26 on said plan; thence extending along said lot, North 39 degrees, 48 minutes, 28 seconds East, 189 feet to a point on the Southwest side of Harbob Lane, the 2 following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 1,231.41 feet the arc distance of 90.25 feet; and (2) South 36 degrees, 58 minutes, 2 seconds East, 44.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Harvey Allen and Alma Allen by Deed from Maria Ptyza, dated 4/29/1985 and recorded 5/1/1985 in Deed Book 4765, Page 236.

Parcel Number: 46-00-01038-04-1.

Location of property: 103 Harbob Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harvey Allen and Alma Allen** at the suit of Deutsche Bank National Trust Company, as Trustee of the Indymac Indx Mortgage Loan Trust 2006-AR11, Mortgage Pass-Through Certificates, Series 2006-AR11 Under the Pooling and Servicing Agreement dated April 1, 2006. Debt: \$507,286.06.

**Margaret Gairo**, Attorney.

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

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

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09-32425

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan thereof known as "Map of Property of Villa Wood, Inc. Section, No. 2" made by Yerkes Engineering Company dated 5/7/56, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of County Line Road (33 feet wide) with the extension of the center line of Clairemont Road (60 feet Wide); thence extending from said point of beginning North 65 degrees, 12 minutes East partly along the extension of the center line of Clairemont Road 175.00 feet to a point; thence extending South 24 degrees, 48 minutes East crossing the Southeasterly side of Clairemont Road 230.81 feet to

a point on the center line of a certain 10.00 feet wide utility easement; thence extending South 65 degrees, 12 minutes West partly along the center line of aforesaid utility easement and crossing the Northeasterly side of County Line Road 175.00 feet to a point on the center line of County Line Road aforesaid; thence extending North 24 degrees, 48 minutes West along the center line of County Line Road 230.81 feet to the first mentioned point and place of beginning. BEING lot 2 on above mentioned plan.

BEING the same premises which Vincent Craven Jr., by Deed dated 04/03/2007 and recorded 04/04/2007 in Deed Book 5641 at Page 2149 granted and conveyed unto Vincent Craven, Jr. and Aimee Craven, husband and wife.

Parcel Number: 40-00-11332-00-4.

Location of property: 301 Clairemont Road, Villanova, PA 19085.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Aimee Craven and Vincent Craven, Jr.** at the suit of JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation Acting as Receiver f/k/a Washington Mutual Bank, F.A. Debt: \$748,491.84.

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

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

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

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09-41540

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Schurr and Scattan, Registered Land Surveyors, dated August 7, 1950 and recorded at Norristown in Deed Book 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mill Creek Road (40 feet wide) at the distance of 388 feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Mill Creek Road and the Southwestly side of Clover Lane (40 feet wide); thence extending along Mill Creek Road South 66 degrees, 13 minutes, 41 seconds West, 117.81 feet to a point; thence extending on a line North 23 degrees, 46 minutes, 19 seconds West, 12 feet to a point; thence extending on a line North 7 degrees, 4 minutes, 25 seconds East, 150.74 feet to a point; thence extending on a line North 37 degrees, 55 minutes 10 seconds East, 46.02 feet to a point; thence extending on a line South 23 degrees, 46 minutes, 19 seconds East, 98.25 feet to a point; and thence extending along said line through the center of a 9 feet wide driveway, 65 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Glen E. Campbell, as Sole Owner deeded by Kevin M. Maiden, dated 3/28/02, recorded 5/10/02, Book 5407, Page 838.

Parcel Number: 49-00-07861-00-1.

Location of property: 209 Millcreek Road, Plymouth Meeting, PA 19462-2436.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glen E. Campbell** at the suit of GMAC Mortgage, LLC. Debt: \$191,272.68.

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

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

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

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09-42233

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Alpine Village" made for Berman Development Corporation, by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 241 on the above mentioned plan.

BEING the same premises which Tamika Gordon, by Glen M. Ross, her attorney-in-fact, as sole owner by Deed dated 8/18/08 and recorded 8/19/08 in Montgomery County in Deed Book 5704, Page 1602 granted and conveyed unto George Clapps, as sole owner.

Parcel Number: 38-00-02856-58-9.

Location of property: 305 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George Clapps** at the suit of GMAC Mortgage, LLC. Debt: \$294,509.10.

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

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

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

10-05153

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for W. B. Homes, Inc., made by Urwiler & Walter, Inc., dated 8/31/1994 and last revised 2/21/1995 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-55, Page 319, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way of Stratford Avenue (55 feet wide), said point being located the (4) following courses and distances from a point of intersection of the extended center line of Wellington Way (50 feet wide) and the center line of Stratford Avenue, as follows, to wit: thence (1) leaving the said intersection and extending along the center line of Stratford Avenue North 48 degrees, 11 minutes, 40 seconds West, 47.89 feet to a point a corner; thence (2) extending through the bed of Stratford Avenue South 41 degrees, 48 minutes, 20 seconds West, 20.00 feet to a point; thence (3) South 44 degrees, 51 minutes, 10 seconds West, 6.00 feet to a point a corner on the Southwesterly ultimate right-of-way line of Stratford Avenue; thence extending along the same South 49 degrees, 11 minutes, 40 seconds East, 50.05 feet to the point and place of beginning; thence extending from said point and place of beginning and continuing along the Southwesterly ultimate right-of-way line of Stratford Avenue South 48 degrees, 11 minutes, 40 seconds East, 50.00 feet to a point a corner of Lot #3; thence extending along the same South 41 degrees, 48 minutes, 20 seconds West and crossing a 20 feet wide utility easement 199.27 feet to a point a corner on the Northeasterly side of Madison Avenue (40 feet wide) (Paper Street); thence extending along the same North 45 degrees, 40 minutes, 50 seconds West, 50.05 feet to a point a corner of Lot #1; thence extending along the same North 41 degrees, 48 minutes, 20 seconds East and re-crossing the aforesaid 20 feet wide utility easement 197.07 feet to the point and place of beginning.

BEING the same premises which Joe D. Kesterson and Patti R. Kesterson, husband and wife, by Deed dated 3/16/1999 and recorded 4/20/1999 in Book 5267, Page 2262 granted and conveyed unto Keith Andrew Weigner and Linda Dawn Weigner, husband and wife.

Parcel Number: 35-00-10165-01-5.

Location of property: 2296 Stratford Avenue, Hatfield, PA 19440.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Keith Andrew Weigner and Linda Dawn Weigner** 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: \$245,712.01.

**Michael T. McKeever**, Attorney. I.D. #56129

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

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

10-07849

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania and described in accordance with a plan or survey of Oak Lane Manor, Section Number Eight made by Franklin and Lindsay, Registered Engineer, Philadelphia, dated the twenty-fifth day of August, 1952, and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2302, Page 601, as follows, to wit:

BEGINNING at point on the Northeast side of Meadow Lane (50 feet wide) which point is measured North 07 degrees, 38 minutes, 05 seconds West, 266.381 feet from the Northwesternmost terminus of a radial round corner connecting the Northeast side of Meadow Lane with the Northwest side of Boncover Road (50 feet wide); thence extending along the said Northeast side of Meadow Lane the two following courses and distances: (1) North 07 degrees, 39 minutes, 05 seconds West, 31.61 feet to a point of tangent; (2) Northwest on a line curving to the left having a radius of 460 feet the arc distance of 31.62 feet to a point; thence leaving said Meadow Lane and extending North 82 degrees, 21 minutes, 55 seconds East, 131.69 feet to a point, thence extending South 07 degrees, 38 minutes, 05 seconds East, 63 feet to a point; thence extending South 82 degrees, 21 minutes, 55 seconds West, 130 feet to a point on the Northeast side of Meadow Lane the first mentioned point and place of beginning.

BEING Lot Number 642 on aforesaid plan.

BEING the same premises which Trevina Marshall and Nicole Booker, by Deed dated 10/20/08 and recorded 01/16/09, in the office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5719, Page 02362, granted and conveyed unto Trevina Marshall, Lambert R. Tolbert, III and Ruth Tolbert, husband and wife.

Parcel Number: 31-00-18532-00-4.

Location of property: 47 Meadow Lane, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Nicole B. Booker, Trevina Marshall, Ruth Tolbert and Lambert R. Tolbert, III** 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, N.A., as Trustee for the MLM1 Trust Series 2006-MLN1. Debt: \$234,902.84.

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

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

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

10-08996

ALL THAT CERTAIN lot or tract of land situate on the Southeast side of North Hanover Street (80 feet wide) in **Pottstown Borough**, a corner of Lot #416, known as 818 North Hanover Street; thence along said right-of-way line, North 38 degrees, 4 minutes, 00 seconds East, 30.00 feet to an iron pin, a corner of Lot #414, known as 820 North Hanover Street; thence leaving said right-of-way and along Lot #414, South 51 degrees, 56 minutes, 00 seconds East, 140.00 feet to an iron pin in the Western edge of an unopened alley (20 feet wide); thence along said alley, South 38 degrees, 4 minutes, 00 seconds West, 30.00 feet to an iron pin, a corner of Lot #416; thence leaving said alley and along Lot #416, North 51 degrees, 56 minutes, 00 seconds West, 140.00 feet to an iron pin, the place of beginning.

CONTAINING 4,200.00 square feet, more or less.

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

BEING the same premises which Laurel Ridge Properties, LLC a Pennsylvania LLC, by Deed dated September 28, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 17, 2007, in Deed Book 5668, Page 2610, granted and conveyed unto Robin Antonio and Tracy L. Antonio.

Parcel Number: 16-00-12920-00-6.

Location of property: 820 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robin Antonio a/k/a Robin Antonio, Sr. and Tracy L. Antonio** at the suit of Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$262,879.10.

**Kristine M. Anthon**, 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.

10-11541

ALL THAT CERTAIN lot or piece of land with the brick message thereon erected 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 Jacoby Street at the distance of two hundred seventy-five feet Southeasterly from the Southeast side of Green Street a corner of this and another lot of land passing through the middle of the partition wall between the house on this lot and the house on the adjoining lot said Cleaver Northeasterly parallel with the said Green Street two hundred forty feet to the Southwest side of Elm Street; thence along the said side of Elm Street Southeasterly twenty-five feet to a corner of this and land of Phillip Cudlmen; thence by said land Southwesterly parallel with said Green Street two hundred forty feet to the Northeasterly side of Jacoby Street aforesaid; and thence along the said side of Jacoby Street Northwesterly twenty-five feet to the place of beginning.

BEING the same premises which Stephanie H. Armstrong, Administratrix d.b.n.c.t.a. of the Estate of Ruth G. Armstrong by Deed dated 1/23/03 and recorded 2/3/03 in Montgomery County, in Deed Book 5448, Page 606, granted and conveyed unto Stephanie M. Armstrong, in fee.

TITLE TO SAID PREMISES IS VESTED IN Stephanie H. Armstrong, Administratrix d.b.n.c.t.a. of the Estate of Ruth G. Armstrong by Deed from Stephanie H. Armstrong dated 1/23/2003, recorded 3/3/2003 in Deed Book 5448, Page 606.

Parcel Number: 13-00-17208-00-5.

Location of property: 219 East Jacoby Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephanie H. Armstrong** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E Under the Pooling and Servicing Agreement dated December 1, 2006. Debt: \$66,318.62.

**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.

10-13325

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Building Lots of Harley Manor, made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania dated April 12, 1958 and last revised December 12, 1963, as follows, to wit:

BEGINNING at a point on the Southeast side of Hunsberger Lane (50 feet wide) measured the three (3) following courses and distances along the same from a point of intersection with the center line of Spring House-Sumneytown Pike (Route No. 63): (1) North 47 degrees, 51 minutes East, 102.22 feet to a point; (2) North 45 degrees, 49 minutes East, 251.76 feet to a point; and (3) North 48 degrees, 25 minutes East to a point; (3) North 48 degrees, 25 minutes East, 37.71 feet to the point of beginning; thence from the point of beginning and along the said Southeast side of Hunsberger Lane, North 48 degrees, 25 minutes East, 125.00 feet to a point, a corner of Lot No. 31; thence along Lot No. 31, South 41 degrees, 35 minutes East, 299.54 feet to a point in line of land of Isaiah T. Landes; thence along said land, South 48 degrees, 25 minutes West, 125.00 feet to a point, a corner of Lot No. 33; thence along Lot No. 33, North 41 degrees, 35 minutes West, 299.54 feet to the first mentioned point and place of beginning.



TITLE TO SAID PREMISES IS VESTED IN E. Dale Renner, Jr. and Katherine A. Renner, h/w, by Deed from Coleen O. Shronk, widow, dated 06/30/2003, recorded 07/18/2003 in Book 5465, Page 280.

Parcel Number: 50-00-01189-00-3.

Location of property: 270 Hunsberger Lane, Harleysville, PA 19438-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **E. Dale Renner, Jr. and Katherine A. Renner** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$196,188.46.

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

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

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

10-15452

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Lots called "Hollywood".

BEGINNING at a point on the Northwesterly side of Los Angeles Avenue (forty feet wide) at the distance of three hundred feet Southwestwardly from the Southwestery side of Gibson Avenue (fifty feet wide).

CONTAINING in front or breadth on said side of Los Angeles Avenue fifty feet and extending of the width in length or depth Northwesterly between parallel lines at right angles to said Los Angeles Avenue ninety feet.

BEING Lot Number 68 on said plan, formerly known as 616 Los Angeles Avenue.

Parcel Number: 30-00-39500-00-7.

Location of property: 616 Los Angeles Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Sharon Chieffo** at the suit of Abington School District and Township of Abington. Debt: \$3,393.26.

**James R. Wood**, Attorney.

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

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

10-15623

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

BEGINNING at the North corner of Chain and Oak Streets; thence extending from said point of beginning, along the Northwesterly side of Chain Street, Northeastwardly, this distance of 30.50 feet to property sold to Michael Loughlin; thence extending through the middle of the partition wall of this and said Loughlin's adjoining property, Northwestwardly, the distance of 100.00 feet to an alley; thence extending along the Southeasterly side of the said alley, Southwestwardly, the distance of 30.50 feet to Oak Street, aforesaid; thence, extending along the Northeastly side of Oak Street, Southeastwardly, the distance of 100.00 feet to the first motioned point and place of beginning.

BEING the same premises which Bonnie Cain, an unmarried woman by Deed dated 2/5/2009 and recorded 3/3/2009 in Book 5723, Page 00620, Instrument #2009018382 granted and conveyed unto Ashley Cain, an unmarried woman.

Parcel Number: 13-00-07420-00-1.

Location of property: 705 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ashley Cain** 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: \$122,351.39.

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

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

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

10-16696

ALL THAT CERTAIN lot or piece of ground with the buildings erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a plan or survey thereof made by William T. Muldrew, Registered Professional Engineer, Jenkintown, Pennsylvania, bearing date the Tenth Day of November A.D. 1939, as follows, to wit:

BEGINNING at a point on the Southwestery side of Cottman Street (Township Line Road) (sixty-eight feet wide) (originally thirty-three feet wide, but now sixty-eight feet by the addition of eight feet on the Southwestery side of twenty-seven feet on the Northeastly side) at the distance of one hundred seventy-five feet Northwestwardly from the Northwesterly side of Elm Avenue (fifty feet wide); thence through Lot No. 196, South thirty-eight degrees, fifty-eight minutes West and passing through the center of the party wall of a twin dwelling one hundred fifty feet to a point; thence along the rear of Lot #165, North fifty-one degrees, two minutes West, twenty-five feet to a point; thence along Lot #197, North thirty-eight degrees, fifty-eight minutes East, one hundred fifty feet to a point on the aforesaid Southwestery side of Cottman Street; thence along the same South fifty-one degrees, two minutes, East, twenty-five feet to the first mentioned point and place of beginning.

BEING the same premises which James Harry Wright and Angelique Sutton by Deed dated 10/24/2005 and recorded 11/29/2005 in Montgomery County in Deed Book 5580, Page 2651 conveyed unto Nicole B. Booker, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nicole Booker as Sole Owner by Deed from James Harry Wright and Angelique Sutton dated 10/24/2005, recorded 11/29/2005 in Deed Book 5580, Page 2651.

Parcel Number: 31-00-26446-00-1.

Location of property: 414 Township Line Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Trevina Marshall** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5. Debt: \$185,679.49.

**Paige M. Bellino**, Attorney.

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

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

10-17088

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Greenbriar" for Gambone Brothers Development Company, by Bursich Associates, Inc., dated August 26, 1993, last revised October 1, 1998, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 76, as follows, to wit:

BEGINNING at a point on the Northerly side of Hawthorne Avenue (50.00 feet wide), at a corner of Lot Number 23, as shown on said plan and which point is measured the five following courses and distances from a point of curve, marked by a concrete monument on the Northerly side of Penny Lane (50.00 feet wide), viz: (1) leaving the said Northerly side of Penny Lane on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc length of 23.56 feet to a point of tangent on the Easterly side of Hawthorne Avenue, aforesaid; (2) thence extending North 06 degrees, 23 minutes, 44 seconds West, along the said Easterly side of Hawthorne Avenue, the distance of 85.00 feet to a point of curve on the same; (3) thence extending in a Northwardly to Northwestwardly direction, along the Easterly and Northeastly sides of Hawthorne Avenue, aforesaid, on the arc of a curve, curving to the left, having a radius of 400.00 feet, the arc length of 303.69 feet to a point of tangent on the said Northeastly side of Hawthorne Avenue; (4) thence extending North 49 degrees, 53 minutes, 44 seconds West, along the said Northeastly side of Hawthorne Avenue, the distance of 286.00 feet to a point of curve on the same; and (5) thence extending in a Northwestwardly to Westwardly direction, along the said Northeastly and Northerly sides of Hawthorne Avenue, on the arc of curve, curving to the left, having a radius of 300.00 feet, the arc length of 225.03 feet to the point of beginning; thence extending from said point of beginning in a Westwardly to Southwestwardly direction, along the Northerly and Northwestly sides of Hawthorne Avenue, aforesaid, on the arc of a curve, curving to the left, having a radius of 300.00 feet, the arc length of 86.36 feet to a point, a corner of Lot Number 21, as shown on said plan; thence extending North 19 degrees, 22 minutes, 07 seconds West, along Lot Number 21, also crossing through a certain twenty feet wide storm sewer easement, also crossing through a certain irregular width wetlands and drainage easement, and also crossing through a certain thirty feet wide utility easement for future connections, all as shown on said plan, the distance of 281.81 feet to a point, a corner in line of lands now or late of Silcox, as shown on said plan; thence extending North 40 degrees, 26 minutes, 57 seconds East, along lands of Silcox, the distance of 130.79 feet to a point, a corner in line of lands now or late of Douglass Township, as shown on said plan; thence extending South 49 degrees, 53 minutes, 44 seconds East, along lands of Douglass Township, the distance of 103.13 feet to a point, a corner of Lot Number 23, aforesaid; thence extending South 02 degrees, 52 minutes, 27 seconds East, along Lot Number 23, the distance of 282.72 feet to the first mentioned point on the said Northerly side of Hawthorne Avenue and place of beginning.

BEING Lot Number 22, as shown on the above mentioned plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Greenbriar Planned Community, dated August 26, 1999, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5288, Page 1083 &c., and any Amendments and/or Supplements to the said Declaration, as the same may be duly adopted, from time to time.

TITLE TO SAID PREMISES IS VESTED IN William L. Grubb and Joan M. Grubb, h/w, by Deed from Pikeland Estates, Inc., a Pennsylvania Corporation dated 03/01/2001, recorded 03/15/2001 in Deed Book 5353, Page 118.

Parcel Number: 32-00-02592-06-7.

Location of property: 123 Hawthorne Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **The United States of America, Joan M. Grubb and William L. Grubb** at the suit of Goldman Sachs Mortgage Company. Debt: \$218,243.02.

**Paige M. Bellino**, Attorney.

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

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

10-17183

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township** and, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of property made for Edward S. Croft by Charles Shoemaker, Registered Professional Engineer, Abington, Pennsylvania dated July 19, 1957 and last revised January 9, 1968, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Osceola Ave. (forty feet wide), which point is measured on the arc of a circle curving to the right having a radius of ten feet the arc distance of thirteen feet and fifty-five one-hundredths of a foot from a point on the Easterly side of Jenkintown Road (fifty-three feet wide); thence extending from said beginning point along the said Southeasterly side of Osceola Avenue North sixty-five degrees, fifty-seven minutes East, one hundred twenty-four feet and ninety-eight one-hundredths of a foot to a point, a corner; thence extending South twenty-four degrees, three minutes East, forty-nine feet and thirty one-hundredths of a foot to a point, a corner; thence extending South sixty-five degrees, fifty-seven minutes West, one hundred forty-two feet and ninety-five one-hundredths of a foot to a point on the Easterly side of Jenkintown Road aforesaid; thence extending along the same North twelve degrees, forty minutes West, forty-two feet and twenty-six one-hundredths of a foot to a point of curve; thence extending along the arc of a circle curving to the right having a radius of ten feet the arc distance of thirteen feet and fifty-five one-hundredths of a foot to the first mentioned point and place of beginning.

Parcel Number: 30-00-33616-00-5.

Location of property: 869 Jenkintown Road, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lehman Family Legacy Trust** at the suit of Township of Abington and Abington School District. Debt: \$5,766.61.

**James R. Wood**, Attorney.

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

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

10-17577

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **East Greenville Borough**, County of Montgomery, and State of Pennsylvania, known as 421 Blaker Drive, designated Lot No. 68 on a plan of Colonial Village dated 2/26/1974 and revised 9/24/1987 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Blaker Drive (80 feet wide) a corner of Lot 67 on said plan; thence extending from said point of beginning and along Blaker Drive North 24 degrees, 06 minutes, 10 seconds West, 20 feet to a corner of Lot 69 on said plan; North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence South 24 degrees, 06 minutes, 10 seconds East, 20 feet to a corner of Lot 67 on said plan; thence along the same South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to a point on the Northeasterly side of Blaker Drive being the first mentioned point and place of beginning.

BEING the same premises which Shelly Wright and Heidi Schimmelbusch by Deed dated 2/23/07 and recorded 3/7/07 in Montgomery County in Deed Book 5637, Page 2918, Instrument #2007028734 granted and conveyed unto Beth A. Benitez.

Parcel Number: 06-00-00404-00-4.

Location of property: 421 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Beth A. Benitez** at the suit of PNC Mortgage, a Division of PNC Bank, National Association s/b/m National City Mortgage Company, a Subsidiary of National City Bank. Debt: \$189,355.06.

**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.

10-22187

ALL THAT CERTAIN unit in the property known, named and identified "Beaver Court Condominium" located at 765 Limekiln Pike, in **Cheltenham 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. by the recording in the Recorder of Deeds Office for Montgomery County at Norristown, Pennsylvania, of the Declaration of Condominium of Beaver Court Condominium, dated December 17, 1987, and recorded December 21, 1987 in Deed Book 4860, Page 2087, &c., together with the "Plats and Plans" thereto October 21, 1987 as revised and marked "Exhibit C" therein, being and designated as Union No. 19, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.4482%.

Parcel Number: 31-00-01737-36-5.

Location of property: 765 Limekiln Pike, Condominium 19, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anthony L. Richardson** at the suit of Cheltenham Township School District. Debt: \$3,186.80.

**James R. Wood**, Attorney.

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

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

10-23998

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

BEGINNING at a point on the Southwest side of Bartlett Drive (50 feet wide) said point being measured along the Southwest side of Bartlett Drive the 3 following courses and distances from the Southernmost terminus of a round corner connecting the Southwest side of Bartlett Drive with the Northwest side of Orchard Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent; (2) North 48 degrees, 15 minutes, 00 seconds West, 20.86 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 1025.00 feet the arc distance of 134.81 feet to a point a corner of Lot No. 254 and place of beginning; thence from said place of beginning and leaving the Southwest side of Bartlett Drive and along Lot No. 254 South 49 degrees, 17 minutes, 03 seconds West, 134.09 feet to a point in line of Lot No. 276; thence along Lot No. 276 North 38 degrees, 51 minutes, 37 seconds West, 24.01 feet to a point of Lot No. 256; thence along Lot No. 256 North 49 degrees, 17 minutes, 08 seconds East, 133.59 feet to a point on the Southwest side of Bartlett Drive; thence along the Southwest side of Bartlett Drive on the arc of a circle to the left having a radius of 1025.00 feet the arc distance of 24.00 feet to a point a corner of Lot No. 254 and first mentioned point and place of beginning.

BEING Lot No. 255 on said plan.

BEING the same premises which Bret J. Decembrino, by Deed dated March 13, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 17, 2006, at Deed Book Volume 5597, Page 1022, granted and conveyed unto Ciaran F. McCrory.

Parcel Number: 46-00-00006-54-2.

Location of property: 105 Bartlett Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ciaran F. McCrory** at the suit of Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$215,329.95.

**Kristine M. Anthou**, Attorney.

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

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

10-25149

ALL THAT CERTAIN lot or parcel of ground, with the one side brick dwelling thereon erected marked and known as 213 East on a certain Plan of Lots of the Ogontz Lane and Improvement Company recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Norristown, in Deed Book 342, Page 500 situate on the Northwest side of Ogontz Avenue, now known as Cadwalader Avenue, in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania.

BEGINNING at the distance of seventy-five feet Southwestward from the Southwest side of Willow Avenue.

CONTAINING in front or breadth on the said Ogontz Avenue now known as Cadwalader Avenue twenty-five feet Southwestwardly and extending of that width in length or depth Northwestwardly one hundred feet the Northwestery line thereof passing through the middle of the partition wall of the house erected on this and adjoining lot.

BEING the same premises which Michael Robinson and Antionette L. Robinson, husband and wife, by Deed dated October 6, 2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 26, 2005, at Deed Book Volume 5576, Page 2623, granted and conveyed unto Donte Reid.

Parcel Number: 30-00-06080-00-1.

Location of property: 366 Cadwalader Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donte Reid** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$246,882.91.

**Kristine M. Anthou**, Attorney.

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

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

10-26453

ALL THAT CERTAIN frame message and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of West Street, between Franklin and Washington Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said West Street, at the distance of 125 feet, 3 inches Westwardly from the West line of Washington Street, a corner of this and other land of the said William H. Ash; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 22 feet, 8 1/2 inches to land formerly of William H. Ash, now of J. Ernest Isett; thence by the same Northwardly 140 feet to the South side of West Street aforesaid passing in part of said course and distance through the middle of the partition or dividing wall of this and house of the said J. Ernest Isett, adjoining on the West; thence by the South side of West Street Eastwardly 22 feet, 8 1/2 inches to the place of beginning.

Parcel Number: 16-00-32620-00-7.

Location of property: 430 West Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Leroy Sample and Shirley Sample** at the suit of Pottstown School District. Debt: \$2,503.71.

**Robert P. Daday**, Attorney.

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

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

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10-28429

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

BEGINNING in the middle of Basin Street at the Northwestern line of Tremont Avenue; thence along the middle line of Basin Street North 49 degrees, 20 minutes West, 716.5 feet more or less to a pin a corner; thence along land about to be conveyed to Michael G. Garver; thence South 49 degrees, 20 minutes East crossing High Street 716.5 feet more or less to a stake on the Northwestern side of Tremont Avenue aforesaid; thence South 4 degrees, 25 minutes West, 145 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret T. Prince by Deed from Annie L. Brown dated 01/24/2003, recorded 02/11/2003 in Deed Book 5445, Page 2100.

Parcel Number: 13-00-04308-50-3.

Location of property: 609 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret T. Prince** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3. Debt: \$171,682.31.

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

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

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

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10-28790

ALL THAT CERTAIN lot plot or parcel of land, with message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2101 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. 2101 prepared by Serdy & Bursich, Inc., as endorsed herein, as follows:

BEGINNING at a point a corner in the common element of the Walnut Ridge Estates, as shown on said plan, which point is at the distance of 52.00 feet measured South 42 degrees, 14 minutes East from a point, which last mentioned point is 51.34 feet measured North 47 degrees, 46 minutes East from a point, which last mentioned point is 122.00 feet measured North 42 degrees, 14 minutes West from a tangent on the Walnut Ridge Estates Road bed.

CONTAINING in frontage or breadth on a course measured North 47 degrees, 46 minutes East, from said point of beginning 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, conditions and restrictions dated September 20, 1975 and recorded in the Office for the Recording of Deeds, aforesaid, in Deed Book 4143, Page 209 &c., and any amendments to the said declaration, as the same may be made.

BEING the same premises which Robert Lee Hartzman f/k/a Robert L. Lance, by Deed dated 7/15/09 and recorded 8/5/09 in Montgomery County in Deed Book 5739, Page 01644, Instrument #2009085436 granted and conveyed unto Dora Smith.

Parcel Number: 42-00-05118-44-7.

Location of property: 2101 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dora Smith** 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: \$181,139.44.

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

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

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

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10-32486

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

BEGINNING at a point on the Northeast side of Freedley Street at the distance of 59.72 feet Northwest from the Northwest side of Willow Street, being also 71.72 feet Northwest from the Northwest curb line of Willow Street; thence by and along land of Weinberg late of Nocton at right angles to Freedley Street, Northeast the line passing through the center line of wall dividing this from the adjoining house on the Southeast side 105 feet to a 15 feet wide alley laid

out by Wooton for the use of the owners or occupants of the properties abutting thereon; thence along the Southwest side of alley, Northwest 21 feet to a point, the corner of this and land of Robert Atkins late of Nocton; thence along the same Southwest parallel to the first line 125 feet to the Northeast side to Freedley Street and along the said side of Freedley Street Southeast 21 feet to the place of beginning.

Parcel Number: 13-00-12448-00-4.

Location of property: 25 East Freedley Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Cameron Warren and Marnie Blasetti** at the suit of Norristown Area School District. Debt: \$3,622.10.

**James R. Wood**, Attorney.

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

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

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11-00265

ALL THAT CERTAIN land and premises, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania.

BEGINNING at a point in the Southwesterly line of Wilson Street (50 feet wide) at the distance of 364.95 feet Northwesterly from a point of curve marking the intersection formed by the Southwesterly line of Wilson Street and the Westerly rounded corner of said Wilson Street and Adams Street said rounded corner having a radius of 22 feet, said beginning point being in the division line between Lots Nos. 11 and 12 on plan herein after mentioned; thence (1) Northwestwardly along the said line of Wilson Street 53 feet to a point in the division line between Lots Nos. 12 and 13 on said plan; thence (2) Southwestwardly between parallel lines of that width or breadth and at right angles to the said Wilson Street 100 feet in length or depth, said parallel lines passing along the aforementioned division lines to the Northeastly line of Lots Nos. 43 and 44 on said plan.

BEING Lot No. 12 on Plan of Lots Pilgrim Hills, made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, dated 12/5/1951, revised 1/2/1952 and further revised 3/7/1952.

TITLE TO SAID PREMISES IS VESTED IN Christina Darnell-Reinke by Deed from Thomas L. Hoffman, Executor of the Estate of Elizabeth C. Hedgepeth dated July 13, 2007 and recorded July 25, 2007 in Deed Book 5657, Page 00257.

Parcel Number: 16-00-33260-00-6.

Location of property: 578 Wilson Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina Darnell-Reinke** at the suit of JP Morgan Chase Bank, National Association, as Successor to Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$138,462.21.

**Margaret Gairo**, Attorney.

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

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

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11-01051

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 on the East side of Franklin Street at the distance of 100 feet South of the Southeast corner of Cherry and Franklin Streets, a corner of this and lot recently conveyed to James Graham, Trustee; thence Eastwardly along the same and lot conveyed to Mary P. Bach 30 feet to a point, a corner of this and lot now or late of Caroline P. Gumport; thence Southerly along the same 40 feet to the line of said Apple Alley; thence Westwardly along the same 30 feet to the East side of Franklin Street; thence by the same Northerly 40 feet to the place of the beginning.

Parcel Number: 16-00-11012-00-6.

Location of property: 164 South Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Clara P. Hoss** at the suit of Borough of Pottstown and Pottstown Borough Authority. Debt: \$1,224.69.

**Robert P. Daday**, Attorney.

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

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

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11-05648

ALL THAT CERTAIN tract or piece of land, situate in **Whitemarsh Township**, County of Montgomery, and Commonwealth of Pennsylvania, more particularly described on a minor subdivision plan prepared for Roger MCC and Cynthia M. Eastlake, prepared by Robert E. Blus, Consulting Engineer, P.C., Bluebell, Pennsylvania, dated August 4, 1998, last revised May 8, 2000, bounded and described, as follows:

BEGINNING at a point, an iron pin, said point lies on the Northeastly legal right-of-way line of Morris Road (20 feet from center line), said point also being a common corner of now or formerly Carl L. March and now or

formerly Susan M. Rafficer and Susan C. Ravreby; thence, from said point of beginning, North 57 degrees, 38 minutes, 20 seconds East, a distance of 109.12 feet to a point; thence, along lands of now or formerly North Penn Railroad, the following three courses and distances: (1) South 26 degrees, 03 minutes, 00 seconds East, a distance of 112.87 feet to a point; (2) South 30 degrees, 34 minutes, 00 seconds East, a distance of 300 feet to a railroad monument; (3) South 34 degrees, 02 minutes, 00 seconds East a distance of 52.08 feet to a point; thence along a common boundary line with lands now or formerly of Roger MCC and Cynthia Eastlake, South 53 degrees, 13 minutes, 00 seconds West, a distance of 85.80 feet to a point; thence along the aforementioned Northeasterly legal right-of-way line of Morris Road (20 feet from center line) the following three courses and distances: (1) North 31 degrees, 46 minutes, 47 seconds West, a distance of 115.83 feet to a point; (2) along the arc of a circle, curving to the left, having a radius of 5,545.00 feet, an arc distance of 161.59 feet to a point; (3) North 33 degrees, 26 minutes, 58 seconds West, a distance of 185.56 feet to a point said point being the first mentioned point and place of beginning.

CONTAINING 42,228 square feet or 0.9694 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Bryan S. Sandberg and Debra R. Sandberg by Deed from Bryan Sandberg and Debra R. Levin n/k/a Debra R. Sandberg dated 11/30/2007 recorded 12/13/2007 in Deed Book 5675, Page 15.

Parcel Number: 65-00-08157-00-4.

Location of property: 335 Morris Road (Township of Whitemarsh), Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Debra R. Sandberg a/k/a Debra R. Levin and Bryan Sandberg a/k/a Bryan S. Sandberg** at the suit of OneWest Bank, FSB. Debt: \$434,218.02.

**Paige M. Bellino**, Attorney.

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

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

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11-08659

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lot No. 40 on Plan of Arbuta Land Company which said plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for Montgomery County in Deed Book 437, Page 500, as follows, to wit:

BEGINNING at a point in the middle line of Bradfield Avenue (50 feet wide and now called Arbuta Road) 345.6 feet from its intersection with the center line of Kirk Avenue (50 feet wide); thence extending along the middle of said Bradfield Avenue (now Arbuta Road) in an Easterly direction 45.3 feet to a point, a corner of Lot No. 41; thence Northwesterly by Lot No. 41, 187.8 feet to the middle line of Hillside Avenue (25 feet wide); thence along middle of Hillside Avenue Northwesterly 53.5 feet to a point, a corner of Lot No. 39; thence Southeasterly along Lot No. 39, 212.8 feet to beginning.

SOURCE OF TITLE: Book 5491, Page 513, recorded 1/21/04.

TITLE TO SAID PREMISES IS VESTED IN Edmund John Ward, Jr. and Carlee D. Ward, husband and wife by Deed from Edmund John Ward, Jr. and Carlee D. Fortmann, n/k/a Carlee D. Ward, dated 10/10/2003, recorded 01/21/2004 in Deed Book 5491, Page 613.

Parcel Number: 30-00-01240-00-8.

Location of property: 1058 Arbuta Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carlee D. Ward and Edmund John Ward, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7. Debt: \$200,651.89.

**Harry B. Reese**, Attorney.

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

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

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11-12466

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of Majestic Corporation made by Joel C. Defreytes, Jr. P.E., dated 12/10/1982 and revised on 4/8/1983 as recorded in the Recorder of Deeds Office at Norristown, Montgomery County Plan Book A-45, Page 364, as follows, to wit:

BEGINNING at a point on the Southeasterly side of H. Street (50 feet wide) a corner of this and Lot #12 on the above mentioned plan, which last mentioned point is measured the two following courses and distances from a point on the Southwesterly side of Prince Street (50 feet wide): (1) along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 20.76 feet to a point of tangent on the said side of H. Street; and (2) South 34 degrees, 00 minutes West, 78.46 feet to the place of beginning; thence extending from said point of beginning along Lot #12 aforesaid South 56 degrees, 00 minutes East, 100 feet to a point on the Northwesterly side of a 20 feet wide alley; thence extending along the same South 34 degrees, 00 minutes West, 20 feet to a point, a corner of Lot #10 on the above mentioned plan; thence extending along the same North 56 degrees, 00 minutes West, 100 feet to a point on the said side of H. Street; thence extending along the same North 34 degrees, 00 minutes East, 20 feet to the first mentioned point and place of beginning.

BEING Lot #11 on the abovementioned plan.

Parcel Number: 16-00-12138-06-8.

Location of property: 508 West Chestnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jeffrey E. Saxton and Leigh E. Saxton** at the suit of Borough of Pottstown. Debt: \$1,544.11.

**Robert P. Daday**, Attorney.

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

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

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11-13677

ALL THAT CERTAIN lot or piece of land, situate on the South side of Perkiomen Avenue in **Green Lane Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to survey thereof made in August 1944, as follows, to wit:

BEGINNING at an iron pin in the Southerly line of Perkiomen Avenue and in the Easterly line of Eugene Lamporter's land; thence along said Perkiomen Avenue North thirty-four degrees and thirty-nine minutes East, one hundred forty-six and fourteen-hundredths feet to an iron pin a corner in the center line of said street and in line of George Gronert's land; thence along the said Gronert's land South sixty-two degrees and thirty-nine minutes East, one hundred fifty feet to an iron pin a corner in line of Grantors' other land; thence along the same South thirty-seven degrees and thirty minutes West, one hundred forty-six and nine-tenths feet to an iron pin in line of Eugene Lamporter's land; thence along the same North sixty-two degrees and thirty-nine minutes West, one hundred fifty feet to the place of beginning.

CONTAINING twenty-one thousand nine hundred twenty square feet of land.

Parcel Number: 07-00-00415-00-1.

Location of property: 133 Gravel Pike, Green Lane, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Neil Schwoyer and Sandra Schwoyer** at the suit of Upper Perkiomen School District. Debt: \$4,520.85.

**James R. Wood**, Attorney.

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

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

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11-13951

ALL THAT CERTAIN 3 story brick message or tenement and lot or piece of land, situate in the Pottstown Borough Authority and **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the South line of Oak Street at a distance of 150 feet from the East line of Evans Street, at a corner of this and land now or late of Esther M. Nyman; thence Southwardly along said Nyman's land 130 feet to a 10 feet wide alley; thence Eastwardly along said alley 15 feet, 10 inches to land now or late of James M. Renninger; thence Northwardly along said Renninger's land 130 feet to Oak Street aforesaid; thence Westwardly along said Oak Street 15 feet, 10 inches to the place of beginning.

Parcel Number: 16-00-21860-00-3.

Location of property: 340 Oak Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Carolyn D. Powers** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,373.48.

**Robert P. Daday**, Attorney.

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

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

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11-16011

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Plan of Lots, Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors, dated 5/25/1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwestern side of Oak Lane Road (77 feet wide), said point being the two following courses and distances from a point of compound curve on the Northeastly side of Parkview Road (50 feet wide): (1 ) leaving Parkview Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of thirty-nine and twenty-seven one-hundredths feet 59 degrees, 44 minutes, 30 seconds East along the Northwestern side of Oak Lane Road, one hundred sixty-five and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwestern side of Oak Lane Road, 76 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Lane Road, 132 feet.



BEING the same property conveyed to Sheila Gunn by Deed from Henry Scott recorded 5/28/2002 in the Deed Book 5409, Page 2316, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Sheila Gunn and Wesley Lane, Jr., wife and husband, Joint Tenants With Rights of Survivorship by Deed From Sheila Gunn, a single person dated 02/23/2006 recorded 04/17/2006 in Deed Book 5597, Page 1328.

Parcel Number: 31-00-21319-00-7.

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Gunn and Wesley Lane a/k/a Wesley Lane, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$230,403.33.

**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.

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11-19130

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

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

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

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

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David E. Bradley and Pamela L. Walker Bradley** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,269.34.

**Robert P. Daday**, Attorney.

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

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

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11-21543

ALL THAT CERTAIN lot, or piece of parcel of land situate lying and being in **Abington Township**, County of Montgomery and State of Pennsylvania, and bounded and described as follows, to wit; known as Lot #50 on a Plan of "Wonderland" dated January 15, 1952 and revised February 6, 1952 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania and recorded at Norristown in Deed Book 2219 page 601 and more particularly bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fernwood Avenue (50 feet wide) at the distance of 80 feet measured North 47 degrees, 32 minutes West from the north Westernmost terminus of a radius round corner connecting the Northeasterly side of Fernwood Avenue with the Northwesternly side of Thompson Road (60 feet wide); thence extending from said point of beginning along said Northeasterly side of Fernwood Avenue North 47 degrees, 32 minutes West, 80 feet to a point; thence extending along line of Lot #49, North 42 degrees, 28 minutes East 100 feet to a point; thence extending partly along line of Lot #48 and partly along line of Lot #14 South 47 degrees, 32 minutes East, 60 feet to a point; thence extending along line of Lot 13 South 42 degrees, 28 minutes West, 100 feet to the first mentioned point and place of beginning.

Parcel Number: 30-00-20436-00-9.

Location of property: 2741 Fernwood Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Annmarié Sitasz and Kendro M. Sewell, as Tenants in Common** at the suit of Wells Fargo Bank, N.A. Debt: \$230,977.27.

**Ashleigh L. Marin**, Attorney.

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

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

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11-21555

ALL THAT CERTAIN brick message or tenement and lot or piece of land, Number 915 South Street, situate in **Pottstown Borough**, bounded, limited and described, as follows, to wit:

BEGINNING at a stake 150 feet East from the Northeast corner of Montgomery and South Streets; thence Northwardly along the line of Lot No. 89 conveyed to M.H. Richards 140 feet to a stake on the South side of a 20 feet wide alley; thence Eastwardly along the South line of said alley 30 feet to a stake; thence Southwardly along the line of Lot No. 85, 140 feet to a stake on the North line of said South Street; thence along the North line of said South Street 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian L. Freeland and Amanda R. Walton, by Deed from Gail Irvin and Samuel C. Irvin, Sr., dated 06/18/2008, recorded 07/24/2008 in Book 5701, Page 838.

Parcel Number: 16-00-26940-00-8.

Location of property: 915 South Street, Pottstown, PA 19464-6021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian L. Freeland and Amanda R. Walton** at the suit of GMAC Mortgage, LLC. Debt: \$140,717.95.

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

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

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

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11-24234

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

BEGINNING on the North side of South Street at a distance of three hundred and thirty feet, Westerly from the Northwest corner of Price and South Streets; thence along South Street Westwardly thirty feet to a corner of Lot No. 220; thence by the same Northwardly through the center of division wall of the above granted frame message and other frame message on the West, seventy-two (72) feet more or less to other land of the said Charles R. Saylor; thence by the same Eastwardly thirty (30) feet to a Lot No. 218; thence by the same Southwardly seventy-two (72) feet more or less to South Street the place of beginning.

BEING the Southern part of Lot No. 219 as numbered in a plan of East end addition to Pottstown, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Tina M. Brewer by Deed from Florence M. Schumacher, dated October 31, 2002 and recorded on November 19, 2002 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 26513 in Book 5435, Page 380.

Parcel Number: 16-00-27012-00-8.

Location of property: 1057 South Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tina M. Brewer a/k/a Tina Brewer** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWABS, Inc., Asset-Backed Certificates, 2007-11. Debt: \$126,885.38.

**Patrick J. Wesner**, Attorney.

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

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

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11-24734

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania and being described according to a plan entitled "Final Plan of Subdivision Montgomery Hollow (Goodwin Tract)", dated 02/02/1996, last revised 07/11/1996 prepared by Gilmnat Associates, Inc. Consulting Engineers and Land Surveyors recorded, in Plan Book A-56, Page 329, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Goodwin Lane (50 feet wide) and a corner of Lot No. 38 as shown on said plan; thence extending from said point and place of beginning along the Northeasterly side of Goodwin Lane, South 49 degrees, 13 minutes, 32 seconds East crossing a 20 feet wide easement from township drainage and a variable width sanitary easement 130 feet to a point within said township easement; thence crossing said easement North 40 degrees, 46 minutes, 28 seconds East, 250 feet to a point; thence re-crossing aforesaid easement, North 49 degrees, 13 minutes, 32 seconds West, 130 feet to a point a corner of Lot No. 38; thence extending along same South 40 degrees, 46 minutes, 23 seconds West, 250 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald W. Griffin, Jr. from Montgomery Oaks Associates Limited Partnership dated 11/30/1999 and recorded 12/21/1999 under Book 5301, Page 83.

Parcel Number: 46-00-00982-00-7.

Location of property: 2109 Goodwin Lane, North Wales, PA 19454.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Donald W. Griffin, Jr.** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$549,537.93.

**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.

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11-26444

ALL THAT CERTAIN tract or piece of land, situated on the Northwest side of Chestnut Street in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, as per a survey made by C. Raymond Weir, dated April 5, A.D. 1929, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of Chestnut Street a forty-four foot wide street, which iron pin is four hundred twenty-three and eighteen-hundredths feet Southwest of an iron pin at the middle intersection of Chestnut

Street and West Street; thence along the middle of said Chestnut Street South fifty-two degrees and fifty minutes West, sixty feet in line with other lands of George Wenner; thence along said lands North thirty-seven degrees, ten minutes West, said line passing over an iron pin at the inner pavement line two hundred feet to an iron pin on the Southeastern side of a fifteen feet wide alley; thence along the side of the said alley North fifty-two degrees, fifty minutes East, sixty feet to an iron pin in line with lands of William R. Kirkpatrick; thence along said lands South thirty-seven degrees, ten minutes East, said line passing over an iron pin at the inner pavement line two hundred feet to the place of beginning.

PRIVILEGES however are given to the use of the alley, fifteen feet wide at the rear of this lot and a distance of two hundred feet North from the middle of Chestnut Street in line of another alley both of which are for the free uninterrupted use, liberty and privilege to pass and re-pass with free ingress, egress, in common with others at all times and seasons forever hereafter.

Parcel Number: 21-00-01512-00-6.

Location of property: 233 West Chestnut Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mark J. Hornung** at the suit of LPP Mortgage, LTD. Debt: \$245,654.40.

**Patrick J. Wesner**, Attorney.

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

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

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11-27071

ALL THAT CERTAIN message and lot or piece of ground, situate on the Westerly side of Adams Street between Chestnut and Walnut Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Adams Street at the distance of 28.00 feet, more or less, measured Northwardly from the Northwest corner of Adams Street and Rowan Alley, a corner of this and land of George W. Roshon, Jr.; thence by the same Westwardly 120.00 feet to land of Joseph Estroicher; thence by the same Northwardly 29.00 feet, more or less, to land of Joseph Estroicher; thence by the same Eastwardly 120.00 feet to the Westerly side of Adams Street, aforesaid; thence by the same Southwardly 29.00 feet, more or less, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Gale and Kelly Conger, by Deed from RCJ Realty, LLC, a Pennsylvania Limited Liability Company, dated 11/26/2003, recorded 01/15/2004 in Book 5490, Page 1392.

Parcel Number: 16-00-00188-00-3.

Location of property: 119 North Adams Street, Pottstown, PA 19464-5703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly Conger and Kevin Gale** at the suit of GMAC Mortgage, LLC. Debt: \$48,742.90.

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

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

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

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11-28694

ALL THAT CERTAIN unit in the property known, named and identified as "Carriage House Manor Condominium", a Condominium located in **Horsham 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., by recording in the Office of Recorder of Deeds, at Norristown, Pennsylvania of a certain Declaration of Condominium and Plots and Plans attached thereto as Exhibit "D", dated 7/1/1996 and recorded 7/15/1996 in Deed Book 5154, Page 842.

BEING Unit No. 29 and known as 615 Manor Drive.

TOGETHER with all right, title and interest, being a percentage listed on the aforesaid Declaration of Condominium of an undivided interest of, in and to the Common Elements as set forth thereon and as the same may be changed by any Amendments that may be recorded from time to time.

Parcel Number: 36-00-07373-32-2.

Location of property: 615 Manor Drive, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marion B. Johnson and Oscar Johnson** at the suit of LPP Mortgage, LTD. Debt: \$250,579.07.

**Patrick J. Wesner**, Attorney.

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

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

11-29574

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of proposed subdivision of lots made for Joseph L. Goodman, by John E. Burkhardt and Associates, Lansdale, Pennsylvania, dated 8/21/1958 and last revised 6/29/1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of an unnamed street (50 feet wide), (to be called Pawlings Circle) (Western Leg.) at the distance of ten hundred sixty-five and ninety-one one-hundredths feet measured North 3 degrees East, from the intersection of said side of Pawlings Circle (Western Leg.) with the Northeast side of Pawlings Road (50 feet wide), as laid out and shown on said plan, both lines produced; thence along the Southeasterly side of Pawlings Circle (Western Leg.) North 3 degrees East, 46.08 feet to a point of curve; thence Northeastwardly along the Southeasterly side of Pawlings Circle, on the arc of a circle curving to the right, with a radius of 180 feet, the arc distance of 282.75 feet to a corner of Lot #24; thence along Lot #24, South 3 degrees, West 226.08 feet to a corner of Lot #26; thence along Lot #26, North 87 degrees, West 180 feet to the first mentioned point and place of beginning.

Parcel Number: 43-00-10852-00-4.

Location of property: 25 Pawlings Circle, Phoenixville, PA 19460.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allan H. Thomas, III and Suzanne Thomas** at the suit of Citimortgage, Inc. Debt: \$235,473.77.

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

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

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

11-29704

ALL THOSE FIVE CERTAIN lots or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as West Moreland Place made by William T. Muldrew, Borough Engineer, dated June 4, 1924 and revised June 17, 1924, as one lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Linden Avenue (40 feet wide) at the distance of 485.00 feet Southwestwardly from a point, an angle in the said side of Linden Avenue said last mentioned point being at the distance of 188.21 feet Southwestwardly from a point of tangent in the said side of Linden Avenue, said last mentioned point of tangent being at the distance of 15.07 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Southwesterly side of Moreland Avenue (43.5 feet wide); thence extending South 37 degrees, 48 minutes West along the said side of Linden Avenue, 75.00 feet to a point; thence extending North 52 degrees, 12 minutes West, 150.15 feet to a point; thence extending North 39 degrees, 38 minutes East, 75.04 feet to a point; thence extending South 52 degrees, 12 minutes East, 147.75 feet to a the first mentioned point and place of beginning.

BEING the same premises of George J. Eichenhofer and George J. Eichenhofer, Jr. by their Deed dated 2/26/99 and recorded on 4/12/99 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book Volume 5266, Page 1625 granting and conveying unto Robert Britton and Denise Britton.

Parcel Number: 08-00-03343-00-6.

Location of property: 100 South Linden Avenue, Hatboro, PA 19040.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Robert J. Britton and Denise M. Britton** at the suit of PNC Bank, National Association. Debt: \$261,068.82.

**Louis P. Vitti**, Attorney.

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

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

11-30323

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in County of Montgomery in Pennsylvania which as heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979, last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit 8F as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration of 1.2368%).

BEING the same premises which Philip A. Hansen, by Deed dated June 29, 1999 and recorded in the Office of the Recorder of Deeds of Montgomery County on July 7, 1999, at Deed Book Volume 5278, Page 509, granted and conveyed unto Geraldine M. Terlecky.

Parcel Number: 59-00-19898-65-3.

Location of property: 515 North York Road, Unit 8F, Willow Grove, PA 19090.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Geraldine M. Terlecky** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4. Debt: \$129,099.70.

**Kristine M. Anthou**, Attorney.

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

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

11-30498

ALL THOSE TWO CERTAIN lots or pieces of ground, situated in **Abington Township**, in the County of Montgomery and State of Pennsylvania being Lots Nos. 185 and 186 on a plan of lots at Willow Grove, surveyed by Joseph W. Hunter Civil Engineer and recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid in Deed Book 403, Page 500, situate on the Southeasterly side of Summit Avenue (50 feet wide) at the distance of 150 feet Southwestwardly from the Southwesterly side of Decatur Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Summit Avenue 50 feet and extending of that width in length or depth between parallel lines at right angles thereto, Southeasterly 125 feet.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Weldon and Wade L. Weldon, Sr., w/h, by Deed from Summit Properties 1, LLC, a Pennsylvania Limited Liability Company, dated 06/28/2005, recorded 07/19/2005 in Book 5562, Page 2485.

Parcel Number: 30-00-64024-00-8.

Location of property: 1627 Summit Avenue, Willow Grove, PA 19090-4615.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wade Weldon a/k/a Wade I. Weldon, Sr. and Jessica M. Weldon** at the suit of Citimortgage, Inc. Debt: \$228,109.62.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

11-30585

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

ON the Northeast side of Duffield Street (40 feet wide) at the distance of 140.27 feet Southeast from the Southeast side of Old York Road (45 feet wide).

CONTAINING in front or breadth on said Duffield Street 50 feet (each lot 25 feet) and extending of that width in length or depth, North 19 degrees, 2 minutes, 30 seconds East, 105 feet.

BEING Lots Numbers 218 and 219 on Plan of Willow Grove Annex.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Moyer and Barbara W. Moyer, h/w, by Deed from Kenneth J. Moyer and Barbara Wilson, n/b/m known as Barbara W. Moyer, h/w, dated 03/16/1992, recorded 03/31/1992 in Book 5002, Page 1123.

Parcel Number: 59-00-05167-00-3.

Location of property: 245 Duffield Street, Willow Grove, PA 19090-2108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth J. Moyer and Barbara W. Moyer** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$154,788.26.

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

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

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

11-30939

PREMISES "A"

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

BEGINNING at a stake in the South line of the former Perkiomen and Reading Turnpike Road distant 57 feet, 3 inches Westerly from a corner of land of William Kirkhoff; thence along other lands of Joseph and Sallie Cusumano, South 06 degrees, 37 minutes West, 148 feet, 19 inches and North 82 degrees and 15 minutes West, 76 feet; thence North 12 degrees, 42 minutes East, 149 feet, 8-1/2 inches to the said Turnpike Road; thence along the South line thereof South 82 degrees and 15 minutes East, 57 feet, 3 inches to the place of beginning.

PREMISES "B"

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

BEGINNING at an iron pin, a corner of other land of Anthony C. Smith a/k/a Antonio Cusumano to the Doehler-Jarvis Corporation; thence along lands of the said Anthony C. Smith a/k/a Antonio Cusumano, North 06 degrees, 11 minutes East, 152.39 feet to a corner on the Southerly side of the former Perkiomen and Reading Turnpike (now a County Road); thence along the Southerly side of the same, North 83 degrees, 31 minutes West, 57.87 feet to a corner and a point on line of other lands of Joseph Cusumano; thence by a course crossing said road to center of the same or North 12 degrees, 59 minutes East, 20.13 feet to a corner in the middle of said road; thence along the middle of said road, South 83 degrees, 31 minutes East, 114.57 feet to a corner of lands of Leonard Wert; thence along said Wert lands, South 00 degrees, 29 minutes West, 175.31 feet to a corner of the same, an iron pin and a point on line of lands now or about to be conveyed to the Doehler-Jarvis Corporation; thence along the same North 88 degrees, 36 minutes West, 76 feet to the place of beginning.

TITLE OF RECORD IS VESTED IN Jodi Lynn Churach, by virtue of Deed from Gregory J. Churach and Jodi Lynn, a/k/a Jodi L. Churach, husband and wife, dated 4/4/1998 and recorded 5/11/1998 in Deed Book 5225, Page 627. Parcel Number: 64-00-03820-00-4.

Location of property: 525 Old Reading Pike, Pottstown, PA 19464 (a/k/a Stowe, PA 19464).

The improvements thereon are: 3 bedroom stone tudor style cape cod.

Seized and taken in execution as the property of **Jodi L. Churach, et al.** at the suit of Springleaf Financial Services of Pennsylvania, Inc. f/k/a American General Consumer, et al. Debt: \$146,292.98.

**Craig H. Fox**, 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.

11-31499

ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 118 on a certain plan of lots recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 571, Page 500 and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Highland Avenue (fifty feet wide) at the distance of one hundred feet Northwestward from the Northwest side of Park Avenue (fifty feet wide); thence extending South nine degrees, fifteen minutes West along Lot No. 117 on said plan one hundred fifty-eight feet to a point; thence extending North eighty degrees, forty-five minutes West, fifty feet to a point; thence extending North nine degrees, fifteen minutes East along Lot No. 119 on said plan one hundred fifty-eight feet to a point on the said Southwest side of Highland Avenue; thence extending South eighty degrees, forty-five minutes East along the said Southwest side of Highland Avenue fifty feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County and State aforesaid, being known and designated as portion of Lot No. 117 on a certain plan of lots recorded at Norristown, and described according to a survey and plan thereof made by C. Raymond Weir, registered engineer, on 12/30/1952, as follows, viz:

BEGINNING at a point on the Southwest side of Highland Avenue (fifty feet wide) at the distance of ninety-four feet Northwestward from the Northwest side of Park Avenue (fifty feet wide); thence extending South nine degrees, fifteen minutes West passing through Lot No. 117 on said plan one hundred fifty-eight feet to a point; thence extending North eighty degrees, forty-five minutes West, six feet to a point; thence extending North nine degrees, fifteen minutes East along Lot No. 118 on said plan, one hundred fifty-eight feet to a point on the said Southwest side of Highland Avenue; thence extending South eighty degrees, forty-five minutes East along the said southwest side of Highland Avenue six feet to the first mentioned point and place of beginning.

Parcel Number: 01-00-02251-00-7.

Location of property: 250 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Larry Ashton** at the suit of Citizens Bank of Pennsylvania. Debt: \$52,928.00.

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

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

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

11-33218

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

BEGINNING at a stake for a corner on the North side of West Street at a distance of fifty feet East of Pine Street; thence Northwardly along land now or late of Harrison Gilbert, one hundred forty feet to a ten feet wide alley; thence Eastwardly thirty feet to a corner of lands now or late of William H. Eck; thence along the same Southwardly one hundred forty feet to the North line of said West Street; thence along said West Street thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Todd W. Pyhtila and Lisa J. Pyhtila**, by Deed from Frank E. Sima, Jr., dated 05/25/2007, recorded 06/27/2007 in Book 5652, Page 2379.

Parcel Number: 16-00-32684-00-6.

Location of property: 207 West Street, Pottstown, PA 19464-5343.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd W. Pyhtila and Lisa J. Pyhtila** at the suit of Wells Fargo Bank, N.A. Debt: \$115,840.79.

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

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

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

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11-33352

ALL THAT CERTAIN lot or piece of land upon which is erected a double brick dwelling house, situate on the Southeast corner of Walnut Street, 50 feet wide and Franklin Street 40 feet wide in **Pottstown Borough**, County of Montgomery and State of Pennsylvania (this being the Easterly half of the property).

BEGINNING on Southwesterly corner of property (House No. 404) on Walnut Street 50 feet wide said point of beginning being South 74 degrees, 45 minutes East, 16 feet, 5 inches from the Southeast corner of Franklin Street 40 feet wide and Walnut Street; thence along the South side of Walnut Street South 74 degrees, 45 minutes East, 18.0 feet to a corner; thence South 15 degrees, 14 minutes West, 140 feet, 1 inch to a corner of a 20 feet wide alley; thence along the alley North 74 degrees, 45 minutes West, 18.0 feet to a corner and North 15 degrees, 14 minutes East, 140 feet, 0 inches to the place of beginning.

Parcel Number: 16-00-30012-00-5.

Location of property: 404 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leeann T. DeMito a/k/a Leeann Teresa DeMito** at the suit of Citimortgage, Inc. Debt: \$102,371.31.

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

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

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

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11-34774

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "Wooded Pond" prepared for Westrum Land Development Corporation by Urwiler & Walter, Inc., dated June 30, 1993 last revised August 3, 1994, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-55, as follows, to wit:

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**Christopher A. DeNardo**, Attorney.

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

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

11-34780

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and, Commonwealth of Pennsylvania described in accordance with a subdivision plan for Victor Hoffman, Inc., by D.S. Winokur Associates, consulting Engineers, Philadelphia, Pennsylvania, last revised 3/2/81 and recorded in Plan Book A-42, Page 51, as follows, to wit:

BEGINNING at a point of intersection of the title line in the Bed of Hag's Ford Road, North (60 feet wide) with the title line in the bed of Bobarn Drive (50 feet wide); thence extending from said point; along the aforementioned title line in the Bed of Hag's Ford Road, the three following courses and distances: (1) South 12 degrees, 13 minutes, 50 seconds East, 20.00 feet to a point of curve; (2) extending Southeastwardly on the arc of a circle curving to the left having a radius of 600 feet the arc distance of 166.04 feet (the chord of said arc being South 20 degrees, 09 minutes, 30 seconds West, 165.51 feet) to a point of tangent; (3) South 28 degrees, 05 minutes, 10 seconds East, 50.00 feet to a point on the title line in the bed of Hollow Road (60 feet wide); thence extending along the same South 61 degrees, 54 minutes, 50 seconds West, 129.30 feet to a point; thence extending North 31 degrees, 41 minutes, 54 seconds West and passing through a 30 feet wide Sanitary Sewer Easement, 22.13 feet to a point in the title line of Bobarn Drive; thence extending along the same North 58 degrees, 7 minutes, 10 seconds East, 171.10 feet to the first mentioned point and place of beginning.

BEING the same premises that Victor Hoffman and Rita Hoffman his wife, by Deed Poll dated 04/17/1987 and recorded 04/27/1987 in the office of the Recorder of Deeds in and for the County of Montgomery in Record Book 4835, Page 2095, granted and conveyed unto James Hoffman and Karen Hoffman his wife as Tenants by Entireties.

Parcel Number: 40-00-06118-60-1.

Location of property: 1295 Bobarn Drive, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Hoffman a/k/a James M. Hoffman, Karen Hoffman a/k/a Karen I. Hoffman and the United States of America** at the suit of Citizens Bank of Pennsylvania s/b/m/t Roxborough Manayunk Bank. Debt: \$74,465.41.

**Thomas M. Federman**, 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.

11-35217

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19454, dated 10/30/1990 and last revised 4/18/1991 and recorded 6/5/1991 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-52, Pages 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Valley Stream Drive, said point being a corner in line of Lot Number 34; thence extending along the same South 69 degrees, 07 minutes, 31 seconds East, 110.02 feet to a point a corner; thence extending South 20 degrees, 56 minutes, 42 seconds West, 19.41 feet to a point a corner; thence extending South 26 degrees, 49 minutes, 11 seconds West, 25.75 feet to a point a corner in line of Lot Number 32; thence extending along the same North 63 degrees, 10 minutes, 49 seconds West, 107.91 feet to a point a corner on the aforesaid side of Valley Stream Drive; thence extending along the same North 20 degrees, 52 minutes, 29 seconds East, 33.85 feet to the point and place of beginning.

BEING known as Lot No. 33 as shown on said plan.

CONTAINING 4,319 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Kelly D. Scheetz, by Deed from Nina P. Maris, dated 10/31/2005, recorded 11/02/2005 in Book 5578, Page 77.

Parcel Number: 55-00-01704-24-7.

Location of property: 1148 Valley Stream Drive, Perkiomenville, PA 18074-9459.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly D. Scheetz** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$183,737.21.

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

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

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

11-35318

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as the Village Condominium, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L. #196 by the recording in the Office for the Recorder of Deeds of Montgomery County, a Declaration dated May 8, 1978 and recorded on July 19, 1978 in Deed Book 4321, Page 512 and Declaration Plan dated December 2, 1977 and recorded in Plan Book Condo. 6, Page 18; and a Code of Regulations dated May 8, 1978 and recorded in Deed Book 4321, Page 530 being designated on Declaration Plan as Unit 735 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.408%.



THE GRANTEE for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the unit conveyed by this deed shall be subject to a charge for all amounts so assessed and that except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Russell L. Gresh, Jr. granted and conveyed unto Michael J. Bellamy and Shantel M. Butler by Deed dated September 1, 1998 and recorded September 9, 1998 in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania in Deed Book 5242, Page 1245.

Parcel Number: 42-00-04529-41-5.

Location of property: 735 Village Lane, Building 7, Sanatoga, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael J. Bellamy and Shantel M. Butler** at the suit of Citimortgage, Inc. Debt: \$78,539.09.

**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.

11-35568

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan of Phase I Blue Bell Inn Office Complex prepared for Nolen-Lamprecht Associates, made by Robert E. Blue Consulting Engineers, P.C. dated 12-7-1989 last revised 9-27-1995 and recorded in Plan Book L3, Page 181, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly ultimate right-of-way of Penllyn-Blue Bell Pike, said point of beginning being a point a corner of lands now or late of Robert H. and Suzanne Nelson; thence from said point of beginning and along said side of Penllyn-Blue Bell Pike on an arc of a circle curving to the left having 1,210.00 feet and the arc distance of 205.26 feet to a point a corner of lands now or late of Frank and Linda Cymbala; thence along said lands the three following courses and distances: (1) South 43 degrees, 50 minutes, 53 seconds East, 208.37 feet to a point; (2) North 43 degrees, 42 minutes, 59 seconds East, 99.91 feet to a point; and (3) North 43 degrees, 46 minutes, 01 second West, 22.18 feet to a point a corner of lands now or late of Realty Corporation/Jack Chun, Architect; thence along said lands North 43 degrees, 42 minutes, 59 seconds East, 128.50 feet to a point a corner of lands marked Block 18, Unit 40; thence along same South 43 degrees, 51 minutes, 01 second East, 122.21 to a point a corner of lands now or late of Office Court at Blue Bell; thence along said lands, South 43 degrees, 42 minutes, 59 seconds West, 516.42 to a point a corner of lands now or late of Thomas F. Wagner; thence along said lands North 49 degrees, 14 minutes, 12 seconds West, 110.07 feet to a point a corner of lands now or late of Robert H. and Suzanne Nelson; thence along said land the two following courses and distances: (1) North 43 degrees, 42 minutes, 59 seconds East, 109.59 feet to a point; and (2) North 46 degrees, 50 minutes, 53 seconds West, 167.26 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 2.115 acres.

BEING Lot 3 as shown on above plan.

BEING part of the same premises which John H. Lamprecht by Deed dated 12-15-2004 and recorded 12-30-2004 In Montgomery County in Deed Book 5538, Page 2013 conveyed unto Blue Bell Centre, L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Number: 66-00-05341-00-2.

Location of property: 860 Penllyn-Blue Bell Pike, Blue Bell, Township of Whitpain, Montgomery County, PA 19422.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Blue Bell Pike Realty, LLC d/b/a Blue Bell Centre, L.P.** at the suit of Beneficial Mutual Savings Bank. Debt: \$4,098,406.66 plus interest to the date of the sheriff's sale, plus costs.

**William J. Levant**, Attorney.

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

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

12-00367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Provincetown Subdivision made by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated October 1st, 1966 and last revised May 29th, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Linnet Road (fifty feet wide) measured the four following courses and distances from a point at the Southeasterly side of Jode Road, (fifty feet wide): (1) on the arc of a circle in a Northeasterly and Southeasterly direction curving to the right having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent; (2) South eighty-eight degrees, twenty-eight minutes East, thirty-five feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of one hundred seventy-five feet the arc distance of fifty-six and sixty-seven one-hundredths feet to a point of tangent;

(4) South sixty-nine degrees, fifty-four minutes, forty seconds East, four hundred forty-six and thirteen one-hundredths feet to a point; thence from said point of beginning along the Southwesterly side of Linnet Road, South sixty-nine degrees, fifty-four minutes, forty seconds East, one hundred three and thirty-three one-hundredths feet to a point a corner of Lot No. 37; thence extending along Lot No. 37, South twenty degrees, fifty minutes, twenty seconds West, one hundred seventy feet and twenty one-hundredths feet to a point in line of lands of Apple Valley Section III; thence extending along said lands North sixty-nine degrees, fifty-four minutes, forty seconds West, one hundred three and thirty-three one-hundredths feet to a point a corner of Lot No. 35; thence extending along Lot No. 35, North twenty degrees, five minutes, twenty seconds East, one hundred seventy-four and twenty one-hundredths feet to a point at the Southwesterly side of Linnet Road the first mentioned point and place of beginning.

BEING Lot No. 36, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mary Kate Farley and Robert G. Jackson, by Deed from Antimo P. Ponticello and Nancy V. Ponticello, h/w, dated 04/08/2008, recorded 04/18/2008 in Book 5689, Page 2252.

Parcel Number: 43-00-07582-00-7.

Location of property: 608 Linnet Road, Audubon, PA 19403-1959.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Kate Farley and Robert G. Jackson** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$289,579.74.

**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.

12-00708

ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 118 on a certain plan of lots recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 571, Page 500 and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Highland Avenue (fifty feet wide) at the distance of one hundred feet Northwestward from the Northwest side of Park Avenue (fifty feet wide); thence extending South nine degrees, fifteen minutes West along Lot No. 117 on said plan one hundred fifty-eight feet to a point; thence extending North eighty degrees, forty-five minutes West, fifty feet to a point; thence extending North nine degrees, fifteen minutes East along Lot No. 119 on said plan one hundred fifty-eight feet to a point on the said Southwest side of Highland Avenue; thence extending South eighty degrees, forty-five minutes East along the said Southwest side of Highland Avenue fifty feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County and State aforesaid, being known and designated as portion of Lot No. 117 on a certain plan of lots recorded at Norristown, and described according to a survey and plan thereof made by C. Raymond Weir, Registered Engineer, on 12/30/1952, as follows, viz:

BEGINNING at a point on the Southwest side of Highland Avenue (fifty feet wide) at the distance of ninety-four feet Northwestward from the Northwest side of Park Avenue (fifty feet wide); thence extending South nine degrees, fifteen minutes West passing through Lot No. 117 on said plan one hundred fifty-eight feet to a point; thence extending North eighty degrees, forty-five minutes West, six feet to a point; thence extending North nine degrees, fifteen minutes East along Lot No. 118 on said plan, one hundred fifty-eight feet to a point on the said Southwest side of Highland Avenue; thence extending South eighty degrees, forty-five minutes East along the said Southwest side of Highland Avenue six feet to the first mentioned point and place of beginning.

Parcel Number: 01-00-02251-00-7.

Location of property: 250 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Larry Ashton** at the suit of Citizens Bank of Pennsylvania. Debt: \$44,188.31.

**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.

12-01097

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Plymouth Hill, made by M.R. and J.E. Yerkes, Civil Engineers and Surveyor of Bryn Mawr, Pennsylvania, dated December 16th, A.D., 1954 and last revised February 7th, A.D., 1956, recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds, etc. in and for the County of Montgomery, on July 25th A.D., 1956, in Plan Book A-5, Page 19, as follows, to wit:

BEGINNING at a point in the middle line of Red Rowen Lane at the distance of 275 feet measured North 42 degrees, 55 minutes East from a point formed by the intersection of the middle line of Red Rowen Lane and Gawain Road (each 50 feet wide).

CONTAINING in front or breadth, Northeastwardly from said point of beginning along the middle line of Red Rowen Lane, 75 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to the middle line of Red Rowen Lane, 175 feet to the Northwesterly line of utility easement (10 feet wide).

TITLE TO SAID PREMISES IS VESTED IN Glenna F. Fisher by Deed from Glenna F. Fisher and Stan L. Fisher dated 12/27/2001, recorded 04/03/2002 in Deed Book Instrument Number 2002008703.

Parcel Number: 49-00-09670-00-1.

Location of property: 24 Red Rowen Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenna F. Fisher** at the suit of Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1. Debt: \$353,832.08.

**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.

12-01582

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania being Lot No. 76 on a plan of lots of Whitehall Park surveyed by Will D. Hiltner, Registered Surveyor, Norritown, Pennsylvania on the 3rd day of August and the 5th day of October A.D. 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Prospect Avenue 50 feet wide, at the distance of two hundred ninety-nine and eighty one-hundredths feet Northeastwardly from the point of tangent on the radius round corner of Prospect Avenue and Marshall Street 50 feet wide, a corner of Lot No. 75 on the said plan; thence along the Southeasterly side of Prospect Avenue the 3 following courses and distances North 42 degrees, 43 minutes East, forty-six feet and twenty-one one-hundredths feet to a point of curve; thence Southeastwardly on a line curving to the right with a radius of seventy-five feet the arc distance of one hundred seventeen feet and eighty-one one-hundredths of a foot to a point; thence South 47 degrees, 17 minutes East, fifteen feet to a point a corner of Lot No. 77; thence along Lot No. 77 South 42 degrees, 43 minutes West, one hundred twenty-one feet and twenty one-hundredths of a foot to a point in line of Lot No. 75, aforesaid; thence along Lot No. 75 North 47 degrees, 17 minutes West, 90 feet to the place of beginning.

BEING the same premises which Robert Burke by Deed dated 3/16/06 and recorded 3/22/06 in Montgomery County in Deed Book 05594, Page 1054, Instrument #2006034347 granted and conveyed unto Anthony R. Wesemann.

Parcel Number: 63-00-06535-00-8.

Location of property: 122 Prospect Avenue, Norritown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony R. Wesemann** 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 2006-18CB, Mortgage Pass-Through Certificates, Series 2006-18CB. Debt: \$221,342.41.

**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.

12-01602

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

#1 - BEGINNING at a stake a point in the center of the partition wall of this and house immediately adjoining on the West, now or late of Mahlon M. Binder; thence Northerly one hundred four (104) feet seven and one-half (7 1/2) inches, more or less to land now or late of Henry Bucher, Sr., passing partly in said course and distance through the middle of the partition or division wall of this and house immediately adjoining on the West; thence Eastwardly along the land now or late of Henry Bucher, Sr., twenty-three (23) feet, more or less, to land now or late of Harry K. Paul; thence along the same Southwardly one hundred four (104) feet seven and one-half (7 1/2) inches, more or less, to Third Street; thence Westwardly along the same twenty-three (23) feet, more or less to the place of beginning.

#2 - ALL THAT CERTAIN lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the East side of Erb Alley, in the Third Ward of the Borough of Pottstown, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of said Erb Alley at a corner of this and land now or late of Henry Bucher, Sr., said beginning point being at the distance of one hundred seventy (170) feet, more or less, Eastwardly from the East side of York Street and one hundred four (104) feet seven and one-half (7 1/2) inches more or less, Northwardly from the North side of Third Street; thence by said land now or late of Henry Bucher, Sr., Eastwardly sixty-seven (67) feet to other land now or late of Elmer D. Welsh; thence by the same Southwardly twenty (20) feet to a point a corner of this and land now or late of Mahlon M. Binder; thence by the same Westwardly sixty-seven (67) feet to the East side of Erb Alley aforesaid; thence by the same Northwardly twenty (20) feet to the place of beginning.

BEING the same premises which Karen Steffy, Executrix for the Estate of Jacqueline R. Smith by Deed dated 3/19/10 and recorded 4/5/10 in Montgomery County in Deed Book 5763, Page 158 granted and conveyed unto Donna Surratt.

Parcel Number: 16-00-29388-00-8.

Location of property: 125 East 3rd Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Donna Surratt** at the suit of U.S. Bank National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$101,759.69.

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

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

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

12-02380

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, PA 19464, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office. Montgomery County at Norristown, Pennsylvania in Plan Book A-52, Pages 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Pin Oak Drive, which said point is in line of Lot 87; thence extending along the said Lot No. 87 South 17 degrees, 56 minutes, 08 seconds West, 39.32 feet to a point a corner; thence extending along the same South 12 degrees, 38 minutes, 37 seconds West, 86.82 feet to a point a corner; thence extending North 77 degrees, 21 minutes, 23 seconds West, 49.39 feet to a point a corner; thence extending North 45 degrees, 00 minutes, 00 seconds West, 41 feet to a point a corner in line of Lot No. 85; thence extending along same North 45 degrees, 00 minutes, 00 seconds East, 126.90 feet to a point a corner on the aforesaid side of Pin Oak Drive; thence extending along the same along the arc of a circle curving to the left having a radius of 180 feet and the arc distance of 20 feet to the point and place of beginning.

BEING known as Lot Number 86 and containing 6678 square feet, of land more or less.

BEING the same premises which Nancy Rodgers f/k/a Nancy H. Farley by Deed dated 4/16/2001 and recorded on 5/16/2001 in the Montgomery County Recorder of Deeds Office on 5/16/2001 in Book 5360, Page 857, granted and conveyed unto Kenneth Bartlett and Jennifer Bartlett.

Parcel Number: 55-00-01394-51-3.

Location of property: 1134 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kenneth Bartlett and Jennifer Bartlett** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1. Debt: \$218,781.04.

**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.

12-02428

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Master Subdivision Plan-Phase III prepared as part of Sheffield prepared for Danny Jake Corporation by Richard C. Mast Associates, P.C. Consulting Engineers, dated 1/12/2002 last revised 3/6/2003 and recorded in Plan Book A-61, Pages 271-275, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ruby Circle, said point being a corner of Lot 49, as shown on above mentioned plan; thence extending from said beginning point along Lot 49, North 47 degrees, 05 minutes, 05 seconds West, 120.00 feet to a point; thence extending North 42 degrees, 54 minutes, 55 seconds East, 109.32 feet to a point; thence extending South 37 degrees, 18 minutes, 12 seconds East, 128.04 feet to a point of curve on the Northwesterly side of Ruby Circle; thence extending along the same the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 425.00 feet to a point of tangent; and (2) South 42 degrees, 54 minutes, 55 seconds West, 15.39 feet to the point of beginning.

BEING Lot 48 as shown on the above mentioned plan.

Parcel Number: 32-00-06130-08-4.

Location of property: 980 Ruby Circle, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Burkel** at the suit of GMAC Mortgage, LLC. Debt: \$295,579.19.

**Patrick J. Wesner**, Attorney.

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

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

12-02865

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

TITLE TO SAID PREMISES IS VESTED IN Central Penn Capital Management, LLC, by Deed from Eileen Whalon Behr, Sheriff of the County of Montgomery, dated 03/23/2012, recorded 04/27/2012 in Book 5834, Page 912. Parcel Number: 39-00-02014-14-3.

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Central Penn Capital Management, LLC** at the suit of Wells Fargo Bank, N.A. Debt: \$292,909.60.

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

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

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

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12-02965

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, composed of two contiguous lots or pieces of ground Numbered 2 and 3 on a certain Plan of Lots called Oak Lane Terrace recorded at Norristown in Deed Book 420, Page 500, situate in **Cheltenham Township**, in the County of Montgomery and State of Pennsylvania, described, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of City Line Avenue (45 feet wide) with the Northwesterly side of Chestnut Avenue (40 feet wide); thence extending Northeastwardly along the said side of Chestnut Avenue 50 feet to a point; thence Northwesterly on a line parallel with the said City Line Avenue 157.18 feet to the Southeasterly side of Coventry Avenue (40 feet wide); thence Southwardly along the said side of Coventry Avenue 50.92 feet to the Northeasterly side of City Line Avenue; and thence Southeastwardly along the said side of City Line Avenue 147.48 feet to the place of beginning.

BEING 613 Cheltenham Avenue a/k/a 613 West Cheltenham Avenue a/k/a 613 City Line Avenue. Parcel No. 31-00-05488-00-7.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate at Oak Lane Station, **Cheltenham Township**, Montgomery County, Pennsylvania, known as Lot #1, on Plan of Oak Lane Terrace recorded at Norristown in Deed Book 420, Page 500 and described in accordance with as survey thereof made by Albright and Mebus, Civil Engineers, on March 17, 1923 as follows, to wit:

BEGINNING at a corner formed by the intersection of the Northwesterly side of Coventry Avenue 40 feet wide with the Northeasterly side of City Line Avenue, 45 feet wide and extending; thence North 34 degrees East along the said side of said Coventry Avenue 150.79 feet to a point in the bed of a creek; thence Southwestwardly along the bed of said creek the three following courses and distances to wit: South 64 degrees, 40 minutes, 28 seconds West, 18.34 feet to a point; thence South 68 degrees, 23 minutes West, 96.93 feet to a point; and thence South 67 degrees, 45 minutes West, 45.30 feet to a point on the Northeasterly side of said City Line Avenue; and thence along the said side of said City Line Avenue South 45 degrees, East 90.94 feet to the first mentioned point and place of beginning.

BEING Cheltenham Avenue. Parcel No. 31-00-05491-00-4.

BEING the same premises which Young Ho Byun and Hwa Young Byun, by Deed dated January 30, 2004 and recorded April 8, 2004 in Montgomery County in Deed Book 5503, Page 81 granted and conveyed unto Sovereign Realty, LLC, in fee.

Parcel Numbers: 31-00-05488-00-7 and 31-00-05491-00-4.

Location of property: Premises "A" - 613 Cheltenham Avenue a/k/a 613 West Cheltenham Avenue, Elkins Park, PA and Premises "B" - Cheltenham Avenue, Elkins Park, PA.

The improvements thereon are: Commercial - office and vacant land.

Seized and taken in execution as the property of **Sovereign Realty, LLC** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$349,932.65 plus interest to the date of the sheriff's sale, plus costs.

**William J. Levant**, Attorney.

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

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

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12-03305

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being bounded and described according to a subdivision prepared for Haydt & Geiger, made by Aston Surveyors/Engineers, Inc., dated 7/28/2006 and recorded in Norristown in Plan Book 28, Page 97, as follows, to wit:

BEGINNING at a point on the Southerly side of Charlotte Street a corner of Lot 2 on said plan; thence extending along the Southeasterly side of Charlotte Street North 39 degrees, 36 minutes, 00 seconds East, 19.78 feet to a point; thence extending along lands of Thomas and Mary Galloway South 50 degrees, 24 minutes, 00 seconds East, 148.00 feet to a point; thence extending along lands of James and Conna Chapple South 39 degrees, 36 minutes, 00 seconds West, 17.78 feet to a point; thence extending along Lot 2 aforementioned North 50 degrees, 07 minutes, 53 seconds West (inadvertently omitted from prior deed) 54.50 feet to a point; thence still along the same North 50 degrees, 31 minutes, 57 seconds West, 54.45 feet to a point; thence still along the same South 39 degrees, 28 minutes, 03 seconds West, 0.44 feet to a point; thence still along the same North 50 degrees, 54 minutes, 47 seconds West, 16.06 feet to a point; thence still along the same South 39 degrees, 32 minutes, 35 seconds West, 1.54 feet to a point; thence still along the same North 50 degrees, 24 minutes, 00 seconds West, 15.00 feet to the point and place of beginning.

BEING Lot 3 on said plan.

BEING the same premises which Jeannette Lamb by Deed dated 8/29/08 and recorded 10/22/08 in Montgomery County in Deed Book 5711, Page 01753, Instrument #2008103947 granted and conveyed unto Marcella Richardson. Parcel Number: 16-00-03336-00-5.

Location of property: 326 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marcella Richardson** 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: \$161,329.75.

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

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

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

12-03307

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Lot Plan entitled "D" "Gwynedd Pointe" drawn by D.S. Winokur Associates, Inc., Engineers, Planners and Surveyors, Philadelphia, Pennsylvania dated 9/6/91, last revised 4/22/92 said plan recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 2, Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carriage Court South (of variable width) said point of beginning being a point a corner of Lot No. 6202 as shown on the above mentioned plan; thence extending from said point of beginning and along the said side of Carriage Court South, South 76 degrees, 44 minutes, 21 seconds East, 32.00 feet to a point; thence extending from said point of beginning South 13 degrees, 15 minutes, 33 seconds West and passing through a certain water easement a distance of 85.00 feet to a point; thence extending from said point North 76 degrees, 44 minutes, 27 seconds West, 32.00 feet to a point a corner of Lot No. 6202 as shown on: the above mentioned plan; thence extending along the aforesaid lot North 13 degrees, 15 minutes, 33 seconds East and recrossing the aforesaid water easement a distance of 85.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Douglas M. Minner and Michele L. Brobst by Deed dated 6/26/08 and recorded 7/7/08 in Montgomery County in Deed Book 5698, Page 02772, Instrument #2008069757 granted and conveyed unto Anthony Lukanski.

Parcel Number: 46-00-00547-46-9.

Location of property: 3400 Carriage Court, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony Lukanski** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$302,383.31.

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

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

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

12-04924

ALL THAT CERTAIN lot, situate on the North side of Highland Avenue extending from Main Street to School Lane in **Telford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan of building lots of Stanley M. Horn, dated November 30, 1950, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEING Lot No. 20, beginning at an iron pin in the center line of Highland Avenue 45 feet wide, said point being 290.19 feet West of the center line of Main Street; thence along the center line of Highland Avenue, South 50 degrees, 42 minutes West the distance of 70 feet to a corner; thence along Lot No. 21, North 39 degrees, 18 minutes West the distance of 148.64 feet to an iron pin; thence North 50 degrees, 42 minutes East the distance of 70 feet to an iron pin; thence along Lot No. 19 South 39 degrees, 18 minutes East the distance of 148.64 feet to the place of beginning.

BEING the same premises which Emily D. Moyer by Deed dated 10/30/07 and recorded 11/1/07 in Montgomery County in Deed Book 5670, Page 01700, Instrument #2007131392 granted and conveyed unto Sean D. Moyer and Emily D. Moyer, husband and wife.

Parcel Number: 22-02-00955-00-2.

Location of property: 25 Highland Drive, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sean Moyer and Emily D. Moyer** 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-IM3. Debt: \$269,798.20.

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

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

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

12-05217

ALL THAT CERTAIN message and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known and designated as No. 1727 Powell Street, bounded and described as follows, to wit:

BEGINNING at a point on the Northwestern side of Powell Street at a distance of 343.5 feet Northeastwardly from the Northeastly side of Roberts Street; thence at right angles to Powell Street Northwestwardly 136 feet to the Southeastly side of a 20 feet wide alley; thence along the same Northeastwardly 25 feet to a point of other ground of William I. Winterbottom; thence by and along the same the line passing through the middle of the partition wall between the house hereon erected and that on the adjoining lot to the Northeast and parallel to the first course Southeastly 136 feet to the Northwestern side of Powell Street aforesaid; and thence along the same Southwestwardly 25 feet to the first mentioned point and place of beginning.

BEING the same premises which J. Scott Thomas and Dana L. Thomas, husband and wife as Tenants by the Entireties by Deed dated 12/14/07 and recorded 12/27/07 in Montgomery County in Deed Book 5676, Page 2356 granted and conveyed unto J. Scott Thomas.

Parcel Number: 13-00-31768-00-7.

Location of property: 1727 Powell Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dana L. Thomas and J. Scott Thomas** at the suit of Midfirst Bank. Debt: \$154,134.83.

**Michael McKeever**, Attorney. I.D. #56129

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

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

12-05992

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof, made March 1947 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point in the center line of Gulph Road also known as Montgomery Avenue, at the distance of 279.45 feet Southeastly from the center line of Hughes Road a point a corner of other land of Esther I. McDivitt; thence extending along the said center line of Gulph Road South 52 degrees, 5 minutes East, 130 feet to a spike a corner of land of J. Aubrey Anderson Estate; thence extending along said land South 37 degrees, 10 minutes West, 526 feet to a concrete monument a point a corner of land of John Hughes Estate; thence extending along said land North 40 degrees, 28 minutes West, 171 40 feet to a point, a corner of land of Esther I McDivitt aforesaid; thence extending along said land North 41 degrees, 31 minutes, 30 seconds East, 492.42 feet to the first mentioned point and place of beginning.

CONTAINING 1.747 acres of land.

UNDER AND SUBJECT to certain building restrictions and conditions.

TOGETHER with the full free liberty and right at all times hereafter forever to have and use a 15 feet wide passageway and driveway the center line of which shall be 20 feet Southwest of the Southwestly side of Montgomery Avenue and parallel therewith, extending from Hughes Road across premises being conveyed to Norman R. Rush, et ux. and the said William R. Jones, et ux. for any and all purposes connected with the use and occupation of the premises hereby conveyed, in common with the said Norman R. Rush, et ux. and the said William R. Jones, et ux., their heirs and assigns, subject to the payment by the grantees herein and the said Norman R. Rush, et ux. and William R. Jones, et ux., their heirs and assigns of a fair proportion each of the expenses of maintaining and keeping said passageway or driveway in good repair.

TITLE TO SAID PREMISES IS VESTED IN Ahmed Bakillah and Sihem Sassigaha Bakillah, by Deed from Francis V. Tryson and Jean E. Tryson, h/w, dated 01/12/2005, recorded 01/31/2005 in Book 5542, Page 606.

Parcel Number: 58-00-17245-00-4.

Location of property: 861 South Gulph Road, King of Prussia, PA 19406-3707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ahmed Bakillah and Sihem Sassigaha Bakillah** at the suit of Wells Fargo Bank, N.A. Debt: \$283,711.37.

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

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

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

12-06096

ALL THAT CERTAIN lot or piece of land, with one-half of a double dwelling house thereon erected, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof made by Albright and Mebus, as follows, to wit:

BEGINNING at a point on the Easterly side of Walnut Street, at the distance of one hundred and seventeen and thirty-four hundredths feet Northwestwardly from the Northwestern side of West Avenue (as laid out to a width of forty feet); thence North sixty-two degrees and fifty-six minutes, thirty seconds East the line passing through the middle of the partition wall between the house erected on this and the adjoining lot, one hundred thirty-one and seventy-four hundredths feet to a corner in the side of a driveway; thence by and along the same, North thirty-nine degrees, thirty-five minutes, thirty seconds West, twenty-five and twenty-four hundredths feet to a corner of other land

now or late of Annie R. Goodwin; thence by and along the same, South sixty-five degrees, twenty-four minutes, thirty seconds West, one hundred twenty-three and forty-three hundredths feet to the said side of Walnut Street; thence by and along the same, Southwardly twenty-one degrees twenty-seven minutes East, thirty and thirteen hundredths feet to the place of beginning.

TOGETHER with the right, use and privilege of a certain driveway laid out in the rear of the premises above described and opening unto Linden Street, together with other owners of property abutting thereon.

BEING the same premises which John F. Horan by his Agent, Thomas E. Horan and Sarah Horan, by her Agent, Thomas E. Horan by Deed dated 7/19/05 and recorded 1/31/06 in Montgomery County in Deed Book 5588, Page 1748 granted and conveyed unto Thomas L. Briggs and Nicole D. Briggs.

Parcel Number: 10-00-04320-00-8.

Location of property: 406 Walnut Street, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas Briggs and Nicole D. Briggs** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$257,195.98.

**Michael T. McKeever**, Attorney. I.D. #56129

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

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

12-06190

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, City of Plymouth Meeting, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey of Valley Spring Farm, made by Yerkes Engineering Company, Bryn Mawr Pennsylvania, dated 1/12/1959 and last revised 11/9/1959, as follows, to wit:

BEGINNING at a point on the Southerly side of Township Line Road (46.5 feet wide) at the distance of 90 feet measured North 53 degrees, 22 minutes West, along same from its intersection with the Westerly side of Plymouth Rock Road (50 feet wide) (both lines produced); thence extending from said beginning point, South 36 degrees, 38 minutes West, 160 feet to a point; thence extending North 53 degrees, 22 minutes West, 44.55 feet to a point; thence extending North 13 degrees, 41 minutes East, 173.75 feet to a point on the Southerly side of Township Line Road, aforesaid; thence extending along same, South 53 degrees, 22 minutes East, 112.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Susan L. Vanderzille, unmarried, by Deed from Pamela Frances Seaver-Farrior and Julian Wade Farrior, Jr., w/h, dated 03/19/1999, recorded 04/13/1999 in Book 5266, Page 2193.

Parcel Number: 49-00-11965-00-1.

Location of property: 722 Township Line Road a/k/a 358 Township Line Road, Plymouth Meeting, PA 19462-7300.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan L. Vanderzille** 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: \$204,869.34.

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

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

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

12-06584

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by R.H. Bryan, Civil Engineer, Jenkintown, Pennsylvania, for J. Walter Ruddach Estate, and recorded on December 10, 1910, at Norristown Pennsylvania, in Deed Book 636, Page 500, as follows, to wit:

SITUATE on the Southerly corner of Ellis Road (as laid out 50 feet wide) and Terrace Road (as laid out 50 feet wide); and containing together in front of breadth on the Southeast side of the said Ellis Road 50 feet (each lot being 25 feet in front) and extending together of that width in length or depth Southeastwardly between lines parallel with and along the Southwest side of the said Terrace Road 125 feet.

BEING Lots 509 and 510 on said plan.

BEING the same premises which Tobias Fisher by Deed dated 8/17/2007 and recorded 8/23/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5661, Page 1992, granted and conveyed unto Mark Andress.

Parcel Number: 59-00-06253-00-6.

Location of property: 253 Ellis Road, Willow Grove, Upper Moreland Township, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Andress, Deceased, and All Unknown Surviving Heirs and Devises of Mark Andress, Deceased** at the suit of ESB-B/W Holdings, LLC. Debt: \$160,379.93.

**Leona Mogavero**, 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.



12-06762

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Section No. 1, School Side Manor, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated August 4, 1953 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Plan Book A-1, Page B-2, as follows, to wit:

BEGINNING at a point on the Southwesterly side of School Line Drive formerly School Side Drive (50 feet wide) at the distance of 376.27 feet measured Westwardly and Northwesterly along the Southerly side of School Line Drive from a point at the Northeast corner of Lot No. 1 on said place which last mentioned point is at the distance of 25 feet measured South 24 degrees, 30 minutes East from a point on the center line of School Line Drive, which last mentioned point is at the distance of 204.89 feet measured Westerly along the center line thereof from a point formed by the intersection if extended with the center line of Crooked Lane (33 feet wide proposed to be widened to the width of 80 feet); thence extending from the beginning point; thence extending North 26 degrees, 48 minutes West, 129.67 feet to a point; thence extending North 63 degrees, 1 minute, 15 seconds East, 174.91 feet to the Southwesterly side of School Line Drive, aforesaid; thence extending along the same on the arc of a circle curving to the left having a radius of 174.55 feet the arc distance of 62.02 feet to the first mentioned point of beginning.

BEING Lot No. 6 on the aforesaid plan.

BEING the same premises which Won Bae Kim and Kong Ja Kim, his wife, by Deed dated 6/21/95 and recorded 7/3/95 in Montgomery County in Deed Book 5117, Page 0032 granted and conveyed unto Kong Ja Kim.

Parcel Number: 58-00-16432-00-7.

Location of property: 729 School Line Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kong Ja Kim** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders CWTAL, Inc., Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates, Series 2006-19CB. Debt: \$116,240.54.

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

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

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

12-07998

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

BEGINNING at a point on the Northwesterly side of Meadowview Drive (50 feet wide), a corner of this and Lot No. 72 on said plan; thence extending from said point of beginning and along the Northwesterly side of Meadowview Drive, aforesaid, the two (2) following courses and distances, viz: (1) Along the arc of a circle curving to the left having a radius of 425.00 feet, the arc distance of 50.22 feet to a point of tangent therein; and (2) South 02 degrees, 45 minutes, 49 seconds West, 25.65 feet to a point, a corner of Lot No. 74 on said plan; thence extending along the same, North 87 degrees, 14 minutes, 11 seconds West, 149.90 feet to a point in line of Lot No. 66 on said plan; thence extending along the same, North 37 degrees, 33 minutes, 19 seconds East, 13.39 Feet to a point; thence still along Lot No. 66, aforesaid and party along Lot No. 67 on said plan, North 19 degrees, 38 minutes, 07 seconds East, 82.71 feet to a point, a corner of Lot No. 72, aforesaid; thence extending along the same, South 80 degrees, 27 minutes, 56 seconds East, 122.07 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Anthony H. Figorski by Deed from D. Rotelle Builders, Inc., dated August 20, 1999 and recorded on September 23, 1999 in the Office of the Recorder of Deeds in an for the County of Montgomery, in Book 5289, Page 0881.

Parcel Number: 60-00-02039-01-6.

Location of property: 1285 Meadowview Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony H. Figorski** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4. Debt: \$275,768.78.

**Patrick J. Wesner**, Attorney.

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

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

12-08119

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, known and numbered as 702 Glenside Avenue, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the Southwesterly side of Glenside Avenue thirty-three feet wide at the distance of seventy-nine and twenty-four one-hundredths feet Northwestwardly from the intersection which said side of Glenside Avenue produced, makes with the Northwesterly side of Hewett Road forty feet wide, produced.

CONTAINING in front or breadth on Glenside Avenue fifty-eight feet and extending from that front or breadth Southwestwardly between parallel lines at right angles to Glendale Avenue the distance of one hundred fifty-three and fifty one-hundredths feet including a ten feet wide driveway which extends Southeastwardly into Hewett Road.

BEING known as Lot Number 3 on a Plan of Beechwood Park.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned ten feet wide driveway as and for a passageway, watercourse and driveway at all times hereafter forever, in common with the owners, tenants and occupiers of Lots Numbers 1, 2 and 4, on a certain Plan of Beechwood Park.

TITLE TO SAID PREMISES IS VESTED IN Howard Johnson and Steven Hoffmann, by Deed from Helen M. Meehan, dated 10/26/2005, recorded 12/14/2005 in Book 5583, Page 37.

Parcel Number: 31-00-11884-00-1.

Location of property: 702 Glenside Avenue a/k/a 702 East Glenside Avenue, Wyncote, PA 19095-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard Johnson and Steven Hoffmann** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$339,020.40.

**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.

12-09757

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania being Lots Nos. 208 and 209 on Plan of Lots of Willow Grove Annex, dated June 1923 and recorded at Norristown, in and for the County of Montgomery in Deed Book 779, Page 600 and described according to said plan as one contiguous lot, as follows:

ON THE Northeast side of Duffield Street at the distance of 300 feet measured North 70 degrees, 57 minutes, 30 seconds West along the Northeast side of Duffield Street from its intersection with the Northwest side of Maple Avenue.

CONTAINING in front or breadth on the said Duffield Street 50 feet (each lot 25 feet) and extending of that width in length or depth between parallel lines at right angles to the said Duffield Street North 19 degrees, 2 minutes, 30 seconds East, 105 feet.

UNDER AND SUBJECT to certain conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Shetzline by Deed from Henry F. Wikoff acting by his Attorney-in-Fact Warren Hugh Wikoff dated November 25, 1997 and recorded December 16, 1997 in Deed Book 5210. Page 719.

Parcel Number: 59-00-05182-00-6.

Location of property: 225 Duffield Street, Willow Grove, PA 19090.

The improvements thereon are: Residential - single family dwelling.

Seized and taken in execution as the property of **Robert E. Shetzline** at the suit of TD Bank, N.A. Debt: \$161,192.31 (plus interest and costs).

**Joel E. Todd**, 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.

12-09942

ALL THAT CERTAIN message and tract of land, hereditaments and appurtenances, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of Evans Street at the distance of 90 feet Northwardly from the North line of said West Street; thence Westwardly and at right angles to said Evans Street 140 feet to a 20 feet wide alley; thence along said alley Northwardly 30 feet to a point; thence Eastwardly and parallel with the first named line, 140 feet to Evans Street; and thence along the same Southwardly 30 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Andrew Carmany and Sophoeuth Oun by Deed from Douglas Barnette and Melissa Kashey dated October 27, 2006 and recorded on December 27, 2006 in the Montgomery County Recorder of Deeds in Book 5629, Page 503 as Instrument No. 2006158335.

Parcel Number: 16-00-08276-00-6.

Location of property: 509 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Andrew Carmany and Sophoeuth Oun** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-24. Debt: \$189,928.13.

**Patrick J. Wesner**, Attorney.

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

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

12-10046

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot No. 15, Section I, on a plan of lots of Roslyn Terrace recorded in Deed Book 464, Page 500 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Keswick Avenue at the distance of one hundred seventy-five feet (175 feet) Northeasterly from the Northeasterly side of Menlo Avenue; thence extending Northeasterly along said side of Keswick Avenue twenty-five feet (25 feet) to a point in line of Lot No. 16; thence extending Southeasterly along same one hundred eighty-two feet, one and one-quarter inches (182 feet, 1-1/4 inches) to a point in line of Lot No. 40; thence extending Southerly along same and part of Lot No. 41 twenty-six feet two and one-half inches (26 feet, 2-1/2 inches) to a point in line of Lot No. 14; thence extending Northwesterly along same and passing through the center of the party wall of said frame message one hundred eighty-nine feet, eleven and three-eighths inches (189 feet, 11-3/8 inches) to the place of beginning.

BEING the same premises which John J. Maguire, widower and single by Deed dated 4/23/94 and recorded 5/3/94 in Montgomery County in Deed Book 5076, Page 817 granted and conveyed unto John W. Kehres, Jr. and Judith A. Kehres, husband and wife.

Parcel Number: 30-00-35984-00-4.

Location of property: 139 Keswick Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Judith A. Kehres and John W. Kehres a/k/a John W. Kehres, Jr.** at the suit of Bank of America, N.A. Debt: \$92,063.45.

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

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

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

12-10277

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery, State of Pennsylvania, described according to a subdivision plan of Blue Bell Run, Inc. for C. Edward Zimmerman and Merrill K. Zimmerman by Yerkes Associates, dated 11/9/1979 and last revised 4/28/1982, as follows, to wit:

BEGINNING at a point on the Southeast side of Silo Circle (50 feet wide) said point being measured the 4 following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Southeast side of Silo Circle with the Southwest side of Cherry Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 15 feet to the arc distance of 23.56 feet to a point of tangent on the Southeast side of Silo Circle; (2) South 07, degrees, 30 minutes, 00 seconds West, 130 feet to a point of curve; (3) on the arc of the circle curving to the right having a radius of 250 feet to the arc distance of 155.88 feet to a point of compound curve; (4) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 35.02 feet to a point, a corner of Lot #159 and place of beginning; thence from said place of beginning and along Lot #159 South 23 degrees, 00 minutes, 00 seconds East, 144.78 feet to a point, a corner of Lot #160; thence along Lot #160 North 84 degrees, 00 minutes, 00 seconds West, 186.15 feet to a point in line of lands of Philadelphia Electric Company and a corner of Lot #162; thence along Lot #162 North 34 degrees, 17 minutes, 45 seconds East, 143.48 feet to a point on the Southwest side of Silo Circle cul-de-sac; thence along Silo Circle cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 30 feet to a point, a corner of Lot #159 and first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hong Suk Choi by Deed from Jennifer H. Kim dated 03/20/2007 recorded 03/27/2007 in Deed Book 5640, Page 2296.

Parcel Number: 66-00-06146-20-5.

Location of property: 1240 Silo Circle, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hong Suk Choi** at the suit of Bank of America, N.A. Debt: \$311,359.60.

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

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

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

12-10505

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

BEGINNING at a point on the Northerly side of City Line Avenue (also known as Cheltenham Avenue) at the distance of 537 feet, 6 inches Eastwardly from the Easterly side of Oak Avenue.

CONTAINING in front or breadth on the said City Line Avenue (also known as Cheltenham Avenue) 37 feet, 6 inches and extending of that width in length or depth Northwardly 115 feet.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley and for a passageway and watercourse at all times hereafter, forever.

UNDER AND SUBJECT to such exemptions, reservations, restrictions and conditions as set forth in prior instruments of record.

Parcel Number: 31-00-05404-00-1.

Location of property: 415 West Cheltenham Avenue, Melrose Park, PA 19027 a/k/a 415 Cheltenham Avenue, Melrose Park, PA 19027 a/k/a 415 Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: One building.

Seized and taken in execution as the property of **Mi Hyong Yu, et al.** at the suit of More Bank. Debt: \$236,085.31.

**Sean T. O'Neill**, Attorney.

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

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

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12-10792

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Roslyn Gardens, **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania and being Lot No. 53 according to a plan thereof made by George B. Mebus, Registered Professional Engineer, on December 1, 1948 as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Patton Road (40 feet wide) at the distance of 154.65 feet measured North 46 degrees, 45 minutes West from the intersection of the said side of Patton Road with the Northwesterly side of Mildred Avenue (40 feet wide), both lines produced; thence along Lot No. 52, South 43 degrees, 15 minutes West, 119.53 feet to a point; thence extending on a line, North 46 degrees, 57 minutes, 30 seconds West, 50 feet to a point; thence along Lot No. 54, North 43 degrees, 15 minutes East, 119.72 feet to a point on the Southwesterly side of Patton Road; thence along the said side of Patton Road, South 46 degrees, 45 minutes East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa G. Hunnicutt, by Deed from Robert B. Eyre and Jennifer R. Eyre, h/w, dated 04/30/2001, recorded 06/13/2001 in Book 5363, Page 992.

Parcel Number: 30-00-52144-00-8.

Location of property: 2314 Patton Road, Abington, PA 19001-2409.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Hunnicutt a/k/a Lisa G. Hunnicutt** 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: \$143,424.28.

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

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

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

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12-10995

ALL THAT CERTAIN lot or piece of land with the message 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 Northeasterly side of Sandy Street at the distance of two hundred and twenty feet Northwesterly from Violet Street a corner of this and land of Sebastino Casseano; thence Northeasterly at right angles to said Sandy Street said point being on the middle of the partition wall between the house on this lot and the house on the adjoining lot one hundred and forty-five feet to a point on the Southwesterly side of Airy Street; thence Northwesterly along said side of said Airy Street twenty feet to a point a corner of this and land of Matteo Baldassano and others; thence Southwesterly along said land and parallel with the first line one hundred and forty-five feet to a point on the Northeasterly side of Sandy Street aforesaid; and thence Southeasterly along said side of said Sandy Street twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda Flowers by Deed from Anthony F. Cianciulli, dated 9/18/1998, recorded 10/14/1998 in Book 5244, Page 782.

Parcel Number: 13-00-32996-00-3.

Location of property: 433 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Linda Flowers** at the suit of U.S. Bank National Association, et al. Debt: \$123,084.56.

**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.

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12-11022

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick 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 Department of Records of a Declaration recorded in Deed Book 4860, Page 1162; and Amendment thereto recorded in Deed Book 4863, Page 651; Amendment thereto recorded in Deed Book 4872, Page 792; Amendment thereto recorded in Deed Book 4881, Page 1409, Amendment thereto recorded in Deed Book 4891, Page 1218; Amendment thereto recorded in Deed Book 4695, Page 2463; Amendment thereto recorded in Deed Book 4903, Page 1362; Amendment thereto recorded in Deed Book 4912, Page 324; Amendment thereto Recorded in Deed

Book 4918, Page 1863; Amendment thereto recorded in Deed Book 4927, Page 206; Amendment thereto recorded 4932, Page 982; Amendment thereto recorded in Deed Book 4946, Page 2006; amendment thereto recorded in Deed Book 4957, Page 1481; Amendment thereto recorded in Deed Book 4977, Page 770; Amendment thereto recorded in Deed Book 4985, Page 2371; Amendment thereto recorded in Deed Book 5003, Page 579; Amendment thereto recorded in Deed Book 5003, Page 2327; Amendment thereto recorded in Deed Book 5011, Page 289; Amendment thereto recorded in Deed Book 5019, Page 2148; Amendment thereto recorded in Deed Book 5045, Page 20; Amendment thereto recorded in Deed Book 5059, Page 843 and Amendment thereto recorded in Deed Book 5103, Page 1302, and the By-Laws for said Condominium, dated 12/10/1987 and the Declaration Plan dated 12/10/1987 and recorded as part of the Declaration.

BEING designated as Unit No. 2312 together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

BEING the same premises which Jeffrey Stello by Deed dated 8/7/1997 and recorded 8/27/1997 in the County of Montgomery in Deed Book 5197, Page 1632 conveyed unto Toma V. Dulea and Terry A. Hall, as Joint Tenants With the Right of Survivorship, in fee.

Parcel Number: 37-00-00746-30-6.

Location of property: 2312 Fox Meadow Drive, Royersford, PA 19468.

The improvements thereon are: Unit No. 2312 with a proportionate undivided interest in the Common Elements.

Seized and taken in execution as the property of **Terry A. Hall** at the suit of Citadel Federal Credit Union. Debt: \$131,560.21.

**Ashley L. Lerch**, 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.

12-11047

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Property of Anthony M. Di Lucia, Inc., Section 1 made by Yorkee Associates, Inc., Bryn Mawr, Pennsylvania, dated September 2, 1971, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Anthony Road (fifty feet wide) said point being the four following courses and distances from a point of curve on the Southeast side of Elliot Drive (fifty feet wide) (1) leaving Elliot Drive on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Northeasterly side of Anthony Road; (2) South thirty-eight degrees, fifty-five minutes East along the Northeasterly side of Anthony Road one hundred twenty-three feet to a point of curve; (3) extending still along the said side of Anthony Road in a Southeasterly, Easterly, and Northeasterly direction on the arc of a circle curving to the left having a radius of one hundred eighty-one and twenty-nine one-hundredths feet, the arc distance of one hundred sixty-three and sixty-six one-hundredths feet to a point of tangent; and (4) North eighty-nine degrees, twenty-one minutes, thirty seconds East, ten feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwest side of Anthony Road eighty-five feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Anthony Road one hundred eighteen and twenty-two one-hundredths feet.

BEING Lot No. 33 on said plan.

BEING the same premises that Anthony M. Di Lucia, Inc., by Deed dated 1/5/1973 and recorded 1/9/1973 in the County of Montgomery (in Book 3818, Page 516) granted and conveyed unto Joseph B. Weber and Jeanne B. Weber, his wife, his/her heirs and assigns, in fee.

Parcel Number: 58-00-00593-70-8.

Location of property: 293 Anthony Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph B. Weber and Jeanne B. Weber** at the suit of Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. s/b/m/t Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB. Debt: \$302,175.19.

**Thomas M. Federman**, 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.

12-11847

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Worcester Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lots No. 3 and 4 Block on Plan of Plumlyn Park Annex as prepared by H.D. Herber, dated 5/18/1949 and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Germantown Pike (50 feet wide) and the Southeasterly side of Adair Drive West (50 feet wide); thence along the said side of Adair Drive West North 44 degrees, 30 minutes East, 214.40 feet to a point a corner of Lot No. 22; thence along the same South 45 degrees, 30 minutes East, 149.82 feet to a point a corner of Lot No. 2; thence along the same South 44 degrees, 30 minutes West, 287.20 feet to a point a corner on the Northeasterly side of Germantown Pike aforesaid; and thence along the said side thereof North 48 degrees, 15 minutes West, 150 feet to the place of beginning.

BEING the same premises which Robert A. Spinio and Mary A. Spinio, by Deed dated 8/2/07 and recorded 8/15/07 in Montgomery County in Deed Book 5660, Page 02181, Instrument #2007099734 granted and conveyed unto William J. Wagman and Marion G. Christman and the said Wilham J. Wagman departed this life 1/22/10, vesting title solely in Marion G. Christman.

Parcel Number: 67-00-01408-00-1.

Location of property: 3211 West Germantown Pike, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marion G. Christman** at the suit of Bank of America, N.A. Debt: \$314,337.88.

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

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

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

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12-11975

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of "Providence Oaks" made by Urwiler & Walter, Inc., dated 3-10-93, last revised 2-3-97 and recorded in Plan Book A-58, Page 185, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Osprey Drive as shown on said plan a corner of Lot 84 on said plan; thence extending along the Southeasterly side of Osprey Drive on the arc of a circle curving to the left having a radius of 475.00 feet the arc distance of 95.00 feet to a point; thence extending along Lot 82 on said plan South 18 degrees, 52 minutes, 53 seconds East, 150.00 feet to a point; thence extending along open space on said plan South 76 degrees, 50 minutes, 53 seconds West, 124.79 feet to a point; thence extending along Lot 84 and through an easement on said plan North 07 degrees, 25 minutes, 20 seconds West, 150.00 feet to the point and place of beginning.

BEING Lot #83 on said plan.

BEING the same premises which Audubon Ridge, L.P., by Deed dated August 12, 1999 and recorded on September 7, 1999, in Montgomery County Record Book 5286, at Page 2276 granted and conveyed to Chester Michael Elias.

Parcel Number: 43-00-09980-03-9.

Location of property: 1714 Osprey Drive, Lower Providence Township, PA.

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

Seized and taken in execution as the property of **Chester Michael Elias a/k/a Chester Michael Solomon-Elias** at the suit of HSBC Bank USA, National Association, as Trustee, on Behalf of the Holders of the Luminent Mortgage Loan Trust 2006-2 Mortgage Loan Pass-Through Certificates, Series 2006-2. Debt: \$476,909.38.

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

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

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

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12-12288

ALL THAT CERTAIN tract of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of 171 Mt. Pleasant Avenue, thereof made May 9, 1984, and last revised October 23, 1984 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of the cul-de-sac which terminates Docs Court, said point being at the arc distance of forty-two and five one-hundredths feet measured Northwestwardly along the Northeasterly side of the cul-de-sac which terminates Docs Court on the arc of a circle curving to the left with a radius of fifty and no one-hundredths feet from a point of reverse curvature, said point being at the arc distance of twenty-one and three one-hundredths feet being at the arc distance of twenty-one and three one-hundredths feet measured Northwestwardly on the arc of a circle curving to the right with a radius of twenty-five and no one-hundredths feet from a point of curvature on the Northeasterly side of Docs Court (Docs Court being fifty feet wide at this point), said point being at the distance of twenty-one and eighty-two one-hundredths feet still measured along the said Northeasterly side of Docs Court North forty-five degrees, twenty-nine minutes, zero seconds West, from a point of tangency, said point being at the arc distance of fifty-eight and thirteen one-hundredths feet measured Northwestwardly along the Northeasterly hundredths feet measured Northwestwardly along the said Northeasterly side of Docs Court on the arc of a circle curving to the left with a radius of one hundred and seventy-five and no one-hundredths feet from a point of curvature, said point being at the distance of one hundred one and forty-four one-hundredths feet still measured along the said Northeasterly side of Docs Court North twenty-six degrees, twenty-seven minutes, zero seconds West, from a point of tangency, said point being at the arc distance of forty-seven and twelve one-hundredths feet measured Southwestwardly, Westwardly and Northwestwardly on the arc of a circle curving to the right with a radius of thirty and one one-hundredths feet from a point of curvature on the Northwestly side of Mt. Pleasant Avenue (forty feet wide); thence extending from the place of beginning Northwestwardly, Westwardly and Southwestwardly along the Northeasterly, Northerly and Northwesterly sides of the cul-de-sac which terminates Docs Court on the arc of a circle curving to the left with a radius of fifty and no one-hundredths feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point; thence North zero degrees, twenty-nine minutes, zero seconds West, one hundred thirty-three and seventy-two one-hundredths feet to a point; thence South forty-five degrees, seventeen minutes, eight seconds East, one hundred twenty-nine and ninety-one-hundredths feet to a point; thence South forty-four degrees, thirty-one

minutes, zero seconds West, seventy-nine and forty-six one-hundredths feet to a point on the said Northeasterly side of the cul-de-sac which terminate Docs Court and place of beginning.

BEING Lot No. 7 on Subdivision Plan of 171 Mt. Pleasant Avenue.

BEING the same premises which Patrick McDowell by Deed dated 7/14/03 and recorded 9/8/03 in Montgomery County in Deed Book 5471, Page 2455, granted and conveyed unto Patrick McDowell and Ann Marie McDowell, husband and wife.

Parcel Number: 01-00-01305-08-9.

Location of property: 319 Docs Court, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick McDowell and Ann Marie McDowell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26. Debt: \$335,994.81.

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

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

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

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12-12455

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 Northwest side of Kahn Street at a distance of fifteen feet Southwesterly from Elm Street, a corner of this house and lot lately conveyed to Desdemonia L. Hallman; thence by the same, through the middle of the partition wall between this and the adjoining house Northwesterly, seventy-five feet to a four feet wide alley to be left open for the free and uninterrupted use of this and the other properties abutting upon it; thence along the said alley, Southwesterly fourteen feet, six inches to a point, a corner of this and other land of said Hugh and Elwood Roberts; thence by the same, parallel with the first line and through the middle of the partition wall between this and the adjoining house, Southeasterly, seventy-five feet to Kohn Street; aforesaid and along the Northwest side thereof, Northeasterly fourteen feet, six inches to the place of beginning.

Parcel Number: 13-00-19024-00-7.

Location of property: 777 Kohn Street, Norristown, PA.

The improvements thereon are: Single family, brick, row dwelling.

Seized and taken in execution as the property of **Michael Organski, Francine Graglia and the United States of America** at the suit of First Niagara Bank, N.A. Debt: \$104,822.17.

**Robert S. Esposito**, 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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12-12949

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, described according to a certain plan thereof known as "Plan of Lots made for Valley Gardens, Inc.," made by Herbert H. Metz, Inc., Registered Professional Engineer and Surveyor, dated March 25, 1958, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Walnut Street (41.8 feet wide), said point of tangent being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southwesterly side of Garden Road (80 feet wide); thence extending from said point of beginning, South 43 degrees, 5 minutes, 30 seconds West along the Northwesterly side of Walnut Street, 107.22 feet to a point; thence extending North 46 degrees, 54 minutes, 30 seconds West, 200 feet to a point; thence extending North 43 degrees, 5 minutes, 30 seconds East, 127.22 feet to a point on the Southwesterly side of Garden Road, aforesaid; thence extending South 46 degrees, 54 minutes, 30 seconds East along the Southwesterly side of Garden Road, 180 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 5 as shown on the above mentioned plan.

Parcel Number: 35-00-10789-00-9.

Location of property: 1534 Walnut Street, Lansdale, PA 19446.

The improvements thereon are: Single family, split level residence with one detached garage.

Seized and taken in execution as the property of **Walter J. Taggart, Maureen A. W. Taggart and the United States of America** at the suit of First Niagara Bank, N.A. Debt: \$25,677.09.

**Robert S. Esposito**, 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.

12-12983

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Elkins Park, **Cheltenham Township**, Montgomery County, and State of Pennsylvania, described according to a survey and plan thereof, made on the Eighth day of June A.D. 1926, and recorded at Norristown, in the recorder of Deed's Office in and for the County of Montgomery, and State of Pennsylvania, in Deed Book No. 989, Page 600, as follows:

BEGINNING at a point in the Southwesterly side of Elkins Avenue at the distance of four hundred two and ninety-seven one-hundredths feet, Southeastwardly from the point of intersection of the Southwesterly side of Elkins Avenue (if extended) with the Easterly side of Serpentine Lane (if extended); thence extending South five degrees, forty-two minutes, thirty-seven seconds West through the center line of a party wall between these premises and the premises adjoining to the Northwest, one hundred twenty-eight and seventy-four one-hundredths feet; thence extending South eighty-one degrees, fifty-seven minutes, fifty-three seconds East, thirty and three one-hundredths feet to a point; thence North five degrees, forty-two minutes, thirty-seven seconds East through the center line of a certain driveway one hundred twenty-nine and ninety-six one-hundredths feet to a point in the center line of said driveway, being on the Southwesterly side of Elkins Avenue; thence extending along said side of Elkins Avenue, North eighty-four degrees, seventeen minutes, twenty-three seconds West, thirty feet to the point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the said driveway leading into and from Elkins Avenue, as and for a passageway and water course and private driveway in common with the owners, tenants and occupiers of both these premise and the premises adjoining on the Southeast at all times hereafter forever.

BEING Lot No. 319 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert P. Smith and Ilene Smith, by Deed from Eric L. Daubert and Luann R. Cornish, Co-Executors of the Estate of Sarah M. Daubert, Sarah May Laverty Daubert, Deceased, dated 11/17/2006, recorded 01/05/2007 in Book 5630, Page 493.

Parcel Number: 31-00-09265-00-1.

Location of property: 828 Elkins Avenue, Elkins Park, PA 19027-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **R. P. Smith a/k/a Robert P. Smith and Ilene Smith** at the suit of Wells Fargo Bank, N.A. Debt: \$183,136.00.

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

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

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

12-13066

ALL THAT CERTAIN tract or parcel of land, situate in **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a revised survey as made by George F. Shaner, R.E. as of 11/20/1961, and more fully described, as follows, to wit:

BEGINNING at a corner in the bed of Swamp Pike, a county road and the former Limerick and Colebrookdale Turnpike as re-located and distant along the same by several chord lengths and bearings from a point in line of land now or late of Jacob L. Hetrick, as follows: (1) North 6 degrees, 45 minutes West, 49.39 feet and North 12 degrees, 9 minutes West, 100 feet to the aforesaid point of beginning; thence from said point, along other land of J. Carl Weidenbach, of which this was a part, South 72 degrees, 22 minutes West, 276.32 feet to a corner; thence North 12 degrees, 2 minutes West, 84 feet and North 68 degrees, 55 minutes East, 271.82 feet to a corner in the bed of the aforesaid Swamp Pike; thence along and in the same, South 15 degrees, 38 minutes East 100 feet to the place of beginning.

CONTAINING 25,083 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Susan Super, by Deed from Helen A. Iacovitti, Trustee of the Iacovitti Revocable Living Trust Agreement Dated 1/11/2002, dated 06/24/2003, recorded 07/02/2003, in Deed Book 5462, Page 2438.

Parcel Number: 47-00-07216-00-9.

Location of property: 2554 Swamp Pike, Pottstown, PA 19464-1119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan Super a/k/a Susan Marie Super** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX9. Debt: \$257,474.32.

**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.

12-13074

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania and bounded and described in accordance with a subdivision plan, map made for Kennen Construction Company, Inc., by Yerkes Association, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated May 28, 1974 and last revised December 2, 1974, as follows, to wit:

BEGINNING at a point in the center line of Woodland Avenue, of varying widths, at a distance of 180 feet more or less, measured South 41 degrees, 2 minutes, 15 seconds East, from the center line of Lewis Lane (50 feet wide) extended; thence leaving Woodland Avenue and crossing over the Northeasterly side thereof, North 47 degrees, 2 minutes, 15 seconds East, 61.71 feet to a point; thence continuing along Lot No. 32 and partly along Lot No. 33, North



77 degrees, 8 minutes, 45 seconds East, 169.87 feet to a corner of Lot No. 35 and extending along said lot and the Southwest side said 24 foot drainage easement, South 43 degrees, 10 minutes, 45 seconds East, 75 feet to a corner of Lot No. 37; thence extending along said lot, South 0 degrees, 49 minutes, 45 seconds East, 74.48 feet to a point in line of Lot No. 40 and in the center of a twenty feet wide sanitary and storm sewer easement; thence extending along Lot No. 40 and the Northwest side of said sanitary and storm sewer easement, South 49 degrees, 4 minutes, 45 seconds West, 285 feet to a point in the center line of Woodland Avenue; thence extending along said Woodland Avenue, North 40 degrees, 55 minutes, 15 seconds West, 270.51 feet, more or less, to the first mentioned point and place of beginning.

BEING Lot No. 36 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Marsh, son and Irene Marsh, mother, by Deed from Robert L. Marsh, brother and Carl F. Marsh, brother, dated 08/18/1997, recorded 09/05/1997 in Book 5198, Page 1572.

BY VIRTUE of Irene Marsh's death on or about 11/23/2005, her ownership interest was automatically vested in the Surviving Joint Tenant, Robert L. Marsh.

Parcel Number: 33-00-10726-00-5.

Location of property: 1030 Woodland Avenue, Norristown, PA 19403-3848.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Marsh** at the suit of Wells Fargo Bank, N.A. Debt: \$100,953.16.

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

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

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

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12-13733

ALL THAT CERTAIN brick message, and lot of land situated on the South side of Third Street, in **East Greenville Borough**, County aforesaid, (being House Numbered 220 Third Street, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Third Street and in the line of land of Hiram G. Kehl; thence along the center line of said Third Street North 64 degrees, and 1/4 East, 40 feet, to a point in said street, and land of Hilton Y. Krauss; thence along the same South 25 degrees, and 1/2 East, 200 feet, to a point in an alley; thence along the same South 64 and 114 degrees, West 40 feet, to a point in the line of Hiram C Kehl's Land; thence along the same North 25 degrees, and 1/2 West, 200 feet to the place of beginning.

CONTAINING 8,000 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Ruth H. Wetherill, by Deed from Randall S. Pompei and Connie J. Pompei, h/w, dated 09/23/2005, recorded 11/01/2005 in Book 5577, Page 2417.

Parcel Number: 06-00-03528-00-3.

Location of property: 220 3rd Street, East Greenville, PA 18041-1638.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ruth Wetherill** at the suit of Wells Fargo Bank, N.A. Debt: \$146,793.82.

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

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

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

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12-13813

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Gerald G. and Helen Bower, prepared by Charles E. Shoemaker, Inc., Civil Engineers and Surveyors, dated March 24, 1972, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book B-21, Page 97, as follows, viz:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (sixty-five feet wide) also being the Pennsylvania Department of Transportation required right-of-way line (as shown on said plan), said point being at the distance of fifty-two and ten one-hundredths feet measured North eighty-nine degrees, eleven minutes, thirty seconds West along said Southeasterly side of Fitzwatertown Road from its point of intersection, with the Westerly side of Galloway Avenue (forty feet wide) (both lines produced) (as shown on said plan); thence extending from said point of beginning, South fifteen degrees, twenty-three minutes, thirty seconds East, the distance of one hundred fourteen and fifty-seven one-hundredths feet to a point a corner; thence extending South eighty-nine degrees, eleven minutes, thirty seconds East, the distance of fifty-two and ten one-hundredths feet to a point on the said Westerly side of Galloway Avenue; thence extending South seventy-four degrees, thirty-six minutes, thirty seconds West, the distance of one hundred feet to a point, a corner in line of Lot No. 4 (as shown on said plan); thence extending along Lot No. 4 the five following courses and distances, viz: (1) North fifteen degrees, twenty-three minutes, thirty seconds West, the distance of thirty feet to a point, a corner; (2) thence extending South seventy-four degrees, thirty-six minutes, thirty seconds West, the distance of five and fifty one-hundredths feet to a point a corner; (3) thence extending North fifteen degrees, twenty-three minutes, thirty seconds West, the distance of thirty feet to a point, a corner; (4) thence extending North sixteen degrees, twenty-eight minutes, five seconds East, the distance of ten and forty-two one-hundredths feet to a point, a corner; and (5) thence extending North fifteen degrees, twenty-three minutes, thirty seconds West, the distance of seventy-five feet to a point on the said Southeasterly side of Fitzwatertown Road; thence extending South

eighty-nine degrees, eleven minutes, thirty seconds East, along said Southeasterly side of Fitzwatertown Road, the distance of fifty-two and one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Tyrone M. Jackson and Yolanda M. Jackson by Deed dated 7/27/04 and recorded 9/8/04 in Montgomery County in Deed Book 5524, Page 2290 granted and conveyed unto Frank Galdo and Nicole D. Galdo, husband and wife.

Parcel Number: 30-00-21152-00-4.

Location of property: 1569 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Frank Galdo and Nicole D. Galdo** at the suit of Green Tree Consumer Discount Company. Debt: \$253,127.33.

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

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

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

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12-13943

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswick Subdivision, made for Streeper Karr, III by James H. Strothers Associates, Land Surveyors, dated 7/19/1982 and last revised 8/16/1982 and recorded in Plan Book A-44, Page 252, A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cambridge Circle (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Windsor Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 28.64 feet to a point; (2) North 73 degrees, 21 minutes, 24 seconds East, 105.76 feet to a point; (3) on the arc of a circle curving to the right, having a radius of 175.00 feet the arc distance of 190.75 feet to a point; and (4) South 44 degrees, 11 minutes, 27 seconds East, 216.35 feet to the place of beginning.

CONTAINING in front or breadth Southeastwardly along the said Northeasterly side of Cambridge Circle 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 106.12 feet.

BEING Lot Number 40, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David M. Repsik and Lynne M. Repsik, husband and wife, by Deed from Jeffrey J. Ross, dated 5/20/1993 and recorded 6/1/1993 in Deed Book 5042, Page 2104.

Parcel Number: 50-00-00198-12-1.

Location of property: 383 Cambridge Circle, Harleysville, PA 19438-2375.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David M. Repsik and Lynne M. Repsik** at the suit of Wells Fargo Bank, N.A. Debt: \$232,795.36 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.

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12-13960

ALL THAT CERTAIN brick message and lot of land, known as No. 1019 West Lafayette Street, situate in the 11th Ward of **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 252.6 feet Northwesterly from the North Corner of Noble and Lafayette Streets, said point being also opposite the middle of the partition wall between the house hereby conveyed and the adjoining house known as No. 1017 West Lafayette Street of Joseph E. Adamson and Leona, his wife; thence Northeasterly parallel to Buttonwood Street and passing through the center of the partition wall between said houses, 96 feet to the Southwesterly side of a 4 feet wide alley; thence Northwesterly along the said side of said alley, 15 feet to a point a corner of this and land of Robert T. Krasley and Constance E., his wife, being No. 1020 West Lafayette Street, also said point being opposite the middle of the partition wall between the house hereby conveyed and the adjoining house; thence parallel with the first line, passing through the said partition wall, Southwesterly 96 feet to the Northeasterly side of Lafayette Street, aforesaid and along the said side of said street, Southeasterly 15 feet to the place of beginning.

BEING the same premises which Andrew C. Branca and Tina M. Branca, husband and wife by Deed dated 11/24/97 and recorded 12/1/97 in Montgomery County in Deed Book 5208, Page 1247 granted and conveyed unto Francisco Vasquez and Francine R. Byrne.

Parcel Number: 13-00-20084-00-9.

Location of property: 1019 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Francine R. Byrne and Francisco Vasquez** at the suit of Midfirst Bank. Debt: \$60,046.91.

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

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

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

12-14355

ALL THAT CERTAIN brick message and lot 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 Northeast side of Airy Street, at the distance of 15 feet, 9-1/2 inches Northwest from the North corner of Airy and Norris Streets, said point being in the middle of the partition wall between the house on these premises and the house now or late of George W. Pifer; thence Northeast parallel with Norris Street, along the line of land of said Pifer, the line passing through the middle of the said partition wall, 30 feet, 2 inches to a point; thence still along the said land of Pifer, the two following courses and distances, to wit: Southeast parallel with Airy Street, 4-1/2 inches to a point and Northeast parallel with Norris Street 69.8 feet to the line of land now or late of Josephine H. Randolph, being the Southwest line of Lot No. 84 on the plan of Daniel H. Mulvaney; thence by said Lot No. 84 Northwest parallel with Airy Street, 17 feet, 11 inches to the Southeast line of Lot No. 18 on said plan; and thence Southwest along said Lot No. 18 and parallel with Norris Street, 100 feet to the Northeast side of Airy Street aforesaid and extending along the said side thereof Southeast, 17 feet, 6-1/2 inches to the place of beginning.

TOGETHER with the use of a 3 feet wide alley running parallel with Airy Street, and extending along the line of John Gilinger's property Southeastwardly from these premises across the said James Ball's premises to Norris Street.

TITLE TO SAID PREMISES IS VESTED IN Howard Leeser, by Deed from James Englert, dated 02/27/2008, recorded 03/10/2008 in Book 5685, Page 138.

Parcel Number: 13-00-01136-00-3.

Location of property: 131 West Airy Street, Norristown, PA 19401-4706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard Leeser** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$64,344.63.

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

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

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

12-15013

ALL THAT CERTAIN unit or parcel of ground, situate in **Douglass Township**, County of Montgomery and State of Pennsylvania, known and designated as Unit No. 1801 on a certain final plan of subdivision known as Village Green Estates prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc. dated 4/6/1987 and last revised 7/21/1987 and recorded in Montgomery County in Plan Book A-48, Page 464, as follows, to wit:

BEGINNING at a point which is common to this unit and Unit No. 1802 as shown on said plan; thence extending from said point of beginning South 89 degrees, 50 minutes, 00 seconds East, 36.00 feet to a point; thence extending South 00 degrees, 10 minutes, 00 seconds West, 100.00 feet to a point; thence extending North 89 degrees, 50 minutes, 00 seconds West, 36.00 feet to a point a corner of Unit No. 1802; thence extending along the same North 00 degrees, 10 minutes, 00 seconds East, 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Correll, by Deed from David J. Justiniano and Aracely S. Justiniano, his wife, dated 02/28/2007, recorded 03/08/2007 in Book 5638, Page 1009.

Parcel Number: 32-00-00423-86-8.

Location of property: 1801 Village Green Drive, Gilbertsville, PA 19525-9563.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa M. Correll** at the suit of Wells Fargo Bank, N.A. Debt: \$179,033.18.

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

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

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

12-15027

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, hereditaments and appurtenances, situate in Penn Wynne, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania.

BEGINNING on the North side of Trent Road at the distance of 294 feet Southeastward from a point on the corner formed by the intersection of the Northeast side of Trent Road (if extended) with the Southeast side of Hampstead Road (if extended).

CONTAINING in front or breadth on said Trent Road, 26 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to said Trent Road, 100 feet, including on the rear end thereof 7 feet of a certain 19 feet wide driveway which extends Southeastward from Hampstead Road and communicates at its Southeasternmost end with a certain other driveway (15 feet wide) which extends Northeastward into Rockglen Road and Southeastward into Trent Road.

BEING the same premises which Gail M. Kaercher, Formerly Known as Gail M. Kennedy and David M. Kennedy and Virginia R. Biddle by Virginia Biddle his Attorney-in-Fact by Deed dated 1/25/91 and recorded 2/4/91 in Montgomery County in Deed Book 4968. Page 1898 granted and conveyed unto Paul C. Daly and Geraldine M. Daly, his wife.

Parcel Number: 40-00-62256-00-2.

Location of property: 213 Trent Road, Wynnewood, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul C. Daly and Geraldine M. Daly** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$305,204.59.

**Michael McKeever**, Attorney. I.D. #56129

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

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

12-15114

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

BEGINNING at an iron pin set for a corner in a public street leading from Main Street to the Macoby Creek; thence by the same, North 71-1/4 degrees, East 7-1/2 perches to an iron pin set for a corner in line of Samuel F. Sowers; thence by the same, South 63-1/4 degrees, East 8 perches to a hole drilled in a rock at the Macoby Creek bank and land now or late of Samuel F. Sowers further on; thence by the same along said Macoby Creek South 27-1/2 degrees, West 11.2 perches to a flat rock with a hole drilled in a line of Samuel F. Sowers; thence by the same, North 63-1/4 degrees, West 7.9 perches to an iron pin set for a corner in a line of Samuel F. Sowers further on; thence by the same, North 15-3/4 degrees West, 7.8 perches to the place of beginning, joining land now or late of Fred Kleinbach.

CONTAINING 135 square perches of land, more or less.

BEING the same premises which Linda G. Jakoby, formerly Linda G. Strawn by Indenture dated November 17, 2000 and recorded December 4, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5340, Page 2476, granted and conveyed unto Jane Bengier.

TITLE TO SAID PREMISES IS VESTED IN Jane Bengier, married woman, Tenants by the Entirety by Deed from Jane Bengier and Paul Bengier, wife and husband dated 09/08/2011, recorded 09/08/2011 in Deed Book 5812. Page 2124.

Parcel Number: 07-00-00103-00-7.

Location of property: 770 Lumber Street, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jane Bengier** at the suit of PNC Bank, National Association. Debt: \$148,162.82.

**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.

12-15219

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Place at Welsh Village Condominium, located in **Montgomery 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 Recorder of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955, Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617, Fifth Amendment thereto recorded 12/20/1990 in Deed Book 4965, Page 1430, Sixth Amendment thereto recorded 3/8/1991 in Deed Book 4970, Page 2451, Seventh Amendment thereto recorded 3/26/1991 in Deed Book 4971, Page 2462, Eighth Amendment thereto recorded 7/30/1991 in Deed Book 4982, Page 919, Ninth Amendment thereto recorded 8/15/1991 in Deed Book 4983, Page 2448, Tenth Amendment thereto recorded in Deed Book 4986, Page 1295, Eleventh Amendment thereto recorded 1/22/1992 in Deed Book 4997, Page 727, Restated and Amended Declaration thereto recorded 6/25/1993 in Deed Book 5045, Page 995, First Amendment Restated and Amended Declaration thereto recorded in Deed Book 5047, Page 1528, Second Amendment Restated and Amended Declaration thereto recorded 8/17/1993 in Deed Book 5051, Page 698, Third Amendment Restated and Amended Declaration thereto recorded 11/24/1993 in Deed Book 5061, Page 2480 and a Fourth Restated and Amended Declaration thereto recorded 1/14/1994 in Deed Book 5067, Page 194 and a Fifth Restated and Amended Declaration thereto recorded 2/22/1994 in Deed Book 5070, Page 44, and a Sixth Restated and Amended Declaration thereto recorded 3/21/1994 in Deed Book 5072, Page 1245 and a Seventh Restated and Amended Declaration thereto recorded in Deed Book 5076, Page 911 and an Eighth Restated and Amended Declaration thereto recorded 9/7/1994 in Deed Book 5090, Page 715 and a Tenth Restated and Amended Declaration thereto recorded 12/2/1994 in Deed Book 5099, Page 132 and an Eleventh Restated and Amended Declaration thereto recorded 2/7/1995 in Deed Book 5105, Page 261, and a Twelfth Restated and Amended Declaration thereto recorded 6/2/1995 in Deed Book 5113, Page 2427, and a Thirteenth Restated and Amended Declaration thereto recorded 8/2/1995 in Deed Book 5120, Page 1249, and a Fourteenth Amendment to Restated and Amendment Declaration dated 10/16/1995 and recorded in Deed Book 5130, Page 472 being and designated as Unit No. 3203, together with a proportionate undivided interest in the Common Elements as set forth in and Subject to Adjustments as defined in such Declaration and Amendments.

BEING the same premises which Georgetta Gerety by Indenture dated 7/23/99, and recorded 8/24/99 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5284, Page 2415 granted and conveyed unto Craig A. Holt and Andrea L. Holt, his wife, in fee.

Parcel Number: 46-00-01592-49-5.

Location of property: 3203 Hemmingway Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrea L. Holt** at the suit of Federal National Mortgage Association. Debt: \$186,635.33 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.

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12-15274

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Lot Location Plan of Lots 879 to 887 on Plan of Edge Hill Land Association, made for Charles C. and Eleanor E. Malseed, by George E. Mebus, Inc., Engineers, dated 9/14/1972, recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book B-22, Page 89, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ruscombe Avenue (50.00 feet wide) and which point is at the distance of 100.00 feet measured North 43 degrees, 39 minutes East along the said Northwesterly side of Ruscombe Avenue from its point of intersection with the Northeasterly side of Chestnut Avenue (50.00 feet wide); thence extending from said point of beginning North 46 degrees, 21 minutes West for a portion or the distance extending through a certain shed, both as shown on said plan, the distance of 110.00 feet to a point, a corner; thence extending North 43 degrees, 39 minutes East the distance of 70.00 feet to a point, a corner or a strip to be acquired by Deichelmann, as shown on said plan; thence extending South 46 degrees, 21 minutes East along said strip, the distance of 110.00 feet to a point on the said Northwesterly side of Ruscombe Avenue; thence extending South 43 degrees, 39 minutes West along the said side of Ruscombe Avenue, the distance of 70.00 feet to the first mentioned point and place of beginning.

BEING all of Lot Numbers 879 and 880 and a portion of Lot Number 881 as shown on the above mentioned plan.

Parcel Number: 30-00-60688-00-5.

Location of property: 208 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rita Freewill Ford f/k/a Gladys R. Thomas f/k/a Gladys R.F. Thomas** at the suit of Citimortgage, Inc. s/b/m Associates Consumer Discount Company. Debt: \$62,119.17.

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

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

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

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12-15290

ALL THAT CERTAIN unit designated as Unit No. A-112, being a unit in the condominium, known, named and identified as 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the county of Montgomery at Deed Book 4676, Page 443 and plats and plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

TOGETHER with all right title and interest being a .4905% undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Cynthia Delmoore and Christine Madison, by Indenture Deed dated May 10, 2001 and recorded June 19, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5363, Page 2057, granted and conveyed unto Barnett R. Thomas, Sr.

Parcel Number: 31-00-06893-12-3.

Location of property: 1600 Church Road, Apartment A112, Wyncote, PA 19095.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **The Unknown Heirs, Executors and Devises of the Estate of Barnett R. Thomas, Sr.** 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 Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2006-C, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$55,034.33.

**Kevin P. Diskin**, Attorney.

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

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

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12-15465

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a survey and plan of "Laverock Manor" Section No. 3, 4 and 5 made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on April 23, 1956 and revised December 1, 1958 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Newbold Lane (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and sixty-two one-hundredths feet from a point on the Northeasterly side of Gobden Road (50 feet wide); thence extending along the Southeasterly side of Newbold Lane North thirty-seven degrees, fifty-four minutes, forty-seven seconds East, one hundred four and sixty-five one-hundredths feet to a point; thence extending South fifty-two degrees, five minutes, thirteen seconds East, two hundred forty-four and seventy-nine one-hundredths feet to a point; thence extending South thirty-seven degrees, seven minutes West, one hundred twenty-six and fifty-nine one hundredths feet to a point on the Northeasterly side of Gobden Road; thence extending along the Northeasterly side of Gobden Road North fifty-two degrees, fifty-three minutes West, two hundred twenty-one and twenty-two one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and sixty-two one-hundredths feet to a point on the Southeasterly side of Newbold Lane by the first mentioned point and place of beginning.

BY FEE simple deed from Reymond J. Graham and Ann W. Graham set forth in Deed Book 5379, Page 957 and recorded on 10/3/2001, Montgomery County Records.

THE SOURCE Deed as stated above is the last record of vesting field for this property. There have been no vesting chances since the date of the above referenced source.

TITLE TO SAID PREMISES IS VESTED IN Reymond J. Graham by Deed from Reymond J. Graham and Ann W. Graham dated 04/23/2001, recorded 10/03/2001 in Deed Book 5379, Page 951.

Parcel Number: 52-00-12316-00-7.

Location of property: 1700 Newbold Lane, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Reymond J. Graham** at the suit of Ocwen Loan Servicing, LLC. Debt: \$394,481.83.

**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.

12-15499

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village Section No. 3" made by George B. Mebus, Registered Professional Engineer, dated May 27th, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (fifty feet wide) at the distance of eighty and thirty-eight one-hundredths feet measured Northeastwardly along the said side of High Avenue on the arc of a circle curving to the left having a radius of one hundred seventy-five feet from a point of curve in the same, said point of curve being at the distance of four hundred sixty-one and forty-one one-hundredths feet measured on a bearing of North forty-three degrees, four minutes, ten seconds East along the said side of High Avenue from a point of tangent in the same, said point of tangent being at the distance of thirty-one and thirty-two one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Northeasterly side of Exton Road (fifty feet wide); thence extending from said point of beginning Northeastwardly and Northwestwardly partly along the Southeasterly side and partly along the Northeasterly side of High Avenue on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of fifty-six and eighty one-hundredths feet to a point on the Northeasterly side of High Avenue; thence extending North eighty-eight degrees, nine minutes, seventeen seconds East, one hundred seventy-eight and eighty-five one-hundredths feet to a point; thence extending South twenty-four degrees, fifty-two minutes, thirty-six seconds West, one hundred thirteen and ninety-nine one-hundredths feet to a point; thence extending North seventy-three degrees, fourteen minutes, fifty-one seconds West, one hundred forty-four and twenty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS vested by Warranty Deed, dated 05/09/2002, given by Harriet Allan and Stephen Allan to Stephen Allan and Harriet Allan, husband and wife and recorded 5/21/2002 in Book 5408, Page 2216, Instrument #010992.

Stephen Allan was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Stephen Allan's death on or about 12/07/2011, his ownership interest was automatically vested in the Surviving Tenant by the Entirety, Harriet Allan. Plaintiff hereby releases Stephen Allan, from liability for the debt secured by the mortgage.

Parcel Number: 59-00-09334-00-3.

Location of property: 809 High Avenue, Hatboro, PA 19040-2419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harriet Allan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-86CB, Mortgage Pass-Through Certificates, Series 2005-86CB. Debt: \$162,624.45.

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

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

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

12-15744

ALL THAT CERTAIN unit in the property known, named and identified as Cambridge Square Condominium, located in **Lower Merion Township**, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office of a declaration dated August 14, 2007 and recorded on September 5, 2007 in Deed Book 5663, Page 303, being and designated as Unit No. 304 together with a 3.328% (percentage) proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Sibley Avenue Associates, L.P. by Deed dated October 5, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on November 1, 2007 in Deed Book Volume 5670, Page 01963, granted and conveyed unto Mindy J. Sklaroff.

Parcel Number: 40-00-54652-28-1.

Location of property: 120 Sibley Avenue, Unit 304, Ardmore, PA 19003.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mindy J. Sklaroff** at the suit of JP Morgan Chase Bank, N.A. Debt: \$549,670.45.

**Kristine M. Anthou**, Attorney.

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

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

12-15872

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

PREMISES A:

BEGINNING at a point in the center line of Rice's Mill Road (forty feet wide) at the distance of three hundred seven and fifty-seven one-hundredths feet Northeasterly from the intersection which the said center line of Rice's Mill Road makes with the center line of Waverly Road (forty feet wide); thence along the said center line of Rice's Mill Road North forty-three degrees, forty minutes, twelve seconds East, thirty-two and fifty one-hundredths feet to a point; thence along other land of Thomas A. and Mary W. Crompton South forty-six degrees, nineteen minutes, forty-eight seconds East, one hundred forty and seventy-one one-hundredths feet to a point; thence along land about to be acquired by Henry C. and Phoebe S. Klose South forty-three degrees, forty minutes, twelve seconds West, thirty-two and fifty-one hundredths feet to a point; thence along land about to be acquired by Gordon B. and Hope Mercer Balle North forty-six degrees, nineteen minutes, forty-eight seconds West, one hundred forty and seventy-one one-hundredths feet to the place of beginning.

CONTAINING four thousand, five hundred seventy-three square feet.

PREMISES B:

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

BEGINNING at a point in the center line of Rice's Mill Road (forty feet wide) at a distance of three hundred forty and seven one-hundredths feet Northeastwardly from the intersection of the center line of the said Rice's Mill Road and the center line of Waverly Road (forty feet wide); thence along the center line of the said Rice's Mill Road North forty-three degrees, forty minutes, twelve seconds East, sixty-five feet to a point; thence South forty-six degrees, nineteen minutes, forty-eight seconds East, one hundred sixty-eight and eighty one-hundredths feet to a point in the rear line of certain other lots fronting on Hewett Road; thence along the same the following three courses and distances South twelve degrees, forty-seven minutes, fifty-two seconds West, two and thirty-four one-hundredths feet; thence South forty-three degrees, forty minutes, twelve seconds West, thirty-eight feet; thence South eleven degrees, eleven minutes, fifty-nine seconds West, twenty-nine and sixty-three one-hundredths feet to a point; thence North forty-six degrees, nineteen minutes, forty-eight seconds West, one hundred eighty-five and ninety-one one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Depolo and Karen Depolo, h/w, by Deed from John A. Wackerman and Martha A. Wackerman, h/w, dated 01/14/2005, recorded 02/07/2005 in Book 5542, Page 2671.

Parcel Number: 31-00-22846-00-1.

Location of property: 119 Rices Mill Road, Wyncote, PA 19095-1215.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Depolo a/k/a Michael Depolo and Karen Depolo** at the suit of Wells Fargo Bank, N.A. Debt: \$229,477.52.

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

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

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

12-15903

ALL THAT CERTAIN message, lot or piece of ground together with the building and improvements now thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, known as 925 Dogwood Lane designated as Lot No. 33 on Plan of Lots of Lansdale Heights as prepared by Herbert H. Metz, Registered Engineer dated October 14, 1953, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Dogwood Lane (50 feet wide) which point is the Southernmost terminus of the arc round corner connecting the Northwest side of Dogwood Lane with the Southwest side of Werner Road (50 feet wide); thence from the beginning point and extending along the Northwest side of Dogwood Lane South 46 degrees, 01 minutes West, 82.15 feet to a point; thence extending North 45 degrees, 28 minutes East, 101.20 feet to a point on the Northwest side of Werner Road; thence extending along said side of Werner Road South 44 degrees, 32 minutes East, 98.78 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.61 feet to the point and place of beginning.

BEING the same premises conveyed to Steven Golebiewski and Maryanne Golebiewski by Deed recorded in Book 5420, Page 1897.

TITLE TO SAID PREMISES IS VESTED IN Steven Golebiewski and Maryann Golebiewski, husband and wife, as Tenants by the Entirety by Deed from Real Solutions, Inc. (a Pennsylvania Corporation) dated 07/23/2002, recorded 08/20/2002 in Deed Book 5420, Page 1897.

Parcel Number: 35-00-03091-00-6.

Location of property: 925 Dogwood Lane, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryanne Golebiewski and Steven Golebiewski** at the suit of OneWest Bank, FSB. Debt: \$211,017.17.

**Sherri J. Braunstein**, Attorney.

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

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

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12-16162

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Clearbrook Section No. 3 made August 27, 1954 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania and recorded in the Office of the Recorder of Deeds, Norristown, Pennsylvania in Plan Book A-1 on October 4, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Diane Avenue (50 feet wide) measured the three following courses and distances from the point formed by the intersection of the Westerly side of Diane Avenue (50 feet wide) with the Northerly side of Lorna Drive (50 feet wide) (both lines produced): (1) extending from said point of intersection, North 00 degrees, 05 minutes, 27 seconds East, 225.10 feet to a point of curve; (2) on a line curving to the left, having a radius 175 feet the arc distance of 142.44 feet to a point of tangent; and (3) North 46 degrees, 32 minutes, 40 seconds West, 30.49 feet to the point and place of beginning; thence extending from said beginning point, South 43 degrees, 27 minutes, 20 seconds West, 140.00 feet to a point; thence extending North 46 degrees, 02 minutes, 40 seconds West, 85.72 feet to a point; thence extending North 43 degrees, 27 minutes, 20 seconds East, 140.00 feet to a point on the Southwesterly side of Diane Avenue, aforesaid; thence extending along the same South 46 degrees, 32 minutes, 40 seconds East, 85.72 feet to the first mentioned point and place of beginning.

BEING Lot Number 95 as shown on above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Dana Lutz, by Deed from Edward F. Lutz and Kim E. Lutz, dated 07/25/2007, recorded 08/06/2007 in Book 5658, Page 2744.

Parcel Number: 36-00-03418-00-2.

Location of property: 207 Diane Avenue, Hatboro, PA 19040-1703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dana Lutz** at the suit of Wells Fargo Bank, N.A. Debt: \$245,684.91.

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

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

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

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12-17137

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

BEGINNING at a point on the Northwesterly side of Selma Street at the distance of 47.05 feet Southwestwardly from the intersection of the said side of Selma Street, and the Southwesterly side of Lafayette Street; thence extending along the said side of said Selma Street, Southwestwardly 15.6 feet to a point a corner of land now or late of Anthony Gambler and wife; thence along said land in the line for a portion of the distance passing through the middle of a partition wall dividing the house on this lot from the one on the adjoining lot Northwestwardly 85 feet (incorrectly given to former Deed as 80 feet) to a point on the Southeastly side of a 20 feet wide alley; thence extending along the said side of said alley Northeastwardly 15.5 feet to a point a corner of other land now or late of Frank Diamond and wife; thence extending along said land the line for a portion of the distance passing through the middle of a partition wall dividing the house on this lot from the one on the adjoining lot Southwestwardly 85 feet (incorrectly given in former Deed as 80 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric Ladd and Kurrene Rickards, by Deed from Richard H. Russo, dated 10/21/2003, recorded 11/12/2003 in Book 5480, Page 2372.



Parcel Number: 13-00-33540-00-8.

Location of property: 129 Selma Street, Norristown, PA 19401-4340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kurrene Rickards and Eric Ladd** at the suit of PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$59,032.87.

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

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

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

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12-17161

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Harbor" a Condominium located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 195 by the Recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, of a Declaration Condominium dated May 28, 1974 and recorded on June 12, 1974 in Deed Book 3949, Page 212 amended by Declaration dated June 17, 1974 and recorded July 15, 1974 in Deed Book 3960, Page 112 and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974 in Condominium Plan Book 3, Page 27 and the Code of Regulations dated May 28, 1974 and recorded June 12, 1974 in Deed Book 3949, Page 197 amended by Indenture dated June 17, 1974 and recorded July 15, 1974 in Deed Book 3960, Page 116 being designated on said Declaration Plan as Building Number 3 Entrance Number R-23 and Unit Number U-6 as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interests in the common elements (as defined in such Declaration).

BEING the same premises which Richard B. Derrickson and Marie A. Derrickson, husband and wife and, by Deed dated February 3, 2004, and recorded February 17, 2004, in Deed Book 5496, Page 108, granted and conveyed unto Donald R. Brown, in fee.

Parcel Number: 63-00-07304-73-3.

Location of property: 174 Riversedge Drive, Norristown, PA 19403-3732.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Donald R. Brown and United States of America** at the suit of Citimortgage, Inc., Successor by Merger With ABN AMRO Mortgage Group, Inc. Debt: \$124,346.14.

**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.

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12-17236

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point on the Southerly side of Greenwood Avenue (40 feet wide) at the distance of 200 feet Westwardly from the Westerly side of Walnut Street (60 feet wide).

CONTAINING in front or breadth on the said side of Greenwood Avenue 50 feet and extending of that width in length or depth between parallel lines at right angles to the said side of Greenwood Avenue Southwestwardly 225 feet.

BEING the same premises which N. Jeffrey Klauder, by Deed dated February 21, 1992 and recorded February 26, 1992 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4999, Page 2467, granted and conveyed unto Charles Gregory Norbert and Jessica S. Norbert, his wife, as Tenants by Entireties.

Parcel Number: 10-00-01060-00-1.

Location of property: 318 Greenwood Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Charles Gregory Norbert and Jessica S. Norbert** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Solely in its Capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 2000-1, by its Attorney-in-Fact Ocwen Loan Servicing, LLC. Debt: \$145,730.70.

**Kevin P. Diskin**, Attorney.

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

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

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12-17293

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania dated August 3, 1949, as follows, to wit:

BEGINNING at a point on a line running through the bed of Eagleville Road at the distance of two hundred thirty-five and thirty-four one-hundredths feet measured Northeastwardly along said line from its intersection with a line running through the bed of a dirt road leading to Ridge Pike; thence extending along the line in the bed of Eagleville

Road aforesaid North 27 degrees, 10 minutes East, one hundred forty feet to a point; thence extending South 63 degrees, 25 minutes East, one hundred seventy-eight and twenty-three one-hundredths feet to a point; thence extending South 78 degrees, West two hundred twenty-four and sixty one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara Noll, individually, by Deed from Barbara Noll, Executrix of the Estate of Ira C. Noll, Deceased, dated 02/26/1999, recorded 03/04/1999 in Book 5262, Page 203.

Parcel Number: 43-00-03304-00-1.

Location of property: 2907 Eagleville Road, Norristown, PA 19403-1828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Ann Noll a/k/a Barbara Noll** at the suit of Citimortgage, Inc. Debt: \$67,041.89.

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

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

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

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12-19128

ALL THAT CERTAIN lot or piece of ground, situate, lying and being in **Rockledge Borough** (late Abington Township) Montgomery County and State of Pennsylvania known and designated as Lot #1 and one-half of Lot #2 on a certain plan of lots drafted and laid out in accordance with a recent survey made by Joseph W. Hunter, Esquire, Surveyor and filed at Norristown in the Office of the Recorder of Deeds in and for Montgomery County aforesaid described together as one lot situate, lying and being on the Northeast side of a certain 47 feet wide street or avenue called the Fox Chase and Huntingdon Turnpike.

BEGINNING at a corner on the said Northeast side of said Turnpike said corner being 76.26 feet Southeastwardly from the Southeast side of Blake Avenue (50 feet wide) being also in the center line of Lot #2; thence along the center line of said lot Northeastwardly on a line parallel to said Blake Avenue 151.58 feet to a corner in line of Lot #4; thence Southeastwardly along said Lot #4, 75 feet to the Philadelphia County Line; thence along said County Line Southwestwardly 165.62 feet to the said Northeast side of said Fox Chase and Huntingdon Turnpike; thence extending Northwardly along said Northeast side of said Turnpike 76.26 feet to the place of beginning.

Parcel Number: 18-00-01279-00-8.

Location of property: 5 Huntingdon Pike, Rockledge, PA 19046.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Philip B. Magee, Jr. and Deborah Magee and Blake Florists, Inc.** at the suit of Vist Financial. Debt: \$302,761.87 plus legal interest in the amount of \$9,362.35 for a total of \$312,124.22.

**Kerry S. Schuman**, Attorney.

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

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

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12-19365

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of lots "Deerfield Estates" made for Philomeno & Salamone by Robert E. Blue dated 10/21/2006 and last revised on 10/29/2007 and recorded in Plan Book 30, Page 236, as follows, to wit:

BEGINNING at a point on the Westerly side of a cul-de-sac, at the end of Deerfield Court (private drive), said point being a corner of this lot and Lot No. 3, as shown on said plan; thence extending from said beginning point and along said cul-de-sac, along an arc of curve, curving to the left having a radius of 48.00 feet the arc distance of 55.36 feet to a point a corner of Lot No. 5; thence extending along Lot No. 5, South 02 degrees, 48 minutes, 49 seconds East, 371.91 feet to a point a corner in line of lands now or formerly of Lusat Paul Lonie; thence extending along the same South 45 degrees, 30 minutes, 00 seconds West, 219.86 feet to a point a corner of lands now or formerly of Wolf Property, Inc.; thence extending along the same 32 degrees, 14 minutes, 00 seconds West, 185.36 feet to a .point a corner of Lot No. 3; thence extending along Lot No. 3 North 63 degrees, 16 minutes, 22 seconds East, 399.36 feet to said beginning point.

TOGETHER with a certain variable width access and utilities easement in common with the adjoining owners entitled to the use. Subject however to the proportionate part of the expense of keeping same in good order and repair.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Deerfield Estates as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5683, Page 1524 and any amendments to the said declaration as the same may be duly adopted from time to time.

BEING Lot No. 4.

BEING part of the same premises which C. Cresson Wistar and Alicia F. Wistar by Deed dated 3/30/06 and recorded in Montgomery County on 4/7/06 in Deed Book 5596, Page 1859, at Instrument No. 2006041304, granted and conveyed unto Deerfield at Whitpain, Inc., in fee.

Parcel Number: 66-00-06856-04-4.

Location of property: 508 Deerfield Court, Whitpain Township, PA 19422.

The improvements thereon are: Partially developed lot.

Seized and taken in execution as the property of **Deerfield at Whitpain, Inc.** at the suit of Conestoga Bank. Debt: \$694,630.98.

**Elliot H. Berton**, Attorney. I.D. #53060

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.

12-19629

ALL THAT CERTAIN messuage and lot or piece of land, being Lot Number 1 and a portion of Lot Number 2 of the property of Norman G. Troxel, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, and more particularly bounded and described according to a survey by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania on February 26, 1937 and revised July 1, 1941, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Allentown Road as laid out thirty-three feet wide, with the middle line of Hendricks Road; thence extending along the middle line of said Allentown Road North fifty-eight degrees, eighteen minutes West, three hundred and one feet and fifty-five one-hundredths of a foot to a point, a corner of land now or late of John Jacobs, M.D.; thence extending along said lands of John Jacobs, M.D., North forty-five degrees, thirty minutes East, one hundred fifty feet and ninety-one one-hundredths of a foot to a point, a portion of Lot Number 2; thence extending along said portion of said Lot Number 2 South forty-four degrees, thirty minutes East, three hundred feet to the middle line of Hendricks Road; thence along the middle line of said Hendricks Road South forty-five degrees, thirty minutes West, one hundred twenty feet and forty-three one-hundredths of a foot to the place of beginning.

BOUNDED on the Northeast by a portion of Lot Number 2 on the Southeast by Hendricks Road, on the Southwest by Allentown Road, and on the Northwest by land of John Jacobs, M.D.

EXCEPTING THEREOUT AND THEREFROM a portion of the premises that was conveyed to the Commonwealth of Pennsylvania in Deed Book 5060, Page 10.

BEING the same premises which Daniel J. Shannon, by Deed dated May 31, 2000 and recorded in the Montgomery County Recorder of Deeds Office on June 8, 2000 in Deed Book 5319, Page 395, granted and conveyed unto John A. Henning and Tiffany K. Henning, husband and wife.

Parcel Number: 53-00-06164-00-2.

Location of property: 490 Orvilla Road, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John A. Henning and Tiffany K. Henning** at the suit of EverBank. Debt: \$179,244.49.

**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.

12-22640

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 21 on Plan of "Erdenheim Terrace" laid out for Henry B. Auch, said plan recorded in the Recorder's Office at Norristown, Montgomery County, in Deed Book 602, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the Chestnut Hill and Springhouse Turnpike at the distance of 100 feet Northeastwardly from the Northeastly side of Yeakel Avenue (50 feet wide); thence extending along said side of Chestnut Hill and Springhouse Turnpike, North 21 degrees, 48 minutes East, 57 feet to a point; thence extending North 81 degrees, 40 minutes, 30 seconds East, 173 feet, 5-1/8 inches to a point in line of Lot No. 23 on said plan; thence extending partly along the said Lot No. 23 and partly along Lot No. 22 Southwestwardly, 144 feet, 1/2 of an inch to a point in line of Lot No. 20 on said plan; thence extending along the said Lot No. 20 Northwestwardly 150 feet to the place of beginning.

UNDER AND SUBJECT to certain restrictions as now of record.

BEING the same premises Decor Development Company, by Deed dated June 28, 2000 and recorded July 20, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5324, Page 363, granted and conveyed unto Climate Technologies, LLC.

Parcel Number: 52-00-01747-00-1.

Location of property: 804 Bethlehem Pike, Springfield Township, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Climate Technologies, LLC** at the suit of Fulton Bank, N.A., Successor by Merger to Premier Bank. Debt: \$341,590.01.

**Scott F. Landis**, Attorney.

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

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

12-23067

ALL THAT CERTAIN message and tract of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at the point of intersection of the Northeasterly side of the Germantown and Perkiomen Turnpike Road with the center line of the road leading from Norritonville Road to the said Germantown Turnpike Road; thence along the said center line of said road leading from Norritonville Road, North 41 degrees, 30 minutes East, 2062.5 feet more or less to the point of intersection of the center line of said road with the Westerly side of the 60 feet wide right-of-way of the Stony Creek Railroad Company; thence along said side of said right-of-way with a curve to the right, having a radius of 1432.5 feet, a distance of 196 feet to a point, a corner; thence still along said side of said right-of-way, South 35 degrees, 54 minutes West, 1,780 feet to the point of intersection of said side of said right-of-way with the Northeasterly side of the said Germantown and Perkiomen Turnpike Road; thence along said side of said Turnpike Road, North 68 degrees, 30 minutes West, 262.5 feet more or less to the place of beginning.

BEING Parcel Number 33-00-03277-00-2, known as 317 and 325 West Germantown Pike, and as subdivided consisting of the following parcels:

33-00-03277-24-5; 33-00-03277-10-9; 33-00-03277-16-3; 33-00-03277-25-4; 33-00-03277-11-9; 33-00-03277-17-2; 33-00-03277-26-3; 33-00-03277-12-7; 33-00-03277-18-1; 33-00-03277-32-7; 33-00-03277-13-6; 33-00-03277-20-9; 33-00-03277-33-6; 33-00-03277-15-4; 33-00-03277-21-8; 33-00-03277-30-9; 33-00-03277-27-2; 33-00-03277-22-7; 33-00-03277-34-5; 33-00-03277-35-4; 33-00-03277-31-8; 33-00-03277-28-1; 33-00-03277-23-6.

EXCEPTING THEREOUT AND therefrom the ultimate right-of-way of West Germantown Pike as dedicated to East Norriton Township, as follows:

ALL THAT CERTAIN tract or 20 feet wide strip of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at the point of intersection of the Northeasterly side of West Germantown Pike with the Westerly right-of-way line of the Reading Railroad Company, Stony Creek Branch (60 feet wide); thence extending from said beginning point along said Northeasterly side of Germantown Pike, North 68 degrees, 30 minutes West a distance of 262.5 feet to a point; thence North 41 degrees, 30 minutes East a distance of 21.28 feet to a point; thence South 68 degrees, 30 minutes East a distance of 260.36 feet to a point on the Westerly side of said Reading Railroad right-of-way; thence extending along the same, South 35 degrees, 54 minutes West a distance of 20.65 feet to the point of beginning.

CONTAINING 5,229 square feet more or less.

AND FURTHER described, as follows:

ALL THAT CERTAIN tract of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey plan titled "Existing Features Plan - 317 Germantown Pike," prepared by Woodrow & Associates, Inc., dated 4/29/2005, as follows, to wit:

BEGINNING at a point on the Northeasterly right-of-way line of Germantown Pike (50.00 feet wide), said point being a corner of the Stony Creek Railroad, as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Northeasterly right-of-way line of Germantown Pike, North 65 degrees, 21 minutes, 36 seconds West, 262.80 feet to a point, a corner; thence extending North 44 degrees, 43 minutes, 30 seconds East, 1761.50 feet to a point, an angle; thence extending North 44 degrees, 43 minutes, 03 seconds East, 337.41 to a point of curve; thence on the arc of a circle curving to the right having a radius of 1390.19 feet the arc distance of 69.16 feet, to a point of tangent; thence extending north 45 degrees, 05 minutes, 32 seconds East, 50.19 feet to a point of curve; thence on the arc of a circle curving to the right, having a radius of 1402.69 feet the arc distance of 220.96 feet to a point of tangent; thence South 38 degrees, 42 minutes, 02 seconds West 1,784.75 feet to a point on the Northeasterly right-of-way line of Germantown Pike, aforesaid, being the first mentioned point and place of beginning.

CONTAINING in area 291,646 square feet/6.695 acres, more or less.

TOGETHER with and subject to the use of a 20.00 feet wide strip of land as set forth in declaration of easement and right-of-way between Norriton Gardens, Inc. and Grace L. Veno dated 1/8/1962 and recorded in Deed Book 3230, Page 1028 and another 20.00 feet wide strip, of land as set forth in declaration of easement and right-of-way between Norriton Gardens, Inc. and Grace L. Veno dated 5/31/1962 and recorded in Deed Book 3245, Page 13. Subject to the proportionate part of the expense of keeping same in good order and repair.

BEING the same premises which Silvio Carbone and Jo-Ann Ruth Carbone, and Giulio Cirello and Ernest Cirello and Ernio Bruno and Elisa Bruno, by indenture bearing date 7/13/06 and recorded 7/27/06 at Norritown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5609, Page 2855, etc. granted and conveyed unto 317 West Germantown Pike, L.P., in fee.

Parcel Number: 33-00-03277-00-2 (See attached description for list of subdivided parcel nos.).

Location of property: 317 and 325 West Germantown Pike, East Norriton, PA 19403.

The improvements thereon are: Commercial condominium building.

Seized and taken in execution as the property of **317 West Germantown Pike, L.P.** at the suit of Conestoga Bank. Debt: \$6,682,553.75.

**Elliot H. Berton**, Attorney, I.D. #53060

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on December 28, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

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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 August 27, 2012, by **Adults & Children's Risk Purchasing Group, Inc.**, a foreign corporation formed under the laws of the State of Illinois, where its principal office is located at One North Franklin, #3600, Chicago, IL 60606, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

**Daniel V. O'Leary, Jr.**  
One North Franklin, #3600  
Chicago, IL 60606

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Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **Aztech Communications, Inc.**, a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 2 Smethwicke Dr., Cinnaminson, NJ 08077, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The proposed registered office in this Commonwealth is 2510 Huntingdon Pike, 2nd Fl., Huntingdon Valley, PA 19006.

**Jeffrey M. Engle, Esquire**  
Moreland Prof. Bldg.  
2510 Huntingdon Pike, 2nd Floor  
Huntingdon Valley, PA 19006

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## CHANGE OF NAME

IN THE COURT OF  
COMMON PLEAS OF  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-22034

NOTICE IS HEREBY GIVEN that on August 13, 2012, the Petition of Abha Saini on behalf of minor child, Rishi Arya Tyagi was filed in the above named Court, praying for a Decree to change the name to RISHI ARYA SAINI.

The Court has fixed December 5, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Daniel J. Clifford, Esq.**  
**Weber, Gallagher, Simpson, Stapleton, Fires & Newby, LLP**  
One Montgomery Plaza,  
425 Swede Street, Ste. 1001  
Norristown, PA 19401  
610-272-5555

IN THE COURT OF  
COMMON PLEAS OF  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-26077

NOTICE IS HEREBY GIVEN that on October 1, 2012, the Petition of Hyun Ku Kim was filed in the above named Court, praying for a Decree to change his name to MASON HYUNKU KIM.

The Court has fixed December 5, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF  
COMMON PLEAS OF  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-27128

NOTICE IS HEREBY GIVEN that on October 17, 2012, the Petition of Nikolett Katalin Kelecic was filed in the above named Court, praying for a Decree to change her name to NIKOLETT KATALIN TAKACS-KELECIC.

The Court has fixed December 5, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CHARTER APPLICATION

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

**New Education Highway** 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.

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**The Parenting Center** 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.

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**TMAC Construction, 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.

**Jeffrey K. Landis, Esq.**  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 E. Broad Street,  
P.O. Box 64769  
Souderton, PA 18964-0769

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 2, 2012, 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: **Misr Elkheir Foundation - USA**

The purpose for which it was organized is: charitable purposes

**Monera Seliem & Jody Roselle, Esqs.**

251 Thomas Drive  
King of Prussia, PA 19406

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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 October 15, 2012, 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: **Passing the Pages Foundation**

The corporation is organized exclusively for educational training and charitable outreach within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors,**  
910 Harvest Drive, Box 3037,  
Blue Bell, PA 19422-0765

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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 October 3, 2012, 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 SAVE Alliance Foundation**

**J. Oliver Gingrich, Esq.**  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 E. Broad Street,  
P.O. Box 64769  
Souderton, PA 18964-0769

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## CIVIL ACTION

**IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

No. 2012-22962

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

SOVEREIGN BANK, N.A., FORMERLY KNOWN  
AS SOVEREIGN BANK  
Plaintiff  
vs.

ROBERT BROWN, in his capacity as  
Administrator and Heir of the Estate of ALAN W.  
BROWN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ALAN W. BROWN, DECEASED  
Defendants

## NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ALAN W. BROWN, DECEASED:

You are hereby notified that on August 23, 2012, Plaintiff, SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County Pennsylvania, docketed to No. 2012-22962. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1004 VINTAGE CIRCLE, PENNSBURG, PA 18073-1231 whereupon your property would be sold by the Sheriff of MONTGOMERY County.

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 NOTICE 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 CANNOT 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 Services:  
Montgomery Bar Association  
100 West Airy Street  
P.O. Box 268  
Norristown, PA 19404  
(610) 279-9660  
(800) 560-5291

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## DISSOLUTION

Notice is hereby given to all creditors and claimants of **J&J Texaco, Inc., t/a J&J Shell**, a business corporation, located at 1100 E. Main St., Norristown, PA 19401, that the shareholders have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975(b) of the Pennsylvania Business Corporation Law of 1988.

**Wilson, Broderick & Assoc., Solicitors,**  
One E. Airy St.,  
Norristown, PA 19401-4802

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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

#### **ADAM, EARL H., dec'd.**

Late of Douglass Township.  
Executrix: KATHERINE M. SABOL,  
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

#### **BALDWIN, WILLIAM C. also known as WILLIAM CHARLES BALDWIN, JR. and WILLIAM C. BALDWIN, JR., dec'd.**

Late of Hatfield Township.  
Executrix: NANCY ANN BALDWIN STIMSON,  
c/o Leslie K. Heffernan, Esq.,  
P.O. Box 773,  
1854 Sandy Hill Road,  
Plymouth Meeting, PA 19462.  
ATTORNEY: LESLIE K. HEFFERNAN,  
1854 Sandy Hill Road,  
P.O. Box 773,  
Plymouth Meeting, PA 19462-0773

#### **BATTISTA, COSMO A., dec'd.**

Late of Borough of Narberth.  
Executrix: MARY PAT SMITH,  
c/o Thomas J. Burke, Jr., Esquire,  
15 Rittenhouse Place,  
Ardmore, PA 19003.  
ATTORNEY: THOMAS J. BURKE, JR.,  
HAWES & BURKE,  
15 Rittenhouse Place,  
Ardmore, PA 19003

#### **BEALER, JOSEPH J. also known as JOSEPH ROBERT BEALER and JOSEPH BEALER, dec'd.**

Late of Borough of Schwenksville.  
Co-Executors: J. DEAN BEALER,  
152 Savanna Dr.,  
Pottstown, PA 19465 AND  
BRIAN J. BEALER,  
543 Vincent St.,  
Spring City, PA 19476.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403-1906

#### **CULLEN, LINDA C., dec'd.**

Late of Borough of Ambler.  
Executor: BRIAN CULLEN,  
2413 Lincoln Drive East,  
Ambler, PA 19002.  
ATTORNEY: MICHAEL G. CULLEN,  
208 W. Front Street,  
Media, PA 19063,  
610-565-7070

#### **EMERY, WARREN L., dec'd.**

Late of Borough of Pottstown.  
Co-Executrices: PATRICIA E. SAYLOR  
201 W. Hoffercker Road,  
Pottstown, PA 19465 AND  
JUDY L. EMERY,  
3974 Gehman Road,  
Macungie, PA 18062.  
ATTORNEY: KENNETH E. PICARDI,  
YERGEY DAYLOR ALLEBACH SCHEFFEY  
PICARDI.,  
1129 High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

#### **INTERRANTE, THERESA M., dec'd.**

Late of Limerick Township.  
Executor: EDWARD S. CUSHMAN, SR.,  
345 1/2 Chestnut Street,  
Pottstown, PA 19464.  
ATTORNEY: MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

#### **MANTELL, GERALDINE also known as GERALDINE MANTELL, M.D., dec'd.**

Late of Borough of Lansdale.  
Executor: STANLEY B. LEVINSKY,  
c/o Stephen M. Howard, Esquire,  
605 North Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: STEPHEN M. HOWARD  
605 North Broad Street,  
Lansdale, PA 19446

#### **MAYRO, EVA also known as**

**EVA HELENE MAYRO and  
EVA H. MAYRO, dec'd.**  
Late of Lower Merion Township.  
Executor: MICHAEL MAYRO,  
38 Brandywine Court,  
Wyomissing, PA 19610.

#### **OCHSE, NANCY S., dec'd.**

Late of New Hanover Township.  
Executor: KEVIN OCHSE,  
c/o Fitzpatrick Lentz & Bubba, P.C.,  
4001 Schoolhouse Lane,  
Center Valley, PA 18034-0219.

ATTORNEY: FITZPATRICK LENTZ & BUBBA, PC.,  
4001 Schoolhouse Lane,  
P.O. Box 219,  
Center Valley, PA 18034-0219

**RAUSCHMAYER, EILEEN M., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: JOAN M. BEATTIE,  
2315 Bradley Way,  
Pottstown, PA 19464.

ATTORNEY: KEVIN F. HENNESSEY,  
HENNESSEY AND HENNESSEY,  
535 East High Street,  
Pottstown, PA 19464-4998,  
610-326-7700

**RINKER, RUTH also known as  
RUTH EMMA RINKER, dec'd.**

Late of Borough of North Wales.  
Executrices: SUSAN CAMBURN AND  
ALIS LAUMAN,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,  
LAW OFFICES OF DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**ROGERS, KEITH J., dec'd.**

Late of Borough of Pottstown.  
Executor: MRS. PAULA A. ROGERS,  
123 Christine Drive,  
Downingtown, PA 19335.  
ATTORNEY: GREGORY W. PHILIPS,  
YERGEY DAYLOR ALLEBACH SCHEFFEY  
PICARDI.,  
1129 High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**SCHRAMM, G. ELAINE also known as  
ELAINE SCHRAMM and  
GLADYS ELAINE SCHRAMM, dec'd.**

Late of Upper Frederick Township.  
Executor: CHARLES J. SCHRAMM, JR.,  
93 Beechwood Circle,  
Hillsborough, NJ 08844.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**STEINHAUER, SARA E. also known as  
SARA STEINHAUER, dec'd.**

Late of Borough of Pottstown.  
Executor: W. LEROY FITZGERALD,  
c/o Beth R. Silverman, Esquire,  
Wolf, Baldwin & Associates, PC,  
P.O. Box 444,  
Pottstown, PA 19464.  
ATTORNEY: BETH R. SILVERMAN,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 E. High Street,  
P.O. Box 444,  
Pottstown, PA 19464-0444

**STEVENSON, HELEN A., dec'd.**

Late of Lower Merion Township.  
Executrix: CATHERINE LOCKYER MOULTON,  
7 Stanfield Avenue,  
Broomall, PA 19008.

ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**STIEGLITZ, BARRY, dec'd.**

Late of Lower Merion Township.  
Executrix: EILEEN RAE BLACKMAN  
STIEGLITZ,  
c/o April Charleston, Esquire,  
150 Monument Road, Suite 603,  
Bala Cynwyd, PA 19004.  
ATTORNEY: APRIL CHARLESTON,  
150 Monument Road, Suite 603,  
Bala Cynwyd, PA 19004

**WILLIAMSON, CLARKE E. also known as  
CLARKE WILLIAMSON and  
CLARKE EDWARD WILLIAMSON, dec'd.**

Late of Borough of Narberth.  
Executor: MICHAEL F. WILLIAMSON,  
c/o David M. Brown, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428.  
ATTORNEY: DAVID M. BROWN,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

**WILSON, CARL G. also known as  
CARL GEORGE WILSON, dec'd.**

Late of Borough of Pottstown.  
Executor: VIRGINIA A. CROTEAU  
248 Grace Street,  
Pottstown, PA 19464, AND  
GARY C. WILSON,  
757 N. Charlotte Street,  
Pottstown, PA 19464.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**YOUNG, HENRIETTA S., dec'd.**

Late of Lower Gwynedd Township.  
Executor: CHARLES R. YOUNG,  
c/o James M. Jacquette, Esquire,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JAMES M. JACQUETTE,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**ZEBICH, ROSE F. also known as  
ROSE ZEBICH, dec'd.**

Late of Worcester Township.  
Executrix: MICHELE ZEBICH-KNOS,  
334 4th Avenue,  
Venice, CA 90291.

**Second Publication**

**BANACH, GENEVIEVE also known as  
GENEVIEVE C. BANACH, dec'd.**

Late of East Norriton Township.  
Administrator: PAUL J. BANACH,  
548 Barbara Drive,  
East Norriton, PA 19403.



ATTORNEY: BRIDGET M. WHITLEY,  
SKARLATOS ZONARICH LLC,  
17 S. 2nd St., 6th Fl.,  
Harrisburg, PA 17101-2039

**CLEVENGER, ELFRIEDE, dec'd.**

Late of Borough of Norristown.  
EXECUTOR: DONALD B. CLEVENGER,  
6016 Cold Springs Drive,  
Collegeville, PA 19426.  
ATTORNEY: GARY P. LEWIS,  
LEWIS LAW OFFICES, P.C.,  
Suite 2, 67 S. Lewis Road,  
Royersford, PA 19468

**CZAPLICKI, BERNICE D. also known as  
BERNICE CZAPLICKI, dec'd.**

Late of Abington Township.  
Executor: CONRAD S. CZAPLICKI,  
133 Spring Lane,  
Hatboro, PA 19040.  
ATTORNEY: ARLENE GLENN SIMOLIKE,  
9223 Frankford Avenue,  
Philadelphia, PA 19114

**DEEKEN, ELLY S., dec'd.**

Late of Upper Dublin Township.  
Executors: GREGOR DEEKEN AND  
MARK DEEKEN,  
c/o Richard W. Berlinger, Esquire,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: RICHARD W. BERLINGER,  
BERLINGER LAW,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**DELP, IRENE D., dec'd.**

Late of Franconia Township.  
Executrices: SHERYL F. DERSTINE,  
P.O. Box 335,  
Blooming Glen, PA 18911 AND  
SHARLENE D. IMMEL,  
1110 Orchard Road,  
Sellersville, PA 18960.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**DYBICZ, MAJORIE, dec'd.**

Late of New Hanover Township.  
Executrix: BRENDA J. FILOPANTI,  
c/o David A. Miller, Esquire,  
937 North Hanover Street,  
Pottstown, PA 19464.  
ATTORNEY: DAVID A. MILLER,  
MILLER LAW CENTER PLLC,  
937 N. Hanover Street,  
Pottstown, PA 19464

**FISHER, ILAH M. also known as  
ILAH FISHER AND**

**ILAH MAY SIMPKINS FISHER, dec'd.**  
Late of Upper Frederick Township.  
Executor: CONRAD H. FISHER,  
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 18041-0014

**FREDERICKSON, CURTIS R., SR., dec'd.**

Late of Abington Township.  
Executors: CHRISTINA CLEARY AND  
CURTIS R. FREDERICKSON, 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 S. Easton Road, Suite 104  
Glenside, PA 19038

**GLUCH, IRENE S., dec'd.**

Late of Whitpain Township.  
Executrix: JOAN I. GLUCH,  
2 McCormick Drive,  
Hockessin, DE 19707.  
ATTORNEY: ROBERT S. HOLMES,  
301 Oxford Valley Road, Suite #603B  
Yardley, PA 19067

**GROSS, MARGARET M., dec'd.**

Late of Towamencin Township.  
Administratrix: VIRGINIA L. BERND,  
602 Melvin Road,  
Telford, PA 18969.  
ATTORNEY: J. OLIVER GINGRICH,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**GUZIEWICZ, CECILIA T., dec'd.**

Late of Whitmarsh Township.  
Executors: RICHARD S. GUZIEWICZ AND  
DIANE KANACH,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
LAW OFFICES OF DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**HENTSCHEL, FRANK J., dec'd.**

Late of Lower Salford Township.  
Administrator: ROBERT A. HENTSCHEL,  
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

**HERTZ, ROBERT D., dec'd.**

Late of Upper Moreland Township.  
Executrix: SUSAN R. HERTZ,  
c/o Joseph H. Dougherty, Esquire,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.  
ATTORNEY: JOSEPH H. DOUGHERTY,  
DOUGHERTY & ECKEL,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**HOFKNECHT, SHARON LEE also known as****SHARON LEE PACELL, dec'd.**

Late of East Norriton Township.  
 Executrix: KAREN SCHEELER,  
 524 Ott Road,  
 Bala Cynwyd, PA 19004.

**JOHNSTON, NORMAN B., dec'd.**

Late of Borough of Glenside.  
 Executor: A. RICHARD POLIS,  
 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

**KNEPP, DIXIE LEE also known as****DIXIE L. KNEPP, DIXIE L. BARNA,  
DIXIE LEE BARNA and DIXIE BARNA, dec'd.**

Late of Borough of Pottstown.  
 Executor: RICHARD E. WELLS,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD E. WELLS,  
 WELLS, HOFFMAN, HOLLOWAY &  
 STAUFFER, LLP,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464-0657

**KRIEBEL, BRIAN also known as****BRIAN H. KRIEBEL, dec'd.**

Late of Borough of Trappe.  
 Executrix: CAITLIN SPAETH,  
 1195 Queen Ln., Apt. 1,  
 West Chester, PA 19382.

**LANDIS, JOHN E., dec'd.**

Late of Franconia Township.  
 Executor: THOMAS A. LANDIS,  
 c/o Morrow, Tompkins, Trueblood & Lefevre, LLC,  
 P.O. Box 987,  
 Valley Forge, PA 19482.  
 ATTORNEY: SAMUEL J. TRUEBLOOD,  
 MORROW, TOMPKINS, TRUEBLOOD &  
 LEFEVRE, LLC,  
 P.O. Box 987,  
 Valley Forge, PA 19482

**LaROCCA, DANTE S., dec'd.**

Late of Horsham Township.  
 Executors: WELLS FARGO BANK, N.A. AND  
 MARK N. DILTS, ESQ.,  
 540 Pennsylvania Avenue, Suite 318,  
 Fort Washington, PA 19034.  
 ATTORNEY: GARY W. CALVIN,  
 Suite 318, Executive Plaza,  
 540 Pennsylvania Avenue,  
 Fort Washington, PA 19034

**LAWRENCE, STEPHEN R. also known as****STEPHEN REID LAWRENCE AND  
STEPHEN LAWRENCE, dec'd.**

Late of Springfield Township.  
 Executors: ANDREW C. LAWRENCE AND  
 BERNICE J. KOPLIN,  
 123 South Broad Street, Suite 2170,  
 Philadelphia, PA 19109-1029.

ATTORNEY: BERNICE J. KOPLIN,  
 SCHACHTEL, GERSTLEY, LEVINE & KOPLIN, PC.,  
 123 South Broad Street, Suite 2170,  
 Philadelphia, PA 19109-1029

**LEMEK, HELEN M., dec'd.**

Late of Borough of Hatboro.  
 Executor: GARY LEMEK,  
 17 Marshall Street,  
 Chalfont, PA 18914.  
 ATTORNEY: MARK A. HOFFMAN,  
 MARK A. HOFFMAN ASSOCIATES, P.C.,  
 P.O. Box 358  
 Lederach, PA 19450

**LENTZ, HAROLD G., dec'd.**

Late of Towamencin Township.  
 Executrix: ELISABETH Z. LENTZ,  
 1101 Walnut Lane,  
 Lansdale, PA 19446.  
 ATTORNEY: RICHARD L. NEWMAN,  
 P.O. Box 1260,  
 Southampton, PA 18966

**LITKA, YOSHIKO A., dec'd.**

Late of Borough of Collegeville.  
 Executors: CATHIE CLAUSON,  
 166 North Hanover Street,  
 Pottstown, PA 19464,  
 GRACE LITKA  
 364 Vista Drive,  
 Phoenixville, PA 19460 AND CALVIN LITKA,  
 108 Evansburg Road,  
 Collegeville, PA 19426.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 E. Main St.,  
 P.O. Box 26460,  
 Collegeville, PA 19426-0460

**MADDEN, WILLIAM D., dec'd.**

Late of Upper Moreland Township.  
 Executor: MICKEY E. MADDEN,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: HERMAN J. WEINRICH,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**MAGEE, PATRICK W., dec'd.**

Late of Springfield Township.  
 Administrator: MARIE M. BROWN,  
 20 Briar Road,  
 Oreland, PA 19075.  
 ATTORNEY: KATHLEEN M. MARTIN, CELA,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**MELVIN, ERNEST, dec'd.**

Late of Abington Township.  
 Executrix: MARY ARMOUR,  
 c/o Elaine T. Yandrisevits, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ELAINE T. YANDRISEVITS,  
 LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**MESSING, ADELAIDE B. also known as****F. ADELAIDE B. MESSING and****F. ADELAIDE MESSING, dec'd.**

Late of Salford Township.

Executors: THOMAS E. MESSING AND

ROBERT J. MESSING,

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

**NASE, ROBERT P., dec'd.**

Late of Salford Township.

Executor: RONALD L. NASE,

126 Ridge Road,

Telford, PA 18969.

ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,

Souderton, PA 18964-0769

**NOLAN, JACK EDMUND also known as****JACK E. NOLAN, dec'd.**

Late of Abington Township.

Executor: DOUGLAS GRAHAM NOLAN,

c/o John W. Lauffer, Esquire,

801 Old York Road, Suite 221,  
Jenkintown, PA 19046.

ATTORNEY: JOHN W. LAUFFER,  
Noble Plaza, 801 Old York Road, Suite 221,  
Jenkintown, PA 19046

**O'NEILL, FRANCIS X., dec'd.**

Late of Plymouth Township.

Executor: DONNA O'NEILL,

c/o Thomas J. Speers, Esquire,

651 West Germantown Pike,  
Plymouth Meeting, PA 19462.

ATTORNEY: THOMAS J. SPEERS,  
651 West Germantown Pike,  
Plymouth Meeting, PA 19462,  
(610) 941-2636

**QUINN, MARY V., dec'd.**

Late of Borough of Norristown.

Executor: DONALD F. QUINN, JR.,

c/o Anthony Morris, Esquire,

118 W. Market Street,

West Chester, PA 19382.

ATTORNEY: ANTHONY MORRIS,  
BUCKLEY, BRION, McGUIRE, MORRIS &  
SOMMER, LLP,

118 W. Market Street, Suite 300  
West Chester, PA 19382

**RAUBFOGEL, JEROME M. also known as****JEROME RAUBFOGEL, dec'd.**

Late of Lower Providence Township.

Co-Executrices: JAMIE WEINER AND

JOANNE TENAGLIO,

c/o 400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: KARENS. DAYNO, TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

**ROBERTS, MARY A., dec'd.**

Late of Upper Providence Township.

Executrix: MARY L. FAITHFUL,

c/o Jack F. Wolf, Esquire,

Wolf, Baldwin & Assoc.,

P.O. Box 444,

Pottstown, PA 19464.

ATTORNEY: JACK F. WOLF,

WOLF, BALDWIN & ASSOCIATES, P.C.,

800 E. High Street,

P.O. Box 444,

Pottstown, PA 19464-0444

**ROONEY, INGEBORG, dec'd.**

Late of Whitpain Township.

Executors: MARY BENZ AND

THOMAS F. TOSCANI,

1205 Westlakes Drive, Suite 195,

Berwyn, PA 19312.

ATTORNEY: THOMAS F. TOSCANI,

TOSCANI & LINDROS, LLP,

1205 Westlakes Drive, Suite 195,

Berwyn, PA 19312

**SAVINI, WARREN also known as****WARREN J. SAVINI, SR., dec'd.**

Late of Upper Frederick Township.

Executrix: KAREN T. SAVINI,

c/o Nikolaos I. Tsouros, Esq.,

17 W. Miner St.,

West Chester, PA 19381-0660.

ATTORNEY: NIKOLAOS I. TSOUROS,

MACELREE HARVEY, LTD.,

17 W. Miner Street,

P.O. Box 660,

West Chester, PA 19381-0660

**SCHMIDT, MARIANNE MARGARETE, dec'd.**

Late of Whitemarsh Township.

Executor: ALBERT P. SCHMIDT,

c/o Law Office of Gerhard & Gerhard,

222 S. Easton Road, Suite 104,

Glenside, PA 19038.

ATTORNEY: ROBERT C. GERHARD, JR.,

GERHARD & GERHARD,

222 S. Easton Road, Suite 104

Glenside, PA 19038

**SELL, RICHARD J., dec'd.**

Late of Marlborough Township.

Executrix: AUDREY B. SELL,

c/o Lisa A. Shearman, Esq.,

375 Morris Rd.,

P.O. Box 1479,

Lansdale, PA 19446-0773.

ATTORNEY: LISA A. SHEARMAN,

HAMBURG, RUBIN, MULLIN, MAXWELL &

LUPIN, P.C.,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773

**SHELLY, NAOMI M., dec'd.**

Late of Franconia Township.

Executrix: SARA LYN BERGEY,

413 N. Main Street,

Telford, PA 18969.

**STABILE, NATALE also known as NAT****STABILE, dec'd.**

Late of Plymouth Township.

Executrix: BRIDGET STABILE,

c/o Peter L. Reiss, Esquire,

107 E. Oakland Avenue,  
Doylestown, PA 18901.  
ATTORNEY: PETER L. REISS,  
CLEMONS RICHTER & REISS, P.C.,  
107 E. Oakland Avenue,  
Doylestown, PA 18901

**WENDEL, FRIEDRICH also known as  
FRIEDRICH, WENDEL, JR. and  
FRED WENDEL, dec'd.**

Late of Abington Township.  
Executor: RICHARD F. STERN,  
261 Old York Road, Suite 410,  
Jenkintown, PA 19046.  
ATTORNEY: RICHARD F. STERN,  
STERN and EISENBERG LLP,  
261 Old York Road, Suite 410,  
Jenkintown, PA 19046

**WENGERT, EDWARD H. also known as  
EDWARD WENGERT, dec'd.**

Late of Borough of Ambler.  
Executrix: LINDA G. WENGERT-DIXON,  
c/o Karen M. Stockmal, Esquire,  
1055 Westlakes Drive, Suite 300,  
Berwyn, PA 19312.  
ATTORNEY: KAREN M. STOCKMAL,  
KMS LAW OFFICES,  
1055 Westlakes Drive, Suite 300,  
Berwyn, PA 19312

**WOLF, MARGARET M., dec'd.**

Late of Lower Salford Township.  
Executor: WILMA SULLIVAN,  
131 Colonial Drive, Apt. 300,  
Towanda, PA 18848.  
ATTORNEY: MARK A. HOFFMAN,  
MARK A. HOFFMAN ASSOCIATES, P.C.,  
430 Main Street,  
Harleysville, PA 19438-2350

**ZINZEL, THOMAS also known as  
THOMAS T. ZINZEL, dec'd.**

Late of Douglass Township.  
Executor: MARY SNYDER,  
2724 Gail Drive,  
Gilbertsville, PA 19525.  
ATTORNEY: H. CHARLES MARKOFSKI,  
MARKOFSKI LAW OFFICES,  
1258 E. Philadelphia Avenue,  
P.O. Box 369,  
Gilbertsville, PA 19525

**Third and Final Publication**

**ARONFREED, JUSTIN, dec'd.**

Late of Lower Merion Township.  
Executrix: CECILIA A. ARONFREED,  
123 South Broad Street, Suite 2102,  
Philadelphia, PA 19109-1090.  
ATTORNEY: EUGENE H. GILLIN,  
123 South Broad Street, Suite 2102  
Philadelphia, PA 19109-1090

**CLARK, FLORENCE M., dec'd.**

Late of Borough of North Wales.  
Executor: CRAIG V. CLARK,  
308 Sherer Drive,  
Lincoln University, PA 19352.  
ATTORNEY: JOHN T. FORRY, FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603

**COOK, AUDREY H., dec'd.**

Late of Upper Hanover Township.  
Executor: DONALD A. COOK,  
c/o Leonard L. Shober, Esq.,  
308 N. Main St., #B400,  
Chalfont, PA 18914.  
ATTORNEY: LEONARD L. SHOBER,  
SHOBER & ROCK, P.C.,  
308 N. Main St., #B400,  
Chalfont, PA 18914

**FOLEY, EDWARD JOSEPH also known as  
EDWARD J. FOLEY and  
EDWARD FOLEY, dec'd.**

Late of Lower Merion Township.  
Executrix: JACQUELINE A. KOCHANOWICZ,  
c/o Kenneth D. Federman, Esquire,  
3103 Hulmeville Road, Suite 200,  
Bensalem, PA 19020.  
ATTORNEY: KENNETH D. FEDERMAN  
ROTHBERG & FEDERMAN, P.C.  
3103 Hulmeville Road, Suite 200  
Bensalem, PA 19020

**GARFIELD, DOROTHY R. also known as  
DOROTHY GARFIELD-BAXTER, dec'd.**

Late of Abington Township.  
Executor: CRAIG L. GARFIELD,  
3757 Spring Meadow Drive,  
Ellicott City, MD 21042-5155.  
ATTORNEY: GARY W. CALVIN,  
540 Pennsylvania Avenue, Suite 318  
Fort Washington, PA 19034

**GOLDEN, BETTY R. also known as BETTY  
GOLDEN, dec'd.**

Late of Upper Hanover Township.  
Executor: DENNIS W. GOLDEN,  
3150 Wentling Schoolhouse Road,  
East Greenville, PA 18041-2313.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street, P.O. Box 698,  
Pottstown, PA 19464

**KALINOSKI, MARGARET R., dec'd.**

Late of Abington Township.  
Executors: THEODORE R. KALINOSKI AND  
STEPHEN J. KALINOSKI,  
c/o James F. Carney, Esquire,  
610 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: JAMES F. CARNEY,  
LAW OFFICES OF JAMES F. CARNEY,  
610 W. Germantown Pike, Suite 400  
Plymouth Meeting, PA 19462

**KLINGER, GUY GEORGE also known as  
GUY KLINGER and GUY G. KLINGER, dec'd.**

Late of Lower Pottsgrove Twp., Pottstown PA,  
Co-Executors: CAROL SIERZEGA AND  
THOMAS I. KLINGER,  
201 Winthrop Lane,  
Wayne, PA 19087.

**KNOEBEL, ESTELLE A. also known as**

**JEAN A. KNOEBEL,  
JEAN KNOEBEL and  
ESTELLE JEAN ALICE KNOEBEL, dec'd.**  
Late of Upper Merion Township.  
Executrix: JENNIFER GREEN,  
c/o Wendy F. Blecinski, Esquire,  
216 Mall Boulevard, Suite 1,  
King of Prussia, PA 19406-2923.

ATTORNEY: WENDY F. BLECZINSKI,  
HEANEY, KILCOYNE, BLECZINSKI & KELM, LLC,  
216 Mall Boulevard, Suite 1,  
King of Prussia, PA 19406-2923

**LEDWITH, ELIZABETH T., dec'd.**

Late of Lower Merion Township.  
Executors: JAMES R. LEDWITH,  
RICHARD W. LEDWITH, JR. AND  
MARY TYRON LEDWITH,  
c/o Pepper Hamilton LLP,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799.  
ATTORNEY: KATHLEEN A. STEPHENSON,  
PEPPER HAMILTON LLP,  
3000 Two Logan Square,  
Eighteenth and Arch Streets,  
Philadelphia, PA 19103-2799

**LESHER, ALICE, dec'd.**

Late of Phoenixville,  
Executor: ANTOINETT PELLETIER,  
71 Greenbriar Drive,  
Phoenixville, PA 19460.  
ATTORNEY: NEIL M. HILKERT,  
1008 Upper Gulph Road, Suite 300  
Wayne, PA 19087

**MASON, JOHN LYBRANDT, JR. also known as**

**JOHN J. MASON, JR., dec'd.**

Late of Abington Township.  
Executor: ANDREW J. MASON,  
c/o Regina B. Guerin, Esquire,  
613 West Avenue,  
Jenkintown, PA 19046.  
ATTORNEY: REGINA B. GUERIN,  
613 West Avenue,  
Jenkintown, PA 19046

**MILLER, JOHN A., dec'd.**

Late of Lower Merion Township.  
Executors: CYNTHIA M. HIBBERT AND  
JOHN J. MILLER,  
c/o Frederick M. LaValley, Esquire,  
1701 Market Street,  
Philadelphia, PA 19103-2921.  
ATTORNEY: FREDERICK M. LAVALLEY,  
MORGAN, LEWIS & BOCKIUS LLP,  
1701 Market Street,  
Philadelphia, PA 19103-2921

**MININGER, MYRTLE M., dec'd.**

Late of Towamencin Township.  
Executors: H. RAY MININGER  
693 Clemens Road,  
Telford, PA 18969 AND  
UNIVEST BANK AND TRUST CO.,  
14 N. Main Street, P.O. Box 64197,  
Souderton, PA 18964.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964-0769

**MOYER, CURTIS F., dec'd.**

Late of Franconia Township.  
Executors: DOLORES E. HOWELL,  
DONNA J. BOSWELL,  
GLENN C. MOYER AND  
UNIVEST BANK AND TRUST CO.,  
c/o Michael J. Maransky, Esquire,  
Ten Sentry Parkway, Suite 200,

P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MICHAEL J. MARANSKY,  
FOX ROTHSCHILD LLP,  
Ten Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001

**MOYER, MARY E., dec'd.**

Late of Douglass Township.  
Co-Executors: JOHN PAUL MOYER AND  
PATRICIA ANN 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

**MUKAI, DON T., dec'd.**

Late of Towamencin Township.  
Executors: KAREN M. ALMEIDA  
5555 Ridge Road,  
New Hope, PA 18938 AND  
STEVEN G. MUKAI,  
662 Edge Hill Road,  
Glenside, PA 19038.  
ATTORNEY: J. OLIVER GINGRICH,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**PATERSON, WILLIAM JOSEPH, dec'd.**

Late of Plymouth Township.  
Executor: DAVID PATERSON,  
c/o PNC Bank, National Association,  
Attn: Sarah Williams, Trust Advisor,  
200 W. Lancaster Ave., Ste. 200,  
Wayne, PA 19087.

**PRUSKOWSKI, ROSE MARIE also known as**

**ROSE PRUSKOWSKI, dec'd.**

Late of Upper Merion Township.  
Co-Administrators: HENRY R. PRUSKOWSKI,  
106 Stephan Lane,  
Pottstown, PA 19465, AND  
JEROME PRUSKOWSKI  
16 Cedar Crest Court,  
Doylestown, PA 18901 AND  
BARBARA PRUSKOWSKI,  
11 Stewart Street,  
Bridgeport, PA 19405.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**SARDINSKY, SOL, dec'd.**

Late of Lower Merion Township.  
Executrices: JOY N. SARDINSKY AND  
WENDY G. SARDINSKY,  
c/o Leonard J. Cooper, Esquire,  
1900 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: LEONARD J. COOPER,  
COZEN O'CONNOR, P.C.,  
1900 Market Street,  
Philadelphia, PA 19103

**SCHWARTZ, FLORENCE, dec'd.**

Late of Abington Township.  
 Executors: MICHAEL A. SHECHTMAN AND  
 GARY KLAZMER,  
 c/o Susan L. Fox, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: SUSAN L. FOX,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**SHOEMAKER, GARRETT H., dec'd.**

Late of Franconia Township.  
 Executor: G. ALAN SHOEMAKER,  
 621 Hill Road,  
 Green Lane, PA 18054.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964-0769

**SONNENFELD, ROCHELLE G. also known as  
ROCHELLE GALANT SONNENFELD, dec'd.**

Late of Lower Providence Township.  
 Executors: MARC J. SONNENFELD AND  
 JEFFREY SONNENFELD,  
 c/o Francis J. Mirabello, Esq.,  
 1701 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: FRANCIS J. MIRABELLO,  
 MORGAN, LEWIS & BOCKIUS, LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103

**SUTTON, DOROTHY W., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN W. SUTTON,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**TUMELTY, ROBERT H., dec'd.**

Late of Abington Township.  
 Executrix: VIRGINIA A. SWARMER,  
 412 Epsilon Drive,  
 Wernersville, PA 19565.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 S. Easton Road, Suite 104,  
 Glenside, PA 19038

**UNGER, RUTH E. also known as  
RUTH E. SCHLEGAL, dec'd.**

Late of Borough of Trappe.  
 Executor: ALBERT W. PRITCHARD,  
 590 Bethlehem Pike,  
 Colmar, PA 18915.

**VAN LANDEGHEM, DOROTHY, dec'd.**

Late of Borough of Hatfield.  
 Executor: ALICE NAGLE,  
 3110 Arbour Green Court,  
 Hatfield, PA 19440.  
 ATTORNEY: NEIL M. HILKERT,  
 1008 Upper Gulph Road, Suite 300  
 Wayne, PA 19087

**VEGTE, WALTER E., JR., dec'd.**

Late of Lower Providence Township.  
 Executor: MICHAEL C. HEABERG,  
 c/o Dennis C. McAndrews, Esq.,  
 30 Cassatt Ave.,  
 Berwyn, PA 19312.  
 ATTORNEY: DENNIS C. McANDREWS,  
 McANDREWS LAW OFFICES, P.C.,  
 30 Cassatt Ave.,  
 Berwyn, PA 19312

**WEKLY, MARION, dec'd.**

Late of Lower Moreland Township.  
 Executor: ANDREW E. STECKIW,  
 21 South 12th Street, 7th Floor,  
 Philadelphia, PA 19107.  
 ATTORNEY: ANDREW E. STECKIW,  
 21 South 12th Street, 7th Floor,  
 Philadelphia, PA 19107

**WILSON, E. JOHN also known as  
ELWOOD J. WILSON, dec'd.**

Late of Cheltenham Township.  
 Executor: JOHN C. WILSON,  
 c/o Gerald J. McConeghy, Esquire,  
 P.O. Box 616,  
 Dresher, PA 19025.  
 ATTORNEY: GERALD J. MCCONEGHY,  
 P.O. Box 616,  
 Dresher, PA 19025

**YANG SHUIN-LIN, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CHRISTINE P. YANG,  
 c/o Alan J. Mittelman, Esquire,  
 Seven Penn Center, 7th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center,  
 1635 Market Street, 7th Floor,  
 Philadelphia, PA 19103

**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Bona Fide Studios** with its principal place of business at 1541 Salford Station Rd., Harleysville, PA 19438.

The name and address of the person owning or interested in said business is: Ryan Wismer, 1541 Salford Station Rd., Harleysville, PA 19438.

The application was filed on September 28, 2012.

**Debra A. Hrobak PA-C** with its principal place of business at 306 Robin Lane, Norristown, PA 19401.

The name and address of the person owning or interested in said business is: Debra A. Hrobak, 306 Robin Lane, Norristown, PA 19401.

The application was filed on September 24, 2012.

**DJ Sunoco** with its principal place of business at 1100 E. Ridge Pike, Norristown, PA 19401.

The name and address of the entity owning or interested in said business is: DJ Shell, LLC, 1100 E. Ridge Pike, Norristown, PA 19401.

The application was filed on September 28, 2012.

**Wilson, Broderick & Assoc., Solicitors,**  
One E. Airy Street,  
Norristown, PA 19401-4802

**GSB Catering** with its principal place of business at 516 Martin Lane, Dresher, PA 19025.

The names and addresses of all persons or entities owning or interested in said business are: J. B. Pastrami's, Inc., 516 Martin Lane, Dresher, PA 19025.

The application has been filed on October 4, 2012.

**Edward M. Singer, Esq.**  
**Law Office of Edward M. Singer**  
1 Belmont Ave., Suite 605  
Bala Cynwyd, PA 19004

**Rix Photography** with its principal place of business at 524 Washington Street, Royersford, PA 19468.

The name and address of the person owning or interested in said business is: Richard A. Fleming, Jr., 524 Washington Street, Royersford, PA 19468.

The application was filed on September 28, 2012.

**Social Up Media** with its principal place of business at 719 Washington Lane, Jenkintown, PA 19046.

The name and address of the person owning or interested in said business is: Jacob M. Carpey, 719 Washington Lane, Jenkintown, PA 19046.

The application was filed on September 27, 2012.

**Wynncroft Consulting and Referral** with its principal place of business at 1544 Grasshopper Road, Huntingdon Valley, PA 19006.

The name and address of the person owning or interested in said business is: James M. Wynn, II, 1544 Grasshopper Road, Huntingdon Valley, PA 19006.

The application was filed on October 4, 2012.

## TRUST NOTICES

### First Publication

**THE HILL FAMILY TRUST**  
**UNDER AGREEMENT DATED 12/18/1998**  
**MARY M. HILL, DECEASED 9/17/2012**  
**Late of Lower Pottsgrove Township,**  
**Montgomery County, PA**

Late of Lower Pottsgrove Township, Montgomery County, PA

All persons having claims or demands against THE HILL FAMILY TRUST under agreement dated 12/18/1998 or Mary M. Hill, deceased, are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** George D. Hill and Judith Hill  
c/o James D. Scheffey, Esquire  
1129 E. High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776

**Trustees' Attorney: James D. Scheffey, Esquire**  
**Yergey, Daylor, Allebach, Scheffey, Picardi**

1129 E. High Street,  
P.O. Box 776,  
Pottstown, PA 19464-0776  
610-323-1400

### Second Publication

**GABRIEL F. BASCH REVOCABLE TRUST**  
**DATED 9/10/83**

Gabriel F. Basch Revocable Trust dated 9/10/83 amended 11/28/03, 3/21/08 & 7/26/12. Gabriel F. Basch, Deceased. Late of Abington Twp., Montgomery County, PA.

This trust is in existence and all persons having claims or demands against said decedent or the Gabriel F. Basch Revocable Trust are requested to make known the same to the trustees and all persons indebted to said decedent or to the Gabriel F. Basch Revocable Trust are requested to make payment without delay to Susan L. Basch & Cora L. Weiner, Trustees, c/o Robert S. Cohen, Esq., The Axelrod Firm, P.C., 1125 Walnut St., Phila., PA 19107.

## EXECUTIONS ISSUED

### Week Ending October 24, 2012

**The Defendant's Name Appears**  
**First in Capital Letters**

AMENTA, STEPHEN: HELLER, AMY - Bank Of New York Mellon, et al.; 201215109; \$69,685.27.  
AMERIQUEST AMBULANCE, INC.: TD BANK, GRNSH. - Zoll Medical Corporation; 201219099; \$2,370.16.  
ANDERSON, JEFFREY: MEGAN - BAC Home Loans Servicing, L.P., et al.; 201010003; \$184,098.54.  
ARNOLD, MARGARET M.: BANK OF AMERICA, GRNSH. - Cavalry Portfolio Servs, LLC, et al.; 200516161; REVIVAL; \$39,800.43.  
BAZEMORE, CURTISS: UFCW CU, GRNSH. - Ford Motor Credit Company; 201224212; \$2,636.69.  
DAY, PATRICIA: WELLS FARGO BANK, GRNSH. - Cavalry Portfolio Services, LLC, et al.; 201114583; \$659.33.  
DERSTINE, RICHARD: BERNADETTE: TD BANK, GRNSH. - Hamburg Rubin Mullin Maxwell & Lupin; 201227411; \$3,365.59.  
DeSIMONE, LORENZO - U.S. Bank National Association, et al.; 201215459.  
DIORIO, MICHAEL: SUSQUEHANNA BANK, GRNSH. - The Hill At Whitmarsh; 201227385; \$4,465.14.  
GRECO, REBECCA: JAMES: TD BANK, GRNSH. - Limerick Township; 201215358; \$3,102.02.  
HANLON, CAREN: TRUMARK FINANCIAL CU, GRNSH. - Equable Ascent Financial, LLC; 201220505; \$2,879.26.  
HAWTHORNE, STEVEN: HAWTHORNE, SANDRA - JPMC Specialty Mortgage, LLC; 201223955; \$204,054.76.  
HENRY, DEHNRY: PNC BANK, GRNSH. - Cavalry Portfolio Servs, LLC, et al.; 200602385; \$23,183.10.  
HILBORN, KEITH: PERSHING, LLC, GRNSH. - Eastern Regional Medical Center, Inc., et al.; 201227351; \$359,185.50.

INNOVATIVE CABINETRY, INC.: SUNDERMIER, ROBERT - Raymours Furniture Company, Inc.; 201212141.

JABLONSKY, JULIUS: MARSHA: SOVEREIGN BANK, GRNSH. - Hamburg Rubin Mullin Maxwell & Lupin; 201225303; \$1,923.96.

JACKSON, JEANNE: HARLEYSVILLE SAVINGS BANK, GRNSH. - LVNV Funding, LLC; 201121429; WRIT/EXEC.

KARLOVA, YEKATERINA - Capital One Bank, N.A.; 201222959; \$9,985.62.

KHAN, ALINOOR: ASM: TD BANK, GRNSH. - Portfolio Recovery Asso.; 201212753; \$2,868.17.

KRAMLICH, CHARLOTTE: METZGAR, MICHAEL - Oley Meadows Apts.; 201001095; WRIT/EXEC.

LABOY, MISTY: DOLLA, MISTY: MISTY, ET AL. - Springleaf Financial Services Of Pennsylvania, Inc., et al.; 201220048; \$158,714.75.

LAX, JOHNATHAN: COHEN LAX, SHARLYN - Maltz, David; 200923641; \$10,035.00.

MAPP, KWAME: PNC BANK, GRNSH. - Collins Finl. Servs., et al.; 200701448; WRIT/EXEC.

MAYERNICK, JOSEPH: FIRSTTRUST BK., GRNSH. - Cavalry Portfolio Servs., LLC, et al.; 200610078; REVIVAL; \$70,880.16.

MINOR, MARYANN - Bank Of America, N.A., et al.; 201201957; \$409,464.22.

MITCHELL, THOMAS: GENISYS CREDIT UNION, GRNSH. - Cavalry SPV I, LLC, et al.; 20122804; \$2,646.78.

MUN, DONG - JP Morgan Chase Bank National Association; 201203421; \$208,881.94.

O'NEIL, EDWARD: TD BANK, GRNSH. - Rosewood Park Condominium Association; 201217269.

OLD TOWN BUFFET, INC.: LIN, JIAN: WU, SAI - Rd. Abington Associates Limited Partnership, et al.; 201223316; POSSESSION.

OLD TOWN BUFFET, INC.: LIN, JIAN: WU, SAI - Rd. Abington Associates Limited Partnership, et al.; 201223316; POSSESSION.

OLD TOWN BUFFET, INC.: LIN, JIAN: WU, SAI - Rd. Abington Associates Limited Partnership, et al.; 201223316; POSSESSION.

PFENDER, RAYMOND: KAREN - HSBC Bank USA, N.A., et al.; 201122959; \$191,922.08.

PICKERSGILL, TOBY: MALONEY, MEGAN - Citibank, N.A.; 201223810; \$285,635.66.

PILEGGI, ANGELA - Bank Of America, N.A., et al.; 201209601; WRIT/EXEC.

SCAVELLO, RUSSELL: MELANIE: MILLER, MELANIE - Pennymac Corp.; 201222228.

WEBER, JOYCE: WILLIAM - Bank Of New York Mellon, et al.; 200934161; ORDER; \$186,981.13.

WHITEMARSH HOUSE - Lackawanna American Insurance; 201216694; WRIT/EXEC.

YARBOUGH, RENE - JP Morgan Chase Bank National Association; 201215651; \$200,335.42.

## JUDGMENTS AND LIENS ENTERED

**Week Ending October 24, 2012**

**The Defendant's Name Appears First in Capital Letters**

817 W. MAIN STREET, LLC - Wilmington Savings Fund Society, FSB; 201226992; Complaint In Confession of Judgment; \$296,705.89.

BROWN, ROBIN - Portfolio Recovery Associates, LLC; 201226943; Judgment fr. District Justice; \$1,511.78.

BUTLER, MARISSA - Erie Ins.; 201227194; Judgment fr. District Justice; \$2,710.46.

BYRD, JUSTIN - Portfolio Recovery Associates; 201227048; Judgment fr. District Justice; \$1,534.23.

CAMPAGNOLA: LENTINI, ROSA: LOPICCOLO, ANTONIO - Termac Corporation; 201226571; Judgment fr. District Justice; \$2,636.51.

CHIGWEREWE, PATRICK - St. Josephs University; 201227052; Judgment fr. District Justice; \$5,215.00.

CICUTTI, JOSEPH - Portfolio Recovery Associates, LLC; 201226950; Judgment fr. District Justice; \$3,239.63.

CLEARY, STEPHEN - Portfolio Recovery Associates, LLC; 201226940; Judgment fr. District Justice; \$1,413.04.

FABRIZIO, PATRICIA - Portfolio Recovery Associates, LLC; 201227033; Judgment fr. District Justice; \$975.37.

FIORINI, SHARON - Ability Recovery Services, LLC; 201226842; Judgment fr. District Justice; \$10,407.63.

FLEMING, KATHERINE - Capital One Bank; 201227188; Judgment fr. District Justice; \$4,482.60.

FOWLER, LEE - Portfolio Recovery Associates, LLC; 201227089; Judgment fr. District Justice; \$1,344.54.

FOWLER, MICHELLE - Capital One Bank, N.A.; 201226897; Judgment fr. District Justice; \$1,835.62.

FOX, STEPHEN - Independent Mortgage Company; 201226964; Complaint In Confession of Judgment; \$451,746.87.

G. RICHARDSON ENTERPRISES GEN. CONT. - Panaccio, Domenico; 201227095; Judgment fr. District Justice; \$1,321.75.

GARNER, KRISTY - Portfolio Recovery Associates; 201227037; Judgment fr. District Justice; \$1,405.11.

GEORGE, BRANDON - First Select, Inc.; 201226923; Certification of Judgment; \$2,146.40.

GOLDEN, MARY - Metro Public Adjustment, Inc.; 201227053; Judgment fr. District Justice; \$1,418.63.

GRANGER, DIANE: MARGIE - Spring Hill Realty, Inc.; 201226901; Judgment fr. District Justice; \$1,810.55.

HELBLING BROTHERS INTERIORS, INC. - PNC Bank National Association; 201226991; Complaint In Confession of Judgment; \$331,885.10.

HELBLING BROTHERS INTERIORS, INC. - PNC Bank National Association; 201227015; Complaint In Confession of Judgment; \$65,026.26.

HELBLING, ANTHONY - PNC Bank National Association; 201227054; Complaint In Confession of Judgment; \$50,840.11.

HELBLING, ANTHONY: JANET - PNC Bank National Association; 201227023; Complaint In Confession of Judgment; \$397,131.36.

HELBLING, MICHAEL - PNC Bank National Association; 201226994; Complaint In Confession of Judgment; \$50,840.11.

HELBLING, MICHAEL: CINDY - PNC Bank National Association; 201227076; Complaint In Confession of Judgment; \$397,131.36.



- HUSSAIN, SYED - LVNV Funding, LLC; 201227096; Judgment fr. District Justice; \$3,137.57.
- INDOOR QUALITY SERVICES, INC. - Elite Air System, Inc.; 201226831; Judgment fr. District Justice; \$7,978.52.
- K M ELECTRICAL SERVICES, INC. - Vist Bank; 201227017; Complaint In Confession of Judgment; \$22,343.96.
- K M ELECTRICAL SERVICES, INC. - Vist Bank; 201227019; Complaint In Confession of Judgment; \$11,244.13.
- KANE, PATRICK - Capital One Bank; 201227154; Judgment fr. District Justice; \$1,578.82.
- KINSEY, CHARLES - Portfolio Recovery Associates; 201227024; Judgment fr. District Justice; \$1,584.44.
- KLOUFETOS, PANAGIOTE - LVNV Funding, LLC; 201226948; Judgment fr. District Justice; \$1,691.98.
- LAUER, GEORGE - Portfolio Recovery Associates, LLC; 201227080; Judgment fr. District Justice; \$1,799.02.
- LAURO, MICHAEL - Capital One Bank; 201227165; Judgment fr. District Justice; \$2,485.97.
- LEGASEA PROPERTIES, LLC; ARMSTRONG, GARY; LINDA - Ambler Savings Bank; 201227012; Complaint In Confession of Judgment; \$50,579.55.
- MACK, EARTHA - Target National Bank; 201226996; Judgment fr. District Justice; \$8,842.45.
- McBRIDE, PETER - Capital One Bank; 201227168; Judgment fr. District Justice; \$2,487.86.
- McGEHEAN, EVELYN - Liberty Lutheran Services; 201227101; Judgment fr. District Justice; \$3,690.60.
- MILLER, EDEN - Erie Ins; 201227193; Judgment fr. District Justice; \$7,291.32.
- MULVEHILL, MARY - Commonwealth Financial Systems, Inc.; 201226903; Certification of Judgment; \$5,151.65.
- NOVOTNY, ERIC - Erie Insurance; 201227190; Judgment fr. District Justice; \$6,428.75.
- PARELLA, MICHAEL - Marina District Development Co., LLC; 201226952; Foreign Judgment; \$6,834.37.
- PERKIOMEN VALLEY ACADEMY DAY TREATMENT PROGRAM - Univest Bank And Trust Co; 201227046; Complaint In Confession of Judgment; \$489,292.19.
- PULLIAN, NAOMI - LVNV Funding, LLC; 201226949; Judgment fr. District Justice; \$2,283.27.
- REAL ESTATE, LTD PARTNERSHIP LINA - Bm Consulting Services, Inc.; 201227166; Mechanics Lien Claim; \$7,000.00.
- REALEN VALLEY FORGE GREEN ASSOC. - M J Binder Co., LLC; 201226755; Mechanics Lien Claim; \$110,250.00.
- REED, TANYA - Portfolio Recovery Associates, LLC; 201227085; Judgment fr. District Justice; \$1,295.68.
- ROBERTSHAW, KEITH - Midland Funding, LLC; 201226730; Judgment fr. District Justice; \$5,455.73.
- RUBIN, HERMAN; PRISCILLA - Lundy, Stuart; 201226963; Complaint In Confession of Judgment; \$5,004.00.
- RUTH, RYAN - Crosby, Robert; 201226919; Judgment fr. District Justice; \$4,570.86.
- SALAMONE AND RECCHIA, INC. - PNC Bank National Association; 201226978; Complaint In Confession of Judgment; \$238,726.45.
- SANGIACOMO, JOHN; ALLISON - Acorn Hills Residential Community Association; 201226935; Judgment fr. District Justice; \$1,990.24.
- SCHOEFFLING, LOUIS - Capital One Bank, N.A.; 201226899; Judgment fr. District Justice; \$4,058.34.
- SERRATORE, CHRISTOPHER; TOTAL PERFORMANCE AUTOMOTIVE - Biddle, Anthony; 201226976; Complaint In Confession of Judgment; \$46,041.43.
- SKILTON, SEAN - Capital One Bank; 201227187; Judgment fr. District Justice; \$1,347.55.
- STOUDT, KRISTY - Midland Funding, LLC; 201226733; Judgment fr. District Justice; \$6,555.08.
- TORNETTA, JASON - Portfolio Recovery Associates, LLC; 201227042; Judgment fr. District Justice; \$2,273.33.
- VOTTO, WILLIAM - Portfolio Recovery Associates, LLC; 201227040; Judgment fr. District Justice; \$3,222.85.
- WEL-TEC, LLC - Redgo Development, L.P.; 201226999; Complaint In Confession of Judgment; POSSESSION.
- WEL-TEC, LLC - Redgo Development, L.P.; 201227007; Complaint In Confession of Judgment; \$89,602.41.
- YUH, LLC; MAPLE GLEN CLEANERS, INC.; YUH, JEUNG, ET AL. - Wilmington Savings Fund Society, FSB; 201226967; Complaint In Confession of Judgment; \$292,705.89.
- ZISA, JOSEPH - Capital One Bank; 201227152; Judgment fr. District Justice; \$1,932.66.
- PENNA. DEPT. OF REV. - entered claims against:**
- A & L Service Corporation; 201262343; \$6,193.75.
- A Taste Of Italy, Inc.; 201262370; \$345.54.
- Alexis Impressive Windows, Inc.; 201262289; \$703.43.
- Almeklafi, Inc.; 201262387; \$1,418.61.
- Alternative Counseling Assoc.; 201262296; \$298.94.
- Ambler Senior Services, LLC; 201262279; \$12,585.71.
- Amedeos Restaurant, Inc.; 201262376; \$8,695.48.
- American Coffee & Tea Company, Inc.; 201262302; \$28,676.13.
- AMR Construction, Inc.; Rufo Contracting; 201262317; \$203,012.70.
- Arnolds Used Office Furniture, LLC; 201262382; \$1,649.61.
- Astea International, Inc.; 201262314; \$822.47.
- Benjamin, Rod; 201262363; \$5,079.96.
- Blasy, Leontine; 201262327; \$66,854.34.
- Bones Grill; 201262395; \$7,787.30.
- Bowers, Jeremy; Jacqueline; 201262290; \$1,161.89.
- Brassington, William; Elizabeth; 201262358; \$1,929.92.
- Brogan, Charles; Nancy; 201262326; \$1,150.73.
- Butler, Glenn; 201262342; \$3,035.93.
- Cacia, Maria; 201262328; \$7,894.25.
- Carpenter, Marilyn; 201262384; \$852.20.
- Certified Massage Co.; 201262280; \$2,588.29.
- CLD Automotive, Inc.; 201262377; \$2,166.05.
- Damore, Glenn; 201262300; \$737,820.23.
- Davi, Frederico; 201262392; \$6,433.73.
- David Erb Contractors, Inc.; 201262369; \$1,380.76.
- Deelux Hoagies, Inc.; 201262288; \$1,078.36.
- Diamond Searches, Inc.; 201262368; \$329.17.
- Drucquer, Christopher; 201262351; \$2,513.44.
- Drucquer, Christopher; Casey; 201262330; \$2,072.06.
- Dugan Construction Company, Inc.; 201262321; \$1,042.21.
- Fargnoli, Alessandro; 201262293; \$476.65.
- Fayette Business And Culture, LLC; 201262281; \$2,162.46.
- Flynn, Edward; 201262389; \$1,048.19.
- Fran Taylor Plumbing And Heating; 201262367; \$545.83.
- Frisco Painting, Inc.; 201262286; \$591.43.
- Fry, Marion; 201262365; \$1,400.04.
- G & H Service Company; 201262374; \$6,528.51.
- Galloway, Frank; 201262320; \$13,681.15.
- Gray, John; Marie; 201262353; \$6,974.11.
- Green Acres Automotive; 201262339; \$814.40.

Green, Patricia; 201262277; \$574.60.  
 Gulotta, William; Pamela; 201262359; \$3,530.51.  
 Hart, William; Pamela; 201262352; \$1,142.74.  
 Healthsource Of Abington, Inc.; 201262275; \$1,044.50.  
 Henning, Randy; Theresa; 201262341; \$2,861.24.  
 Highlander Enterprises, Inc.; 201262274; \$581.83.  
 Hillsley Landscaping, Inc.; 201262276; \$3,403.08.  
 Howell, Jason; 201262313; \$2,416.60.  
 Jay Ell Industries, Inc.; 201262332; \$1,225.36.  
 Jet Trucking, Inc.; 201262311; \$1,999.87.  
 Joseph B. Schwartz & Co., Inc.; 201262269; \$680.60.  
 JVR Service Enterprises, Inc.; 201262306; \$1,076.30.  
 Kalra, Munish; Akanksha; 201262303; \$2,961.45.  
 Keeley, Mark; 201262295; \$4,078.45.  
 Kershaw, Robert; Charlene; 201262356; \$1,455.61.  
 Keystone Grill And Family Bistro, Inc.; 201262378; \$1,539.62.  
 Kohalmi, Paul; 201262285; \$2,071.20.  
 Kohalmi, Paul; 201262292; \$5,061.28.  
 Landes Diversified Services, LLC; 201262271; \$349.32.  
 Landis, Jacob; Lois; 201262305; \$2,675.40.  
 Lattanzio, Lillie; 201262336; \$480.12.  
 Lawrence J. Roberts, LLC; 201262294; \$631.11.  
 Liberty One, Inc.; 201262304; \$1,566.46.  
 Lila, Inc.; 201262379; \$6,549.08.  
 Live Your Dream, Inc.; 201262380; \$623.38.  
 Lopez-Castro, Nicolas; 201262268; \$9,571.32.  
 Manny Food Store, Inc.; 201262284; \$2,569.72.  
 Mauceri, Carmen; 201262310; \$391.19.  
 McDuffy, Eugene; 201262360; \$834.73.  
 MCL Petcare Enterprises, Inc.; 201262323; \$1,330.78.  
 McNeill, Warren; Wanda; 201262319; \$1,597.65.  
 Michaels Home Heating, LLC; 201262381; \$1,097.02.  
 Miller, Peter; Deborah; 201262364; \$1,371.98.  
 Moments Caught Photography, LLC; 201262322; \$361.27.  
 Moore Marketing Solutions, LLC; 201262385; \$619.87.  
 Murray, Gordon; Valerie; 201262355; \$871.44.  
 Neulight, Charles; Ellen; 201262344; \$5,953.99.  
 Noahs Park, Inc.; 201262346; \$2,521.75.  
 Olivabejarano, German; Rosalie; 201262350; \$1,094.23.  
 Omni Health Services, Inc.; 201262329; \$722.53.  
 Onimus Environmental Systems, Inc.; 201262308; \$974.57.  
 Ortolani, David; 201262361; \$1,044.54.  
 Ortolani, David; Lisa; 201262347; \$2,021.56.  
 Owen Williamson, M.D., P.C.; 201262386; \$515.74.  
 Palonicola Landscaping, Inc.; 201262375; \$5,900.14.  
 Passion About Landscaping, LLC; 201262282; \$1,881.66.  
 Phamous Phils BBQ, Inc.; 201262388; \$9,245.83.  
 Qawasmay, Hussam; 201262298; \$15,725.10.  
 Realty Group Pa., Inc.; 201262391; \$1,492.39.  
 Redlin, Lothar; 201262287; \$10,158.40.  
 Roberts Custom Stairs, Inc.; 201262266; \$1,283.14.  
 Rodenhausen, Mark; Carol; 201262270; \$10,306.47.  
 Ronca, Francis; 201262312; \$6,124.05.  
 Rosas, Luis; Nancy; 201262362; \$920.55.  
 Rubendall, William; Michele; 201262357; \$924.14.  
 Ruff, Donald; 201262366; \$431.66.  
 Safety Solutions, Inc.; 201262291; \$317.73.  
 Sakat, LLC; 201262335; \$7,678.94.  
 Scale Systems; 201262272; \$348.19.  
 Scoogis Classic Italian, Inc.; 201262299; \$11,365.40.  
 Scotto Pizza Of Plymouth Meeting, Inc.; 201262331; \$978.59.  
 Shelly Diman Funeral Home, Inc.; 201262393; \$2,661.48.  
 Slowik, Darin; Jonasslowik, Tracy; 201262301; \$7,836.17.  
 Smolonsky, Andrew; 201262265; \$38,336.59.  
 Spiga, Inc.; 201262283; \$20,1942.99.  
 Sproul Road Pizzeria, Inc.; 201262371; \$517.61.  
 Stewart, Dean; 201262318; \$845.57.  
 Storti, Louis; 201262334; \$852.59.  
 Sudall, Richard; Pamela; 201262345; \$4,544.66.  
 Sunny Dayz Child Care, Inc.; 201262337; \$3,067.87.  
 Superior Cleaning Solutions, LLC; 201262333; \$1,336.94.  
 Sweet Xscape, Inc.; 201262278; \$554.99.  
 Tasco, Wilbert; Robin; 201262307; \$854.77.  
 Tierneydecker, Inc.; 201262383; \$753.23.  
 Trans Temp, Inc.; 201262338; \$7,795.97.  
 Triad Organizations Corp.; 201262267; \$1,581.73.  
 Trinidad, Alicia; 201262372; \$567.95.  
 Trueblood Company, LLC; 201262340; \$4,520.51.  
 Trust Of Capital Growth Investment 1: Capital Investment Growth 1; 201262348; \$21,354.76.  
 Two Harry St., LLC; 201262390; \$2,214.63.  
 Vette Shop, Inc.; 201262273; \$2,144.03.  
 Viall, Frank; Mary; 201262309; \$3,178.98.  
 Vose, Richard; 201262354; \$788.20.  
 Walfisia & Nooman, LLC; 201262373; \$544.96.  
 Weikel, David; Earth Maintenance Group, Inc.; 201262324; \$2,444.16.  
 Whitemarsh House, Inc.; 201262297; \$394.82.  
 Whitenight, Aimee; 201262264; \$777.43.  
 Winships Pieces Of Time; 201262394; \$4,728.77.  
 Woods, Geoffrey; De Woods, Esther; 201262349; \$2,587.85.  
 Zisis, Periklis; Don Giovanni Inc; 201262325; \$17,292.98.

**PENNA. UNEMP. COMP. FUND - entered claims against:**

Busch, Spencer; 201262398; \$3,984.28.  
 CK Roofing & Siding Company, Inc.; 201262401; \$2,547.99.  
 Hawkins, Teria; 201262397; \$1,619.74.  
 Waller, Richard; 201262396; \$609.35.

**PERKIOMEN VALLEY SCHOOL DIST. - entered municipal claims against:**

Stevenson, Donna; 201227170; \$4,350.77.

**POTTSGROVE SCHOOL DIST. - entered municipal claims against:**

Acito, Wayne; 201227192; \$2,960.63.

**POTTSTOWN BORO. - entered municipal claims against:**

Acito, Wayne; 201227011; \$1,215.86.  
 Avery, Fonzer; 201227004; \$911.42.  
 Bonacquisti, Vincent; 201227073; \$757.48.  
 Hain, Ned; 201227009; \$1,565.57.  
 Hunt, Effa; 201227003; \$1,298.04.  
 Onate, Megan; 201227069; \$654.28.  
 Wells Fargo Bank, N.A.; 201227065; \$616.36.  
 Young, Kevin; 201227062; \$677.31.

**POTTSTOWN BORO. AUTH. - entered municipal claims against:**

Acito, Wayne; 201227067; \$654.28.  
 Brendel, John; 201227078; \$661.45.  
 Capps, Mark; 201227079; \$638.26.  
 Caruso, Vincent; 201227084; \$586.30.  
 Dinnocenti, Mark; Denise; 201227189; \$274.48.  
 Kane, Timothy; 201227072; \$536.74.  
 Oblosser, Charles; Karen; 201227077; \$654.28.  
 Scarborough, Andrew; Philips Scarborough, Morgan; 201227061; \$605.11.  
 Thies, Matthew; Michael; 201227064; \$654.28.

**POTTSTOWN SCHOOL DIST. - entered  
municipal claims against:**

Corra, Joseph: Kristy; 201226971; \$2,164.98.  
 Dodson, James: Lisa; 201226995; \$1,919.78.  
 Garner, Richard: Stacey; 201226997; \$1,035.60.  
 Lettiere, John: Ellen; 201226998; \$4,014.81.  
 Mohler, Kelly; 201227000; \$2,491.35.  
 Nixon, Cessely; 201227001; \$3,222.80.  
 Wente, Kurt: Kristen; 201227002; \$4,861.88.

**UNITED STATES INTERNAL REV. - entered  
claims against:**

Allen, Michael: Mary; 201271303; \$150,864.61.  
 Clark, Scott: Merkel, Jean; 201271298; \$5,833.12.  
 Donnelly, Heather; 201271302; \$1,570.60.  
 Dowdy, Thomas; 201271304; \$5,826.24.  
 Genovese, Anthony; 201271299; \$15,141.30.  
 Goldsmith, Leonard: Denise; 201271301; \$9,799.18.  
 Greenberg, Howard: Tracey; 201271297; \$21,905.64.  
 Hernandez, Victor: Reyes, B.; 201271305; \$201.58.  
 Packaging Enterprises, Inc.; 201271310; \$2,106.39.  
 Pritchard, Eric; 201271306; \$98,507.63.  
 Stagemyer, Kenneth; 201271300; \$15,301.55.  
 Touchstone Kitchens And Bath, LLC: Smith, Carl;  
 201271308; \$7,906.22.  
 Tridon Industries, Inc.; 201271307; \$37,776.64.  
 Wood, Richard; 201271309; \$8,126.45.

**UPPER MORELAND HATBORO JOINT SEW.  
AUTH. - entered municipal claims against:**

Angarola, Michael; 201226953; \$386.48.  
 Berry, Daniel: June; 201226786; \$337.03.  
 Crooker, Kevin: Gradel, Rebecca; 201226787; \$687.26.  
 DiGiuseppe, Steven: Patricia; 201226788; \$630.19.  
 Garofalo, Michael: Barbara; 201226775; \$428.48.  
 Ibbotson, Joann: Albert; 201226954; \$499.12.  
 Mortimer, Edward; 201226955; \$534.91.  
 Regan, John; 201226956; \$515.84.  
 Tice, Gina: James; 201226789; \$638.47.  
 Werynski, Judith: James; 201226793; \$986.97.  
 Woodman, Edgar: Kimberly; 201226957; \$530.73.

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**LETTERS OF ADMINISTRATION**


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**Granted Week Ending October 24, 2012**
**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BENSON, DIANE - Cheltenham Township; Barsky,  
 Evan A., 1919 Chestnut Street, Phila., PA 19103.  
 DICKMANN, KATHARINA - Lansdale Borough;  
 Dickmann, Adam, Jr., 3097 Finland Road,  
 Pennsburg, PA 18073.  
 HUFF, BARBARA A. - Lower Merion Township; Huff,  
 Lee A., 1400 Waverly Road, Gladwyne, PA 19035.  
 MARREN, ROBERT F. - Upper Merion Township;  
 Marren, Elizabeth M., 1504 Linden Way, King Of  
 Prussia, PA 19406.  
 SIMONS, CHARLES A. - Bryn Athyn Borough; Acton,  
 John T., P. O. Box 466, Bryn Athyn, PA 19009.  
 WIGOD, AARON S. - Upper Dublin Township; Wigod,  
 Lewis, 1812 Webster Lane, Ambler, PA 19002.

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**SUITS BROUGHT**


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**Week Ending October 24, 2012**
**The Defendant's Name Appears  
First in Capital Letters**

AFSHAR, MANSOUR - Troisi Afshar, Andrea;  
 201226828; Complaint Divorce; Charamella, Philip A.  
 ANCHOR STEEL, LLC - Maksteel; 201226905;  
 Civil Action; Mazack, Michael C.  
 ANTHONY, ALFRED: SHARON - Servpro Of King  
 Of Prussia, Inc.; 201227034; Appeal from District  
 Justice.  
 ARROYO, JACQUELINE - Pleasant Valley Associates;  
 201226814; Appeal from District Justice.  
 BALEK, MELANIE - Balek, Daniel; 201226931;  
 Complaint Divorce.  
 BARBOUR, KEITH: CERTEKS COMPUTER  
 CONSULTANTS, INC.: GOCKLEY, ANDREW -  
 Yellowbook, Inc.; 201227150; Civil Action; Lessa, Michael.  
 BARBOZA, MARIA: LENA: CENTRE FOR  
 COSMETIC DENTISTRY AT CHADDS FORD,  
 ET AL. - Renner, Joseph; 201227129; Civil Action;  
 Boer, Seth N.  
 BERNOCCO, HELEN - Portfolio Recovery Associates,  
 LLC; 201226886; Civil Action; Scott, Morris A.  
 BIGATEL, JOEL - Copeland, Graham; 201226769;  
 Appeal from District Justice.  
 BOARD OF ASSESSMENT APPEALS OF THE  
 COUNTY OF MONTGOMERY - Saslow, Edwin;  
 201226774; Appeal from Board of Assessment;  
 Miller, Andrew L.  
 BODA, NATHANIEL - Pennsylvania Department  
 Of Transportation; 201227088; Appeal from  
 Suspension/Registration/Insp.  
 BROADDUS, CAVON - Rivera, Olivia; 201226757;  
 Complaint for Custody/Visitation.  
 CERAMIC ART DENTAL STUDIOS, INC. -  
 Jensen Industries Inc; 201226833; Civil Action;  
 Scheinfeld, Jay C.  
 CERMIGNANO, TERESA - Portfolio Recovery  
 Associates, LLC; 201226912; Civil Action; Scott,  
 Morris A.  
 CIRILLO, VINCE: BETSY - Tornetta, Michael;  
 201227094; Civil Action.  
 COLLIER, LINDA - Federal Home Loan Mortgage  
 Corporation; 201226983; Complaint in Ejectment;  
 Cusick, Robert W.  
 COLLINS, JENNY - Thunderbolt Holdings, Ltd., LLC;  
 201227145; Civil Action; Grossman, Marc David.  
 CRAFT, JOSHUA - Craft, Ashley; 201227181;  
 Complaint Divorce.  
 CRAWFORD, KEITH: KAREN: GREENCOURSE  
 ENVIRONMENTAL REMEDIATION, INC. - Karl,  
 Edmund; 201226834; Civil Action; Utain, Daniel R.  
 CRESSMAN, KENNETH - Cressman, Barbara;  
 201227174; Complaint Divorce; Pauker, Lawrence.  
 CROCE, JOHN - Jaffee Croce, Reese; 201226920;  
 Complaint Divorce; Scolnick, Robin C.  
 DALSKIE, DONNA - Chidoni, Rocco; 201226617;  
 Civil Action; Greenfield, Marc.  
 DeCARLA, TINA - Portfolio Recovery Associates,  
 LLC; 201226702; Civil Action; Scott, Morris A.  
 DELAFUENTE, NEIL - Portfolio Recovery Associates,  
 LLC; 201226922; Civil Action; Scott, Morris A.

- DICK, KEITH - CACH, LLC; 201227151; Civil Action; McGuigan, Michael F.
- DICK, ROBERT: RENEE - Rios, Fernando; 201226854; Civil Action.
- DiPAOLO, ANGELA - Villani, Anthony; 201226947; Complaint for Custody/Visitation.
- DiPASQUALE, RICHARD: DiPASQUALE GENERAL CONTRACTORS, INC. - Frederick, Roger; 201226927; Civil Action; Gehringer, Stephen F.
- DMS PROPERTIES - Williams, Krissi; 201227178; Appeal from District Justice; Stivale, Lee A.
- DOWLING, JACLYN - JP Morgan Chase Bank National Association; 201227055; Complaint In Mortgage Foreclosure; Wells, Allison F.
- EAGLE, GREGORY: RICHARD, FALINE - George, Mary; 201226735; Complaint for Custody/Visitation.
- ESPENSHIP, FRANCES - Capital One Bank USA, N.A.; 201227126; Appeal from District Justice; Lashin, Arthur.
- FALLON, PAUL - Pennsylvania Department Of Transportation; 201226759; Appeal from Suspension/Registration/Insp.
- FERRARA, RON: RETIGG USA, INC. - Milstein, Dennis; 201227169; Appeal from District Justice.
- FLORES, ALICIA - Discover Bank; 201227051; Appeal from District Justice.
- GERBERT, TODD - Flagstar Bank Fsb; 201226802; Complaint In Mortgage Foreclosure; Yoder, Brian.
- GIANT FOOD STORES, LLC: AUDUBON SQUARE ASSOCIATES, INC.: AUDUBON SQUARE LIMITED PARTNERSHIP, ET AL. - Bechta, Dennis; 201226883; Civil Action; Rosenbaum, Jeffrey M.
- GLAH, WILLIAM - Showers, Kelly; 201226900; Civil Action; Reitz, Timothy A.B.
- GLOVER, ANDRE - Prete, Jacqueline; 201226985; Complaint for Custody/Visitation.
- GOETHE, LINDA - Konietzko, Deborah; 201227066; Civil Action; MacFarlan, David M.
- GOLATO, JENNIFER: STEPHEN - Police And Fire Federal Credit Union; 201226990; Complaint In Mortgage Foreclosure; Klein, Mitchell B.
- GRAY, J. - Gray, Karen; 201225996; Petition for Issuance of Subpoena; Tauber, Alan J.
- GRIFFIS, EVELYN - Portfolio Recovery Associates, LLC; 201226870; Civil Action; Scott, Morris A.
- HAMMOND, MICHAEL - Pennsylvania Department Of Transportation; 201227164; Appeal from Suspension/Registration/Insp.
- HOLDER, NENNETH - Williams, Iesha; 201226979; Complaint for Custody/Visitation.
- HOLMES, TRINA: YISRAEL, KEZARED - Equable Ascet Financial, LLC; 201227010; Appeal from District Justice; Sklar, Andrew.
- IVES, CYNTHIA - Kelly, Kate; 201227091; Civil Action; Kelly, Kate M.
- JACKSON, ELICIA - Federal Home Loan Mortgage Corporation; 201226987; Complaint in Ejectment; Cusick, Robert W.
- JACKSON, FREDDIE - Jackson, Chantelle; 201227036; Complaint Divorce; Linderman, Richard D.
- JAMISON, JAIME - Jamison, John; 201226959; Complaint Divorce; McLaughlin, William L.
- JOHN GARIS HOMES, INC.: CEDAR MILL CROSSING: CEDAR MILL CROSSING HOMEOWNERS ASSOCIATION - Gonzalez, Mario; 201227133; Civil Action; Haskin, Phyllis D.
- JOHNSON, THOMAS - Portfolio Recovery Associates, LLC; 201226878; Civil Action; Scott, Morris A.
- KEER, TIMOTHY - Unifund CCR, LLC; 201226907; Civil Action; Kessler, Raymond.
- KIM, KYOOHEE - Portfolio Recovery Associates, LLC; 201226911; Civil Action; Scott, Morris A.
- KLINE, DENNIS - Wells Fargo Bank, N.A.; 201226796; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- KONG JEFFRIES, DONNA - Jeffries, Ronald; 201226921; Complaint Divorce; Gifford, Douglas A.
- LAW, JAMES - Law, Lorraine; 201226747; Complaint Divorce; Steger, Eugene A., Jr.
- LEE, MINJAE - Thunderbolt Holdings Ltd., LLC; 201227143; Civil Action; Grossman, Marc David.
- LEWIS, DEIDRE - Lewis, Jasen; 201226936; Complaint Divorce; Donoghue, Jason.
- LUCAS, WILLIAM - Johnson, Kirsten; 201226965; Support/Exceptions.
- LYTTLE, ELIZABETH - Lyttle, Darrell; 201226962; Complaint Divorce; Seth, Anita M.
- MAGGIO, RICHARD - Portfolio Recovery Associates, LLC; 201226855; Civil Action; Scott, Morris A.
- MARYLAND CASUALTY COMPANY - Tunica Pharmacy, Inc. And Pace Communications Services Corp.; 201226838; Petition for Issuance of Subpoena.
- MARYLAND CASUALTY COMPANY - Tunica Pharmacy, Inc.; 201226844; Petition for Issuance of Subpoena.
- McCARTY, MALCOLM - Portfolio Recovery Associates, LLC; 201226723; Civil Action; Scott, Morris A.
- McMAHON, FAYE - Thunderbolt Holdings Ltd., LLC; 201227147; Civil Action; Grossman, Marc David.
- MIONCZYNSKI, MATTHEW - Pennsylvania Department Of Transportation; 201226988; Appeal from Suspension/Registration/Insp.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Lynch, Joseph; 201226977; Appeal from Board of Assessment; Lynch, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Lambert, Timothy; 201226933; Appeal from Board of Assessment; Kosacci, Emanuel.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Bloomquist, Gerald; 201226934; Appeal from Board of Assessment; Kosacci, Emanuel.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Suburban Valley Associates, L.P.; 201227119; Appeal from Board of Assessment; Lacap, Henry.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Overnite Transportation Co.; 201227123; Appeal from Board of Assessment; Lacap, Henry.
- MONTGOMERY COUNTY BOARD OF ASSESMENT APPEALS - Upper Hanover Leasing Co., L.P.; 201227142; Appeal from Board of Assessment; Lacap, Henry.
- MOODY, IRVING - Moody, Vanessa; 201227045; Complaint Divorce.
- MOSLEY, SUZANNE: LEWIS, ERIC - Ruppel, Floyd; 201227097; Civil Action; Andris, Brian.
- MUELLER, THOMAS - University Of Pennsylvania; 201227063; Civil Action; Watson, J. Scott.
- MURPHY, FRANK - Citibank, N.A.; 201226891; Civil Action; Suttell, Brittany J.
- NIGHTINGALE, MARJORIE - Portfolio Recovery Associates Llc; 201226884; Civil Action; Scott, Morris A.

OBEL, MARY - Schuck, Charles; 201226852; Civil Action; Adams, Christy.

OSBOURNE, CYNTHIA - State Farm Mutual Automobile Insurance Company; 201227059; Civil Action; Gluck, James.

PALM MANAGEMENT, INC. - Pennsylvania Department Of Transportation; 201227082; Declaration of Taking Eminent Domain Gov.; Clements, Christopher J.

PERKINS, KAPRIA - Rolling Hills Apartments; 201226984; Petition to Appeal Nunc Pro Tunc.

PERKIOMEN VALLEY ACADEMY DAY TREATMENT PROGRAM - Univest Bank And Trust Co.; 201226968; Complaint In Mortgage Foreclosure; Samler, Corinne M.

PITTS, KELGA - Kida, Keisha; 201227112; Civil Action; Katzenstein, Robert.

REED, JAY; BUTERA, H.: CENTER SQUARE HOTEL, INC., ET AL. - Scott, Ridgeley; 201226848; Civil Action; Bonner, William A.

RENNINGER, LISA - Renninger, Timothy; 201226827; Complaint Divorce; Karver, Jeffrey C.

RODGERS, ANTWONE - Molina, Lyanne; 201227083; Complaint for Custody/Visitation.

RP BLAIR EQUIPMENT RENTALS, INC. - Hempt Bros., Inc.; 201227058; Civil Action; Bangs, Michael L.

RUFFIN, PORTIA - Portfolio Recovery Associates, LLC; 201226862; Civil Action; Scott, Morris A.

SCHANKWEILER, JAMES - Capital One Bank, N.A.; 201226851; Civil Action; Lashin, Arthur.

TOLL BROTHERS, INC.: MILLENNIUM FIRE PROTECTION - State Farm Fire And Casualty Company; 201227136; Civil Action; D'Emilio, Paul F.

TOZOUR ENERGY SYSTEMS, INC. - Tri State Nondestructive Testing, Inc.; 201226904; Civil Action; Keating, John R.

TRONOSKY, JACKIE - Dagostino Carpets; 201226776; Appeal from District Justice.

UDINSKI, TIMOTHY - Algeo, James; 201227172; Civil Action; John, Michael A.

URIARTE, ASHLEY - Clark, John; 201227071; Complaint for Custody/Visitation.

VIAINT CAPTIAL, LLC - Brown, Wendell; 201226738; Petition for Issuance of Subpoena.

VOLK-ZOLLO, MICHELLE - Turchi, Teresa; 201226924; Civil Action; McMahon, John I., Jr.

VOLPE, FRANK - Thunderbolt Holdings, Ltd., LLC; 201227139; Civil Action; Grossman, Marc David.

WAL-MART REAL ESTATE BUSINESS TRUST: MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Souderton Area School District; 201227075; Appeal Board of Assessment Govt.; Szczesny, Loren D.

WELSH, LAUREN - Amen, Richard; 201226917; Complaint for Custody/Visitation; Weems, Aaron D.

WINGTON FRIES, VIRGINIA - Fries, Kevin; 201226832; Complaint Divorce; McCallum, Terry L.

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## WILLS PROBATED

### Granted Week Ending October 24, 2012

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AMMENDOLA, FRANK - Ambler Borough; Ammendola, Aldo, 101 Willow Wood Court, North Wales, PA 19454; Ammendola, Joseph, 465 Dundee Drive, Blue Bell, PA 19422.

BORNSTEIN, ALAN - Lower Merion Township; Bornstein, Hinda R., 104 Bleddyn Road, Ardmore, PA 19003.

BOYLE, LUCY - Montgomery Township; Smilk, David M., 2727 West Chester Pike, Broomall, PA 19008; Vannozi, Loretta, 1454 English Oak Drive, Webster, NY 14580.

FISHER, ILAH M. - Upper Frederick Township; Fisher, Conrad H., 2675 Deep Creek Road, Green Lane, PA 18054.

GALLAGHER, HELEN B. - Springfield Township; Gallagher, Eugene J., Jr., 817 Harper Avenue, Drexel Hill, PA 19026.

GODFREY, NANCY J. - Abington Township; Godfrey, Helen R., 1181 Mettler Road, Huntingdon, Valley, PA.

GOGGINS, LOUISE H. - Pottstown Borough; Shillinger, Linda, 19 Meitzler Road, Bechtelsville, PA 19505.

GOLDMAN, IRENE - Horsham Township; Cantor, Debra G., 1050 Silver Oak Place, Ambler, PA 19002.

HAARMMEYER, RITA M. - Skippack Township; Haarmeyer, Robert J., 4321 Wendy Way, Creamery, PA 19430.

HAGOPIAN, JACK - Springfield Township; Hagopian, Eleanor, 143 Plymouth Avenue, Oreland, PA 19075.

HARDER, DOROTHY B. - Lower Merion Township; Terrell, Allen M., Jr., 198 Brecks Lane, Wilmington, DE 19807.

HELLER, DOUGLAS - Springfield Township; Parsons, Nancy J., 25 W. Mill Road, Flourtown, PA 19031.

HESS, MARION E. - Abington Township; Mannal, Constance E., 15 New Castle Road, Ashland, MA 01721-2248.

JONES, HELEN-LEE - Springfield Township; Butler, Edward M., 20 Cedar Place, Tinton Falls, NJ 07724-2807; Donahue, F. S., 1515 Market Street, Philadelphia, PA 19102.

KEELEY, MARK - Upper Moreland Township; Davis, Brian M., 122 West Kennedy Drive, Egg Harbor Township, NJ 08234.

LANDIS, JOHNE - Franconia Township; Landis, Thomas A., 5200 Summit Ridge Drive, Reno, NV 89523.

LITKA, YOSHIKO - Collegeville Borough; Clauson, Cathie, 166 N. Hanover Street, Pottstown, PA 19464; Litka, Calvin C., 108 Evansburg Road, Collegeville, PA 19426; Litka, Grace M., 364 Vista Drive, Phoenixville, PA 19460.

MANTELL, GERALDINE - Lansdale Borough; Levinsky, Stanley B., 2346 Rebecca Drive, Hatfield, PA 19440.

MASLAYAK, CATHERINE F. - Bridgeport Borough; Maslayak, William P., 127 W. 5th Street, Bridgeport, PA 19405.

MAYRO, EVA - Lower Merion Township; Mayro, Michael, 38 Brandywine Court, Wyomissing, PA 19610.  
 McLAUGHLIN, IDA L. - Hatfield Township; McLaughlin, John D., 407 Cowpath Road, Hatfield, PA 19440.  
 NORTH-FEHLLENBERG, HEIDI L. - Lower Gwynedd Township; Fehlenberg, Jeffrey, 422 N. Wyndon Road, Ambler, PA 19002.  
 OCHSE, NANCY S. - New Hanover Township; Ochse, Kevin E., 399 Renninger Road, Frederick, PA 19435.  
 PRIDGEN, ROBERT G. - Plymouth Township; Pridgen, Carol, 119 Valley Creek Road, Plymouth Meeting, PA 19462; Smith, Helen L., 119 Valley View Road, Norristown, PA 19401.  
 REIF, SAMUEL F., JR. - Upper Moreland Township; Dilleit, Lynne R., 2600 Paper Mill Road, Huntingdon Valley, PA 19006.  
 REILLY, THOMAS J., JR. - Lower Moreland Township; Reilly, Thomas J. III, 29 3rd Avenue, 2 Brooklyn, NY 11217.  
 SAVINI, WARREN - Upper Frederick Township; Savini, Karen T., 718 Jacques Circle, Chester Springs, PA 19425.  
 SCHRAMM, G. E. - Upper Frederick Township; Schramm, Charles J., Jr., 93 Beachwood Circle, Hillsborough, NJ 08844.  
 SOBLE, MARTIN J. - Horsham Township; Bender, Laura A., 1698 Southlawn Drive, Lancaster, PA 17603; Kafriksen, Morton W., 405 Prescott Court, Warrington, PA 18976.  
 SOKOLOFF, THELMA F. - Lower Moreland Township; Sokoloff, Steven, 836 Cooper Landing Road, Cherry Hill, NJ 08002.  
 STANERUCK, IRENE - Abington Township; Staneruck, David P., 449 Linden Avenue, Glenside, PA 19038.  
 STEINBERG, MARVIN - Abington Township; Steinberg, Hermine B., 1171 Ballytore Road, Huntingdon Valley, PA 19006.  
 STEINHAEUER, SARA E. - Pottstown Borough; Fitzgerald, W. L., 593 N. York Street, Pottstown, PA 19464.  
 VAGNONI, ESTELLE H. - Upper Moreland Township; Vagnoni, Richard, 329 Garden Avenue, Hatboro, PA 19040.  
 WENDEL, FRIEDRICH - Abington Township; Stern, Richard F., 261 Old York Road, Jenkintown, PA 19046.  
 WENGERT, EDWARD H. - Ambler Borough; Wengert-Dixon, Linda G., 122 Tennis Avenue, Ambler, PA 19002.  
 WOZNIAK, ANTHONY M. - Lower Pottsgrove Township; Wozniak, Joseph J., 602 King Road, Royersford, PA 19468; Wozniak, Stephen J., 8 Shannon Way, Royersford, PA 19468.  
 YOUNG, HENRIETTA S. - Lower Gwynedd Township; Young, Charles R., 412 Norristown Road, Ambler, PA 19002.  
 ZEBICH, ROSE F. - Worcester Township; Zebich-Knos, Michele, 334 4th Avenue, Venice, CA 90291.

## RETURN DAY LIST

November 13, 2012  
 COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - **Discovery Master**. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the **Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable**. Check the MCCCH electronic directory for assigned courtroom.

1. Allen v. Lawrence Auto Salvage - Motion to Compel Defendant Trappe Tavern, Inc., et al.'s Discovery Responses (Seq. 39) - **M. Altemose - G. Mullaney**.
2. Allen v. Lawrence Auto Salvage - Motion to Compel Plaintiff's Discovery Responses (Seq. 37) - **M. Altemose - G. Mullaney**.
3. Allen v. Lawrence Auto Salvage - Motion to Consolidate (Seq. 33) - **M. Altemose - G. Mullaney**.
4. Americredit Financial Services v. Robinson - Petition for an Order Directing Defendant to Appear and Give Oral Testimony as to the Location of the Collateral (Seq. 16) - **L. Fossi**.
5. Averbuch v. Sunbury Community Hospital - Motion of Defendant Sunbury Community Hospital to Quash Plaintiff's Notice of Deposition Motion for Protective Order (Seq. 190) - **A. Tacconi**.
6. Bae v. Bae - Motion to Compel Discovery Responses (Seq. 34) - **L. Cohen - M. Schleigh**.
7. Bank of America, N.A. v. Hunnicutt - Motion to Reassess Damages (Seq. 8) - **R. Cusick**.
8. Bank of America, N.A. v. Moyer - Motion to Reassess Damages (Seq. 20) - **R. Cusick**.
9. Bank of America, N.A. v. Vanderzille - Motion to Reassess Damages (Seq. 12) - **B. Yoder**.
10. Bank of New York v. Allan - Motion to Reassess Damages (Seq. 7) - **J. Kobeski**.
11. Bender v. Reilly - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 11) - **R. Braker - K. Blake**.
12. Blendpro, Inc. v. CMP Specialty Products, Inc. - Motion to Compel Deposition of Robert Revera (Seq. 34) - **S. Lupin - J. Bresnan**.
13. Blumenthal v. Lee - Defendant's Motion to Compel Plaintiff to Make Herself Available for Deposition (Seq. 27) - **L. Villari - J. Godin**.
14. Bocella v. Keratin Complex Management, LLC - Motion to Strike Plaintiff's Objections to Subpoena (Seq. 51) - **G. Williams - B. Remick**.
15. Bollard & Associates, Inc. v. H&R Industries, Inc. - Motion to Compel Production of Documents (Seq. 49) - **K. Sommar - R. Rosin**.
16. Borneman v. Fallehnejad - Motion to Compel and Coordinate Depositions of Borneman Plaintiffs (Seq. 33) - **P. Hitchens - G. Randolph**.
17. Borneman v. Fallehnejad - Motion to Compel Defendants' Depositions (Seq. 35) - **P. Hitchens - G. Randolph**.
18. Borneman v. Fallehnejad - Motion to Strike Objections of the Plaintiffs and Compel Full and

- Complete Answer to Interrogatories, et. al. (Seq. 34) - **P. Hitchens - G. Randolph.**
19. Brown v. Classic Coachwork West, Inc. - Motion to Compel Plaintiff's Discovery (Seq. 18) - **L. Parks - L. Weinraub.**
  20. Browne v. Montgomery County Waterproofing - Motion to Compel Defendant Gregory Perrone to Answer Interrogatories and Requests for Production of Documents, et al. (Seq. 57) - **M. Eidel.**
  21. Byrd v. Albert Einstein Healthcare Network - Motion to Compel Authorization (Seq. 46) - **M. Burns - S. Reiss.**
  22. Byrd v. Albert Einstein Healthcare Network - Motion to Compel Authorization (Seq. 42) - **M. Burns - S. Reiss.**
  23. Byrd v. Albert Einstein Healthcare Network - Motion to Compel Authorization (Seq. 50) - **M. Burns - S. Reiss.**
  24. Cach, LLC v. Andreacchio - Motion to Break and Enter (Seq. 7) - **D. Apothaker.**
  25. Cain v. Goldbeck, McCafferty & McKeever, P.C. - Motion for Leave to File Amended Complaint (Seq. 157) Only Docket #201037782 - **R. Birch - S. Shreibman.**
  26. Capital One Bank USA, N.A. v. Grier - Motion for Judgment Upon Answer to Interrogatories (Seq. 19) - **G. Morris.**
  27. Citibank, N.A. v. Duffy - Motion to Determine the Sufficiency of Defendant's Answers to Plaintiff's Request for Admission (Seq. 10) - **N. Sarker.**
  28. Clark v. Whitmarsh Valley Country Club - Motion to Compel Discovery Responses (Seq. 13) - **K. McNulty - P. Moran.**
  29. Cleff v. Cleff - Petition to Withdraw as Counsel (Seq. 22) - **J. Britton - M. Blessing.**
  30. Collegeville Partners v. Obzud - Petition to Open/Strike Confession of Judgment (Seq. 4) - **P. Prince - G. Lewis.**
  31. Compliance Management International v. GHR Consulting Services, Inc. - Motion to Compel Response to Request for Production of Documents (Seq. 9) - **J. Kahn - C. Fleisher.**
  32. Corinthian Condominium Association v. Corinthian Partners, L.P. - Petition for Leave to File Joinder Complaint (Seq. 56) - **S. Sugarman - E. Campbell.**
  33. Coughlin v. Borkowski - Motion to Compel Plaintiffs' Discovery Responses (Seq. 14) - **K. Kelly - J. Thome.**
  34. Derry v. Bruno - Motion to Compel Plaintiffs' Depositions (Seq. 49) - **S. Lupin - A. Moore.**
  35. Evans v. DiSalvio - Defendant's Motion to Compel Plaintiff to Provide Tax Returns for Years 2007, 2008, 2009, 2010 and 2011 (Seq. 16) - **S. Leon - J. Godin.**
  36. Fedex Tech Connect, Inc. v. Lactona Corporation - Motion to Compel Complete Interrogatories and Request for Documents (Seq. 7) - **L. Hudson - T. Barnes.**
  37. Fenster v. GMCBI, L.P. - Motion to Compel William Fenster's Answer to Supplemental Interrogatories (Seq. 51) - **B. Swartz.**
  38. Fink v. Fink - Petition to Withdraw as Counsel (Seq. 36) - **M. Nealon - R. Rubin.**
  39. Fuls v. Hopkins - Petition to Withdraw as Counsel (Seq. 21) - **D. Ronca.**
  40. Generation Mortgage Company v. Estate of Bertha K. Chestnut - Motion to Amend Complaint (Seq. 6) - **C. Pinto.**
  41. Ger v. Herscott - Petition to Withdraw as Counsel (Seq. 97) - **M. Grasso - T. Petrelli.**
  42. Getty v. Getty - Petition to Withdraw as Counsel (Seq. 5) - **L. McLaughlin - J. Boyd.**
  43. Giuffrida v. Giuffrida - Motion to Withdraw as Counsel (Seq. 127) - **C. Young - C. Mannix.**
  44. Gradwell v. Abington Memorial Hospital - Motion to Dismiss (Seq. 45) - **M. Phillips - J. Orsini-Ford - S. O'Neal.**
  45. Gradwell v. Abington Memorial Hospital - Motion to Strike Plaintiff's Certificate of Merit and Enter Judgment Non Pros (Seq. 46) - **M. Phillips - J. Orsini-Ford - S. O'Neal.**
  46. Hallhan v. Schwartz - Motion to Compel Discovery (Seq. 19) - **V. Vangrossi - J. Auth.**
  47. Harrow v. NCO Financial Systems, Inc. - Petition to Withdraw as Counsel (Seq. 29) - **C. Campbell - R. Kessler.**
  48. Hart v. Hart - Petition to Withdraw as Counsel (Seq. 22) - **C. Mullaney.**
  49. Hartford Insurance Company of the Midwest v. Murray - Motion to Compel Plaintiff's Answer to Discovery (Seq. 11) - **J. McHaffie - E. Wilber.**
  50. Heckrote v. Ahold USA - Motion to Bar Plaintiff from Introducing Any Evidence of Damages, et al. (Seq. 44) - **P. Gardner - F. Worthington.**
  51. Hermann v. Mobile Lifts, Inc. - Motion to Compel Request for Production of Documents (Seq. 7) - **T. Sailer - A. McCaskey.**
  52. Hertz Equipment Rental Corporation v. Armeo Construction, Inc. - Motion to Compel Answers to Interrogatories and Request for Production of Documents Addressed to Defendants (Seq. 7) - **D. Salaman.**
  53. Hinkledire v. Hinkledire - Petition to Withdraw as Counsel (Seq. 18) - **J. Walder - E. Goldberg.**
  54. Hoover v. Perez - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 5) - **R. Nemeroff - F. Smith.**
  55. ICMG, Inc. v. Omni Technologies, Inc. - Motion to Strike Preliminary Objections (Seq. 3) - **E. Moore.**
  56. Jeter v. Smith - Motion to Compel Plaintiff's Responses to Discovery (Seq. 10) - **G. Marion - S. Wiener.**
  57. Johnson v. Watson - Motion to Compel Deposition of Co-Defendant Shenequa Watson (Seq. 36) - **M. Greenfield - A. Dion.**
  58. JP Morgan Chase National Association v. Patel - Motion to Reassess Damages (Seq. 11) - **A. Wells.**
  59. Kim v. Quigley - Motion to Compel Co-Defendant's Discovery (Seq. 18) - **M. Dunn - J. Auth.**
  60. Kowalick v. Pottstown Transfer, Inc. - Motion to Compel Plaintiff's Answer to Interrogatories, Expert Witness Interrogatories and Request for Production of Documents (Seq. 24) - **M. Greenfield - J. Koury.**
  61. Kushner v. Kushner - Defendant's Motion to Compel Witness Robert Kushner to Attend Deposition and Respond to Questions, et al. (Seq. 66) - **H. Levin - A. Dranoff.**
  62. Lapinski v. Gilbert - Motion to Compel Records from State Farm Insurance Company (Seq. 21) - **A. Van Wagner - T. Schweikert.**
  63. Larocco v. Larocco - Petition to Withdraw as Counsel (Seq. 79) - **P. Brownstein - N. Mittman.**
  64. Lee v. Spencer - Motion to Compel Discovery (Seq. 4) - **J. Solnick - D. McCormick.**

65. *Limone v. Limone* - Petition to Withdraw as Counsel (Seq. 60) - **J. Pizonka - C. Consolo.**
66. *March v. Natali* - Motion to Compel Discovery Responses (Seq. 14) - **L. Roberts - A. Eckert.**
67. *McKiney v. Paul* - Motion to Compel Plaintiff Clarissa McKiney's Answer to Interrogatories, et al. (Seq. 3) - **M. Greenfield - E. Gavin.**
68. *Miller v. Miller* - Petition to Withdraw as Counsel (Seq. 34) - **L. Cappolella - L. Sager.**
69. *Mitchell v. Central Montgomery Medical Center* - Motion to Compel Depositions of Plaintiff Donna Mitchell, et al. (Seq. 93) - **M. Pansini - K. McGrath.**
70. *Mitchell v. Central Montgomery Medical Center* - Motion to Compel Plaintiff's Answer to Supplemental Interrogatories and Request for Production of Documents (Seq. 34) - **P. Hitchens - G. Randolph.**
71. *Mitchum v. Etemad* - Motion to Compel Plaintiffs' Answer to Discovery (Seq. 72) - **S. Schwartz - G. Nesbitt - P. Blackman - J. Stroud.**
72. *Monsanto Farm Flex v. O'Rourke* - Motion to Compel Deposition of Defendant for Discovery Assets in Aid of Execution (Seq. 23) - **K. Velter.**
73. *Nelson v. Abrams* - Motion to Strike (Seq. 127) - **M. Casey - J. Farrell.**
74. *Nova Bank v. Vagnozzi* - Petition to Strike Off or Open Judgment (Seq. 12) - **J. DiMarco - G. DiPippo.**
75. *Oakwood at Plymouth Community Association v. Gambone Brothers Development Company* - Motion to Compel Compliance With Subpoena (Seq. 81) - **M. Clemm - B. Elias.**
76. *Olds v. Top Star, Inc.* - Motion for Leave of Court to Join Additional Defendant Conway Lawn Care (Seq. 12) - **A. Shaw - S. Moore.**
77. *PHH Mortgage Corporation v. Rickards* - Motion to Reassess Damages (Seq. 8) - **J. Kobeski.**
78. *Philadelphia Metro Merchandiser Newspaper, LLC v. Sharklee Independent Distributors* - Motion to Compel Attendance at Deposition (Seq. 10) - **C. Fox.**
79. *Ptak v. Franks Refreshment Services, Inc.* - Motion to Compel (Seq. 15) - **S. Lurie - M. Yanoff.**
80. *Ragalyi v. Gamler* - Motion to Compel Responses to Discovery Requests (Seq. 15) - **P. Rodden - A. Eckert.**
81. *Riley v. Curtin & Heefner, LLP* - Motion for Sanctions (Seq. 11) - **M. Pearlstein - R. Badman.**
82. *RT Environmental Services, Inc. v. Brown Environmental Services Corporation* - Petition to Confirm Arbitration Award (Seq. 0) - **W. Auxer.**
83. *Sabir v. Norris* - Motion for Late Joinder of Complaint Against Trena Rivera (Seq. 12) - **G. Keahy - H. Sher.**
84. *Sentry Life Insurance Company v. Lapensohn* - Petition of Sentry Life Insurance Company for an Order of Discharge (Seq. 9) - **R. Mancuso - F. Recchuiti.**
85. *Shim v. Fripps* - Motion to Consolidate (Seq. 12) - **J. Solnick - G. Mondjack.**
86. *Simms v. State Farm Mutual Automobile Insurance Company* - Motion to Compel Answer to Written Discovery Served on Plaintiff (Seq. 1-90) Only Docket #201038246 - **J. Gutkowski - Y. Desipio-Konopac.**
87. *Six Oliver Tower Corporation v. Brandywine TB VI, L.P.* - Motion to Consolidate (Seq. 40) - **R. Ebby - B. Eichel.**
88. *Smith v. Giant Food Stores, LLC* - Motion to Compel Plaintiff's Answer to Discovery (Seq. 11) - **R. Rosin - M. Riley.**
89. *Snyder v. Crusader Servicing Corporation* - Motion to Compel Discovery (Seq. 130) - **J. Caprara - A. Greenberg - J. Bart.**
90. *Soll v. Hopkins* - Motion to Compel Discovery (Seq. 19) - **M. Spigler - R. Mattingly.**
91. *Spolar v. Schulcz* - Motion to Compel Deposition of Plaintiff (Seq. 19) - **M. Greenfield - F. Smith.**
92. *Steinborn v. Sweet* - Motion to Compel Directed to Plaintiff (Seq. 6) - **R. Wiener - R. Michetti.**
93. *Trevdan Building Supply v. Toll Brothers, Inc.* - Petition to Strike "Surreply Brief" and Attachments Thereto (Seq. 261) - **L. Miller - E. Halberstadt - E. Pearce.**
94. *United Services Automobile Association v. McNamara* - Motion to Sever Actions (Seq. 13) - **J. Anastasia - R. Harrington.**
95. *U.S. Bank National Association v. Cegueda* - Motion to Reassess Damages (Seq. 9) - **A. Wells.**
96. *Victory Builders, LLC v. Stone* - Motion for Protective Order (Seq. 29) - **P. McMonagle - W. Auxer.**
97. *Waeltz v. Woodrow & Associates, Inc.* - Motion to Enforce Subpoena Against Gentle Dental (Seq. 73) - **J. Marton - J. Pecci - P. Priore.**
98. *Wanish v. Wanish* - Petition to Withdraw as Counsel (Seq. 26) - **H. Crocker - D. Breidenbach.**
99. *Warrington Greene Partners v. Boggs* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 12) - **E. O'Shea - A. Tuttle.**
100. *Warrington Greene Partners v. Boggs* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 14) - **E. O'Shea - A. Tuttle.**
101. *Wells Fargo Bank, N.A. v. Bakillah* - Motion to Reassess Damages (Seq. 15) - **R. Cusick.**
102. *Wells Fargo Bank, N.A. v. Correll* - Motion to Reassess Damages (Seq. 7) - **C. Viola.**
103. *Wells Fargo Bank, N.A. v. Depolo* - Motion to Reassess Damages (Seq. 12) - **A. Wells.**
104. *Wells Fargo Bank, N.A. v. Farley* - Motion to Reassess Damages (Seq. 16) - **J. Schalk.**
105. *Wells Fargo Bank, N.A. v. Flynn* - Motion to Amend Complaint (Seq. 30) - **F. Hallinan.**
106. *Wells Fargo Bank, N.A. v. Groff* - Motion to Reassess Damages (Seq. 16) - **R. Cusick.**
107. *Wells Fargo Bank, N.A. v. Leesser* - Motion to Reassess Damages (Seq. 8) - **R. Cusick.**
108. *Wells Fargo Bank, N.A. v. Lutz* - Motion to Reassess Damages (Seq. 8) - **M. Cantwell.**
109. *Wells Fargo Bank, N.A. v. Marsh* - Motion to Reassess Damages (Seq. 7) - **R. Cusick.**
110. *Wells Fargo Bank, N.A. v. Pyhtila* - Motion to Reassess Damages (Seq. 16) - **M. Cantwell.**
111. *Wells Fargo Bank, N.A. v. Smith* - Motion to Reassess Damages (Seq. 8) - **R. Cusick.**
112. *Wells Fargo Bank, N.A. v. Tohanczyn* - Motion to Amend Complaint (Seq. 21) - **J. Goldman.**
113. *Wells Fargo Bank, N.A. v. Wetherill* - Motion to Reassess Damages (Seq. 8) - **R. Cusick.**



114. Westlake Pharmaceutical Services, Inc. v. Snead - Motion to Compel Depositions Against Defendants (Seq. 39) - **S. Maliszewski - D. McCartney.**
115. Williams v. Detri - Motion to Compel Discovery (Seq. 7) - **V. Wilson - D. Mandi.**
116. Yellow Book Sales and Distribution Company, Inc. v. Fahey - Motion to Compel (Seq. 32) - **R. Amato - J. O'Brien.**
117. Yellow Book Sales and Distribution Company, Inc. v. Fences and Woodstructures Unlimited, Inc. - Motion to Compel (Seq. 21) - **M. Lessa.**
118. Ziemba v. Jenkins - Motion to Compel Answers to Interrogatories from Defendant (Seq. 16) - **J. Jacobelli.**
119. Zimmerman v. Lacerda - Motion to Compel Defendant to Answer Plaintiff's First Set of Interrogatories (Seq. 17).