

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on February 29, 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 March 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.**

### Third and Final Publication

03-09064

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Alan M. Minato**, Attorney, I.D. #75860

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

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

05-27515

ALL THOSE CERTAIN thirty-one (31) lots, tracts of pieces of land or ground, being Lots Numbers Fifteen (15) to Forty-Five (45) both inclusive, on a certain plan of lots laid out July 17, 1917 for John J. Corson by Hiltner and Hitchcock, situate in **Norristown Borough**, said County and bounded and described together, as follows:

BEGINNING at a point on the Northeast side of Marshall Street, at the distance of three hundred and ninety-seven (397) feet Southeasterly from the intersection of the said side of said Marshall Street with the Southeast side of High Street, a corner of the said Lot Number Fifteen (15) and Lot Number Fourteen (14) on said plan, now or late of J. Jay Corson, Jr. of said Borough; thence along said side of said Marshall Street, North seventy-seven (77) degrees, seven (7) minutes West, three hundred and ninety-seven (397) feet to the said point of intersection of said side of said Marshall Street with the said side of said High Street; thence along said side of said High Street, North forty (40) degrees, thirty (30) minutes East, three hundred and thirty-two and ninety-five hundredths (332.95) feet to the point of intersection of said side of said High Street with the Southwest side of Oak Street; thence along the said side of said Oak Street, South sixty (60) degrees, forty-seven (47) minutes East, two hundred and eighty-five (285) feet to a point, a corner of the said Lot Number forty-five (45) and Lot Number Forty-Six (46) on said plan, now or late of the said J. Jay Corson, Jr.; thence along the said Lot Number Forty-Six (46), South twenty-nine (29) degrees, thirteen (13) minutes West, one hundred and thirteen and seventy-eight (113.78) hundredths feet to a point, another corner of said Lots Numbers Forty-Five (45) and Forty-Six (46); thence along the rear line of said Lot Number Forty-Six (46), South sixty-nine (69) degrees, thirty (30) minutes East, two (2) feet, more or less, to a point, another corner of said Lots Numbers Fifteen (15) and Fourteen (14); and thence along said Lot Number Fourteen (14), South twelve (12) degrees, fifty three (53) minutes West, one hundred and five and six-hundredths (105.06) feet to the point or place of beginning.

Parcel Number: 13-00-16804-00-4.

Location of property: 700 High Street, Norristown, PA 19401.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Community Day Care Association, Incorporated** at the suit of Norristown Municipal Waste Authority. Debt: \$12,498.52.

**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.

06-00696

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit: BEGINNING at the West corner of Stanbridge and Washington Streets; thence along the Southwesterly side of Washington Street Northwestwardly 120.5' to an alley, laid out 20' in width; thence Southwestwardly along the Southeastly side of said alley 20.03' to a point a corner of this and land now or late of Francis Nace; and thence Southeastwardly along the said land of Francis Nace and passing through the middle of the partition wall between this and the house erected on the adjoining lot of said Nace said line running parallel with said Washington Street 120.5' to a point on the Northwestly side of said Stanbridge Street; and thence along the said side of Stanbridge Street Northeastwardly 20.03' to the place of beginning.

Parcel Number: 13-00-35216-00-6.

Location of property: 31 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Francine E. Tribble** at the suit of Norristown Municipal Waste Authority. Debt: \$3,196.18.

**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.

06-24402

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, commonly known as No. 406 East Basin Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made August 10, 1951 by Reeder, Magarity and Bryant, Registered Engineers, as follows:

BEGINNING at a point on the Southwest side of Basin Street fifty feet in width, at the distance of fifty-three and eighty-nine one-hundredths feet Southeastly from the Southeast side of Old Green Alley Road, as widened eight feet along the Southeastly side thereof from its original width of 24 feet, to a point a corner of premises commonly known as No. 404 East Basin Street; thence extending along the said Southwest side of Basin Street, South 49 degrees, 20 minutes East, sixteen and one one-hundredths feet to a point, a corner of the premises commonly known as 408 East Basin Street; thence extending along said premises South 40 degrees, 40 minutes West the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises, 90 feet to a point, a corner on the Northeast side of an alley 20 feet in width; thence extending along the Northeast side of said alley North 49 degrees, 20 minutes West, sixteen and one one-hundredths feet to a point a corner of premises commonly known as No. 404 East Basin Street; thence extending along said premises North 40 degrees, 40 minutes East for a portion of distance passing through the center line of the said partition wall dividing the house erected on these premises from the one on the adjoining premises 90 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Crystal Weems, by Deed from 3-D Real Estate Investors, LLP dated 11/2/2005, recorded 11/7/2005 in Book 05578, Page 1586, Instrument #2005163245.

Parcel Number: 13-00-03900-00-2.

Location of property: 406 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Crystal Weems a/k/a Crystal G. Weems** at the suit of Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-3. Debt: \$93,520.48.

**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.

07-07067

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Whitemarsh Estates" made for Raymond L. Corper by William Magarity, Jr., Registered Professional Engineer of Philadelphia, Pennsylvania, dated April 1954, as follows, to wit:

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

BEGINNING at a point formed by the intersection of the Northwestly side of Briar Lane (North) with a radial round corner connecting said Northwestly side of Briar Lane (North) and the Southwestly side of Thornhill Drive, as laid out 50 feet in width; thence continuing along the Northwestly side of Briar Lane (North), along the arc of a curve bearing to the left in a generally Southwestly direction with a radius of 1,139.42 feet, the arc distance of 208.59 feet to a point; thence still along the said Northwestly side of Briar Lane (North), South 48 degrees, 44 minutes, 14 seconds West, 107.87 feet to a point and place of beginning herein, a corner of this and Lot No. 20 on the aforesaid plan; thence continuing along the Northwestly side of Briar Lane (North), South 48 degrees, 44 minutes, 14 seconds West, 85 feet to a point, a corner of this and Lot No. 22 on the aforesaid plan; thence along the same, North 41 degrees, 15 minutes, 46 seconds West, 150 feet to a point, a corner in line of lands of Whitemarsh Homes, Inc.; thence along the same, North 48 degrees, 44 minutes, 14 seconds East, 85 feet to a point, a corner of this and Lot No. 20 on the aforesaid plan; thence along the same, South 41 degrees, 15 minutes, 46 seconds East, 150 feet to the Northwestly side of Briar Lane (North) aforesaid, the point and place of beginning.

BEING Lot No. 21 on the aforesaid plan.

BEING the same premises which Michael B. Atlss and Zhenping Zhang, husband and wife, by Deed dated 2/3/2006 and recorded 2/21/2006 in Montgomery County in Deed Book 5591, Page 313, Instrument #2006021571 granted and conveyed unto Earnestine Foster.

Parcel Number: 65-00-00958-00-3.

Location of property: 4007 Briar Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earnestine Foster** 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: \$520,148.76.

**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.

07-12924

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Alva L. Rogers, Engineer, Ardmore, Pennsylvania on according September 11, 1923 and more fully described as, follows, to wit:

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

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

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

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

The improvements thereon are: Residential property.

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

**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.

07-13840

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Cranberry PRD, Phase V-A and V-B, made for Crandel Corporation by Bursich Associates, Inc., dated September 5, 1992 last revised June 17, 1993 and recorded in Plan Book A-54, Page 238, as follows, to wit:

BEGINNING At a point on the Easterly side of Longwood Road (40 feet wide), a corner of this and Lot No. 409 on said plan; thence extending from said point of beginning and along the easterly side of Longwood Road, aforesaid, the two (2) following courses and distances, viz: (1) North 11 degrees, 18 minutes, 38 seconds East, 11.22 feet to a point of curve therein; and (2) along the arc of a circle curving to the left having a radius of 212.00 feet, the arc distance of 8.78 feet to a point, a corner of Lot No. 4121 on said plan; thence extending along the same, South 78 degrees, 41 minutes, 22 seconds East, 130.22 feet to a point a corner of Lot No. 63 on said plan; thence extending along the same South 09 degrees, 59 minutes, 28 seconds West, 20.01 feet to a point a corner of Lot No. 409 aforesaid; thence extending along the same North 78 degrees, 41 minutes, 22 seconds West, 130.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 410 on said plan.

CONTAINING 2,606 square feet (0.0598 acres).

SUBJECT to easements, restrictions and reservations of record.

TITLE TO SAID PREMISES IS VESTED IN Ziyad Saleh, a married person by Deed from Brett McCarthy, a single person, dated 6/3/05 and recorded 6/23/05 in Book 05558, Page 2804.

Parcel Number: 48-00-01414-69-9.

Location of property: 638 Longwood Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ziyad Saleh** at the suit of Wells Fargo Bank, National Association, as Trustee for Securitized Asset-Backed Receivables, LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5. Debt: \$159,869.09.

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

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

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

07-14337

ALL THAT CERTAIN message and lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered surveyor, Norristown, Pennsylvania in November, 1946, as follows, being known as 810 Kohn Street, to wit:

BEGINNING at a point on the Southeast side of Kohn Street at the distance of ninety-eight and twenty-five hundredths feet Northwestwardly from the Northeast side of Elm Street, a corner of land of Andrew Zollers; thence along the Southeast side of Kohn Street, North forty-six degrees, fifteen minutes East, ten and eighty hundredths feet to a point a corner of land conveyed to George J. Howard and Viola M. his wife; thence along said land, the line for a part of the distance extending through the center line of the partition wall dividing the house hereon erected and the house on said adjoining premises South forty-three degrees, forty-five minutes East, one hundred ten feet to point in line of Land now or late of Benjamin Evans; thence along said land South forty-six degrees, fifteen minutes West, ten and eighty hundredths feet to a point; thence along land now or late of Andrew Zollers aforesaid, North forty-three degrees, forty-five minutes West, one hundred ten feet to the place of beginning.

Parcel Number: 13-00-18652-00-1.

Location of property: 810 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jack, Inc.** at the suit of Norristown Area School District. Debt: \$2,042.04.

**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.

07-27254

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan of lots on plan of Idro Farms made for Oakwayne Development Company, George B. Mebus, Inc., Engineers, dated the 25th day of May A.D. 1957 and last revised the 25th day of September A.D. 1959, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Church Road (60 feet wide) said point at the distance of 45.25 feet measured on the arc of a circle curving to the right having a radius of 68 feet from a point of curve on the Southeasterly side of New Second Street (60 feet wide); thence extending from said point of beginning North 74 degrees, 29 minutes, 20 seconds East along the Southeasterly side of Church Road 87.18 feet to a point; thence extending South 9 degrees, 42 minutes, 30 seconds West, 112.37 feet to a point; thence extending North 80 degrees, 17 minutes, 30 seconds West, 132.85 feet to a point on the Southeasterly side of New Second Street aforesaid; thence extending North 36 degrees, 21 minutes East, along the Southeasterly side of New Second Street 49.44 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 68 feet the arc distance of 45.26 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which Audrey J. Hakim, also known as Audrey Hakim, also known as Audrey J. Rather by Deed dated 12/2/2002 and recorded 01/19/2003 in Montgomery County in Deed Book 5441, Page 2204, granted and conveyed unto Veronica Lyons.

Parcel Number: 31-00-06607-00-4.

Location of property: 156 East Church Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Veronica Lyons** at the suit of Bank of New York, as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-4. Debt: \$268,298.70.

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

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

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

08-05756

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan of "Pheasant Hills" prepared for J. Leon and Roger D. Altemose, by David Meixner, Registered Professional Engineer, Lansdale and Collegeville, Pennsylvania dated March 31, 1966 and last revised May 9, 1966, said plan being of record in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book B-11, Page 96-A, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pheasant Lane (50 feet wide) which part is measured North 25 degrees, 45 minutes East, 245 feet from a point of curve, which last mentioned point is measured along the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Northeasterly side of Kratz Road (80 feet wide); thence extending from said point of beginning along the rear line of Lot No. 3 and partly along the rear line of Lot No. 2 North 84 degrees, 15 minutes West, 254.83 feet to a corner of Lot No. 8; thence extending along the same, North 24 degrees, 46 minutes, 30 seconds East, 235.29 feet to a point on the Southwesterly side of Pheasant Road aforesaid; thence extending along the same, the next 3 following courses and distances, viz: (1) South 65 degrees, 13 minutes, 30 seconds East, 80.86 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 175 feet the arc distance of 277.87 feet to a point of tangent; and (3) South 25 degrees, 45 minutes West, 61.66 feet to the first mentioned point and place of beginning.

CONTAINING 54.154 square feet, more and less.

TITLE TO SAID PREMISES IS VESTED IN June D. Pothier and Robert D. Pothier, as Joint Tenants with the Right of Survivorship, by Deed from June D. Pothier and Robert L. Pothier dated November 1, 2004 and recorded November 16, 2004 in Deed Book 5533, Page 70.

Parcel Number: 51-00-02953-00-2.

Location of property: 1117 Pheasant Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **June D. Pothier and Robert D. Pothier** at the suit of Countrywide Home Loans, Inc. Debt: \$158,861.42.

**Christine L. Graham**, Attorney.

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

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

08-09842

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis Trainer and Andrea Antonette Trainer** at the suit of Deutsche Bank, National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT3 Mortgage Pass-Through Certificates, Series 2006-OPT3. Debt: \$274,812.53.

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

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

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

08-13199

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 2 on a plan of lots laid out by John V. Hoey, R. E. Norristown, Pennsylvania on August 27, 1952 for Michael Sands and bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Northwest side of Hamilton Street., sixty-six feet wide, at the distance of one hundred twenty feet Northeastwardly from the Northeasterly side of Elm Street, sixty-six feet wide, a corner of Lot No. 1 on said plan conveyed to Charles Diliberto, and Rita, his wife; thence along said land, North 49 degrees, 25 minutes West, one hundred and seventy eight feet to a point; thence North 40 degrees, 35 minutes East, seventy-two feet to a point, a corner of Lot No. 3 on said plan; thence along Lot No. 3, South 49 degrees, 25 minutes East, one hundred and seventy-eight feet to a point on the Northwest side of Hamilton Street aforesaid; thence along said side thereof, South 40 degrees, 35 minutes West, seventy-two feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen H. Kelley by Deed from Carla Kelley and Allen H. Kelley, dated 4/3/2006 and recorded 10/24/2007 in Deed Book 5669, Page 2022.

Parcel Number: 13-00-15220-00-4.

Location of property: 805 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Allen H. Kelley a/k/a Allen Kelley a/k/a Allen Harrison Kelley and Carla Kelly** at the suit of Wells Fargo Bank, National Association as Trustee for the MLMI Trust Series 2005-WMC2. Debt: \$200,949.11 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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



08-17849

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan of Buchart Tract, made by Bursich Associates, Inc., dated 2/21/1994, last revised 4/21/1995 and recorded in Plan Book A-55, Page 360, as follows, to wit:

BEGINNING at a point on the Southeast ultimate right-of-way line of Sunnyside Avenue, said point of beginning being a point a corner of Lot 4 as shown on said plan; thence extending from said point of beginning and along said side of Sunnyside Avenue, North 46 degrees, 54 minutes, 03 seconds East and crossing the Northeast side of a certain 20 feet wide drainage easement and crossing a proposed drive 80.00 feet to a point a corner of Lot 6 as shown on said plan; thence along same, South 43 degrees, 05 minutes, 57 seconds East, 163.32 feet to a point a corner of Lot 1 as shown on said plan; thence along same, South 60 degrees, 55 minutes, 03 seconds West, 82.46 feet to a point a corner of Lot 4; thence along same, North 43 degrees, 05 minutes, 57 seconds West, recrossing a drainage easement 143.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,283 square feet.

CONTAINING in area 0.28 acres.

BEING Lot 5 as shown on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Anthony C. Spina and Lori A. Spina, h/w, by Deed from Frances E. Spina, single woman and Anthony C. Spina and Lori A. Spina, h/w, dated 04/09/2004, recorded 05/19/2004 in Book 5507, Page 2377.

Parcel Number: 42-00-04783-04-4.

Location of property: 2135 Sunnyside Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony C. Spina and Lori A. Spina** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, FSB. Debt: \$227,748.78.

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

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

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

08-18403

ALL OF GRANTOR'S right, title and interest in all that certain lot or piece of land and two story brick dwelling thereon erected in **Pottstown Borough**, known as #92 Cedar Street, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Easterly side of Cedar Street at the distance of 560.67 feet from the Northeast corner of Rambler Avenue and Cedar Street a point in line of land of Michael J. Bednar et ux.; thence along the Easterly side of Cedar Street North 44 degrees, 10 minutes East, 60 feet to a point in line of other lands of Frank Hutt, Jr.; and thence along the same South 45 degrees, 15 minutes East, 128 feet more or less to a point in line of lands of Saybrooke Park; thence along the same South 44 degrees, 15 minutes West, 60 feet to a point in line of Lands of Michael J. Bednar, et ux.; thence along the same North 45 degrees, 50 minutes West, 128 feet more or less to the Easterly side of Cedar Street, the point or place of beginning.

Parcel Number: 16-00-02704-00-7.

Location of property: 92 Cedar Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Hilary R. Missimer, Jr.** at the suit of Pottstown School District. Debt: \$5,926.27.

**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.

08-25278

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of lots made for John M. Kennedy, 3rd, by Barton & Martin Engineers, Philadelphia, Pennsylvania November 28, 1938, last revised July 1, 1952, as follows, to wit:

BEGINNING at a point on the center line of Hollywood Road (40 feet wide) at a distance of 227.34 feet Northwest side of Bethlehem Pike (60 feet wide) along its various courses and distances; thence leaving said Hollywood Road South 5 degrees, 22 minutes, 51 seconds East, 163.13 feet to a point; thence South 58 degrees, 28 minutes, 4 seconds West, 100.93 feet to a point; thence North 8 degrees, 50 minutes, 15 seconds East, 203.42 feet to a point on the center line of said Hollywood Road; thence Eastwardly along said center line curving to the left with a radius of 78 feet, an arc distance of 33.31 feet to a point of reverse curve; thence further along said center line on a line curving to the right with a radius of 85.50 feet an arc distance of 9 feet to the first mentioned point and place of beginning.

BEING the major portion of Lot 2 shown on the plan of lots made of John M. Kennedy, 3rd, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania.

TOGETHER with the free and common use of a certain common driveway between this premises and other lands of the grantor herein. Under and subject to the proportionate part of the cost of maintaining said common driveway in good order and repair. These rights and obligations shall be binding upon the heirs successors and assigns of the parties hereto.

TITLE TO SAID PREMISES IS VESTED IN Joel E. Kinley by Deed from Diane Tierney, dated 10/30/2003 and recorded 12/15/2003 in Deed Book 5485, Page 2436.

Parcel Number: 65-00-05881-00-3.

Location of property: 7236 Hollywood Road, Whitemarsh Township, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joel E. Kinley** at the suit of Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2007-MLN1. Debt: \$426,951.25 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

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08-39122

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Perkiomen Crossing" drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, Pennsylvania, Job No. 2099, dated October 30, 1990 last revised February 27, 1991 and recorded in Plan Book A-52, Pages 439-443, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pin Oak Drive, a corner of this and Lot No. 97 on said plan; thence extending from said point of beginning and along the said Southeasterly side of Pin Oak Drive, aforesaid, North 40 degrees 54 minutes 52 seconds East, 21.07 feet to a point, a corner of Lot No. 99 on said plan; thence extending along the same, South 44 degrees, 20 minutes, 56 seconds East, 124.57 feet to a point; thence extending South 45 degrees, 39 minutes, 04 seconds West, 21.00 feet to a point, a corner of Lot No. 97, aforesaid; thence extending along the same, North 44 degrees, 20 minutes, 56 seconds West, 122.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said plan.

BEING the same premises which Edward White by Deed dated 07/15/2007 and recorded on 02/27/2008 in Montgomery County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 5683, Page 2083, granted and conveyed unto Edward White and Miriam White, husband and wife.

Parcel Number: 55-00-01394-63-9.

Location of property: 1166 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Edward White and Miriam White** at the suit of LaSalle Bank National Association. Debt: \$239,936.18.

**Louis P. Vitti**, Attorney.

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

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

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08-39476

ALL THAT CERTAIN messuage and certain piece of land, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

TRACT #1- Beginning at a corner in the middle of a public road formerly called Water Street, now Chestnut Street; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/2 degrees, West 116 feet, 10 inches to a stake for a corner; thence (2) South 42 1/4 degrees, East 116 feet, 10 inches to a corner in the middle of the aforesaid public road; (3) thence extending along the middle thereof, South 47 3/4 degrees, West 50 feet to the place of beginning.

TRACT # 2- Adjoining #1 Beginning at a point in land now or late of Jonas K. Clemmer; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/4 degrees, West 33 feet, 4 inches to a stake, a corner; thence (2) North 47 3/4 degrees, East 33 feet, 4 inches to a corner in line of land now or late of Jonas R. Clemmer; thence along land now or late of said Jonas R. Clemmer, South 47 3/4 degrees, West 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Haggerty by Deed from Herbert S. Georgiadis and Angela L. Georgiadis, husband and wife dated 10/24/97, recorded 10/28/97 in Deed Book 5204, Page 1198.

Parcel Number: 21-00-01808-00-7.

Location of property: 107 East Chestnut Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John H. Haggerty a/k/a John Haggerty and United States of America** at the suit of National City Mortgage Company, d/b/a Accubanc Mortgage. Debt: \$103,731.79.

**Amy Glass**, Attorney. I.D. #308367

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

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

09-01907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Wyncote, **Cheltenham Township**, County of Montgomery State of Pennsylvania beginning at a point in the Northeasterly side of Hewett Road (40 feet wide) at the distance of ninety-four and ninety-three one-hundredths feet, Southeasterly from the intersection of the Southeasterly side of Waverly Road (40 feet wide) produced and the said Hewett Road produced; thence by a line radial to Hewett Road North 63 degrees, 42 minutes, 38 seconds East, one hundred ninety-four and twenty-three one-hundredths feet including a ten foot wide right-of-way or driveway leading Northwestwardly to Waverly road to a point in the Northeasterly side thereof, said point being also in the Southwesterly line of Lot 12 Waverly Road; thence by said right-of-way or driveway and not Lot No. 21, South 23 degrees, 32 minutes, 27 seconds East forty and eighty-nine one-hundredths feet to a point, a corner of Lot No. 7 Hewett Road; thence by the end of said right-of-way or driveway, South 52 degrees, 3 minutes, 24 seconds West, one hundred ninety and ninety-four one-hundredths feet to a point in the aforesaid side of Hewett Road; thence Northwestwardly by a line curving to the right with a radius of three in the aforesaid side of Hewett Road; thence Northwestwardly by a line curving to the right with a radius of three hundred ninety-three and thirty-one one-hundredths feet the arc distance of 80 feet to the place of beginning.

TOGETHER with the free use, right, liberty and privilege of the aforesaid driveway in common with the owners, tenants and occupiers of the lot of ground to the Northeast, subject however to the proportionate expense of keeping and maintaining the said driveway in good order, condition and repair at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Craig M. Deans and Jean B. Deans, by Deed from Robert V. Devore and Marianne Devore, dated 10/31/2003, recorded 12/11/2003 in Book 5485, Page 1683.

Parcel Number: 31-00-14362-00-7.

Location of property: 151 Hewett Road, Wyncote, PA 19095-1311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig M. Deans and Jean B. Deans** at the suit of GMAC Mortgage, LLC. Debt: \$257,915.25.

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

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

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

09-04908

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a re-subdivision made by John Lynch Estate, made by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania dated 10/16/79 and last revised 1/16/80, as follows, to wit:

BEGINNING at a point in the title line in the bed of Paper Mill Road (ultimate width 60 feet wide) a corner of Lot No. 1 on said plan; thence extending from said point of beginning along the title line in the bed of Paper Mill Road South 47 degrees, 30 minutes, 40 seconds East, 50 feet to a point a corner of Lot No. 3 on said plan; thence extending along said Lot No. 3 the three (3) following courses and distances, viz: (1) South 36 degrees, 36 minutes, 30 seconds West, 360 feet to an iron pin; (2) North 89 degrees, 21 minutes, 12 seconds West, 264.08 feet to an iron pin; and (3) South 36 degrees, 36 minutes, 30 seconds West 111.13 feet to a point, a corner in line of land now or late of Viola Deihl; thence extending along said land North 53 degrees, 15 minutes, 50 seconds West, 264 feet to a point, a corner; thence extending North 36 degrees, 36 minutes, 30 seconds East, 169.43 feet to a point, a corner of Lot No. 1 on said plan; thence extending along said lot the three (3) following courses and distances, viz: (1) South 53 degrees, 15 minutes, 50 seconds East, 260 feet to an iron pin; (2) South 89 degrees, 21 minutes, 12 seconds East, 207.58 feet to an iron pin; and (3) North 36 degrees, 36 minutes, 30 seconds East, 340 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO THE PREMISES IS VESTED IN Steven T. Ateek by Deed from Kimberly A. Yeager, now known as Kimberly A. Heffner and Gary Heffner, wife and husband, dated 08/31/1999 and recorded 09/21/1999 at the Recorder of Deeds Office in Montgomery County in Book 5288, Page 2215.

Parcel Number: 32-00-05105-81-2.

Location of property: 172 Papermill Road a/k/a 172 Paper Mill Road, Barto, PA 19504-9231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven T. Ateek** at the suit of The Bank of New York as Successor to JP Morgan Chase Bank, N.A., as Indenture Trustee on Behalf of the Certificateholders, CWHEQ Revolving Home Equity Loan Trust Series 2006-H. Debt: \$25,231.43.

**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.



09-06225

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and State of Pennsylvania, known and designated as Lots Nos. 11 and 12 on a Certain Plan of Lots of Willow Grove Heights, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery aforesaid at Norristown, in Deed Book 380, Page 500, bounded and described as one lot, as follows:

BEGINNING at the Westerly corner of the intersection of the Old Welsh Road with Arnold Avenue; thence extending Southwestwardly along the Northwesterly side of said Arnold Avenue one hundred and eighty and fifteen one-hundredths feet to the side line of Lot No. 173 of said plan; thence Northwestwardly along said line fifty feet to a point; thence Northeastwardly along the side line of Lot No. 13 of said plan one hundred and sixty-four and thirty-nine one-hundredths feet to the Southwest side of Old Welsh Road; thence Southwestwardly along said side of said Road, fifty-two feet, forty-two one-hundredths feet to the place of beginning.

Parcel Number: 30-00-48996-00-6.

Location of property: 2420 Old Welsh Road, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Andrea Swift, Administratrix of the Estate of James Swift** at the suit of Abington School District. Debt: \$5,659.37.

**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.

09-06329

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

BEGINNING at a point on the Southerly side of Walnut Street and being 300.00 feet Eastwardly of Adams Street; thence Southwardly and on a line parallel with said Adams Street by land of formerly Ann Williams, now Frank L. Hartenstein, 135.00 feet to an alley; thence Eastwardly by said alley 30.00 feet to the line of land of formerly Jacob S. Rhoads, now Thomas Cain; thence Northwardly along the same and on a line parallel with said Adams Street, 135.00 feet to the Southerly side of Walnut Street, aforesaid; thence Westwardly by the same, 30.00 feet to the first mentioned point or place of beginning.

EMBRACING AND INCLUDING in said description Building Lot Number 8 as marked and numbered on a plan of lots as surveyed by D.F. Reinert and laid out by Benjamin F. Stratton and the Executors of John E. Spare, Deceased.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Walnut Street 300.00 feet East of Adams Street; thence Southwardly and on a line parallel with said Adams Street by land now or late of Frank L. Hartenstein, 135.00 feet to an alley; thence Eastwardly by said alley 3 feet, 1 inch to other land now or late of Perry R. Neiffer, et ux.; thence Northwardly along the same and on a line parallel with said Adams Street passing in part of said course and distance through the middle of the brick wall of the house of said Perry R. Neiffer, et ux., 135.00 feet to the South side of Walnut Street aforesaid; thence Westwardly by the same 3 feet, 1 inch to the point or place of beginning.

BEING a small Western portion of Lot No. 8 as marked and numbered in a plan of lots laid out by Benjamin F. Stratton and The Executors of John E. Spare, Deceased, as surveyed by April 6, 1945, by Ralph E. Shaner, Registered Engineer and Surveyor.

TITLE TO SAID PREMISES IS VESTED IN Dumah D. Williams, unmarried, by Warranty Deed given to Kenneth W. Porter and Susan Porter dated 3/5/2007 and recorded 3/22/2007 in Book 5640, Page 486.

Parcel Number: 16-00-30312-00-2.

Location of property: 666 Walnut Street, Pottstown, PA 19464-5745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dumah D. Williams** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$134,227.07.

**William E. Miller**, Attorney. I.D. #308951

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

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

09-06776

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situated in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan of Property made for Charles H. Dager by C. Raymond Weir Associates, Inc. dated March 9, 1964, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan book B-9, Page 82, as follows, to wit:

BEGINNING at a point on the North easterly side of North Spring Garden Street (40 feet wide) said point being at the distance of 75.01 feet measured North 30 degrees, 12 minutes, 40 seconds West along the Northeasterly side of North Spring Garden Street from its point of intersection with the Northwesterly side of Walnut Street (40 feet wide).

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of North Spring Garden Street 27.06 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to North Spring Garden Street 94.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Anthony Laguda and Caterina Laguda, his wife, by Deed from Anthony Laguda, dated 11/24/1999, recorded 12/02/1999 in Book 5298, Page 2388.

Anthony Laguda departed this life on or around 12/12/2000, vesting sole interest to his wife, Caterina Laguda as Surviving Tenants by the Entireties.

Parcel Number: 01-00-05149-00-7.

Location of property: 51 North Spring Garden a/k/a 51 North Spring Garden Street, Ambler, PA 19002-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Caterina Laguda** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-NC4. Debt: \$188,322.54.

**Robert P. 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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09-07674

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

BEGINNING at a point, a corner on the Northwest side of Arch Street 72 feet Southwesterly from the West corner of Arch and Summit Streets; thence at right angles to said Arch Street the line passing through the middle of the partition wall dividing the dwelling houses erected on this and the adjoining lot belonging to now or late Elizabeth A. Boorse, Northwesterly 111.5 feet to the Southeast side of Morgan Alley (20 feet wide); thence along the same parallel to said Arch Street, Southwesterly 24 feet to a corner of this and other land now or late of said George C. Morgan; thence along the same at right angles to said Arch Street aforesaid; thence along the same Northeasterly 24 feet to the place of beginning.

Parcel Number: 13-00-02496-00-2.

Location of property: 1513 Arch Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dennis Young and Cashae A. Hinton** at the suit of Norristown Area School District. Debt: \$3,350.16.

**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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09-08785

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Quiet Meadows Subdivision, prepared by Albert G. Newbold, Registered Professional Engineer, R D #1, Bechtelsville, Pennsylvania, dated March 5, 1979 and last revised April 2, 1985, as recorded in and for the county of Montgomery at Norristown, Pennsylvania in Plan Book A-46, Page 345, as follows, to wit:

BEGINNING at a point located on the Southeasterly side of Serenity Drive (52 feet wide) said point being a corner of this and Lot #4 as shown on the above mentioned plan; thence extending from said point and place of beginning along the Southeasterly side of Serenity Drive North 39 degrees, 26 minutes, 35 seconds East, 150.00 feet to a point a corner of this Lot and Lot #6; thence extending from said point along Lot #6, South 45 degrees, 50 minutes East, 315.05 feet to a point a corner in line of lands now or late of Frank R. Friz, Jr. (DBS 4180, Page 273); thence extending from said point along lands now or late of Frank R. Friz, Jr. South 40 degrees, 46 minutes, 35 seconds West, 170.00 feet to a point a corner of this lot and Lot #4 North 42 degrees, 01 minutes, 40 seconds West, 313.48 feet to a point, said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David A. Williams and Amy Williams, h/w, by Deed from Davis A. Williams, a/k/a, David A. Williams and Amy Williams, h/w, dated 11/25/2003, recorded 02/09/2004 in Book 5494, Page 1691.

Parcel Number: 47-00-06701-08-3.

Location of property: 3160 Serenity Drive, Gilbertsville, PA 19525-9478.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. Williams and Amy Williams** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$302,705.48.

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

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

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

09-15188

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**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.

09-20647

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C" made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated July, 1955 and last revised 11/30/1956, as follows, to wit:

BEGINNING at a point on the Northwestern side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwestern side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwestern side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwestern side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwestern side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the first mentioned point and place of beginning.

BEING formerly known as Knox Road and now known as Clearview Avenue.

BEING Lot No. 163 on said plan.

BEING the same premises which Lorraine J. Templeton by Deed dated 08/29/2003, given by Lorraine J. Templeton to Jea Kwan Lee and recorded 12/10/2003 in Montgomery County in Deed Book 5485, Page 886, Instrument #2003636248 granted and conveyed unto Jea Kwan Lee

Parcel Number: 66-00-01066-00-2.

Location of property: 1553 Clearview Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, National Association, as Trustee for The MLMI Surf Trust Series 2005-BC2. Debt: \$310,831.84.

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

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

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

09-22146

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Lot Layout Plan for the Crispo Tract, made by Light-Heigel and Associates, Inc. Engineers and Surveyors, dated 7/16/2003 and revised 1/31/2005 and recorded in Plan Book 25, Page 7, as follows, to wit:

BEING Tract Lot # 16, a/k/a 135 Robertson Court.

BEING Lot # 16 as shown on said plan.

TITLE TOSAI D PREMISES IS VESTED IN Sharon L. Dinkins, unmarried by Deed from NVR, Inc., a Virginia Corporation, Trading as NV Homes dated December 15, 2006 and recorded February 23, 2007 in Deed Book 5636, Page 1846.

Parcel Number: 46-00-01720-20-9.

Location of property: 135 Robertson Court, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sharon L. Dinkins and United States of America** at the suit of Emigrant Mortgage Company, Inc. Debt: \$719,552.79.

**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.

09-22423

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Whitemarsh Meadows", prepared for Montgue H. Tyson, by Howard S. Wisbengrand, Registered Professional Engineer, dated April 6, 1978, last revised October 24, 1979 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-35, Page 15, and also as set forth in Plan Book B-40, Page 491, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodbine Way (50 feet wide), at a corner of Lot No. 77, as shown on said plan, which point is at the distance of 172.00 feet (erroneously set forth as 160.00 feet in prior Deed), measured South 49 degrees, 49 minutes, 28 seconds East, along the said Northeasterly side of Woodbine Way from a point of tangent on the same and which last mentioned point is tangent is at the arc distance of 31.42 feet, measured on the arc of a curve, curving to the left, having a radius of 20.00 feet from a point curve on the Southeasterly side of Buttercup Lane (50 feet wide); thence extending from said point of beginning, North 40 degrees, 13 minutes, 32 seconds East, along Lot No. 77 aforesaid, the distance of 106.11 feet (erroneously set forth as 105.06 feet in prior Deed), to a point, a corner in line of Lot No. 74, as shown on said plan; thence extending South 54 degrees, 46 minutes, 28 seconds East, partly along Lot No. 74 and also along Lot No. 73 as shown on said plan, the distance of 70.27 feet to a point, a corner in line of Open Space "B" as shown on said plan; thence extending South 40 degrees, 13 minutes, 32 seconds West, along said Open Space, the distance of 112.23 feet (erroneously set forth as 111.18 feet in prior Deed), to a point on the said Northeasterly side of Woodbine Way; thence extending North 49 degrees, 46 minutes, 28 seconds West, along the said side of Woodbine Way, the distance of 70.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 78 as shown on the above mentioned plan.

BEING the same premises which Julio Ciabattoni, Sr., by Deed dated 9/25/1992 and recorded 10/19/1992 in Montgomery County in Deed Book 5022, Page 36 conveyed unto Susan Ellen Abramowitz and Jeffrey Abramowitz, husband and wife.

Parcel Number: 65-00-13092-10-9.

Location of property: 119 Woodbine Way, Plymouth Meeting, PA 19462.

The improvements thereon are:

Seized and taken in execution as the property of **Jeffrey Abramowitz and Susan Ellen Abramowitz** at the suit of PNC Bank, National Association. Debt: \$177,926.93.

**Michael C. Mazack**, Attorney.

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

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

09-23832

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated the Sixth day of April A.D. 1951, as follows, to wit:

BEGINNING at a point on the Southeast side of Susquehanna Avenue (forty-four feet wide) at the distance of one hundred feet measured North forty-seven degrees, twenty minutes East along the Southeast side of Susquehanna Avenue, from its intersection with the Swinton Street (fifty feet wide); thence extending along the Southeast side of Susquehanna Avenue, North forty-seven degrees, twenty minutes East, fifty feet to a point; thence extending South forty-two degrees, forty minutes East, one hundred twenty-eight feet to a point on the Northwest side of Church Street (dedicated eighteen feet wide); thence extending along the Northwest side of Church Street, South forty-seven degrees, twenty minutes West, fifty feet to a point; thence extending North forty-two degrees, forty minutes West, one hundred twenty-eight feet to a point on the Southeast side of Susquehanna Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 8/26/2006, given by Georgette DuBois, an unmarried woman, to Charles A. Elliott, an unmarried man, and recorded 10/19/2006 in Book 5620, Page 01609, and by Instrument #2006130062.

Parcel Number: 11-00-16156-00-6.

Location of property: 601 Susquehanna Avenue, Lansdale, PA 19446-3632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A. Elliott** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$247,917.72.

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

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

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

09-26136

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, and described according to a plan of Hatboro Gardens, made for Parkwood Homes Company, Inc., by George B. Mebus, Registered Professional Engineers, Glenside, Pennsylvania, dated March 6, 1950, which plan is recorded in the Office for the recording of Deeds, etc., at Norristown, Pennsylvania, in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Easterly side of Rorer Avenue (fifty feet wide), which point is measured the four following courses and distances along the Easterly and Southerly sides of Rorer Avenue from a point formed by the intersection of the said Easterly side of Rorer Avenue with the Northeasterly side of Fulmor Avenue (formerly Cemetery Avenue) (forty-five feet wide) (both liens produced): (1) extending from said point of intersection North forty-six degrees, twelve minutes, thirty seconds East, one hundred eighty feet to a point of curve; (2) on a line curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (3) South forty-three degrees, forty-seven minutes, thirty seconds East, sixty-two and thirteen one-hundredths feet to a point of curve; (4) on a line curving to the left having a radius of one hundred feet the arc distance of one hundred forty-four and thirty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the said Easterly side of Rorer Avenue on a line curving to the left having a radius of one hundred feet the arc distance of forty-two feet to a point; thence extending South sixty degrees, thirty-three minutes, fifty-three seconds East, one hundred seventy-two and eight one-hundredths feet to a point in the Westerly right-of-way line of the Northeast Pennsylvania Railroad Company; thence extending along the same South sixteen degrees, twenty minutes, thirty seconds West, one hundred thirty-nine and twenty-one one-hundredths feet to a point; thence extending North thirty-six degrees, thirty minutes, two seconds West, two hundred thirty-two and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jennifer C. Lowden and Arthur K. Wright, by Deed dated September 26, 2007 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5668, Page 01405, granted and conveyed unto Jennifer C. Lowden, in fee.

Parcel Number: 08-00-05227-00-3.

Location of property: 59 Rorer Avenue, Hatboro, PA 19040.

The improvements thereon are: A one and a half story cape cod detached dwelling containing 7 rooms, 4 bedrooms, 2 baths and a one car garage on an irregular lot size of .38 acres.

Seized and taken in execution as the property of **Jennifer C. Lowden** at the suit of Hatboro Federal Savings. Debt: \$256,307.75.

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

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

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

09-27218

ALL THOSE CERTAIN lots or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots Nos. 1, 2 and 3 on a certain plan prepared for the Commissioners of Abington Township, recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown, Pennsylvania, in Plan Book B-40, Page 128, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dumont Avenue (40 feet wide) at the distance of 200.00 feet Southeasterly from the Southwest side of Egerton Avenue (50 feet wide); thence from said point of beginning continuing on the Southeasterly side of Dumont Avenue South 29 degrees, 22 minutes East, 60.00 feet to a corner of Lot 2; thence along same South 60 degrees, 38 minutes West, 100.00 feet to a point; thence extending North 29 degrees, 22 minutes West, 60.00 feet to a point; thence extending North 60 degrees, 38 minutes West, 100.00 feet to the first mentioned point and place of beginning.

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

Parcel Number: 30-00-13338-20-4.

Location of property: 2610 Dumont Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Julian L. Grant, III and Carolyn D. Grant** at the suit of Township of Abington. Debt: \$1,910.15.

**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.



09-27424

ALL THAT CERTAIN lot or piece of land, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made 12/13/1967 and revised 3/13/1968 by David Meixner, Registered Professional Engineer, as follows:

BEGINNING at a point on the Northwesterly (erroneously described in former deed as Northeasterly) side of Cressman Road, said point being 12.40 feet Southwesterly from the terminus of a point of curve on the said Northwesterly side of Cressman Road said arc being at the intersection of Cressman Road and the Westerly side of Skippack Road (traffic Route No. 113) and said curve having a radius of 50 feet, an arc distance of 36.8 feet, and a tangent of 19.30 feet; thence along the Northwesterly side of Cressman Road; South 47 degrees, 27 minutes, 30 seconds West, 261.99 feet to a point a corner of remaining lands now or late of William F. Nolthenius and Julia D. Nolthenius, his wife; thence along remaining lands of William F. Nolthenius and Julia D. Nolthenius, his wife, the 3 following courses and distances: (1) North 42 degrees, 32 minutes, 30 seconds West, 464.20 feet to a point; (2) North 35 degrees, 49 minutes, 45 seconds East, 75.64 feet to a point; and (3) South 63 degrees, 56 minutes, 33 seconds East, 514.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Leonard E. Creitz, III and Andrea L. Creitz by Deed from Leonard E. Creitz, III, dated March 30, 2007 and recorded April 9, 2007 in Deed Book 5642, Page 00232, Instrument No. 2007042248.

Parcel Number: 50-00-00490-00-9.

Location of property: 947 Cressman Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Leonard E. Creitz, III and Andrea L. Creitz** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, FSB. Debt: \$683,858.81.

**Terrence J. McCabe**, Attorney.

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

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

09-30038

ALL THAT CERTAIN message and tract or lot of land, situate at the Southwest corner of the intersection of Main Street and Eighth Street, in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan made by Philip W. Bearn Engineering Company, Quakertown, Pennsylvania, as follows, to wit:

BEGINNING at a point, said point being the intersection of the Westerly curb line of Main Street with the center line of Eighth Street; thence along the Westerly curb line of Main Street, South eighteen degrees, fifty-seven minutes East, one hundred sixty-one and seventy-four one-hundredths feet to a point; thence along lands now or formerly of Lawrence M. Diehl, the following two courses and distances: (1) South seventy-one degrees, three minutes West, one hundred twenty feet to an iron pipe; (2) thence North eighteen degrees, fifty-seven minutes West, one hundred fifty-one and thirty-one one-hundredths feet to a point in the center line of Eighth Street; thence along the same North sixty-six degrees, five minutes East, one hundred twenty and forty-five one-hundredths feet to a point, the place of beginning.

CONTAINING 18,783 square feet.

Parcel Number: 15-00-01609-00-5.

Location of property: 825 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Commercial - repair shop or garage.

Seized and taken in execution as the property of **Kenneth E. Shiffert and Veronica L. Shiffert** at the suit of National Loan Investors, L.P., Assignee of National Penn Bank. Debt: \$122,911.17, together with interest from June 1, 2009 forward at the fixed rate of 7.500% per annum (\$24.79 per diem) late charges, attorney's fees and collection costs.

**George T. Faris, IV**, Attorney. I.D. #205358

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

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

09-36408

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

BEGINNING at a point on the Northwesterly side of Noble Street at the distance of 161 feet Southwesterly from the Southwesterly corner of Noble and Oak Streets, a corner of this and land now or late of Morris H. Shoemaker; thence along the same, the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, Northwesterly 170 feet more or less to a point on the Southeasterly side of an alley 20 feet wide in width; thence along said alley Southwesterly 23 feet to a point, a corner of this and land now or late of said Morris H. Shoemaker; thence along the same Southeasterly parallel to the first line 170 feet more or less to a point on the Northwesterly side of Noble Street, thence along the said side thereof, Northeasterly 23 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Saniyyah R. Hill and Julia B. Wilson, as Joint Tenants with the Right of Survivorship by Deed from Shannon Parker, also known as Shannon K. Toth, dated 3/26/2007, recorded 3/30/2007 in Book 5641, Page 00822.

Parcel Number: 13-00-27932-00-9.

Location of property: 625 Noble Street, Norristown, PA 19401-5530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Saniyyah R. Hill and Juliah B. Wilson** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$184,473.14.

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

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

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

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09-38612

ALL THAT CERTAIN message or tenement and lot or piece of ground, 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 at a distance of 174 feet West from the Northwest corner of 2nd and Johnson Streets; thence Northwardly at right angles with the said 2nd Street, 140 feet to a 20 feet wide alley; thence along said alley Westwardly 21 feet to land now or late of William O. Hertzog; thence Southwardly along the same, 140 feet parallel with the first mentioned line to 2nd Street aforesaid; thence Eastwardly 21 feet to the place of beginning.

Parcel Number: 16-00-25364-00-9.

Location of property: 19 West Second Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **George J. Cloud and Grace M. Cloud** at the suit of Borough of Pottstown. Debt: \$1,352.31.

**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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10-00666

ALL THAT CERTAIN message and lot, piece or parcel of land, situate and known as #119 King Street, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, July 8, 1948, as follows, to wit:

BEGINNING at a point on the North side of King Street, a corner of lands about to be conveyed to H. Roy Dannehower and wife, said point being distant 186 feet, 10 3/4 inches East from York Street; thence along said Dannehower's land, North 15 degrees, 30 minutes East, 150 feet, 4 3/4 inches; thence South 74 degrees, 45 minutes East, 13 feet, 6 inches to land about to be conveyed by Marian Friday et al. to Lester H. Stetler and wife; thence South 15 degrees, 30 minutes West, 150 feet, 4 7/8 inches to the North side of King Street; thence North 74 degrees, 45 minutes West, 13 feet, 6 inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew Wheeler, by Deed from Terre L. Gadsden, dated 9/11/2008 and recorded 10/02/2008 in Book 5709, Page 1461.

Parcel Number: 16-00-17692-00-4.

Location of property: 119 King Street, Pottstown, PA 19464-5414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Wheeler** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$110,191.24.

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

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

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

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10-01264

ALL THAT CERTAIN tract or piece of land, with the frame dwelling house thereon erected, situate in **Pottstown Borough**, as extended County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the North side of Beech Street at a corner of Lot No. 201; and thence extending Northwardly by the same 140 feet to Spruce Alley; thence by the same Eastwardly 92 feet, more or less, to a public road; thence by the same Southwardly 41-3/4 degrees, West (set for erroneously in prior instruments of record) 160 feet, more or less, to the corner of Beech Street aforesaid; thence by the same Westwardly 19 feet, 1 inch to the place of beginning.

Parcel Number: 16-00-01628-00-3.

Location of property: 511 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Peter C. Andresen, Jr.** at the suit of Pottstown School District. Debt: \$2,000.06.

**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.

10-01899

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Ambler Borough**, Montgomery County, Pennsylvania, and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated July 17, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bannockburn Avenue (50 feet wide) at the distance of 192.79 feet Southeastwardly measured along the said side of Bannockburn Avenue from a point of tangent in the same, said point of tangent being at the distance of 15.71 feet measured on the arc of a circle curving to the left having a radius of 10 feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide); thence extending North 3 degrees, 21 minutes East, 29 feet to a point; thence extending North 3 degrees, 2 minutes East through a wall 35 feet to a point; thence extending North 3 degrees, 21 minutes East, 36 feet to a point on the center line of a certain 20 feet wide driveway, said driveway extending from South Spring Garden Street Southeastwardly into Church Street; thence extending South 86 degrees, 39 minutes East along the center line of the said driveway 16.20 feet to a point; thence extending South 3 degrees, 21 minutes West, 36 feet to a point; thence extending South 3 degrees, 2 minutes West through a wall 35 feet to a point, thence extending South 3 degrees, 21 minutes West, 29 feet to a point on the Northeasterly side of Bannockburn Avenue aforesaid; thence extending North 86 degrees, 39 minutes West along the said side of Bannockburn Avenue 16.20 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Adrian Hoffman, by Deed from William D. Secules, dated 02/28/2005, recorded 03/06/2005 in Book 5545, Page 2486.

Parcel Number: 01-00-00106-00-1.

Location of property: 225 Bannockburn Avenue, Ambler, PA 19002-4801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrian Hoffman** at the suit of Sovereign Bank. Debt: \$153,406.31.

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

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

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

10-01951

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 12, Section "B" plan of Burnside Estates recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 1924, Page 601 and described according to a survey and plan thereof made by John V. Hoey, Registered engineer of Norristown, Pennsylvania on July 1948, A.D., as follows, to wit:

BEGINNING at a point on the East side of Liberty Avenue (fifty feet wide) at the distance of six hundred fifty-eight and forty-four one-hundredths feet Northwest from the point of intersection of the extended East side of Liberty Avenue with the extended Northeast line of Union Avenue (fifty feet wide); thence along said side of Liberty Avenue in the general Northwest direction on the arc of a circle curving to the left with a radius of one hundred fifty feet the arc distance of fifty and ninety-six one-hundredths feet to a point; thence extending North sixty-three degrees, thirty-one minutes, thirty seconds East, one hundred thirty-one and six one-hundredths feet to a point; thence extending South forty-five degrees, fifty-six minutes, thirty seconds East, fifteen and seventy-one one-hundredths feet to a point; thence extending South seven degrees, zero minutes, thirty seconds East, eighty-one and thirty-one one-hundredths feet to a point; thence extending South eighty-two degrees, fifty-nine minutes, thirty seconds West, one hundred twenty-five feet to a point on the East side of Liberty Avenue being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed dated 10/28/2007, given by Susan D. LoMagro to Bert Fulmer and Susan Fulmer, husband and wife, Tenants by the Entirety, and recorded 11/12/1997 in Book 5206, Page 0624.

Parcel Number: 63-00-04495-00-5.

Location of property: 194 Liberty Avenue, Norristown, PA 19403-2863.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bert Fulmer a/k/a Bert A. Fulmer and Susan Fulmer** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$297,323.86.

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

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

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

10-02162  
PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by Sydney B. Barnes, Registered Engineer on November 5, 1953, as follows, viz:

BEGINNING at a point on the center line of Warminster Road at the distance of 1237.75 feet Northeastwardly from the center line of York Road; thence extending along the center line of Warminster Road North 68 degrees, 12 minutes, 48 seconds East, a distance of 92.38 feet to a point; thence extending South 50 degrees, 52 minutes, 12 seconds East, a distance of 240.61 feet to a point; thence extending South 39 degrees, 07 minutes, 48 seconds West, a distance of 120 feet to a point; thence extending North 50 degrees, 52 minutes, 12 seconds West, a distance of 36.22 feet to a point; thence extending North 34 degrees, 50 minutes, 14 seconds West, a distance of 94.07 feet to a point; thence extending North 46 degrees, 05 minutes, 16 seconds West, a distance of 159.43 feet to a point on the center line of Warminster Road the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Barnes & McLaughlin, Civil Engineers dated May 19, 1955:

BEGINNING at a point on the title line in the bed of Warminster Road at the distance of 1330.129 feet measured along said title line through the bed of Warminster Road from York Road; thence from said beginning point and extending along the title line through the bed of Warminster Road the next 2 following courses and distances: (1) North 68 degrees, 12 minutes, 48 seconds East, 26.79 feet to a point, an angle; (2) North 55 degrees, 45 minutes, 48 seconds East, 529.38 feet to a point, a corner of Lot No. 5; thence extending South 41 degrees, 58 minutes, 12 seconds East, crossing the Southeastly side of Warminster Road and extending along line of Lot No. 5 on said plan 273.00 feet to a point; thence extending South 23 degrees, 24 minutes, 40 seconds West, 157.80 feet to a point, a corner of Lot No. 3; thence extending along the said Lot No. 3 North 50 degrees 52 minutes 12 seconds West 100.03 feet to a point; thence extending North 39 degrees 07 minutes 48 seconds East 120.00 feet to a point; thence extending North 50 degrees 52 minutes 12 seconds West recrossing the Southeastly side of Warminster Road 240.71 feet to a point in the title line in the bed of said Warminster Road the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on the above mentioned plan. Excepting and reserving thereout and therefrom:

ALL THAT CERTAIN lot of piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey and plan thereof made February 21, 1957 and last revised November 11, 1960 by Russell S. Lyman, Registered Engineer and Surveyor of Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Warminster Road (45 feet wide, formerly, 33.00 feet wide, widened 8.50 feet on the Southeastly side and 3.50 feet on the Northwestly side), said point being 1379.577 feet Northeastly from a point formed by the intersection of the center line of aforesaid Warminster Road; thence from the first mentioned point and place of beginning and extending along the center line of said Warminster Road North 55 degrees, 45 minutes, 48 seconds East, 30.28 feet to a point; thence crossing over the Southeastly side of said Warminster Road South 41 degrees, 58 minutes, 12 seconds East, 273.00 feet to a point in the Northwestly line of land now or late of John Jensen; thence along same South 23 degrees, 24 minutes, 40 seconds West, 33.00 feet to a point; thence a new line cutting through the land now or late of John J. Quigg of which this was a part North 41 degrees, 58 minutes, 12 seconds West, 290.83 feet, recrossing the Southeastly side of aforesaid Warminster Road to a point in the center line thereof the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonnie Lynn MacDonald by Deed from Bonnie Lynn Geddes MacDonald and John R. MacDonald, dated October 31, 2003 and recorded November 25, 2003 in Deed Book 05488, Page 0604.

Parcel Numbers: 59-00-17920-00-3 and 59-00-17923-00-9.

Location of property: 529-531 South Warminster Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bonnie Lynn MacDonald** at the suit of U.S. Bank National Association, as Trustee, for the Benefit of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$657,271.00.

**Margaret Gairo**, Attorney.

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

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

10-08675

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

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

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

BEING Lot No 104 as shown on said plan.

UNDER AND SUBJECT to Agreements of Record.

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

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

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

The improvements thereon are: Residential property.

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

**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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10-09370

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a minor subdivision record plan made by Erb Mascio Builders, Inc., drawn by Wilkinson & Associates, Inc., Valley Forge, Pennsylvania, dated 8/28/2002, last revised 4/8/2003 and recorded in Plan Book A-61, Page 288, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grange Avenue, said point of beginning is being at a point a corner of Lot No. 1 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 1, South 48 degrees, 38 minutes, 13 seconds East, 284.05 feet to a point in line of lands now or late of The Cutler Group, Inc., Block 34, Unit 49 as shown on said plan; thence extending along the line of said lands of The Cutler Group, Inc., South 41 degrees, 21 minutes, 47 seconds West, 227.61 feet to a point; thence continuing along the line of said lands of The Cutler Group, Inc., North 49 degrees, 08 minutes, 00 seconds West, 284.06 feet to a point on the Southeasterly side of Grange Avenue, aforesaid; thence extending along the said Southeasterly side of Grange Avenue, North 41 degrees, 21 minutes, 47 seconds East, 230.07 feet to a point on a corner of Lot No. 1, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING part of the same premises which PDJ, Inc., by Deed dated 10/19/04 and recorded 10/21/04 at Norristown, Pennsylvania in Deed Book 5530, Page 111, granted and conveyed unto Shawn D. O'Rourke and Maryann M. O'Rourke, in fee.

Parcel Number: 43-00-05860-07-3.

Location of property: 993 North Grange Avenue, Collegeville, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shawn D. O'Rourke and Maryann M. O'Rourke** at the suit of TD Bank, N.A., as Successor to Commerce Bank, N.A. Debt: \$89,739.17.

**Phillip D. Berger**, Attorney.

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

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

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10-10072

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made for Mont-Bux, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated November 8, 1972 and recorded in Plan Book B-22, Page 97, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Bishop Avenue (50 feet wide), which point is measured North 42 degrees, 24 minutes, 00 seconds East, 112.50 feet from a point formed by the intersection of the Northwesterly side of Bishop Avenue with the Northeasterly side of Raymond Avenue (50 feet wide); thence extending from said beginning point along Lot 5 on said plan, North 47 degrees, 36 minutes, 00 seconds West, 100 feet to a point; thence North 42 degrees, 24 minutes, 00 seconds East, 50 feet to a point; thence extending along the rear lines of Lots 579, 578, 577 and 577A, (Plan of Lots of Glenside Park), South 47 degrees, 36 minutes, 00 seconds East, 100 feet to a point on the Northwesterly side of Bishop Avenue; thence along the said Northeasterly side of Bishop Avenue, South 42 degrees, 24 minutes, 00 seconds West, 50 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,000 square feet more or less.

BEING Lot 6 on aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Neil M. Ross, Jr. and Mary Anne Ross, his wife, by Deed from Anthony P. DiSandro and Deborah A. DiSandro, his wife, dated 08/30/1991, recorded 09/10/1991 in Book 4986, Page 699.

Parcel Number: 30-00-04612-00-2.

Location of property: 1232 Bishop Avenue, Roslyn, PA 19001-3519.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Neil M. Ross, Jr. a/k/a Neil Murray Ross, Jr. and Mary Anne Ross** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$172,090.18.  
**Robert W. Cusick**, Attorney. I.D. #80193

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

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

10-11138

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 and survey thereof made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, for Henry O. MacCulloch on the 11th day of October 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (formerly Edgehill Road) (33 feet wide) at the distance of 109.43 feet measured South 41 degrees, 04 minutes West from the Southwesterly side of Turner Avenue (50 feet wide); thence extending from said point of beginning, South 41 degrees, 04 minutes West, 50 feet to a point; thence extending South 47 degrees, 36 minutes East, 142.08 feet to a point; thence extending North 42 degrees, 24 minutes East, 50 feet to a point; thence extending North 47 degrees, 36 minutes West, 143.25 feet to the first mentioned point and place of beginning.

BEING known and numbered as 1235 Fitzwatertown Road, formerly known and numbered as Lots 671 and 672 on plan of Glenside Park.

TITLE TO SAID PREMISES IS VESTED IN James W. Goodger, Jr. and Heidi Goodger, husband and wife, by Deed from Charles S. McKee and Joan L. McKee, husband and wife, dated 6/30/2006 and recorded 7/21/2006 in Deed Book 5609, Page 987; Instrument #2006090097.

Parcel Number: 30-00-20984-00-1.

Location of property: 1235 Fitzwatertown Road, Abington, PA 19001-3518.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James W. Goodger, Jr. and Heidi Goodger** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$245,655.37.

**William E. Miller**, Attorney. I.D. #308951

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

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

10-12228

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Salford Township**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described and known as Lot No. 48 Florence Drive, according to a plan of subdivision made for Hunter Construction Company by Herbert H. Metz, Inc., dated December 29, 1978, last revised February 6, 1979, which plan is recorded in Plan Book A-36, Page 75, which plan is commonly known as Hunter Crest, as follows, to wit:

BEGINNING at a corner of this Lot and Lot No. 47 on the aforesaid plan on the Southerly side of Florence Drive (50 feet wide); thence along Lot No. 47 South 14 degrees, 28 minutes, 24 seconds East, 214.81 feet to a corner; thence along Lot No. 43 South 55 degrees, 20 minutes, 36 seconds West, 39.02 feet to a corner; thence along Lot No. 49 North 24 degrees, 28 minutes, 24 seconds West, 236.14 feet to a corner, thence along the said Southerly side of said Florence Drive along the arc of a circle curving to the right with a radius of 288.69 feet the arc distance of 77.98 feet the chord of said being North 78 degrees, 40 minutes, 50 seconds East, 77.75 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Royden Groff and Susan Groff, h/w, by Deed from Tina S. Artigliere, f/k/a Tina S. Fournier and David Anthony Artigliere, w/h, dated 10/28/2004, recorded 11/15/2004 in Book 5532, Page 2352.

Parcel Number: 50-00-00575-73-4.

Location of property: 252 Shirley Drive, a/k/a 254 Shirley, Drive, a/k/a 252-254 Shirley Drive, Harleysville, PA 19438-1950.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan P. Groff a/k/a Susan Gross and Royden M. Groff a/k/a Royden Groff** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$216,760.00.

**Daniel G. Schmieg**, Attorney. I.D. #62205

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

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

10-12563

ALL THAT CERTAIN unit designated as Unit Number D-104 being a unit in 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, 1982 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania on the 19th day of January, A.D. 1982 in Deed Book 4676, Page 443 and Plans for 1600 Church Road Condominium bearing the date of 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 rights, title and interest in and to the common elements as set forth in the aforesaid Declaration of Condominiums.

Parcel Number: 31-00-06896-06-6.

Location of property: 1600 Church Road, Unit D104, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Fred Hoelsworth, Jr.** at the suit of Cheltenham Township School District. Debt: \$2,461.11.

**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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10-12616

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

BEGINNING at a point on the East side of New Second Street (as laid out twenty-five feet) East of and parallel with the center line of said street said point being at the distance of two hundred eighty-five feet measured North twenty-nine degrees, fifty-six minutes, thirty seconds East along the said East side of New Second Street from a point of curve of a fifteen foot radius round corner into the North side of Tookany Drive Spur (now Carter Drive) (forty feet wide).

CONTAINING in front or breadth on the said side of New Second Street sixty-seven and five-tenths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said New Second Street one hundred twenty-five feet to the side of a ten foot wide right-of-way.

Parcel Number: 31-00-20365-00-7.

Location of property: 8025 New Second Street, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anna C. Dillon** at the suit of Cheltenham Township School District. Debt: \$6,340.47.

**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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10-12806

ALL THAT CERTAIN tract or parcel of land 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 at 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 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-22, Page 66, which first mentioned plan was last revised on 9/7/1977 and recorded in Plan Book A-30, Page 17.

TITLE VESTED IN Linda Groff, a/k/a Linda A. Groff and Thomas Groff, her husband, by Deed from Linda Groff and Thomas Groff, husband and wife, dated 9/26/1997 and recorded 6/23/1998 at County of Montgomery, Pennsylvania in Deed Book 5230, Page 746.

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

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

The improvements thereon are: Single family two story contemporary subject to a first mortgage.

Seized and taken in execution as the property of **Linda Groff and Thomas Groff** at the suit of Continental Bank. Debt: \$384,651.28.

**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.

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10-12898

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Davis Industrial Condominium, located in **Lower Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Recorder of Deeds Office of Montgomery County of a Declaration dated September 29, 1980, and recorded on September 30, 1980, in Deed Book 4565, Page 117, and amendment thereto dated October 27, 1980 and recorded November 10, 1980 in Deed Book 4579, Page 82, and Declaration Plan dated June 13, 1980 and last revised September 29, 1980 and recorded on September 30, 1980 in Condominium Plan Book 8, Page 41, and a Code of Regulations dated September 29, 1980, and recorded on September 30, 1980, in Deed Book 4565, Page 138.

BEING the same premises which John Robinson and Edward Fennell, Co-Partners by Deed dated 05/18/2006 and recorded 06/15/2006 in Montgomery County, in Deed Book 5604, Page 1909 granted and conveyed unto John Robinson and Patricia Robinson.

Parcel Number: 41-00-06991-20-4.

Location of property: 2785 Philmont Avenue, Unit C, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Robinson and Patricia Robinson** at the suit of PA Portfolio Investors, LLC (as Successor in Interest to Paramount Mortgage and Capital, LLC). Debt: \$424,867.45.

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

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

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

10-13122

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

BEGINNING at a point on the Southwesterly side of Potter Drive (fifty (50) feet wide); a corner of this and Lot No. 29, as shown on said plan, which point is measured the four following courses and distances from a point of curve on the Southwesterly side of New Kepler Road (of varying widths at this point), as follows, to wit: (1) leaving New Kepler Road on the arc of a curve, curving to the left, in a Northwestwardly to Southwestwardly direction, having a radius of twenty and zero one-hundredths (20.00) feet, the arc distance of thirty-one and forty-two one-hundredths (31.42) feet to a point of tangent, marked by a monument, on the Southeastly side of Potter Drive; (2) South eighty-nine (89) degrees, ten (10) minutes, thirty-five (35) seconds West, two hundred twenty-seven and twenty-nine one-hundredths (227.29) feet to a point of curve, marked by a monument; (3) on the arc of a curve, curving to the right, having a radius of one hundred seventy-five and zero one-hundredths (175.00) feet, the arc distance of one hundred forty-two and sixty-nine one-hundredths (142.69) feet to a point of tangent, marked by a monument, on the Southwesterly side of Potter Drive; and (4) North forty-four (44) degrees, six (06) minutes, twenty-two (22) seconds West, four hundred seventeen and twenty-eight one-hundredths (417.28) feet to the point of beginning; thence extending from the said point of beginning South forty-five (45) degrees, fifty-three (53) minutes, thirty-eight (38) seconds West along line of Lot No. 29, one hundred thirty-eight and three one-hundredths (138.03) feet to a point, a corner in line of Malcolm C. Shirev, as shown on said plan; thence extending along line of land of Malcolm C. Shirev, the two following courses and distances: (1) North forty-three (43) degrees, five (05) minutes, eight (08) seconds West, one and ninety-six one-hundredths (1.96) feet; and (2) South forty-four (44) degrees, twenty-four (24) minutes, fifty-two (52) seconds West, eight and eleven one-hundredths (8.11) feet to a point, a corner of Lot No. 78 as shown on said plan; thence extending North forty-five (45) degrees, twenty-five (25) minutes, eight (08) second West, along line of Lot No. 78 one hundred fifty and zero one-hundredths (150.00) feet to a point, a corner on the Southeastly side of Overlook Drive (fifty (50) feet wide); thence extending North forty-four (44) degrees, twenty-four (24) minutes, fifty-two (52) second East, along the Southeastly side of Overlook Drive, one hundred twenty-nine and fifty-one one-hundredths (129.51) feet to a point of curve; thence leaving Overlook Drive on the arc of a curve, curving to the right, in a Northeastwardly to Southwestwardly direction, having a radius of twenty and zero one-hundredths (20.00) feet, the arc distance of thirty-one and ninety-three one-hundredths (31.93) feet to a point of tangent on the Southwesterly side of Potter Drive, aforesaid; thence extending South forty-four (44) degrees, six (06) minutes, twenty-two (22) seconds East, along the Southwesterly side of Potter Drive, one hundred thirty-five and five one-hundredths (135.05) feet to a point, a corner of Lot No. 29, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 79 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Desiree Stratton-Gilroy, a/k/a Desiree A. Stratton, a/k/a Desiree A. Gilroy by Deed from Joseph P. Groarke dated July 31, 2007 and recorded August 3, 2007 in Deed Book 5658, Page 1692.

Parcel Number: 42-00-03277-30-8.

Location of property: 1094 Overlook Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Desiree Stratton-Gilroy a/k/a Desiree A. Stratton a/k/a Desiree A. Gilroy** at the suit of Kondaur Capital Corporation. Debt: \$425,277.45.

**Margaret Gairo**, Attorney.

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

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

10-14301

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

BEGINNING at the intersection of the Northwestern side of Stahl Road (fifty feet wide) with the Northeastly side of Welsh Road (as widened to forty-six and fifty-one hundredths feet by the addition of thirteen and fifty-one hundredths feet on the Northeastly side thereof); thence along the said Northeastly side of Welsh Road North forty-nine degrees, eight minutes West, two hundred twenty-two feet to a point; thence extending North forty degrees, fifty-two minutes East, two hundred twenty- four and ninety-five one-hundredths feet to a point; thence extending South forty-nine degrees, eight minutes East, two feet to a point; thence extending North forty degrees, fifty-two minutes East, one hundred forty and five minutes East, two hundred twenty feet to a point on the aforesaid Northwestern side of Stahl Road; thence along the South forty degrees, fifty-two minutes West, three hundred sixty-five feet to a point on the aforesaid Northeastly side of Welsh Road the first mentioned point and place of beginning.

CONTAINING 1,854 acres.

Parcel Number: 41-00-10021-00-9.

Location of property: 245 Welsh Road, Lower Moreland Township, Pennsylvania.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Joseph F. Hennessey and Marie H. Hennessey** at the suit of Lower Moreland Township School District. Debt: \$8,467.82.

**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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10-14545

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Lot Plan of Autumn Woods, dated 5/19/1977 and last revised 9/26/1977 and recorded in the Office for the Recorder of Deeds in Plan Book A-31, Page 19-D, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cricklewood Circle, (50 feet wide) a corner of Lot Number 94, as shown on said plan; thence extending along said side of Cricklewood Circle, on the arc of a curve, curving to the left, having a radius of 175.00 feet the arc length of 24.00 feet to a point, a corner of Lot Number 92, as shown on said plan; thence extending South 80 degrees, 01 minutes, 05 seconds East, along Lot Number 92, also for a portion of the distance extending through the party wall, as shown on said plan, the distance of 153.97 feet to a point, a corner; thence extending South 38 degrees, 18 minutes, 30 seconds West, the distance of 48.01 feet to a point, a corner of Lot Number 94, aforesaid; thence extending North 72 degrees, 09 minutes, 37 seconds West, the distance of 134.10 feet to the first mentioned point and place of beginning.

BEING Lot Number 93, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Rauch and Cynthia Rauch, h/w, by Deed from Terrence Kessler and Judith Kessler, h/w, dated 07/28/1993, recorded 08/05/1993 in Book 5049, Page 2300.

Parcel Number: 46-00-00666-47-6.

Location of property: 208 Cricklewood Circle, Lansdale, PA 19446-1420.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Rauch and Cynthia Rauch** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$135,254.82.

**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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10-14785

ALL THAT CERTAIN tract of land with the buildings erected thereon, situate on the Westerly side of Gravel Pike (Route No. 29) North of Maple Avenue, in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania shown as Lot No. 1 on a plan of subdivision for James Grove by Brian J. Nixon and Associates, Quakertown, Pennsylvania, last dated 11/7/86, recorded in Plan Book A48/53 and being more fully described, as follows, to wit:

BEGINNING at an iron pin on the Northerly existing right-of-way line of Maple Avenue (40 feet wide) as laid out on a Plan of Subdivision for Section One of Brookwater Park as described by a survey thereof by Howard F. Meixner R.S. dated 7/26/49 being a portion of Parcel A thereon; (ultimate right-of-way width of 50.00 feet) said point being South 86 degrees, 00 minutes, 00 seconds West the distance of 211.02 feet more or less along the existing right-of-way line from its intersection with the center line of Gravel Pike); thence along the same on a line 20.00 feet parallel from the center line North 86 degrees, 00 minutes, 00 seconds East the distance of 140.97 feet to a point; thence along a curve to the left having a radius of 50.00 feet an arc length of 75.78 feet, a long chord of 68.73 feet and a long chord bearing of North 42 degrees, 35 minutes, 00 seconds East to a point on the existing right-of-way line of Gravel Pike (40 feet wide as shown on the aforesaid plan of Survey for Brookwater Park) (ultimate right-of-way width of 80.00 feet) (Route 29 LR 153); thence along the same on a line 20.00 feet parallel from the center line North 00 degrees, 50 minutes, 00 seconds West the distance of 117.95 feet to a point; thence along Lot Two of which this was a part South 86 degrees, 00 minutes, 00 seconds West the distance of 197.41 feet to a point; thence along lands now or late of Louis J. Orsini (TMP 48-06-04, Deed Book 3709/1578; Lot One of the aforesaid Plan of Brookwater Park) South 04 degrees, 00 minutes, 00 seconds West the distance of 165.00 feet to the point and place of beginning.

BEING Lot No 1 on said plan.

Parcel Number: 48-00-01501-00-8.

Location of property: 809 Gravel Pike, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christine D. Tadros** at the suit of Perkiomen Valley School District. Debt: \$10,894.65.

**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.

10-15374

ALL THAT CERTAIN Lot or piece of land with the buildings and improvements hereditaments and appurtenances thereon erected, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Valley Green by Eastern/Chadrow Associates, Inc., Warminster, Pennsylvania dated 12/12/1993, last revised 12/16/1998 and recorded at Norristown, Pennsylvania in Plan Book A-59, Page 157, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Packard Avenue (50 feet wide) a corner of Lot 14 on said plan; thence from said point along the Northwesterly side of Packard Avenue, South 29 degrees, 40 minutes, 38 seconds West, 84.35 feet to a point of curve; thence on the arc in a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Cordus Lane (50 feet wide); thence along Cordus Lane the two following courses and distances: (1) North 60 degrees, 19 minutes, 22 seconds West, 71.36 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 32.87 feet to a point a corner of Lot 12 on said plan; thence along the line of Lot 12, North 18 degrees, 54 minutes, 52 seconds East, 110.08 feet to a point a corner of Lot 14 on said plan; thence along Lot 14, South 60 degrees, 02 minutes, 27 seconds East, 144.15 feet to a point on the Northwesterly side of Packard Avenue, the first mentioned point and place of beginning.

BEING Lot 13 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nunzio Terra and Laura Terra, h/w, by Deed from Laura DiCarlo, n/k/a, Laura Terra, dated 10/18/2002, recorded 11/16/2002 in Book 5434, Page 2115.

Parcel Number: 41-00-06406-00-6.

Location of property: 2356 Packard Avenue, Huntingdon Valley, PA 19006-6419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nunzio Terra and Laura E. Terra a/k/a Laura Di Carlo a/k/a Laura Terra** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$326,215.38.

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

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

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

10-15610

ALL THAT CERTAIN lot or piece of land with the buildings 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 Chain Street at the distance of three hundred feet Southwestwardly from the West corner of Marshall and Chain Streets, a corner of this and land of Joseph E. Rapp; thence by the same, parallel with Marshall Street and through the middle of the partition wall between this and the house on said Rapp's adjoining land, Northwestwardly one hundred ten feet to a point a corner of this and land now or late of Gabriel Kohn; thence by the same, parallel with Chain Street Southwestwardly twenty feet to a point, a corner of this and land now or late of Isaac Landis; thence by the same, Southwestwardly one hundred ten feet to Chain Street, aforesaid and along the Northwesterly side thereof Northeastwardly twenty feet to the place of the beginning. (known as 539 Chain Street).

Parcel Number: 13-00-07308-00-5.

Location of property: 539 Chain Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Allied Property Brokerage** at the suit of Municipality of Norristown. Debt: \$7,575.73.

**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.

10-17172

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Section 4 and future sections of Montgomery Village, made by Knapco, Inc. by Boucher and James, Inc., Consulting Engineers, Glenside, Pennsylvania, dated 03/23/1970 and last revised 07/26/1971, recorded in Plan Book A-18, Page 79, as follows, to wit:

BEGINNING at a point on the Southeast side of Hawthorne Drive (50 feet wide) which point is at the distance measured on the arc of a circle curving to the right in a Northeastwardly direction having a radius of 15 feet the arc distance of 23.63 feet from a point of curve on the Northeast side of Village Drive (50 feet wide); thence extending from the said beginning point and along the Southeast side of Hawthorne Drive, North 39 degrees, 28 minutes, 07 seconds East, 184.93 feet to a point a corner of Lot No. 65; thence extending along the same, South 50 degrees, 47 minutes 53 seconds East, 110 feet to a point a corner of Lot No. 31; thence extending along the same, South 39 degrees, 12 minutes, 07 seconds West, 200 feet to a point on the Northeast side of Village Drive; thence extending along the same the two following courses and distances: (1) North 50 degrees, 47 minutes, 53 seconds West, 95.86 feet to a point of curve; (2) on the arc of a circle curving to the right in a Northeastwardly direction having a radius of 15 feet, the arc distance of 23.63 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 on the above mentioned plan.



TITLE TO SAID PREMISES IS VESTED IN Ross Matthew Ostroff and Amber E. Ostroff, husband and wife, by Deed from Alan Ostroff and Jo Ann Ostroff, also known as Jo Ann B. Ostroff, dated 07/30/2003, recorded 8/13/2003 in Book 5470, Page 1105.

Parcel Number: 46-00-03971-25-8.

Location of property: 108 Village Drive, North Wales, PA 19454-1719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ross Matthew Ostroff and Amber E. Ostroff** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$408,661.25.

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

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

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

10-19955

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Croyle Property, by Pennomi Associates, Inc., Registered Professional Engineers, dated August 18, 1975 and last revised November 24, 1976, said plan recorded in Montgomery County Plan Book A-28, Page 14, as follows, to wit:

BEGINNING at a point formed by the intersection of the Old Lower Merion Township survey lines of Centennial Road Mary Waters Ford Road (33 feet wide): thence (1) crossing the bed of Mary Waters Ford Road and along line of lands now or formerly of Lower Merion Township, North 59 degrees, 26 minutes, 50 seconds East a distance of 226 feet to a point; thence (2) along same, South 59 degrees, 12 minutes, 30 seconds East a distance of 122 feet to a point; thence (3) along same, South 44 degrees, 33 minutes, 43 seconds East a distance of 96.69 feet to a point; thence (4) along same, South 31 degrees, 12 minutes, 8 seconds West a distance of 101.10 feet to a point; thence (5) still along lands now or formerly of Lower Merion Township, South 03 degrees, 16 minutes, 20 seconds East a distance of 100 feet to a point, a corner common to lands now or formerly of Joseph Burde; thence (6) along the Northerly line of lands now or formerly of Joseph Burde, South 86 degrees, 43 minutes, 40 seconds West a distance of 193 feet to an iron pipe, being a corner of lands now or formerly of Anthony J. Burde; thence (7) along the Easterly line of lands now or formerly of Anthony J. Burde, North 03 degrees, 16 minutes, 20 seconds West a distance of 100 feet to a point; thence (8) along the Northerly line of said lands, South 86 degrees, 43 minutes, 40 seconds West a distance of 116.50 feet to a point in the middle of Mary Waters Ford Road, aforesaid; thence (9) along the middle of said road, North 02 degrees, 48 minutes, 10 seconds West a distance of 120.75 feet to the first mentioned point and place of beginning.

CONTAINING 1,8018 acres of land.

BEING the same premises which Charles M. Arus and Christopher E. Hobson, by Deed dated 11/5/09 and recorded 1/4/10 in Montgomery County in Deed Book 5755, Page 01796 granted and conveyed unto Bruce W. Cook.

Parcel Number: 40-00-35550-00-5.

Location of property: 501 Mary Watersford Road a/k/a 501 Mary Waters Ford Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bruce W. Cook** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for The Certificate Holders of Structured Asset MTG Investments, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$881,487.80.

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

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

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

10-20754

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

BEGINNING at a marble stone on the Easterly margin of the Branch Creek, a corner of this and land of the Samuel Pennypacker Estate; thence by the land of the aforesaid Samuel Pennypacker's Estate, South 44 degrees, 15 minutes East, 733.6 feet to a marble stone, a corner of Charles G. and Grace L. Anderson's land; thence by the same, South 05 degrees, West 770 feet to a stake, a corner of land recently conveyed to Erwin Knies; thence by the same, North 85 degrees, West 666 feet to a marble stone on the Easterly margin of the Perkiomen Creek; thence by land of Reuben High, North 46 degrees, 30 minutes East, 181.6 feet to a corner; thence still by the same, North 908 degrees, 30 minutes East, 452.2 feet to an iron pin in the middle of the bridge crossing the Branch Creek; thence by the same, North 00 degrees, 30 minutes West, 507.5 feet to a stake; thence still by the same, North 17 degrees, East 156.9 feet to the place of beginning.

CONTAINING 15.22 acres of land more or less.

Parcel Number: 51-00-03071-00-1.

Location of property: Skippack Creek Road, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John Conway** at the suit of Perkiomen Valley School District. Debt: \$6,766.29.

**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.

10-21488

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, bounded and described according to a site plan made for Whitpain Hills Homeowners Associates, dated June 5th 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 1810 (1810) East Side Drive.

Parcel Number: 66-00-06408-95-1.

Location of property: 1810 Whitpain Hills, Whitpain Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth C. Blong** at the suit of Wissahickon School District.  
Debt: \$2,505.88.

**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.

10-21490

ALL THAT CERTAIN store and apartment messuage and tract of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the Northeast corner of High and York Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of High and York Streets; thence Easterly by the North side of said High Street 44 feet to land now or late of S. Daniel Trout; thence by the same Northwardly and parallel with York Street 140 feet to a 20 feet wide public alley known as Buttonwood Alley; thence Westwardly along the same 44 feet to East side of York Street, aforesaid; thence Southwardly by the East side of said York Street, 140 feet to the North side of High Street, the place of beginning.

Parcel Number: 16-00-14652-00-2.

Location of property: 101 High Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ryan Sean, L.L.C.** at the suit of Borough of Pottstown.  
Debt: \$7,073.47.

**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.

10-23912

ALL THAT CERTAIN unit or parcel of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, known and designated as Unit No. 1406 on a certain final plan of subdivision known as Village Green Estates, prepared for Gambone Brothers Development Company, by Urwiler & Walter, Inc., dated April 6, 1987 and last revised July 21, 1967 and recorded in Montgomery County in Plan Book A-46, Page 464, as follows, to wit:

BEGINNING at a point which is common to this unit and Unit No. 1407 as shown on said plan; thence extending from said point of beginning, North 89 degrees, 50 minutes, 00 seconds West, 20.00 feet to a point, a corner of Unit 1405; thence extending along the same, North 00 degrees, 10 minutes, 00 seconds East, 100.00 feet to a point; thence extending South 89 degrees, 50 minutes, 00 seconds East, 20.00 feet to a point, a corner of Unit No. 1407; aforesaid; thence extending along the same, South 00 degrees, 10 minutes, 00 seconds West, 100.00 feet to the first mentioned point and place of beginning.

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, dated August 10, 1967 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4847, Page 1173 et seq. and any amendments to the said Declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Joy E. Lamont and Thomas J. Lamont, husband and wife, with Right of Survivorship, by Deed from Scott C. Gracely, an individual, dated 08/22/2007, recorded 11/30/2007 in Book 5673, Page 1512.

Parcel Number: 32-00-00423-67-9.

Location of property: 1406 Village Green Drive, Gilbertsville, PA 19525-9547.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joy Lamont a/k/a Joy E. Lamont and Thomas J. Lamont** at the suit of GMAC Mortgage, LLC. Debt: \$208,937.07.

**William E. Miller**, Attorney. I.D. #308951

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

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

10-25936

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a revised plan of subdivision of "Ironbridge Estates" prepared by Urwiler & Walter, Inc., Consulting Engineer, dated September 12, 1978, last revised March 14, 1989 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-50, Page 433, as follows, to wit:

BEGINNING at a point on the Easterly side of the cul-de-sac (of irregular width) located at the end of Reginald Lane (50.00 feet wide), at a corner of Lot No. 49 as shown on said plan and which point is measured the eight following courses and distances from a point of curve on the Easterly side of Wingate Drive (50.00 feet wide), viz: (1) leaving the said Easterly side of Wingate Drive on the arc of a curve curving to the right having a radius of 10.00 feet the arc length of 14.98 feet to a point of tangent on the Southerly side of Reginald Lane, aforesaid; (2) thence extending North 74 degrees, 30 minutes, 26 seconds East along the said Southerly side of Reginald Lane, the distance of 127.69 feet to a point of curve on the same; (3) thence extending Eastwardly along the said side of Reginald Lane on the arc of a curve curving to the right, having a radius of 1248.24 feet, the arc length of 139.00 feet to a point of tangent on the same; (4) thence extending North 80 degrees, 53 minutes, 14 seconds East along the said Southerly side of Reginald Lane, the distance of 133.61 feet to a point of curve on the same; (5) thence extending in an Eastwardly to Northeastwardly direction, partly along the said Southerly side of Reginald Lane and also now along the Southeasterly side of Reginald Lane aforesaid, on the arc of a curve, curving to the left, having a radius of 175.00 feet the arc length if 163.79 feet to a point of reverse curve on the same; (6) thence leaving the said Southeasterly side of Reginald Lane on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc length of 20.87 feet to a point of reverse curve on the Southeasterly side of the aforesaid cul-de-sac located at the end of Reginald Lane; (7) thence extending in a Northeastwardly to Northwardly direction, partly along the said Southeasterly side of the aforesaid cul-de-sac and also now along the said Easterly side of the aforesaid cul-de-sac on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc length of 99.67 feet to a point; and (8) thence extending North 26 degrees, 54 minutes, 36 seconds East, along the said Easterly side of the aforesaid cul-de-sac, (as offered for dedication); as shown on said plan, the distance of 579 feet to the point of beginning; thence extending from said point of beginning North 26 degrees, 54 minutes, 36 seconds East, along the said Easterly side of the aforesaid cul-de-sac (as offered for dedication), the distance of 30.91 feet to a point, a corner in line of lands now or late of Hassan, as shown on said plan; thence extending along lands of Hassan, the 2 following courses and distances, viz: (1) extending North 80 degrees, 53 minutes, 14 seconds East, the distance of 171.37 feet to a point a corner; and (2) thence extending North 73 degrees, 16 minutes, 08 seconds East, the distance of 228.20 feet to a stone, found and held at a corner of lands now or late of Bretherick, as shown on said plan; thence extending South 06 degrees, 57 minutes, 53 seconds East partly along lands of Bretherick also crossing a certain stream as shown on said plan, and also along lands now or late of Novak, as shown on said plans, the distance of 357.03 feet to an iron pipe, found and held at a corner of lands now or late of Papp, as shown on said plans; thence extending South 14 degrees, 17 minutes, 04 seconds West, partly along the lands of Papp and also along lands now or late of Kopko, as shown on said plan, the distance of 160.00 feet to a point, a corner of Lot No. 54, as shown on said plan; thence extending North 15 degrees, 43 minutes, 41 seconds West, partly along Lot No. 54, also re-crossing the aforesaid stream, and also along Lot No. 49, aforesaid, the distance of 324.07 feet to a point, a corner following courses and distances, viz: (1) extending South 73 degrees, 16 minutes, 08 seconds West, the distance of 15.00 feet to a point, a corner; and (2) thence extending South 80 degrees, 53 minutes, 14 seconds West, the distance of 191.22 feet to the first mentioned point on the said Easterly side of the aforesaid cul-de-sac located at the end of Reginald Lane and place of beginning.

BEING Lot No. 53 as shown on the above mentioned plan.

Parcel Number: 51-00-02984-17-8.

Location of property: 498 Reginald Lane, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Peter C. Melle, III and Melanie C. Melle** at the suit of Perkiomen Valley School District. Debt: \$9,425.79.

**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.

10-27395

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, formerly Pottsgrove Township, surveyed by Jacob Bliem, bounded and described, as follows, to wit:

BEGINNING at a point in the Southwest corner of King and Warren Streets; thence along said King Street Westerly 30 feet to a corner of land now or late of Robert Nedell; thence by land now or late of Robert Nedell, Southerly 140 feet to a 20 feet wide alley; thence along said alley, Easterly 30 feet to said Warren Street; thence by said Warren Street Northerly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pedro A. Robles and Nancy J. Robles, by Deed from Mary H. Maack and Jari L. Loughin, Co-Partners t/a and H&H Properties, a Pennsylvania General Partnership, dated 04/07/2006, recorded 04/26/2006 in Book 5598, Page 1298.

Parcel Number: 16-00-17532-00-2.

Location of property: 564 King Street, Pottstown, PA 19464-7634.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pedro A. Robles and Nancy J. Robles** at the suit of PNC Mortgage, a Division of PNC Bank, N.A. Debt: \$146,453.10.

**William E. Miller**, Attorney. I.D. #308951

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

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

10-28135

ALL THAT CERTAIN unit on the property known, numbered and identified in the Declaration Plan referred to below as Park Side Condominium, situate in **Lansdale Borough**, Montgomery County, Pennsylvania which said unit has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 Pa. C.S.A. 3101 et seq.) by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated 10/22/85 and recorded in Deed Book 4784, Page 1998, and a Declaration Plan dated 10/22/85 and recorded in Condominium Plan Book 9, Page 79 being designated on the Declaration Plan as Unit 31, as more fully described in such Declaration of Condominium and Declaration Plan.

TOGETHER with a proportionate undivided interest in the common elements as defined in such Declaration of 2.788%.

BEING the same premises which Marion G. Myers, a/k/a Marion G. Myers Latshaw and Burlington B. Latshaw, III, wife and husband by Deed dated 12/17/99 and recorded 12/30/99 in Montgomery County in Deed Book 5301, Page 2495, granted and conveyed unto Brett A. Lipschultz.

Parcel Number: 11-00-19040-20-9.

Location of property: 717 Willow Street, Unit #B1, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brett A. Lipschultz** 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: \$59,115.49.

**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.

10-28196

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record subdivision plan 'Country Walk' made by Gilmore & Associates, Inc., Consulting Engineers & Land Surveyors, dated 10/4/1999 and last revised on 8/11/2000 and recorded in Plan Book A-59, Page 338, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Country Drive (50 feet wide), at a corner of this and Lot No. 21 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 21, South 00 degrees, 33 minutes, 18 seconds West, 149.25 feet to a point, a corner in line of Lot No. 20; thence extending along the same South 61 degrees, 30 minutes, 34 seconds West, 129.03 feet to a point, a corner in line of Lot No. 23; thence extending along the same North 32 degrees, 06 minutes, 49 seconds West, 169.97 feet to a point, a corner on the Southeasterly side of Country Drive; thence extending partly along the same and partly along the Southwesterly side of Country Drive, the (2) following course and distances, as follows, to wit: thence (1) North 68 degrees, 58 minutes, 36 seconds East, 158.55 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 58.44 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 22 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregory I. Glenn, Jr. and Alicia I. Glenn, h/w, by Deed from Country Walk Properties, L.P., a Pennsylvania Limited Partnership, dated 12/28/2001, recorded 02/04/2002 in book 5394, Page 923.

Parcel Number: 42-00-01073-34-3.

Location of property: 8 Country Drive, Pottstown, PA 19464-7222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory I. Glenn, Jr. a/k/a Gregory Isaiah Glenn, Jr. and Alicia I. Glenn a/k/a Alicia Irene Glenn** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$254,059.42.

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

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

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

10-30066

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, described according to a plan made by William S. Erwin Registered Professional Engineer, dated July 16, 1956, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (66 feet wide) at the distance of 285 feet measured along Roberts Street on a course of South 49 degrees, 14 minutes East from the Southeastwardly side of Calamia Drive (50 feet wide) containing in front or breadth on the said Roberts Street 30 feet and extending Northeastwardly of that width in length or depth between parallel lines at right angles to the said Roberts Street, the Northwestly line thereof extending along line of Lot No. 14 and partly through the party wall between the house erected on this lot and the house erected on the lot to the Northwest, and the Southeasterly line extending along line of Lot No. 12, 115 feet to a point in the title line in the bed of a certain easement for utility and driveway which easement extends Northwestwardly along Calamia Drive and Southeastwardly and Northeastwardly into Logan Street (66 feet wide).

BEING Lot No. 13 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned easement for utility and driveway, as shown on the above mentioned plan, at all times hereafter forever in common with utility corporation, corporations, company or companies, owners, tenants, occupiers of the other lots or ground bounding thereon which may be given or entitled to the use thereof as and for utility rights, passageway driveway and watercourse at all times hereafter, excepting and reserving thereout unto the grantor the right and privilege to grant and extend such use and right thereof to any person, persons, corporation, corporations, subject, however, to the proportionate part of the expense of keeping said easement in good order, condition and repair at all times hereafter forever.

BEING the same premises which Charles W. Gray, III, by Deed dated October 18, 2004 and recorded October 20, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5530, Page 1249, granted and conveyed unto Joanne Cocivera as sole owner.

Parcel Number: 13-00-32384-00-3.

Location of property: 619 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joanne Cocivera, as sole owner** at the suit of U.S. Bank, National Association, as Trustee for The Holders of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF1. Debt: \$160,386.64.

**Joel A. Ackerman**, Attorney.

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

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

10-30354

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

BEGINNING at an iron pin in the middle of a public road known as Airport Road leading from U.S. Route No. 422 to Linfield, distant one hundred ninety-eight feet Northwestwardly from an iron pin being a corner of lands now or late of Thomas Murphy; thence along the middle of the aforesaid public road, North forty-two degrees, East ninety-nine feet to an iron pin; thence South forty-seven degrees, East two hundred ninety-seven and ninety-seven one-hundredths feet to an iron pin a corner of land of Thomas Murphy; thence along the same, South forty-two degrees, fifteen minutes West, ninety-nine feet to an iron pin; thence North forty-seven degrees, West two hundred ninety-seven and sixty-five one-hundredths feet to an iron pin in the middle of the aforesaid public road being the point and place of beginning.

BEING the same premises which Gary E. Grosshatten and Catherine Grosshatten, his wife, by Indenture bearing date the 16th day of July, A.A., 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4643, Page 475 &c., granted and conveyed unto Gerald W. Bedard and Heather A. Bedard, his wife, in fee.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Andrew W. Kontra, a/k/a Andrew W. Kontra, Jr. and Sandra Kontra, husband and wife, by Deed from Gerald W. Bedard and Heather A. Bedard dated August 26, 1983 and recorded August 30, 1983 in Deed Book 4716, Page 414.

Parcel Number: 37-00-00022-00-4.

Location of property: 83 Airport Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew W. Kontra a/k/a Andrew W. Kontra, Jr. and Sandra Kontra** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$11,719.51.

**Christine L. Graham**, Attorney.

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

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

10-30818

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

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

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

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

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



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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Babatunde A. Osobu** 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: \$437,116.80.

**Margaret Gairo**, Attorney.

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

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

10-31486

ALL THAT CERTAIN piece or parcel of ground, with the building and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a plan of property made for Henry C. MacCullough by Charles E. Shoemaker, Registered Professional Engineer, dated March 23, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turner Avenue (50 feet wide) (intended to be dedicated) said point being at the distance of 550.00 feet measured North 48 degrees, 56 minutes West along the Northeasterly side of Turner Avenue from its point of intersection with the Northwesterly side of Osbourne Avenue (formerly 2nd Street) (50 feet wide).

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Turner Avenue 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines 125.00 feet.

BEING Lots Numbers 625 and 626 on Plan of Lots of "Glenside Park", as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Vincent Joyner and Anitra McKinney-Joyner, by Deed from John C. Taylor, dated 2/15/2008 and recorded 3/27/2008, in Book 5686, Page 2216.

Parcel Number: 30-00-68120-00-7.

Location of property: 2923 Turner Avenue, Abington, PA 19001-3511.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent Joyner and Anitra McKinney-Joyner** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$301,636.41.

**William E. Miller**, Attorney. I.D. #308951

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

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

10-31971

ALL THAT CERTAIN lot or piece of land known as 725 West Elm Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a point on the Northeast side of Elm Street at the distance of 160 feet, 6 inches Northwesterly from the North corner of Elm Street and Kohn Streets a corner of this and other land of Filwood Roberts; thence along said land at right angles to Elm Street the line passing through the middle of the partition wall between this and the adjoining house Northeasterly 76 feet to a certain 4 feet wide alley; thence along the Southwest side of said alley Northwesterly 15 feet to another alley; thence along the Southeast side of said alley Southwesterly 76 feet to Elm Street, aforesaid; thence along the Northeast side of Elm Street Southeasterly 15 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Michael Organski, by Deed from John Reid Eyler and Lois E. Eyler, h/w, dated 05/30/2006, recorded 06/16/2006 in Book 5604, Page 2214.

Parcel Number: 13-00-11028-00-2.

Location of property: 725 West Elm Street, Norristown, PA 19401-3725.

Parcel Number: 13-00-11028-00-2.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Organski** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$107,486.94.

**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.

10-32362

ALL THAT CERTAIN unit and piece of land, with the buildings and improvements to be erected thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan prepared for "Mews at Valley Forge", drawn by Chambers Associates, Inc., Consulting Engineers and Surveyors of Center Square, Pennsylvania, Job No. 485-028, dated 6/26/1992, last revised 1/28/1993 and recorded in Plan Book A-54, Pages 50 and 51, as follows, to wit:

BEGINNING at a point on the Northwestern side of Reagan Court, said point being at a point, a corner of Unit No. 1203 Reagan Court as shown on said plan; thence extending from said point of beginning and extending along the line of said Unit No. 1203, North 38 degrees, 12 minutes, 28 seconds West, 92.33 feet to a point in the bed of a sanitary sewer easement as shown on said plan; thence extending through the bed of said sanitary sewer easement, North 51 degrees, 47 minutes, 32 seconds East, 22.00 feet to a point, a corner of Unit No. 1201 Reagan Court as shown on said plan; thence extending along the line of said Unit No. 1201, South 38 degrees, 12 minutes, 28 seconds East, 92.33 feet to a point on the Northwestern side of Reagan Court, aforesaid; thence extending along the said Northwestern side of Reagan Court, South 51 degrees, 47 minutes, 32 seconds West, 22 feet to a point, a corner of Unit No. 1203 Reagan Court, aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Rodenbaugh, Sole Owner, by Deed from Ilda R. Bickings, widow, dated 03/20/1997, recorded 03/25/1997 in Book 5180, Page 1662.

Parcel Number: 63-00-06613-01-1.

Location of property: 1202 Reagan Court, Norristown, PA 19403-5254.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Rodenbaugh** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$169,233.92.

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

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

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

10-32383

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

BEING Lot No. 37 on said plan.

BEING the same premises which T.H. Properties, a Pennsylvania Limited Partnership, by Deed dated October 29, 2008 and recorded November 14, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5714, Page 153, granted and conveyed unto Soyon Kim and Donghyuk Lim.

Parcel Number: 34-00-03550-68-2.

Location of property: 508 Clearview Drive, Souderton, PA, 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Soyon Kim and Donghyuk Lim** at the suit of Wells Fargo Bank, N.A. Debt: \$266,216.51.

**Joel A. Ackerman**, Attorney.

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

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

10-32712

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for John E. Burt, by Chambers Associates, Consulting Engineers and Surveyors, dated May 18, 1988 last revised October 13, 1988 recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-50, Page 190, as follows, to wit:

BEGINNING at a point on the Northwestern side of DeKalb Pike (S.R. 202) (shown thereon as 65.00 feet wide), at a corner of lands now or formerly of Quarryman's Supply, as shown on said plan, which point is at the distance of 40.00 feet, measured North 52 degrees, 56 minutes, 00 seconds West, through the Northwestern portion of the bed of DeKalb Pike from a point on the center line of the same and which last mentioned point is at the distance of 3200.00 feet, more or less, measured in a Southwestwardly direction along the aforesaid center line of DeKalb Pike from its point of intersection with the center line of Skippack Pike (no width given); thence extending from said point of beginning South 37 degrees, 39 minutes, 00 seconds West, along the said Northwestern side of DeKalb Pike, the distance of 64.00 feet to an iron pin (to be set), at a corner of Lot Number 1, as shown on said plan; thence extending North 52 degrees, 56 minutes, 00 seconds West, along Lot Number 1 and also crossing a certain driveway (no width shown), as shown on said plan, the distance of 250.00 feet to an iron pin (to be set), at a corner in line of the aforesaid lands of Quarryman's Supply; thence extending along said lands, the two following courses and distances, viz: (1) extending North 37 degrees, 39 minutes, 00 seconds East, the distance of 64.00 feet to a point, a corner; and (2) thence extending South 52 degrees, 56 minutes, 00 seconds East, the distance of 250.00 feet to the first mentioned point on the said Northwestern side of DeKalb Pike and place of beginning.

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

BEING the same premises which DFC Blue Bell, LP, a Pennsylvania limited partnership, by Deed dated March 29, 2007 and recorded May 10, 2007 in Montgomery County in Deed Book 5646, Page 1868 granted and conveyed unto 1269 DeKalb, LP, in fee.

TOGETHER with the driveway access easement as in Deed Book 5214, Page 1485.

Parcel Number: 66-00-01568-00-4.

Location of property: 1269 DeKalb Pike, Whitpain Township, PA.

The improvements thereon are: A car wash.

Seized and taken in execution as the property of **535 Lancaster, LP and 1269 DeKalb, LP** at the suit of MCK Mortgage Properties, LLC. Debt: \$5,916,682.00.

**MCK M. Shields**, 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.

#### 10-33073

ALL THAT CERTAIN lot or tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania bounded and described according to a plan prepared for Robert C. and Betty G. Alderfer by Richard C. Mast Associates, P.C., Consulting Engineers, dated 11/15/1999, last revised 3/6/2000 and recorded in Plan Book A-59, Page 128, follows, to wit:

BEGINNING at a concrete monument on the Southerly side of legal right-of-way line of Harleysville-Souderton Pike (SRO113) said point being a corner of lands now or late of Brian F. and Kimberly A. Shaughnessy, Block 4, Unit 6; thence extending from said point or beginning the two following courses and distances along the aforesaid lands: (1) South 04 degrees, 13 minutes, 00 seconds East, 240.00 feet to a point; and (2) North 85 degrees, 03 minutes, 02 seconds East, 102.22 feet to a point; thence extending South 04 degrees, 48 minutes, 43 seconds East along lands now or late of Floyd M. and Dorothy D. Goshow, Block 4 Unit 71 in said plan, 147.93 feet to a point; thence extending South 24 degrees, 53 minutes, 33 seconds East, 202.75 feet to a point; thence extending South 65 degrees, 41 minutes, 55 seconds West 244.09 feet to a point; thence extending North 47 degrees, 23 minutes, 31 seconds West, 81.77 feet to a point; thence extending South 42 degrees, 57 minutes, 14 seconds West, 17.07 feet to a point; thence extending North 48 degrees, 53 minutes, 28 seconds West, 137.70 feet to a point a corner of Lot 2 on said plan; thence extending along the same the four (4) following courses and distances: (1) North 49 degrees, 33 minutes, 00 seconds East, 151.46 feet to a point; (2) North 08 degrees, 33 minutes, 52 seconds East, 172.98 feet to a point; (3) North 20 degrees, 54 minutes, 50 seconds East, 73.55 feet to a point and (4) North 04 degrees, 13 minutes, 00 seconds West, 155.73 feet to a point on the legal right-of-way line of Harleysville-Souderton Pike S.R. 0113; thence extending along the same, North 85 degrees, 03 minutes, 00 seconds East, 25.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Betty G. Alderfer and Robert C. Alderfer by Deed from Robert C. Alderfer and Esther Bertha Alderfer, now known as Betty G. Alderfer, husband and wife, dated March 21, 2005 and recorded April 7, 2005 in Deed Book 5549, Page 1359.

On August 19, 2011 Robert C. Alderfer departed this life after which title to subject property is vested solely in Defendant Betty G. Alderfer by operation of law.

Parcel Number: 34-00-02401-00-4.

Location of property: 230 Harleysville Pike, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty G. Alderfer and Robert C. Alderfer** at the suit of First Niagra Bank, National Association, s/b/m/t Harleysville National Bank and Trust Company. Debt: \$206,112.56.

**Kevin T. McQuail**, 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.

#### 10-35356

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, more particularly known and described as Lots Numbers 15 and 16 in Block "T" as shown on a certain plan or map of Roslyn Heights surveyed and prepared by J. Owen Carter, C.E., dated November 1927 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 1033, Page 600, containing dimensions as per plan, and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Edgewood Avenue at the distance of 350 feet measured North 44 degrees East from the Easterly side of Pershing Avenue; thence extending North 44 degrees, East 50 feet to a point; thence extending Southeastwardly 107.72 feet to a point; thence extending South 43 degrees, 42 minutes West, 50 feet to a point; thence extending Northwestwardly 107.90 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond L. Poole and Inez D. Poole, by Deed from Timothy Morselander and Sandra Morselander, his wife, dated 06/18/1993, recorded 08/30/1993 in Book 5052, Page 1438.

Parcel Number: 30-00-17144-00-7.

Location of property: 1429 Edgewood Avenue, Abington, PA 19001-2309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Inez D. Poole and Raymond L. Poole** at the suit of Wells Fargo Bank, N.A. Debt: \$204,804.05.

**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.

10-36641

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate upon the Southeasterly side of Gay Street between Third Avenue and Second Avenue, in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, marked Lot No. 198 on plan of lots and lands of Dr. J.D. Graber, bounded and described, as follows:

BEGINNING at a point in the center line of Gay Street at the distance of 326 and 1/2 feet Southwesterly from the center line of Third Avenue; thence by Lot No. 199 South 45 degrees, 50 minutes East, 185.00 feet to the center of a 20 feet wide alley; thence along the center line of said alley South 44 degrees, 10 minutes West, 50.00 feet to a corner of this and Lot 197 of said plan; thence by Lot No. 197, North 45 degrees, 50 minutes West, 185.00 feet to center line of Gay Street, aforesaid; thence on center line of said Gay Street, North 44 degrees, 10 minutes East, 50.00 feet to the place of beginning.

AND ALL THAT CERTAIN lot or piece of land marked 199 on Plan of Lots of the Daniel Springer Estate, and situate upon the Southeasterly side of Gay Street in **Upper Providence Township**, aforesaid County and State, bounded and described, as follows, viz:

BEGINNING at a stake in the center line of Gay Street, 276 1/2 feet Southwesterly from the center line of Third Avenue; thence by Lot No. 200, South 45 degrees, 50 minutes East, 185 feet to a stake; thence by Lot No. 255, South 44 degrees, 10 minutes West, 50 feet to a stake; thence by Lot No. 198, North 45 degrees, 50 minutes West, 185 feet to a stake in the center line of Gay Street; thence on the center line of Gay Street North 44 degrees, 10 minutes East, 50 feet to the place of beginning.

AND ALL THAT CERTAIN lot or piece of land marked Lot No. 255 on a plan of lots of Daniel Springer, situate on the Northwesterly side of Union Street between Maple Street and Third Avenue in **Upper Providence Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Union Street at the distance of 276 1/2 feet Southwesterly from the center line of Third Avenue; thence by Lot No. 256 on said plan North 45 degrees, 50 minutes West, 200 feet to a point in the center line of a proposed alley; thence on the center line of said proposed alley South 44 degrees, 10 minutes West, 50 feet to a corner of this and Lot No. 254 on said plan; thence along said Lot No. 254, South 45 degrees, 50 minutes East, 200 feet to a point in the center line of said Union Street; thence on the center line of said Union Street, North 44 degrees, 10 minutes East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN William G. Fender by Deed from William G. Fender dated 8/6/2004, recorded 8/6/2004 in Deed Book 5520, Page 2281.

Parcel Number: 61-00-01930-00-7.

Location of property: 268 Gay Street, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William G. Fender** at the suit of Deutsche Bank, National Trust Company, as Trustee for Home Loan Mortgage Loan Trust 2005-1. Debt: \$197,034.06.

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

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

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

10-36672

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision and Land Development for Chandlers Crossing made by John T. Aston, Surveyors, Boyertown, Pennsylvania, dated October 8, 1990 and last revised November 20, 1990 and recorded in Plan Book A-52, Page 292, 293 and 294, as follows, to wit:

BEGINNING at a point a corner of Lot 30 Stafford Square, on said plan; thence extending North 50 degrees, 59 minutes, 27 seconds West, 100.00 feet to a point in open space; thence along the same, the three (3) following courses and distances: (1) North 39 degrees, 00 minutes, 33 seconds East, 35.00 feet to a point; (2) South 50 degrees, 59 minutes, 27 seconds East, 100.00 feet to a point and (3) South 39 degrees, 00 minutes, 33 seconds West, 35.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 Stafford Square, on said plan.

UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed Book 4973, Page 2313 and any and all amendments and supplements thereto.

TITLE TO SAID PREMISES IS VESTED IN Craig R. Oberholtzer, Jr., unmarried and Michaela J. Lucia, unmarried, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Deed from Ingrid C. Ritter, f/k/a Ingrid C. Hiryak and Ralph R. Ritter, Jr., w/h, dated 11/20/2007, recorded 04/17/2008 in Book 5689, Page 1405.

Parcel Number: 32-00-06477-08-8.

Location of property: 29 Stafford Square, Boyertown, PA 19512-9740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig R. Oberholtzer, Jr. and Michaela J. Lucia** at the suit of Colonial Savings, F.A. Debt: \$199,209.53.

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

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

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

10-36927

ALL THAT CERTAIN tract of land, with the improvements and appurtenances constructed therein to be known as Lot 1 and Lot 3 combined, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of survey entitled "Annexation Plan", prepared for Thomas and Margaret Calvario, by Oxford Engineers & Consultants, Inc., 2605 Egypt Road, Suite 203, Trooper, Pennsylvania, dated October 28, 1998 and last revised January 25, 1999 as follows:

BEGINNING at a point, a common corner of Lot 1 and land now or late Philadelphia Electric Company (DBV 2126, Page 86) on the Southerly right-of-way of Moser Road (50 feet wide), said point being located South 46°, 15', 00" West from the intersection of the Southeasterly right-of-way of Moser Road (50 feet wide) and the Southwesterly right-of-way of Maple Street (50 feet wide); thence from said point or beginning along land of aforementioned Philadelphia Electric Company South 43°, 45', 00" East, 150.00 feet to a point, a common corner with Philadelphia Electric Company and on the center line of a 20 foot wide alley (abandoned); thence along the center line of aforementioned 20 foot wide alley (abandoned) North 46°, 15', 00" East, 74.87 feet to a point; thence leaving said abandoned alley and along land of Lot 2 and crossing a 15 foot wide easement that services Lot 1 South 43°, 45', 00" East, 2226.37 feet to a point on line of lands of now or late Conrail (140 feet wide); thence along lands of Conrail North 86°, 37', 00" West, 262.86 feet to a point of curvature; thence along the same, along a curve to the right having a radius of 5660.00 feet, and an arc length of 245.77 feet to a point on the aforesaid Southerly right-of-way of Moser Road; thence along said right of way North 46°, 15', 00" East, 267.19 feet to the point and place of beginning.

CONTAINING 1.241 acres, more or less.

Parcel Number: 16-00-21272-00-6.

Location of property: 288 Moser Road, Pottstown, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Giza Associates Realty, L.L.C. and Susquehanna Bank** at the suit of Borough of Pottstown. Debt: \$7,529.42.

**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.

11-01662

ALL THAT CERTAIN lot or piece of land, with the building and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a survey made by Hiltner and Hitchcock, C.E.'S in April 1931, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cherry Street at the distance of seventy-four and four one-hundredths feet Southwesterly from the Southwesterly side of Marshall Street; thence extending Southeasterly at right angles to Cherry Street and along the face of the North wall of the house hereon erected, it being the Southwesterly side of an alley laid three feet in width, and along land now or late of Charles A. Fogel one hundred seventeen feet to a point on the Northwesterly side of Maple Alley; thence extending along said side of said alley Southwesterly seventeen and eighty-five one-hundredths feet to a point; thence along property of Rubin Malnick, the line passing along the Northerly face of the wall of the brick building erected on the rear of the property of Rubin Malnick and also through the middle of the partition wall between the house thereon erected and the house hereon erected, one hundred seventeen feet to a point on the Southeasterly side of Cherry Street; thence extending along said side of Cherry Street, Northeasterly seventeen and eighty-five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Haregewain Massele and Zufan Mehabe, husband and wife as Tenants by the Entirety by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. dated 10/10/1997, recorded 10/23/1997 in Deed Book 5204, Page 357.

Parcel Number: 13-00-07692-00-8.

Location of property: 544 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Haregewain Massele and Zufan Mehabe** at the suit of Deutsche Bank, National Trust, Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3. Debt: \$87,418.73.

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

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

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



11-02387

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, Pennsylvania, described according to a plan or survey made for Thomas C. Evans, by Douglas W. Breiteringer, Registered Surveyor, New Britain, Pennsylvania, dated 11/29/1986 and last revised 3/11/1987 and recorded in Montgomery County in Plan Book A-48, Page 429, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Skippack Pike (LR 197) (50 feet wide) at the distance of 39.54 feet measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 25.00 feet from a point of curve on the Northwesterly side of Lafayette Avenue (LR 46090) (60 feet wide); thence extending from said point of beginning North 50 degrees, 08 minutes, 00 seconds West along the said Northeasterly side of Skippack Pike 248.43 feet to a point, a concrete monument found, also being a corner of land now or formerly of Hasib and Lamir Tanvol; thence extending along the same, North 42 degrees, 06 minutes, 00 seconds East, 240.10 feet to a point a corner of Lot 2 on said plan; thence extending along the same, the three following courses and distances, viz: (1) South 47 degrees, 54 minutes, 00 seconds East, 110 feet to a point; (2) South 13 degrees, 28 minutes, 03 seconds West, 119.32 feet to a point; and (3) South 49 degrees, 49 minutes, 00 seconds East, 100 feet to a point on the said Northwesterly side of Lafayette Avenue; thence extending along the same, South 39 degrees, 15 minutes, 00 seconds West, 102.94 feet to a point of radial round curve thereon; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.54 feet to the first mentioned point and place of beginning.

BEING Lot No.1 as shown on said plan.

BEING the same premises which Farzaad Khatri, by Deed dated June 8, 2005 and recorded on June 28, 2005 in the Office for the Recorder of Deeds in and for the County of Bucks as Book 5560, Page 0402 granted and conveyed unto Farzaad Khatri and Rosario Khatri.

Parcel Number: 65-00-10633-00-3.

Location of property: 335 Skippack Pike, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Farzaad Khatri and Rosario Khatri** at the suit of St. Edmond's Federal Savings Bank. Debt: \$827,135.77.

**Sarah A. Elia**, 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.

11-03214

ALL THAT CERTAIN message and lot or piece of land, situate in the Village of Sumneytown, **Marlborough Township**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner on the Southeast side of Springhouse and Sumneytown Turnpike Road; thence along said side of the said Turnpike Road, South fifty degrees, East three and nine-tenths perches to a post, a corner of a lot of land of Washington Schell; thence along the same, South forty-seven and a quarter degrees West, nineteen and three-tenths perches to a stone, a corner in a lot of land or strip of land ten feet wide used for a passage or alley; thence along the same, North fifty and a quarter degrees, West three and six-tenths perches to a stone, a corner of a lot of land of Edwin M. Benner; thence along the same, North forty-seven and a quarter degrees, East nineteen and three-quarter perches to the place of beginning.

BEING the same premises which Timothy R. Fehr (erroneously situated in Deed Book 4926, Page 5 as Thomas R. Fehr) and Sheila L. Fehr, husband and wife, by Deed dated March 19, 2001 and recorded July 27, 2001 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5369, Page 640, granted and conveyed unto Timothy R. Fehr and Sheila L. Fehr, husband and wife as Tenants by the Entireties.

Parcel Number: 45-00-02728-00-8.

Location of property: 3153 Main Street, a/k/a 3153 Sumneytown Pike, Sumneytown, PA, 18054.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Timothy R. Fehr and Sheila L. Fehr, husband and wife as Tenants by the Entireties** at the suit of Wells Fargo Bank, National Association as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15. Debt: \$209,907.50.

**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.

11-03555

THE LAND referred to herein is situated in the Commonwealth of Pennsylvania, County of Montgomery, City of Hatboro and described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a Plan of Hatboro Gardens, made for Parkwood Homes Company by George B. Mebus, Registered Professional Engineers, Glenside, Pennsylvania, dated March 6, 1950, which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Westerly side of Drexel Road (50 feet wide) which point is measured the two following courses and distances along the Westerly and Northwesterly side of Drexel Road from its intersection with the Southwesterly side of Lehman Avenue (50 feet wide) (both lines produced): (1) extending from said point of intersection South 16 degrees, 20 minutes, 30 seconds West, 161.58 radius of 100 feet the arc distance of 21.46 feet to the point and place of beginning; thence extending from said beginning point along the Westerly and Southwesterly side of Drexel Road on a line curving to the left having a radius of 100 feet the arc distance of 50 feet to a point; thence extending South 65 degrees, 23 minutes, 46 seconds West, 80 feet to a point; thence extending North 43 degrees, 47 minutes, 30 seconds West, 128.56 feet to a point; thence extending South 85 degrees, 57 minutes, 18 seconds East, 153.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 106 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas McGuire and Leslie McGuire, by Deed from James R. Kitchen and Suzanne L. Kitchen, husband and wife, dated 06/15/2000, recorded 06/28/2000 in Book 5321, Page 1164.

Parcel Number: 08-00-01420-00-3.

Location of property: 20 Drexel Road, Hatboro, PA 19040-3422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leslie R. McGuire a/k/a Leslie McGuire and Thomas J. McGuire a/k/a Thomas McGuire** at the suit of PHH Mortgage Corporation. Debt: \$285,015.43.

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

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

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

11-05482

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Amy Glass, Attorney. I.D. #308367

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

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

11-05803

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, and described according to a Map of Property of Brandywine Village made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 18, 1950 and which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery, aforesaid in Deed Book 2083, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Walker Lane (sixty feet wide) which point is at the distance of eighty and forty-three hundredths feet measured North nineteen degrees, eleven minutes West along said side of Walker Lane from a point of tangent in the same; which point is at the distance of eighteen and seventy-one hundredths feet measured on a line curving to the left having a radius of twelve feet from a point of curve on the Northwest side of Swedesford Road (eighty feet wide); thence extending from said beginning point South sixty-nine degrees, fifty seven minutes West along the center line of a certain eight feet wide driveway laid out between these premises

adjoining to the Southeast, one hundred five and forty-seven hundredths feet to a point; thence extending North seventy-five degrees, twenty-seven minutes, West thirty-six and thirty-eight hundredths feet to a point; thence extending North nineteen degrees, one minutes East, fifty-seven and eleven-hundredths feet to a point; thence extending North sixty-nine degrees, fifty-seven minutes East, one hundred and forty-hundredths feet to a point on the Southwest side of Walker Lane aforesaid; thence extending along the same, South nineteen degrees, eleven minutes East, sixty-five feet to the first mentioned and place of beginning.

BEING Lot No. 105 as shown on said plan.

BEING the same premises which Marie A. Knox and Allan G. Pomerantz, husband and wife by Deed dated July 27, 1989 and recorded July 28, 1989 in Montgomery County in Deed Book 4918, Page 1276 conveyed unto David Carlberg and Donna Carlberg, husband and wife, in fee.

Parcel Number: 58-00-20143-00-4.

Location of property: 109 Walker Lane, King of Prussia, PA 19406.

The improvements thereon are: Residence.

Seized and taken in execution as the property of **David Carlberg and Donna M. Carlberg** at the suit of CIT Small Business Lending Corporation. Debt: \$597,958.55.

**Dana C. Panagopoulos**, 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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11-06154

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 11, 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.

BEING the same premises that Lewis M. Anders, Executor of the Estate of Willis M. Anders, Deceased, by Deed dated 5-26-2000 and recorded 6-21-2000 in Montgomery County in Deed Book 5320, Page 1665 conveyed unto Arthur W. Shronk and Coleen O. Shronk, husband and wife, in fee.

AND the said Arthur W. Shronk did depart this life on or about 2/27/2003 whereby title is vested in Coleen O. Shronk by Rights of Survivorship.

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

Location of property: 270 Hunsberger Lane, Harleysville, PA.

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

Seized and taken in execution as the property of **Earl Dale Renner, Jr. a/k/a E. Dale Renner, Jr. and Katherine A. Renner** at the suit of Univest National Bank and Trust Company. Debt: \$53,089.68.

**Jeffrey G. Trauger**, Attorney.

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

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

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11-06560

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described separately according to a Plan of Lots at "Clearview" prepared for Jacob Bayuk, by Sartari and Remington, Civil Engineers, recorded in the Office for the recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 596, Page 500, as follows, to wit:

BEGINNING at a point on the Northwestern side of Ridgeway Avenue (50 feet wide) at a corner of Lot Number 5, as shown on said plan, which point is at the distance of 250.00 feet measured South 46 degrees, 30 minutes West along the said Northwestern side of Ridgeway Avenue from its point of intersection with the Southwesterly side of Elliott Avenue (shown on plan as Upland Avenue) (50 feet wide).

CONTAINING in front or breadth measured South 46 degrees, 30 minutes West, along the said Northwestern side of Ridgeway Avenue, the distance of 50.00 feet and extending of that width, in length or depth, Northwestwardly between parallel lines at right angles to Ridgeway Avenue, the distance of 150.00 feet.

BEING Lot Number 6, Section "F" as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Jones and Marie Jones, by Deed from William R. Black, Jr. and Diane M. Black, dated 02/23/2007, recorded 03/06/2007 in Book 5637, Page 2339.

Parcel Number: 30-00-56173-00-2.

Location of property: 1632 Ridgeway Avenue, Willow Grove, PA 19090-4327.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan Jones a/k/a Jonathan Patrick Jones and Marie Jones a/k/a Marie Kathryn McGowan Jones** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$211,758.27.

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

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

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

11-07079

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to Phasing Plan of Regents Park Subdivision prepared for Heritage Real Estate Investment Company by Yerkes Associates, Inc., dated 4/21/80 and last revised 1/19/88, as follows:

BEGINNING at a point on the Southeasterly side of Norrington Drive (50 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 23.56 feet from said point of beginning, extending along the said Southeasterly side of Norrington Drive the two following courses and distances, viz: (1) North 40°, 36', 30" East, 60.00 feet; (2) along the arc of a circle curving to the left having a radius of 225 feet, the arc distance of 15.97 feet to a point, a corner of Lot No. 506 on said plan; thence extending along the same South 66°, 36', 03" East, 48.75 feet to a point, a corner of Lot No. 508 on said plan; thence extending along the same South 40°, 36', 30" West, 105.38 feet to a point on the Northeasterly side of Windmill Circle, aforesaid; thence extending along the same North 49°, 23', 30" West, 31.00 feet to a point of curve in the same; thence extending along the arc or a circle curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 507 on said plan.

BEING the same premises which Samantha M. Lowry by Deed dated 9/21/2007 and recorded 10/5/2007 in Montgomery County in Deed Book 5667, Page 2069 granted and conveyed unto Armina McElveen and Kenneth McElveen and Jontarr E. Johnson.

Parcel Number: 63-00-09660-24-9.

Location of property: 1221 Windmill Circle, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jontarr E. Johnson, Armina McElveen and Kenneth L. McElveen** at the suit of Midfirst Bank. Debt: \$268,812.24.

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

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

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

11-08977

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to as "Beaver Hill Condominium" located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, which has therefore been submitted to the provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania of a Declaration dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 332, First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 390 and Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 435 and a Third Amendment thereto dated January 19, 1981 and recorded January 20, 1981 in Deed Book 4597, Page 507 and a Fourth Amendment thereto dated September 27, 1993 and recorded October 12, 1993 in Deed Book 5057, Page 1093 and a Fifth Amendment thereto dated February 20, 1995 and recorded March 6, 1995 in Deed Book 5107, Page 158 and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7, Page 53 and amended by First Amendment thereto dated January 31, 1980 and revised October 21, 1980 and recorded in Plan Book 8, Page 61 and Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 385 and First Amendment thereto dated October 28, 1980 recorded October 30, 1980 in Deed Book 4575, Page 429 and Second Amendment thereto dated March 22, 1988 and recorded April 21, 1988 in Deed Book 4870, Page 1588 and a Third Amendment to the Code of Regulations of Beaver Hill Condominium dated May 4, 1994 and recorded June 7, 1994 in Deed Book 5080, Page 232, Fourth Amendment thereto dated February 20, 1995 and recorded March 6, 1995 in Deed Book 5107, Page 155, and being and designated on Declaration Plan as Unit Number 214 S as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1171080%.

TITLE TO SAID PREMISES IS VESTED IN **Kassandra Hatzis**, by Deed from Eric C. Clinkscales, dated 01/22/2002, recorded 03/04/2002 in Book 5398, Page 879. The said **Kassandra Hatzis** died on 6/1/2010, and **Peter Hatzis** was appointed Administrator of her estate. Letters of Administration were granted to him on 7/27/2010 by the Register of Wills of Montgomery County, No. 46-201-2428. Decedent's surviving heir(s) at law and next-of-kin are **Peter Hatzis** and **Magda Hatzis**. by executed waiver(s), **Magda Hatzis** has waived her interest in the property.

Parcel Number: 10-00-04690-45-7.

Location of property: 100 West Avenue, Unit 214S, Jenkintown, PA 19046-2600.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Hatzis, in His Capacity as Administrator and Heir of the Estate of Kassandra Hatzis and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kassandra Katzis, Deceased** at the suit of Sovereign Bank. Debt: \$79,376.19.

**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.

11-10326

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on plan of lots known as G in Oaks Farm, made by G. D. Houtman & Son, Civil Engineers and Land Surveyors, dated August 1953, and last revised December 16, 1953 and recorded March 22, 1954, in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania in Plan Book A-1, Page R6 and 6A, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Green Tree Lane (50 feet wide) at a corner of Lot No. 13 on said plan; thence extending from said point of beginning along said Lot No. 13, North 23 degrees, 51 minutes, 20 seconds West, 212.38 feet to a point; thence extending North 59 degrees, 50 minutes, 40 seconds East, 100.61 feet to a point in line of Lot No. 16 on said plan; thence extending along the same, South 23 degrees, 51 minutes, 20 seconds East, 223.42 feet to a point on said side of Green Tree Lane; thence extending along the same, South 66 degrees, 08 minutes, 40 seconds West, 100 feet to the first mentioned point and place of beginning.

Being Lot No. 14 on said plan.

UNDER AND SUBJECT to certain agreement and rights as of record.

AS DESCRIBED in Deed Book 4714, Page 708.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Morinelli and Marie Morinelli, his wife, as Tenants by the Entireties by Deed from Allen B. Cohen and Geraldine S. Cohen, his wife dated 08/01/1993, recorded 08/09/1993 in Deed Book 4714, Page 708.

Parcel Number: 40-00-21088-00-4.

Location of property: 1132 Greentree Lane, (Township of Lower Merion), Penn Valley, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marie Morinelli** at the suit of Virtual Bank, a Division of Lydian Private Bank. Debt: \$54,246.73.

**Amy Glass, Attorney. I.D. #308367**

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

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

11-10434

ALL THAT CERTAIN lot or piece of ground, with the dwelling thereon erected, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County Pennsylvania described according to a plan thereof made by George F. Shaner, C.E. dated April 15, 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Willow Street (50.00 feet wide), a corner of Lot No. 285 on the Plan of Pottstown Land and Improvement Company at the distance of 150.00 feet Northeastwardly from the Northeastly side of Airy Street (50.00 feet wide); thence extending along the Southeasterly side of Willow Street, North 38 degrees, 04 minutes East, 45.00 feet to a point; thence extending along the middle of Lot No. 283 on the Plan of Pottstown Land and Improvement Company, South 51 degrees, 36 minutes East, 135.00 feet to a point on the Northwesterly side of 15.00 feet wide private joint alley; thence South 38 degrees, 04 minutes West, 45.00 feet to a point; thence extending along the line of Lot No. 285 on said plan, North 51 degrees, 56 minutes West, 135.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 284 and the Northeastly 112 of Lot No. 283 on the Plan of Pottstown Land and Improvement Company aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Pamela Peterson, by Deed from Douglas W. Taylor and Kathleen B. Taylor, h/w, dated 08/03/2001, recorded 09/05/2001 in Book 5374, Page 608.

Parcel Number: 16-00-32908-00-7.

Location of property: 716 Willow Street, Pottstown, PA 19464-4530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela Peterson** at the suit of GMAC Mortgage, LLC. Debt: \$143,333.56.

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

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

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



11-10874

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery, and Commonwealth of Pennsylvania, described according to survey and plan thereof made by Franklin and Lindsay, C.E. dated July 19, 1944, as follows, to wit:

BEGINNING at a point on the Northwestern side of Madison Avenue at the distance of 30.74 feet Northeast of a point of tangent on the Northwestern side of Madison Avenue, which point is at the distance of 382.66 feet from a point of compound curve measured on the arc of a circle with a radius of 230 feet, said point of compound curve being at the distance of 47.12 feet measured on the arc of a circle with a radius of 30 feet from a point of curve on the Southeast side of Evergreen Avenue.

CONTAINING in front or breadth on the said Madison Avenue 32.5 feet and extending of that width Northwesternly between parallel lines at right angles to said Madison Avenue, the Northeast line thereof passing partly through the center of the party wall between this and the messuage adjoining on the Northeast 123.07 feet, the Southwest line thereof 126.03 feet and containing on the rear thereof 32.63 feet.

KNOWN as Lot No. 35 on said plan.

Parcel Number: 08-00-03550-00-6.

Location of property: 439 Madison Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas P. Towers, III** at the suit of Abington Bank. Debt: \$213,909.68.

**Philip G. Curtin**, Attorney.

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

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

11-13079

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, Registered Land Surveyor on February 20, 1952 and recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 2273, Page 601, as follows, to wit:

SITUATE on the Northeast side of Oak Tree Road (50 feet wide) at the distance of 280 feet Northwestwardly from a point of curve formed by the intersection of the said Northeast side of Oak Tree Road with the Northwestern side of Penn Square Road (60 feet wide).

CONTAINING in front or breadth on the said Oak Tree Road 70 feet and extending that with in length or depth Northeastwardly between parallel lines at right angles to the said Oak Tree Road 130 feet.

BEING Lot #35 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Maryann Trofa, as Sole Owner by Deed from George Steele dated 10/27/2006, recorded 11/17/2006 in Deed Book 5624, Page 01503.

Parcel Number: 33-00-06565-00-8.

Location of property: 209 Oak Tree Road, East Norriton, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Trofa** at the suit of OneWest Bank, FSB. Debt: \$230,940.31.

**Alan M. Minato**, Attorney. I.D. #75860

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

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

11-14388

ALL THAT CERTAIN tract of land, in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side line of Morris Road ( 82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 420.00 feet from the intersection of said side line with the Southwesterly side line of Colonial Drive (82 feet wide); thence extending along Lot 289, partly crossing a 30 feet wide sanitary sewer easement South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the common area of Colonial Village; thence extending along said lands, through the aforementioned sanitary sewer easement South 65 degrees, 53 minutes, 50 seconds West, 20.00 feet to a point in the line of Lot 291; thence extending along said Lot North 24 degrees 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned side line of Morris Road; thence extending along said sideline North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to a point and place of beginning.

BEING the same premises which Mary Alderfer, widow and Michael T. Alderfer, by their Deed dated 08/31/2006 and recorded 09/06/2006 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book Volume 05615, Page 0389 granted and conveyed unto Louis A. Martella with the Right of Survivorship.

Parcel Number: 06-00-02884-00-8.

Location of property: 740 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Louis A. Martella** at the suit of PNC Bank, N.A. Debt: \$174,306.65.

**Lois M. 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.

11-15371

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Bongi** at the suit of Sovereign Bank. Debt: \$279,682.59.

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

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

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

11-15418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, formerly the Township of Montgomery, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof known as "Hillcrest" made by Herbert H. Metz, last revised 10/26/1949, as follows, to wit:

BEGINNING at a point in the center line of Greenwood Road (70 feet wide) at the distance of 75 feet measured along the said center line on a bearing of North 38 degrees, 59 minutes East from a point of tangent in the same, said point of tangent being at the distance of 177.56 feet measured along the said center line of Greenwood Road Northeast on the arc of a circle curving to the right, having a radius of 440.72 feet from a point of curve in the same, said point of curve being at the distance of 97.10 feet measured along the center line of Greenwood Road on a bearing of North 15 degrees, 54 minutes East from its point of intersection with the center line of Welsh Road (52 feet wide); thence extending along the center line of Greenwood Road, North 38 degrees, 59 minutes East, 75.00 feet to a point, a corner of Lot No. 22 on the above mentioned plan; thence extending along Lot No. 22, South 42 degrees, 41 minutes East crossing the Southeast side of Greenwood Road, 277.50 feet to a point; thence extending South 46 degrees, 59 minutes West, 74.21 feet to a point, a corner of Lot No. 20 on the above mentioned plan; thence extending along Lot No. 20 and re-crossing the Southeast side of Greenwood Road, North 42 degrees, 41 minutes West, 267.60 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 21 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN John A. Arrao, by Deed from Richard D. Moyer and Sheri L. Moyer, h/w, dated 07/26/2004, recorded 09/22/2004 in Book 5526, Page 572.

Parcel Number: 11-00-07284-00-4.

Location of property: 205 Greenwood Road, Lansdale, PA 19446-2912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John A. Arrao a/k/a John Arrao** at the suit of Sovereign Bank. Debt: \$213,820.55.

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

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

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

11-15746

ALL THOSE TWO CERTAIN lots or pieces of land, situated in **Lower Salford Township**, Montgomery County, Pennsylvania, designated as Lots Nos. 45 and 46 on a plan of lots made for the Harleysville Restricted Site and Home Corporation by Francis W. Wack and recorded at Norristown, in Deed Book 2043, Page 601 and being bounded and described according to a survey and plan dated May 7, 1964 by George B. Nevells, Registered Surveyor, Quakertown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the title line of State Highway Route No. 113 (40 feet wide) a corner of other lands of the Grantor (Lot No. 47); said place of beginning being the distance of 251.50 feet Southwest of the intersection of said title line with the title line of Gruber Road (33 feet wide); thence along lands of the Grantor South 42 degrees, 15 minutes East the distance of 200 feet to a pipe, a corner of the Northwest side of a 20 feet wide alley; thence along said alley South 49 degrees, 09 minutes West the distance of 150 feet to a pipe found, a corner of lands now or late Marvin C. Constanzer (Lot No. 44); thence along said lands North 42 degrees, 51 minutes West the distance of 200 feet to a point, a corner in the title line of Route No. 113; thence along said title line North 49 degrees, 09 minutes East the distance of 150 feet to the place of beginning.

BEING Lots Nos. 45 and 46 as shown on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Constance Sundberg, by Deed from Brian K. Patterson, dated 09/28/2001, recorded 10/05/2001 in Book 5379, Page 1944.

Parcel Number: 50-00-00988-00-6.

Location of property: 210 Harleysville Pike, Harleysville, PA 19438-1705.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maxwell Sundberg, in His Capacity, as Executor and Devisee of the Estate of Constance Ann Sundberg a/k/a Constance Sundberg and Samuel K. Sundberg, in His Capacity as Devisee of the Estate of Constance Ann Sundberg a/k/a Constance Sundberg** at the suit of Citimortgage, Inc. Debt: \$184,446.07.

**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.

11-16209

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

SITUATE on the Southeast side of Manoa Road (forty feet wide) at the distance of one hundred ninety-five and seventy-two one-hundredths feet measured Northeast along the Southeast side of Manoa Road from the center formed by the intersection of the Southeast side of Manoa Road (if extended) with the Northeast side of Henley Road (forty-five feet wide) (if extended).

CONTAINING in front or breadth on Manoa Road fifty feet and extending of that width in length or depth Southeast between parallel lines at right angles to Manoa Road one hundred feet.

BEING known as Lot No. 291 on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Madan L. Puri and Sheela R. Puri, by Deed from Laura R. Damiani, by her Attorneys in Fact Louis Damiani and Joseph Damiani, duly constituted and appointed by letter of attorney dated, 11/16/1999 and intended to be forthwith recorded, dated 11/02/2005, recorded 11/25/2005 in Book 5580, Page 1287.

Parcel Number: 40-00-34272-00-5.

Location of property: 1458 Manoa Road, Wynnewood, PA 19096-3502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Madan L. Puri and Sheela R. Puri** at the suit of Wells Fargo Bank, N.A. Debt: \$231,827.03.

**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.

11-16529

ALL THAT CERTAIN lot or parcel of land., with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of Norriton Knoll-Phase I, as recorded in the Office of the Recorder of Deeds, of Montgomery County in Plan Book A-42, Page 14, and rerecorded in Plan Book A-46, Page 68, as follows:

BEGINNING at a point on the Northeasterly side of Rockwood Drive (fifty feet wide), a corner of this and Lot No. 139, as shown on said plan, which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Fieldcrest Avenue (fifty feet wide): (1) leaving Fieldcrest Avenue on the arc of a curve, 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 on the Northeasterly side of Rockwood Drive aforesaid; and (2) North twenty-nine degrees, seven minutes, thirty seconds West along said side thereof one hundred thirty-three feet to the point of beginning.

CONTAINING in frontage or breadth North twenty-nine degrees, seven minutes, thirty seconds West along the Northeasterly side of Rockwood Drive, twenty feet and extending of that width Northeasterly between parallel lines at right angles thereto one hundred feet.

BEING Lot No. 138, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN William E. Jones and Mary H. Jones from James Mobley, Jr., in a Deed Dated 9/24/1987, recorded 9/28/1987 in Book 4852, Page 814.

Parcel Number: 63-00-07305-12-9.

Location of property: 2509 Rockwood Drive, Norristown, PA 19403-5107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary H. Jones and William E. Jones** at the suit of The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, National Association f/k/a JP Morgan Chase Bank, as Trustee for Trueman Capital Mortgage Loan Trust 2004-1. Debt: \$141,784.88.

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

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

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

11-16692

ALL THAT CERTAIN lot or tract of ground situate, in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision made for "Dengler" by Aston Surveyors/Engineers, Inc., Boyertown, Pennsylvania dated April 16, 1997 and last revised January 8, 1998 and recorded in Plan Book A-57, Page 348, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Schwoyer Road (SR 1048) (ultimate right-of-way of 60 feet) which point is located South 31 degrees, 52 minutes, 40 seconds West, 27.00 feet from a point a p.k. nail set in the center line of Schwoyer Road, which point is measured South 60 degrees, 22 minutes, 00 seconds East, 139.13 feet, from a p.k. nail set at the intersection of Congo Road and Schwoyer Road aforesaid; thence extending from said point of beginning along the ultimate right-of-way of Schwoyer Road, South 59 degrees, 9 seconds East, 228.18 feet to a point in line of Lot #1 of said plan; thence extending along said Lot #1, South 31 degrees, 52 minutes, 40 seconds West, 422.97 feet, to a point in line of Lot #4 on said plan; thence extending along Lot #4 on said plan, North 77 degrees, 22 minutes, 21 seconds West, 143.94 feet to a point in line of Lot #3 on said plan; thence extending along Lot #3 North 06 degrees, 03 minutes, 50 seconds East, 211.65 feet to a point; thence extending still along the same North 31 degrees, 52 minutes, 40 seconds East, 299.47 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the following restriction:

NO trailers, mobile homes, modular homes, double wide or mobile structures of any kind shall be permitted to be placed upon the lot at any time.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Gay and Sharon L. Gay, by Deed from William L. Dengler and Ann M. Dengler, dated 01/07/2000, recorded 01/20/2000 in Book 5304, Page 1220.

3006 Congo Road, East Greenville, PA 18041-2255.

Parcel Number: 57-00-00371-10-3.

Location of property: 3006 Congo Road, East Greenville, PA 18041-2255.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles M. Gay and Sharon L. Gay** at the suit of Nationstar Mortgage, LLC. Debt: \$342,497.07.

**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.

11-17971

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan made for Solwen Corporation by Russell S. Lyman, Registered Professional Engineer dated May 12, 1966 and last revised September 11, 1968, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Sourwood Drive (50 feet wide) said point being at the distance of twenty-nine and eighty 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 Southwesterly side of Koffel Road; thence extending from said point of beginning South forty degrees, two minutes, thirty seconds West along the Northwesterly side of Sourwood Drive one hundred thirty-one and fifty-two one-hundredths feet to a point; thence extending North forty-five degrees, nineteen minutes West, two hundred fifteen minutes East, one hundred fifty and nineteen hundredths feet to a point on the Southwesterly side of Koffel Road aforesaid; thence extending South forty-five degrees, nineteen minutes, thirty seconds East along the Southwesterly side of Koffel Road two hundred one and sixty-five hundredths feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-nine and eighty hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 Section Number 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Katherine M. Capano, by Deed from Katherine M. Capano, Individually and as Executrix of the Estate of William B. Edward and Katherine H. Edwards, dated 06/23/2008, recorded 10/31/2008 in Nook 5712, Page 2097.

Parcel Number: 35-00-10078-00-3.

Location of property: 668 Sourwood Drive, Hatfield, PA 19440-3548.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine M. Capano** at the suit of GMAC Mortgage, LLC. Debt: \$207,103.88.

**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.

11-18790

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision, entitled "Quaker Ridge" drawn by Aston, Surveyors/Engineers, Boyertown, Pennsylvania dated 4/11/88, last revised 9/21/88 and recorded in Plan Book A-50, Page 230, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Grove Street, (paving width of 24 feet wide ultimate right-of-way width of 40 feet wide) and point being a corner of Lot No. 18 on said plan, which point is measured South 50 degrees, 35 minutes East along the said side of Grove Street, 267.00 feet from the point of intersection of the said side of Grove Street with the Southwesterly side of Price Street (paving width of 30 feet wide ultimate right-of-way width of 50 feet wide); thence extending from said point of beginning and extending along the said side of Grove Street, South 50 degrees, 35 minutes East, 24.00 feet to a point a corner of Lot No. 20 on said plan; thence extending along the line of said Lot No. 20, South 39 degrees, 25 minutes West, 100.00 feet to a point on the Northeasterly side of a 15 feet wide alley (to be opened) as shown on said plan; thence extending along the said side of said alley, North 50 degrees, 35 minutes West, 24.00 feet to a point a corner of Lot No. 18, aforesaid, thence extending along the line of said Lot No. 18, North 39 degrees, 25 minutes East, 100.00 feet to a point on the Southwesterly side of Grove Street, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 19 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Layla Dashti and Jamal Dawson, by Deed from David A. Wilson and Katherine Kerr, n/k/a Katherine Wilson, dated 08/01/2007, recorded 08/09/2007 in Book 5659, Page 1936.

Parcel Number: 16-00-11896-10-3.

Location of property: 1132 Grove Street, Pottstown, PA 19464-5816.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Layla Dashti a/k/a Layla Dawson and Jamal Dawson** at the suit of GMAC Mortgage, LLC. Debt: \$146,132.14.

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

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

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

11-18791

ALL THAT CERTAIN 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 Southwesterly side of Brown Street at the distance of 20.38 feet Northwesterly from the West corner of Brown and Willow Streets; thence Northwesterly along the said side of said street, 20.03 feet to a point in land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's land, Southwesterly 95.05 feet to the Northeasterly side of a 10 feet wide alley laid out and to be kept open for use in common for the occupiers of the properties abutting thereon; thence Southeasterly along said side of said alley, 20.03 feet to a point in land now or late of Frank Sutcliffe; thence by and along said Sutcliffe's land Northeasterly, the line passing through the center of the partition wall dividing this property on the adjoining lot, 95.05 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terry Lee Powell, Jr., by Deed from Steve Delligatti and Erika Delligatti, dated 02/20/2009, recorded 02/23/2009 in Book 5722, Page 1365.

Parcel Number: 13-00-04824-00-5.

Location of property: 24 East Brown Street, Norristown, PA 19401-3002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry Lee Powell, Jr.** at the suit of GMAC Mortgage, LLC. Debt: \$144,290.67.

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

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

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

11-18802

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 Final Plot for Victor Hoffman, Inc. by D. S. Winokur Associates, Consulting Engineers, Philadelphia, Pennsylvania, dated 10/10/1978 and last revised 12/28/1978, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bobarn Drive (50 feet wide) said point being located the two following courses and distances along the title line in the bed of Bobarn Drive from its point of intersection with the title line in the bed of Hagg's Ford Road North 160 feet wide: (1) South 58 degrees, 7 minutes, 16 seconds West, 302.61 feet to a point of curve; and (2) extending Southwestwardly on the arc of a circle curving to the left and having a radius of 1,416.09 feet the arc distance of 413.88 feet to the place of beginning; thence extending along the mentioned title line in the bed of Bobarn Drive the two following distances and courses (1) in a Southwestwardly direction on the arc of a circle curving to the left having a radius of 1,416.09 feet; the arc distance of 37.77 feet (the chord of said arc being South 40 degrees, 36 minutes, 34 seconds West, 37.76 feet) to a point of tangent; and (2) South 19 degrees, 50 minutes, 44 seconds West, 76.35 feet to a point a corner of Lot No. 18; thence extending along the same North 50 degrees, 9 minutes, 16 seconds West, 183.52 feet to a point in line of land now or late of Har Zion Temple; thence extending along the same North 40 degrees, 48 minutes, 12 seconds East, 118.99 feet to a corner of Lot No. 20; thence extending along the same South 48 degrees, 37 minutes, 35 seconds East, 182.10 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 19 on said plan.



BEING the same premises that Martin Litwer and Sherry L. Litwer, his wife, by Deed dated 9/17/1999 and recorded 10/18/1999 in the County of Montgomery (in Book 5292, Page 2206) granted and conveyed unto Sherry L. Litwer, his/her heirs and assigns, in fee.

Parcel Number: 40-00-06118-22-3.

Location of property: 1258 Bobarn Drive, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sherry L. Litwer and United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$581,888.14.

**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.

#### 11-19721

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a final location plan of a portion of Roberts Park made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania on the 8th day of July A.D. 1965, last revised on the 26th day of July A.D. 1965 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Caroline Drive (50 feet wide) at the distance of six hundred forty-five feet measured North 49 degrees, 14 minutes West along the said side of Caroline Drive from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve curving to the left having a radius of 15 feet the arc distance of twenty-three and fifty-six one-hundredths feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide).

CONTAINING in front of breadth on the said side of Caroline Drive 30 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Caroline Drive the Southeasterly line thereof passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Southeast thereof, one hundred and eight one-hundredths feet.

BEING Lot #159 on said plan.

BEING the same premises which Albert F. Benson and Rose A. Benson, his wife, by Indenture dated 08-19-05 and recorded 09-09-05 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5570, Page 62, granted and conveyed unto Dwayne Royster and Suzette Royster, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Dwayne Royster and Suzette Royster, as Tenants by the Entirety by Deed from Albert F. Benson and Rose A. Benson, his wife dated 08/19/2005, recorded 09/09/2005 in Deed Book 05570, Page 0062.

Parcel Number: 13-00-06424-00-7.

Location of property: 604 Caroline Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dwayne Royster and Suzette Royster** 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: \$201,597.17.

**Alan M. Minato**, Attorney. I.D. #75860

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

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

#### 11-21438

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Subdivision Plan, "Harmony Towne Phase-2B" prepared by Showalter & Associates, Chalfont, Pennsylvania, dated 1/30/2000 and last revised 7/23/2001 and recorded in Plan Book A-60, Page 268, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of North Gorski Lane said point being a corner of Lot No. 43 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 43 North 07 degrees, 05 minutes, 30 seconds East, 88.65 feet to a point in line of Lot No. 37 as shown on said plan; thence extending along same and partly along Lot No. 38 South 88 degrees, 31 minutes, 20 seconds East 71.93 feet to a point a corner of Lot No. 41 as shown on said plan; thence extending along same South 02 degrees, 35 minutes, 30 seconds West, 112.67 feet to a point of curve on the Northeasterly side of North Gorski Lane; thence extending along same the two following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 26.19 to a point of tangent; and (2) North 82 degrees, 54 minutes, 30 seconds West, 65.35 feet to a point said point being the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the above mentioned plan.

CONTAINING 7,547 square feet or 0.1733 acres.

TITLE TO SAID PREMISES IS VESTED IN Neal G. Bernstein and Eileen Bernstein by Deed from T H Properties, a Pennsylvania Limited Partnership, dated May 29, 2002 and recorded July 8, 2002 in Deed Book 5415, Page 0228.

Parcel Number: 51-00-02897-32-8.

Location of property: 4189 North Gorski Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Neal G. Bernstein and Eileen Bernstein** at the suit of Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4. Debt: \$256,799.01.

**Terrence J. McCabe**, Attorney.

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

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

11-21553

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made December 21, 1951 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows:

BEGINNING at a point in the center line of Cricket Avenue (formerly Avenue "B") (forty feet wide) at the distance of six hundred feet measured North forty-six degrees, thirty-five minutes East from the intersection which the center line of Cricket Avenue makes with the center line of Woodrow Avenue (forty feet wide); thence along the said center line of Cricket Avenue North forty-six degrees, thirty-five minutes East, sixty feet to a point; thence South forty-three degrees, twenty-five minutes East, one-hundred forty feet to a point; thence South forty-six degrees, thirty-five minutes West, sixty feet to a point; thence North forty-three degrees, twenty-five minutes West, one hundred forty feet to a point on the aforementioned center line of Cricket Avenue and place of beginning.

BEING Lot Nos. 1320, 1321 and 1322 on plan of Ferguson's North Glenside, Pennsylvania.

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

BEING the same premises which Patricia A. Kennedy, Administratrix of the Estate of Anna C. Bartol, Deceased, by Deed dated May 27, 2004 and recorded July 15, 2004 in and for Montgomery County, Pennsylvania, in Deed Book, Volume 05517, Page 0857, granted and conveyed unto David J. Shore and Mary Shore.

Parcel Number: 30-00-11784-00-3.

Location of property: 749 Cricket Avenue, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David J. Shore and Mary Shore a/k/a Mary B. Shore** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-RF4. Debt: \$244,572.69.

**Joel A. Ackerman**, Attorney.

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

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

11-21598

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Phase III Record Plan prepared for Montgomery Meadows by Urwiler and Walter, Inc., dated 1/12/1990 and last revised on 4/13/2001 and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Daisy Lane cul-de-sac, being a corner of Lot No. 147 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 147, South 77 degrees, 42 minutes, 12 seconds West, 66.30 feet to a point in line of Lot No. 160; thence extending along Lot No. 160, North 22 degrees, 31 minutes, 2 seconds West partly through drainage/wetlands easement 117.36 feet to a point, a corner of Lot No. 145; thence extending along Lot No. 145, and re-crossing part of said easement South 62 degrees, 11 minutes, 23 seconds East, 129.28 feet to a point on the Northwesterly side of Daisy Lane cul-de-sac; thence extending along the Northwesterly and changing to the Southwesterly side of Daisy Lane cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 35 feet to a point, a corner of Lot No. 147, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 146 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Dempsey, Sr., by Deed from Kathleen Bowe, dated 08/29/2005, recorded 10/28/2005 in Book 5577, Page 970.

Parcel Number: 15-00-00095-83-5.

Location of property: 629 Daisy Lane, Pennsburg, PA 18073-1571.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Dempsey, Sr.** at the suit of Citimortgage, Inc. Debt: \$136,254.44.

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

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

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

11-22146

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

BEGINNING at a point on the Northwest side of George Street, at the distance of two hundred twenty and eighty-three one-hundredths feet Northeastwardly from the North corner of George and Oak Streets; thence at right angles to said George Street, North 49 degrees, 30 minutes West the line passing for a portion of the distance

through the middle of the partition wall dividing the house erected upon this and the adjoining premises along the line or property now or late of Benjamin Evans Estate, a distance of one hundred fifteen feet to the Southeast side of a twenty feet wide alley, laid out for the common use of this property and the others abutting thereon; thence along said side of said alley North 40 degrees, 30 minutes East the distance of nineteen and forty-five one-hundredths feet to a point in the line of land now or late of Howard Bealer; thence by land and along the same South 49 degrees, 30 minutes East a distance of one hundred fifteen feet to the Northwest side of George Street aforesaid; thence by and along the same South 40 degrees, 30 minutes West a distance of nineteen and forty-five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline E. Taylor, Individual, by Deed from Montgomery County Housing Authority, dated 11/01/1999, recorded 11/19/1999, Book 5297, Page 0724.

Parcel Number: 13-00-13500-00-5.

Location of property: 721 George Street, Norristown, PA 19401-3730.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline E. Taylor** at the suit of HSBC Bank USA, National Trust Company, as Trustee for the Holders of Master Repurchasing Loan Trust 2006-1. Debt: \$55,419.89.

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

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

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

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11-22151

TRACT NO. 1

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

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

TRACT NO. 2

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

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

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

Parcel Number: 47-00-06860-00-5.

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

The improvements thereon are: Residential property.

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

**Melissa J. Cantwell**, Attorney. I.D. #308912

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

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

11-22268

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:

BEGINNING at a point, a corner on the Northwest side of Arch Street, 120 feet Northeasterly from the North corner of Arch and Freedley Streets; thence at right angles to said Arch Street, the line passing through the middle of the partition wall of the dwelling house erected upon this and the adjoining lot also belonging to said George C. Morgan, Northwesterly 111 feet 5/10 of a foot to the Southeast side of Morgan Alley, 20 feet wide; thence along same parallel to said Arch Street, Northeasterly 24 feet to a corner of this and land of Guest, Grates & Company; thence along the same, at right angles to said Arch Street, Southeasterly 111 feet 5/10 of a foot to the Northwest side of said Arch Street; thence along the same Southwesterly 24 feet to the place of beginning.

BEING the same premises which Donovan R. Wilson, by Indenture dated 11-26-03 and recorded 01-06-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5488, Page 1770, granted and conveyed unto David H. Masters and Carolynne R. Masters, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN David H. Masters and Carolynne R. Masters by Deed from Donovan R. Wilson dated 11/26/2003, recorded 01/06/2004 in Deed Book 5488, Page 1770.

Parcel Number: 13-00-02492-00-6.

Location of property: 1511 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolynne R. Masters and David H. Masters** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1. Debt: \$161,271.82.

**Alan M. Minato**, Attorney, I.D. #75860

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

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

11-22373

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery Pennsylvania, described according to a Final Plan of Subdivision made for Wynne Hill Development Corporation and Harriet B. Kravitz made by Urwiler and Walter, Inc., Summeytown, Pennsylvania dated May 5, 1976 and last revised May 28, 1976 recorded in Plan Book A-26, Page 62-B described, as follows, to wit:

BEGINNING at a point on the Northeast side of Birch Drive (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Southeast side of Ash Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 48.87 feet to a point of tangent on the Northeast side of Birch Drive; (2) South 64 degrees, 42 minutes East, 63.31 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 31.34 feet to a point of tangent; (4) South 50 degrees, 20 minutes East, 42.00 feet to the place of beginning; (said point of beginning being a corner of Lot No. 26 on said plan); thence extending from Birch Drive and along various lots on said plan, the following courses and distances: (1) North 25 degrees, 18 minutes East, 68.99 feet to a point; (2) North 47 degrees, 18 minutes East, 54.30 feet to a point; (3) North 25 degrees, 18 minutes East, 40 feet to a point in line of Lot No. 19 on said plan; thence along same South 64 degrees, 42 minutes East, 17.53 feet to a point in line of land now or late of the Whitemarsh Apartments; thence along same, South 26 degrees, 40 minutes West, 16.99 feet to a line in Lot No. 104 on said plan; thence along same, North 63 degrees, 20 minutes West, 9.45 feet to a point; thence South 26 degrees, 40 minutes West, 148.58 feet to a point on the Northeast side of Birch Drive; thence along same the following 2 courses and distances: (1) on the arc of a circle curving to the right having a radius of 75.00 feet the arc distance of 3.63 feet to a point of tangent; (2) North 50 degrees, 20 minutes West, 21.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 103 on said plan.

CONTAINING in area 3,136 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN S. Scott Ussia and Wendy Forrest Ussia, by Deed from Michael F. Rothaus, dated 09/16/1991, recorded 09/17/1991 in Book 4986, Page 2424.

Parcel Number: 65-00-00890-90-8.

Location of property: 201 Birch Drive, Lafayette Hill, PA 19444-2103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **S. Scott Ussia and Wendy Forrest Ussia** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$123,786.55.

**Melissa J. Cantwell**, Attorney, I.D. #308912

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

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

11-22528

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1101 on a certain development plan of Walnut Ridge Estate, 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. 1101 prepared by Serdy, Bursich and Ruth, Inc., as endorsed hereon, as follows:

BEGINNING at a point, a corner in line of the common element, as shown on said plan, which point is at the distance of 57.33 feet measured South 43 degrees, 14 minutes East from a point, a corner, which last mentioned point is at the distance of 34.60 feet measured North 46 degrees, 46 minutes East, from a p.i., a corner and which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East, from a concrete monument.

CONTAINING in frontage or breadth on a course measured North 46 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.

TITLE TO SAID PREMISES IS VESTED IN Faith Dunlap, by Deed from Todd W. St. Clair, dated 04/16/2004, recorded 05/11/2004 in Book 5506, Page 1769.

Parcel Number: 42-00-05117-62-8.

Location of property: 1101 Walnut Ridge Estates, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Faith Dunlap a/k/a Faith Tatem** at the suit of Wells Fargo Bank, N.A. Debt: \$95,222.86.

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

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

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

11-22531

ALL THAT CERTAIN message and lot of land, known as 222 Buttonwood Street, situated in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Buttonwood Street, at the distance of 198.74 feet Northeasterly from the Northeast side of Washington Street; thence in a Southeasterly direction at right angles Buttonwood Street the line passing through the middle of the partition wall between this and the adjoining message recently conveyed to Mellie Pearl, 97 1/2 feet to the middle of a certain 15 feet wide alley laid out by said DiRocco for the use of the owners and occupiers of the properties abutting thereon; thence along the center line of said alley, Northeasterly parallel to Buttonwood Street 23.01 feet to the middle of another 15 feet wide alley laid out by DiRocco for the use of the owners and occupiers of the properties abutting therein; thence through the center line of said last mentioned alley, Northwesterly 97 1/2 feet to the Southeast side of Buttonwood Street and along said side of Buttonwood Street Southeasterly 23.01 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Senico and Charlene A. Senico, by Deed from D & M Enterprises, LLC, dated 07/16/2007, recorded 09/10/2007 in Book 5663, Page 02551.

Parcel Number: 13-00-05204-00-3.

Location of property: 222 Buttonwood Street, Norristown, PA 19401-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Senico and Charlene A. Senico** at the suit of Wells Fargo Bank, N.A. Debt: \$80,324.40.

**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.

11-22537

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a Final Plan of Subdivision for Sanatoga Commons II made by Conver and Smith Engineering, Inc., dated 11/8/91 and last revised 2/25/92 and recorded in Montgomery County, Pennsylvania in Plan Book A-53, Page 210, as follows, to wit:

BEGINNING at a point on the Southerly side of Commons Drive (28 feet wide) which point of beginning is common to this lot and Lot 21 as shown on said plan; thence extending from said point of beginning along the said Southerly side of Commons Drive the 4 following courses and distances, viz: (1) Northeastwardly on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 43.82 feet to a point of tangent thereon; (2) South 84 degrees, 43 minutes, 30 seconds East, 78.34 feet to a point of curve; (3) Northeastwardly on the arc of a circle curving to the left having a radius of 249 feet, the arc distance of 113.57 feet to a point of tangent thereon; and (4) North 69 degrees, 08 minutes, 30 seconds East, 94.62 feet to a point, a corner of Lot 19 as shown on said plan; thence extending along the same South 20 degrees, 51 minutes, 30 seconds East, 20.00 feet to a point; thence extending South 69 degrees, 08 minutes, 30 seconds West, 285.06 feet to a point of curve; thence extending Southwestwardly on the arc of a circle curving to the right having a radius of 1322.69 feet, the arc distance of 70.71 feet to a point, a corner of Lot 21, aforesaid; thence extending along the same North 05 degrees, 16 minutes, 30 seconds East, 87.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on said plan.



TITLE TO SAID PREMISES IS VESTED IN Randy L. Seibert, Jr. and Danielle Seibert, h/w, by Deed from Robyn Moschorak, dated 10/20/2005, recorded 10/27/2005 in Book 5577, Page 53.

Parcel Number: 42-00-01071-73-2.

Location of property: 66 Common Drive a/k/a 66 Commons Drive, Sanatoga, PA 19464-3166.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randy L. Seibert, Jr. and Danielle Seibert** at the suit of Wells Fargo Bank, N.A. Debt: \$176,875.28.

**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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11-22574

ALL THAT CERTAIN condominium unit, being a unit in Oxford of Blue Bell Condominium, situate in **Whitpain Township**, Montgomery County, as designated in the Declaration of Condominium for Oxford of Blue Bell Condominium, ("Declaration") established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. 3101 et seq., said Declaration dated 3/27/2006 and recorded in the Recorder of Deeds of Montgomery County on 3/28/2006 in Deed Book 5594, Page 2698, and a First Amendment to Declaration of Condominium for Oxford Blue Bell Condominium dated 4/3/2006, recorded 4/6/2006 in Deed Book 5596, Page 1281 and the Declaration Plan dated 3/9/1995 and last revised 3/23/2006 and recorded as part of the Declaration.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the Common Elements as more particularly set forth in said Declaration and any amendments thereof. Being part of the same premises which Oxford of Blue Bell, L.P., a Pennsylvania Limited Partnership in fee.

GRANTOR herein has complied with the provisions of Subsection 3410(b) of the Uniform Condominium Act relating to Conversion Condominiums.

TITLE TO SAID PREMISES IS VESTED IN Lily C. Park by Deed from Oxford of Blue Bell, L.P. a Pennsylvania Partnership, dated August 22, 2008 and recorded September 3, 2008 in Deed Book 5705, Page 02956.

Parcel Number: 66-00-04621-20-9.

Location of property: 30 Yorktown Court, Blue Bell, PA 19422.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Lily C. Park** at the suit of Fannie Mae (Federal National Mortgage Association"). Debt: \$272,124.28.

**Christine L. Graham**, Attorney.

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

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

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11-22995

ALL THAT CERTAIN messuage or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania on the North side of Chestnut Street, East of Franklin Street, bounded and described, as follows, to wit:

BEGINNING at a point in the division line of this and Lot No. 45, on a plan of lots of the Pottstown Iron Company, on file in the Recorder's Office at Norristown; thence Northwardly by said division line one hundred and forty (140) feet to an alley; thence Eastwardly along said alley seventeen feet and eight and seven-eighths inches (17 feet, 7/8 inches) to a point in division line of this and Lot No. 409, on said plan; thence Southwardly by same one hundred and forty (140) feet to said Chestnut Street; and thence along the North line of said Chestnut Street Westwardly, seventeen feet and nine inches (17 feet, 9 inches) to the place of beginning.

BEING Lot No. 407 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard C. McKay and Christine M. McKay, by Deed from Bryan M. Baiocchi, dated 05/30/2007, recorded 07/17/2007 in Book 5655, Page 2445.

Parcel Number: 16-00-06192-00-2.

Location of property: 407 Chestnut Street, Pottstown, PA 19464-5603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard C. McKay and Christine M. McKay** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$76,176.54.

**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.

11-23590

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision of Normandy, made for Whitpain Associates by Urwiler & Walter, Inc. Sumneytown, Pennsylvania dated 7/22/1986 and last revised 9/12/1994 and recorded in Plan Book A-55, Page 113 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Normandy Drive (50 feet wide) a corner of this and Lot No. 90; thence extending along Lot No. 90 the 2 following courses and distances: (1) South 44 degrees, 50 minutes, 24 seconds West, 245.00 feet to a point; (2) North 83 degrees, 18 minutes, 21 seconds West, 283.22 feet to a point on the Northeasterly side of Normandy Drive; thence extending along the same the 3 following courses and distances: (1) North 39 degrees, 40 minutes, 00 seconds West, 32.00 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 187.35 feet the arc distance of 538.97 feet to a point of tangent; (3) South 54 degrees, 50 minutes, 00 seconds East, 272.00 feet to a point a corner of Lot No. 91 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 91.

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 for Normandy at Blue Bell Homeowners Association dated 7/28/1993 and recorded in Deed Book 5052, Page 95 with First Amendment to Declaration dated 4/24/94 in Deed Book 5077, Page 1375 Second Amendment thereto in Deed Book 5091, Page 2117 and Third Amendment thereto in Deed Book 5110, Page 526 and Fourth Amendment thereto in Deed Book 5311, Page 1609.

THE GRANTEE for and on behalf of the Grantees and the Grantee's heirs, personal representatives, successors and assigns by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of repairs to, replacements of and other expenses in connection with the common elements appurtenant to said unit as may be assessed against him/her, them or said unit from time to time by the executive board of said Condominium Association in accordance with the uniform Condominium Act of Pennsylvania or by said Master Association and further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407 of the said Uniform Condominium Act or the Declaration may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the unit hereby conveyed and all subsequent owners thereof.

TITLE SAID TO BE VESTED IN Kevin J. Pickell and Sharon M. Pickell, as Tenants by the Entirety by Deed from Whitpain Associates dated 5/15/2002 and recorded June 4, 2002 in Book 5411, Page 311.

Parcel Number: 66-00-04641-01-8.

Location of property: 1260 Normandy Drive, Blue Bell, PA 19422-1432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon M. Pickell and Kevin J. Pickell** at the suit of Mortgageit, Inc. Debt: \$1,200,828.91.

**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.

11-23610

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

BEING Lot No. 106 as shown on said plans.

TITLE TO SAID PREMISES IS VESTED IN Christie Bryant, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 06/28/2006, recorded 07/14/2006 in Book 5606, Page 870.

Parcel Number: 17-00-01001-03-5.

Location of property: 106 Courtside Drive, Red Hill, PA 18076-1487.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christie Bryant** at the suit of Wells Fargo Bank, N.A. Debt: \$184,025.84.

**Melissa J. Cantwell**, Attorney. I.D. #308912

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

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

11-23614

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Stony Creek Village, Inc., Section III B, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated February 21, 1979 and last revised on February 16, 1980 as recorded in Montgomery County, in Plan Book A-39, Page 93-A, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jackson Street (50 feet wide), said point being located the 2 following courses and distances from a point of curve on the Northeasterly side of Beth Drive (50 feet wide); thence (1) leaving the Northeasterly side of Beth Drive on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet (chord bearing North 81 degrees, 04 minutes, 00 seconds East and distance of

14.14 feet) to a point of tangent on the Northwesterly side of Jackson Street; thence (2) North 36 degrees, 04 minutes, 00 seconds East, 140.00 feet to the point and place of beginning; thence extending from said point of beginning and extending partly along Lot No. 120, partly along Lot No. 119, partly along Lot No. 118, partly along Lot No. 78 and partly along Lot No. 77 as shown on the above mentioned plan, North 53 degrees, 56 minutes, 00 seconds West, 132.76 feet to a point, a corner in line of Lot No. 72 as shown on the above mentioned plan; thence extending along the same North 36 degrees, 04 minutes, 00 seconds East, 55.00 feet to a point, a corner in line of Lot No. 73 as shown on the above mentioned plan; thence extending along the same South 53 degrees, 56 minutes, 00 seconds East, 55.00 feet to a point, a corner in line of Lot No. 75 as shown on the above mentioned plan; thence extending along the same the 2 following courses and distances, as follows, to wit: thence (1) South 36 degrees, 04 minutes, 00 seconds West, 43.00 feet to a point, a corner; thence (2) South 53 degrees, 56 minutes, 00 seconds East, 77.75 feet to a point of curve on the Northwesterly side of Jackson Street; thence extending along the Northwesterly side of Jackson Street the 2 following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius of 375 feet the arc distance of 2.40 feet (chord bearing South 35 degrees, 53 minutes, 00 seconds West and distance 2.40 feet) to a point of tangent; thence (2) South 36 degrees, 04 minutes, 00 seconds West, 9.60 feet to the point and place of beginning.

BEING known as Lot No. 76 as shown on the above mentioned plan.

CONTAINING 3,958 square feet of land, more or less.

UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Recreational and Commercial Vehicles. Between the hours of 9:00 p.m. of each day until 6:00 a.m. of the following day, no person shall park or place upon any lot in said subdivision any recreational vehicle, mobile home, commercial vehicle, or truck, excepting small panel trucks, vans, or pick-up trucks which have a maximum weight of 6,000 pounds.

2. Fences. No fences shall be erected on any lot in said subdivision unless it is to the rear of the dwelling, and in no event shall any portion of any fence be located in any planting or utility easement area or right-of-way.

3. Street lamp post light shall not be altered in any way and shall be maintained in original condition forever, by Grantees, their heirs, successors and assigns.

4. Rental signs shall not be displayed until one year after subdivision is complete.

5. No laundry shall be displayed in the front or side yards at any time.

6. Living trees shall not be removed; nor shall existing wooded areas be disturbed.

TITLE TO SAID PREMISES IS VESTED IN Mary Heller, single woman, by Deed from Stony Creek Village, Inc., recorded 7/12/84, in Book 4741, Page 1762.

Parcel Number: 56-00-04199-53-3.

Location of property: 806 Jackson Street, Lansdale, PA 19446-5263.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Heller** at the suit of U.S. Bank National Association, as Trustee for RASC 2007-KS2. Debt: \$110,847.40.

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

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

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

11-23629

ALL THAT CERTAIN tract or pieces of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of other lands of Albert Istenes, said point being in the middle of the Orlando Road (33 feet wide), said road being a portion of a road formerly known as the Great Swamp Road leading from Pottstown to New Hanover, said point of beginning being distant along the middle of said road from a corner of lands of Lawrence DeAngelo North 47 degrees, 52 minutes East, 148 feet; thence continuing along the middle of said Orlando Road North 47 degrees, 52 minutes East, 141.52 feet to a corner of other lands of Albert Istenes; thence along the same three (3) following courses and distances, to wit: North 49 degrees, 41 minutes West, 252 18 feet, South 47 degrees, 52 minutes West, 110 feet, and South 42 degrees, 30 minutes East, 250 feet to the place of beginning.

CONTAINING 0 acres and 115.47 perches of land.

BEING the same premises which Deborah Mattei-Mozammel, Executrix of the Estate of Jean A. Mattei a/k/a Jean Mattei, Deceased, granted and conveyed unto Raymond Huck by Deed dated June 7, 2005 and recorded June 27, 2005 in Montgomery County Deed Book 5559, Page 935.

Parcel Number: 60-00-02404-00-2.

Location of property: 1443 Orlando Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Raymond Huck and United States of America** at the suit of Susquehanna Bank. Debt: \$282,343.02 plus interest to sale date.

**Jacqueline F. McNally**, 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.

11-23838

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot No. 27 on a certain plan of lots made for the Black Estate on 6/30/1913 and bounded and described according to said plans, as follows, to wit:

BEGINNING at a point in the middle line of County Line Road at the distance of 622.29 feet measured Northeastward along the said middle line of County Line Road from U.S. Intersection with the middle line of Railroad Avenue; thence extending from said beginning point North 22 degrees, 31 minutes West, along Lot No. 28 on said plan, 150.04 feet to a point; thence extending North 55 degrees, 13 minutes, 42 seconds East, along Lot No. 13 on said plan, 62.33 feet to a point; thence extending South 22 degrees, 31 minutes East, along Lot No. 26 on said plan, 163.27 feet to a point in the middle line of County Line Road; thence extending South 67 degrees, 29 minutes, West along the said middle line of County Line Road, 60.91 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions as of record.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Sorge and Dara J. Sorge, husband and wife by Deed from Mary Sheppard dated 06/22/1999, recorded 07/26/1999 in Deed Book 5280, Page 2084.

Parcel Number: 40-00-13176-00-5.

Location of property: 120 County Line Road, Bryn Mawr, PA 19010.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dara J. Sorge and Thomas E. Sorge** at the suit of U.S. Bank National Association, as Trustee for the LXS 2005-9N. Debt: \$536,759.89.

**Alan M. Minato**, Attorney, I.D. #75860

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

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

11-24734

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 Gilman 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 Northeastly 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 Northeastly 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 19454-1209.

The improvements thereon are: Single family property.

Seized and taken in execution as the property of **Donald W. Griffin, Jr.** at the suit of Deutsche Bank National Trust Company. 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.

11-24822

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a record plan of Cresswell Tract to be known as Stonebridge Estates prepared for Nolen Investors 2, Inc., by Momenne and Associates, Surveyors-Consulting Engineers, dated 5/31/1990 and last revised 9/29/1992 and recorded 12/18/1992 in Plan A-53, Page 9, as follows, to wit:

BEGINNING at a point on the Southeastly side of Cresswell Drive (50.00 feet wide), said point being a corner of Lot No. 26 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 26 South 46 degrees, 37 minutes, 17 seconds East, 126.00 feet to a point in line of open space; thence extending along same and along lands of various owners South 43 degrees, 22 minutes, 43 seconds West 119.50 feet to a point a corner of Lot No. 28; thence extending along Lot No. 28 North 46 degrees, 37 minutes, 17 seconds West, 126.00 feet to a point in the Southeastly side of Cresswell Drive; thence extending along the Southeastly side of Cresswell Drive North 43 degrees, 22 minutes, 43 seconds East, 119.50 feet to a point a corner of Lot No. 26.

BEING the first mentioned point and place of beginning.

BEING Lot No. 27 on the above mentioned plan.

BEING the same premises which Barbara Mayfield, by Deed dated October 21, 2005 and recorded November 23, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05580, Page 1021, granted and conveyed unto Barbara Mayfield and David L. Mayfield, her husband, as Tenants by the Entirety.

Parcel Number: 33-00-01846-36-2.

Location of property: 2610 Cresswell Drive, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara Mayfield a/k/a Barbara A. Mayfield and David L. Mayfield a/k/a David L. Mayfield, Sr., her husband, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., Successor by Merger to Wachovia Mortgage, FSB. Debt: \$379,492.42.

**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.

11-24843

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, described according to a plan of property made for William Jacobs on November 8, 1951 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Shaw Avenue (40 feet wide) at the distance of 119.81 feet measured along same South 49 degrees, 22 minutes West from the intersection of the Southeast side of Shaw Avenue with the Southwest side of 9th Street (48 feet wide); thence extending from said beginning point, South 40 degrees, 38 minutes East, partly through a party wall between these premises and the premises adjoining to the Northeast, 91.32 feet to a point in the center line of a certain 16 feet wide alley which extends Southwestward from 9th Street and communicates at its Southwesternmost end thereof with a certain other 16 feet wide alley which extends Northwestward into Shaw Avenue; thence extending along the center line of the first above mentioned 16 feet wide alley, South 43 degrees, West 18.11 feet to a point; thence extending North 40 degrees, 38 minutes West, partly through a party wall between these premises and the premises adjoining to the Southwest, 95.34 feet to a point on the Southeast side of Shaw Avenue; thence extending along same North 49 degrees, 22 minutes, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 29.

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

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys, as and for alleys, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense of keeping said driveways in good order, condition and repair at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN **Linda A. Childs**, by Deed from **Gerald G. Carle and Linda G. Smith-Carle**, h/w, dated 08/15/1995, recorded 08/17/1995 in Book 5122, Page 90.

Parcel Number: 11-00-15008-00-2.

Location of property: 821 Shaw Avenue, Lansdale, PA 19446-2335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Childs** at the suit of Citimortgage, Inc., s/b/m to Principal Residential Mortgage, Inc. Debt: \$79,677.70.

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

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

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

11-25350

ALL THAT CERTAIN parcel of land, situated in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot No. 176 of "Rosemont" Development as shown on a plan prepared by George F. Shaner for Stanley Swinehart, dated June 19, 1952, being more fully bounded and described, as follows:

BEGINNING at a point in the Southeasterly legal right-of-way line of Sunrise Lane (50 feet wide) and a corner of Lot No. 178; thence from said point of beginning and extending along said legal right-of-way line, North 44 degrees, East 16.00 feet to a corner of Lot No. 174; thence along the same, South 46 degrees, East 136.04 feet to a point in the Northwesternly side of a 20 feet wide alley; thence along the same, South 45 degrees, 16.00 feet to a corner of Lot No. 178; thence along the same, North 46 degrees, West 135.60 feet to the first mentioned point and place of beginning.

CONTAINING 2.173 square feet of land, be the same more or less.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN **Teresa Staley**, by Deed from **Jade M. Tascione and Grant Barlow**, dated 11/07/2005, recorded 11/17/2005 in Book 5579, Page 1971.

Parcel Number: 16-00-28637-31-8.

Location of property: 176 Sunrise Drive a/k/a 176 Sunrise Lane, Pottstown, PA 19464-5020.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Teresa Staley** at the suit of Bank of America, N.A., s/b/m BAC Home Loan Servicing, L.P. Debt: \$65,318.88.

**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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11-25862

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan Phase 2 of "Fawn Creek" made for Vesterra Group by Robert E. Blue, Consulting Engineer, P.C., dated 10/14/1996, last revised 12/17/1997 and recorded in Plan Book A-59, Pages 130 and 134, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawks Nest Road said point being a common corner of Lots No. 32 and Lot No. 33; thence from point of beginning and along Lot No. 33, South 49 degrees, 46 minutes, 18 seconds West, 525.60 feet to a point; thence North 48 degrees, 30 minutes, 27 seconds West, 308.21 feet to a point; thence North 49 degrees, 46 minutes, 18 seconds East, 424.30 feet to a point and corner of Lot No. 31; thence along Lot No. 31, South 72 degrees, 44 minutes, 31 seconds East, 312.39 feet to a point on the side of Hawks Nest Road; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 49.09 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Cathy Y. Choi and Chang Choi, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 03/04/2005, recorded 10/06/2005 in Book 5574, Page 340.

Parcel Number: 67-00-01821-81-2.

Location of property: 1781 Hawks Nest Drive a/k/a 1781 Hawks Nest Lane, Collegeville, PA 19426-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Choi and Cathy Y. Choi** at the suit of Citimortgage, Inc. Debt: \$370,526.67.

**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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11-25887

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania being the greater part of Lot No. 47 on plan of lots surveyed for William Gerstlauer, which plan is recorded in the Recorder of Deeds Office at Norristown in Deed Book 941, Page 600 bounded and described according to a survey thereof made by C. Raymond Weir, September 10, 1940 and revised October 22, 1940, as follows, to wit:

BEGINNING at an iron pin on the Southeast side of Springfield Avenue (40 feet wide) at the distance of 273.05 feet Southwest from the Southwest side of Highland Avenue (40 feet wide) in line of land now or late of William E. Gerstlauer and Lot No. 46 on plan recorded in Deed Book 941, Page 600; thence extending along said land South 17 degrees, 56 minutes East, 90.95 feet to an iron pin in line of land now or late of Joseph Y. Nash; thence extending along said land South 72 degrees, 4 minutes West, 49.4 feet to an iron pin in line of land now or late of William H. Bacher and life, being the remaining part of Lot. No. 47 on the above mentioned plan; thence extending along said land North 17 degrees, 56 minutes West 90.95 feet to an iron pin on the Southeast side of said avenue North 72 degrees, 4 minutes East, 49.4 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David E. Corson and Margred Aline Corson, husband and wife, by Deed from David E. Corson, dated May 6, 1994 and recorded May 18, 1994 in Deed Book 5078, Page 0152.

Parcel Number: 52-00-16258-00-7.

Location of property: 16 Springfield Avenue, Flourtown, PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David E. Corson and Margred Aline Corson** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corporation Home Equity Loan Trust, Series 2006-NC1, c/o Saxon Special Servicing. Debt: \$240,675.70.

**Margaret Gairo**, Attorney.

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

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

11-25995

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate and known as No. 742 North Hanover Street, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the East side of Hanover Street distant South 45 feet from the Southeast corner of Gay and Hanover Street; a corner of property 746 North Hanover Street; thence along the same Eastwardly a distance of 140 feet to the West side of an alley; thence along the same, Southwardly 45 feet to a corner of property 738 Hanover Street; thence along the same Westwardly a distance of 140 feet to the East side of Hanover Street aforesaid; thence along the same Northwardly a distance of 45 feet to the point or place of beginning.

BEING the whole of Lot 428 and the South one half of lot 427 in a plan of the Pottstown Land and Improvement Company, BEING the same premises which Dwayne M. Uhl and Robin Uhl, by Quit Claim Deed dated July 15, 2009 and recorded May 25, 2010 in Montgomery County in Deed Book 5767, Page 2666 granted and conveyed unto Dwayne M. Uhl, in fee.

Parcel Number: 16-00-12888-00-2.

Location of property: 742 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Residential - single family dwelling.

Seized and taken in execution as the property of **Dwayne M. Uhl** at the suit of Susquehanna Bank. Debt: \$132,119.57.

**Keith Mooney**, 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.

11-26086

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan of Fannebrook Farm, recorded March 4, 1915 in Deed Book 673, Page 500, as one lot, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hancock Street, a corner of Lot Number, 17 on said plan, said point being at the distance of one hundred ninety-three and sixteen one-hundredths feet measured North fifty-degrees, fifty-five minutes West along the Northeasterly side of Hancock Street from its point of intersection with the Westerly side of Pennbrook Avenue (40 feet wide); thence extending from said point of beginning North fifty degrees, fifty-five minutes West along the Northeasterly side of Hancock Street one hundred feet to a point to a corner of Lot Number 15 1/2 on said plan; thence extending Northeastwardly along Lot Number 15 1/2 one hundred fifty-five and nineteen one-hundredths feet to a point a common corner of Lots Numbers 19 and 19 1/2 on said plan; thence extending Southeastwardly along Lots Numbers 19 and 18 1/2 and 18 on said plan one hundred fifteen feet more or less to a point a common corner of Lots numbers 16 and 17 on said plan; thence extending Southwestwardly along Lot Number 17 aforesaid ninety-one and sixty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lots Numbers 16 and 16 1/2 Section "A" as shows on the above mentioned plan.

BEING the same premises which John N. Williams, a married man who acquired title incorrectly as James N. Williams and Kelly A. Williams, husband and wife, by Deed dated 12/8/03 and recorded 10/7/04 in Montgomery County in Deed Book 5528, Page 805 granted and conveyed unto John N. Williams and Kelly A. Williams, husband and wife.

Parcel Number: 11-00-07528-00-3.

Location of property: 829 East Hancock Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kelly A. Williams and John N. Williams** at the suit of Midfirst Bank. Debt: \$146,782.64.

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

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

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

11-26322

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision of property of Katherine J. Muckle made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated May 16, 1978 and last revised December 1, 1978 and recorded at Norristown in the Office for the Recording of Deeds in Plan Book A-34, Page 90, to wit:

BEGINNING at a point on the title line in the bed of Spring Mill Road (fifty feet wide) at a corner of Lot No. 3 as shown on said plan; thence extending along Lots Nos. 3 and 2, North forty degrees, fifty- six minutes, thirty five seconds West, four hundred forty-four and thirty-five one-hundredths feet to a point, a corner of Lot No. 1; thence extending along Lot No. 1 the three following courses and distances: (1) North thirty degrees, fifty-six minutes, fifty-five seconds East, eighty-nine and thirteen one-hundredths feet to an iron pin; (2) North one degree, one minute, five seconds West, ninety-three and twenty-eight one-hundredths feet to an iron pin; and (3) North twenty-five degrees, eighteen minutes, thirty-one seconds West, one hundred seventeen and eight one-hundredths feet to an iron pin in line of a sanitary sewer easement; thence extending along the said easement, North fifty-six degrees, fifty-five minutes, twenty-five seconds East, one hundred forty-six and ninety-four one- hundredths feet to an iron pin, a corner of Lot No. 5; thence extending along Lots Nos. 5 and 6, South twenty-two degrees, forty-six minutes, five seconds East, seven hundred one and forty-eight one-hundredths feet to a point on the title line in the bed of Spring Mill Road; thence extending along said title line South sixty-five degrees, twenty-eight minutes, ten seconds West, one hundred seven and twenty-seven one-hundredths feet to the point and place of beginning.

BEING Lot No. 4 as shown on said plan.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision of property of Katherine J. Muckle made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated May 16, 1978 and last revised December 1, 1978 and recorded at Norristown in the Office for the Recording of Deeds in Plan Book A-34, Page 90, as follows, to wit:

BEGINNING at a point on the title line in the bed of Spring Mill Road (fifty feet wide) at a corner of Lot No. 4 as shown on said plan; thence extending along Lot No. 4, North twenty-two degrees, forty-six minutes, five seconds West, seven hundred one and forty eight one-hundredths feet to an iron pin in line of a sanitary sewer easement; thence extending along said easement North fifty-six degrees, fifty-five minutes, twenty-five seconds East, one hundred sixty-one and seventy-six one-hundredths feet to a stone in line of certain lands now or late of K.G. Edolmayor; thence extending along said lands and certain lands now or late of R.H. Anderson, South twenty-two degrees, forty-six minutes, five seconds East, three hundred thirty-six and eighty-six one-hundredths feet to an iron pin, a corner of Lot No. 6; thence extending along Lot No. 6, South sixty-seven degrees, thirteen minutes, fifty-five seconds West, one hundred thirty-nine and fifteen one-hundredths feet to an iron pin; thence extending along Lot No. 6 South twenty-two degrees, forty-six minutes, five seconds East, three hundred eighty-three and thirteen one-hundredths feet to a point on the title line in the bed of Spring Mill Road; thence extending along said title line South thirty-nine degrees, thirty-eight minutes, ten seconds West, twenty-two and fifty-seven one-hundredths feet to the point and place of beginning.

BEING Lot No. 5 as shown on said plan.

BEING the same premises which Michael C. Nahi and Mary K. Nahi, his wife by Deed dated February 10, 1982 and recorded in the Office of the Recorder of Deeds of Montgomery County on March 5, 1982 at Deed Book Volume 4680, Page 961, granted and conveyed unto Stephen Michael Alexander and Marie-Claude Alexander, his wife. Stephen Michael Alexander is deceased and, accordingly, Marie-Claude Alexander is the record and real owner by operation of law.

Parcel Numbers: 40-00-56600-00-6 and 40-00-56600-10-5.

Location of property: 1200-1204 Spring Mill Road, Villanova, PA 19085.

The improvements thereon are: Single family residence and attached garage.

Seized and taken in execution as the property of **Marie-Claude Alexander** at the suit of The Bank of New York Mellon, et al. Debt: \$1,356,210.12.

**Beth L. Slaby**, 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.

11-26486

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. 116 on the above mentioned plan.

UNDERAND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of easements, conditions and restrictions by Alpine Village Homeowners Association dated 4/15/1988, recorded 5/12/1988 in Deed Book 4872, Page 2206 and an amendment recorded in Deed Book 4894, Page 1245, and a second amendment recorded in Deed Book 4964, Page 403, and any amendments to the said declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Reganato and Ronald S. Reganato, Jr. by Deed from Carl J. Mattioli Land Division, Inc. - I, a Pennsylvania Corporation, dated January 7, 1994 and recorded January 25, 1994 in Deed Book 5067, Page 1550, Instrument No. 001193.

Parcel Number: 38-00-02856-24-7.

Location of property: 95 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen L. Reganato and Ronald S. Reganato, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$54,036.01.

**Margaret Gairo**, Attorney.

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

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

11-26523

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by Barton and Martin, Engineers, Philadelphia, Pennsylvania Dated 9/27/1949 and revised 2/8/1950, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Meadowbrook Lane (fifty feet wide) at the distance of one hundred eighty-four and five hundred forty-seven one-thousand feet Northeastwardly from the Northeastly side of Stenton Avenue; thence extending North twenty-two degrees, thirteen minutes East along said side of Meadowbrook Lane ninety feet to a point; thence extending Southeast on a line at right angles to said Meadowbrook Lane one hundred forty-six and four hundred ninety-four one-thousandths feet to a point; thence extending Southwest on a line parallel with said Meadowbrook Lane ninety feet to a point; and thence extending Northwest on a line at right angles to said Meadowbrook Lane one hundred forty-six and four hundred ninety-four one-thousandths feet to beginning.

BEING Lot #3 Meadowbrook Lane.

TITLE TO SAID PREMISES IS VESTED IN Rory J. Lawler and Barbara S. Lawler by Deed from Joseph Waldman and Lillian Waldman, husband and wife, dated October 12, 1998 and recorded November 12, 1998 in Deed Book 5248, Page 0826, Instrument No. 021957.

Parcel Number: 52-00-11377-00-1.

Location of property: 404 Meadowbrook Lane, Erdenheim, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rory J. Lawler and Barbara S. Lawler** 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 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB. Debt: \$213,114.33.

**Margaret Gairo**, Attorney.

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

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

11-27096

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Final Subdivision Plan "West Forty", made by George Reid Nevels, Registered Surveyor, dated February 19, 1973, last revised May 4, 1973 and recorded at Norristown, Pennsylvania, in Plan Book A-22, Page 30, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Bent Road (50 feet wide), which point is measured North 47 degrees, 00 minutes, 40 seconds West, 297.69 feet from a point of curve; which last mentioned point of curve is measured on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 36.43 feet from a point on the Northwest side of Steven Road (50.12 feet wide); thence extending from said point of beginning along said side of Steven Road, North 47 degrees, 00 minutes, 40 seconds West, 150.00 feet to a point a corner of Lot No. 16, on said plan; thence extending along the same, North 42 degrees, 59 minutes, 20 seconds East, 298.06 feet to a point in line of lands now or late of Larry I. Wentz; thence extending along the same, passing in part over 50 feet wide Mobil Oil Pipeline, right-of-way, South 47 degrees, 00 minutes, 40 seconds East, 183.96 feet to a point a corner of Lot No. 18; thence along the same, and along Lot No. 19, recrossing said 50 feet wide right-of-way, South 49 degrees, 29 minutes, 20 seconds West, 300.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Peter A. Hemmerle and Anita I. Hemmerle, his wife, by Deed dated August 30, 1982 and recorded September 2, 1982 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4691, Page 994, granted and conveyed unto Truman F. Smith and Shirley O. Smith, his wife as Tenants by the Entirety.

Parcel Number: 57-00-02646-40-2.

Location of property: 2107 Old Barn Road, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Truman F. Smith and Shirley O. Smith, his wife as Tenants by the Entireties** at the suit of DLJ Mortgage Capital, Inc. Debt: \$241,658.60.

**Joel A. Ackerman**, Attorney.

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

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

11-27099

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Halter, Jr., Registered Engineer dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on July 23, 1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Jefferson Street (fifty feet wide) at the following two courses and distances measured along the said side of Jefferson Street from its point of intersection with the Southeasterly side of 7th Street (fifty feet wide) (1) on the arc of a circle curving to the left in a Southwesterly direction having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of tangent; thence (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, one hundred feet to the point and place of beginning.

CONTAINING in front or breadth on the said Northeasterly side of Jefferson Street measured South twenty-one degrees, forty-seven minutes, thirty seconds East, twenty feet and extending of that width in length or depth measured North sixty-eight degrees, twelve minutes, thirty seconds East, one hundred fifty-five feet to a twenty feet wide alley running Northwestwardly into 7th Street.

BEING Lot #27 on said plan.

CONTAINING in area 3100 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Mark L. Ruth and Christine A. Ruth by Deed from Thomas A. Smith and Barbara A. Smith, husband and wife dated May 28, 1996 and recorded June 4, 1996 in Deed Book 5149, Page 1430.

Parcel Number: 17-00-00148-56-4.

Location of property: 680 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark L. Ruth and Christine A. Ruth** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6. Debt: \$151,503.45.

**Margaret Gairo**, Attorney.

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

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

11-27391

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, described according to a subdivision plan for Dennis K. and Kathleen B. Wolfgang and Salvatore H. and Barbara Cottets, made by William L. Conver, Professional Land Surveyors, Spring City, Pennsylvania, dated 2/19/1986, last revised 4/30/1986 and recorded in Plan Book A-47, Page 283, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Shearer Street (50 feet wide), which point is measured at the distance of 225 feet measured North 40 degrees, 0 minutes East from a point on the Northeasterly side of North Wales Street (40 feet wide); thence extending from said point of beginning and along Shearer Street North 40 degrees, 0 minutes East, 25 feet to a corner of land now or late of Paul E. and Ligis Elba Reyes; thence extending from Shearer Street and along said land, South 50 degrees, 0 minutes East, 136.50 feet to a point on the Northwesterly side of a 20 feet wide unnamed alley; thence along the same, South 40 degrees, 0 minutes West, 25 feet to a corner of House No. 427 Shearer Street; thence along the same and extending through a partition wall, North 50 degrees, 0 minutes West, 136.50 feet to a point on the Southeasterly side of Shearer Street, being the first mentioned point and place of beginning.

BEING the same premises which Herman E. Rosenkaimer, Jr. and Kayleen L. Rosenkaimer, husband and wife, by Deed dated 08/31/1990 and recorded 09/04/1990, in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book 4956, Page 1769, granted and conveyed unto Joseph P. Corey and Patricia A. Corey, husband and wife. Parcel Number: 14-00-03167-00-5.

Location of property: 425 Shearer Street, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Corey and Joseph P. Corey** at the suit of U.S. Bank National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$61,299.56.

**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.

11-27873

ALL THAT CERTAIN messuage and lot or piece of land, being Lot No. 4 as laid out on a plan of lots of the William K. Keck's Estate, deceased, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the Southern curb line of 3rd Street and a proposed road, as laid out on the aforesaid plan; thence along said curb line on 3rd Street North 66 degrees, East 47 feet to an iron pin set for a corner in the line of Sallie L. Keck's land; thence along the same South 24 degrees, East 200 feet to an iron pin set for a corner in the middle of the proposed alley; thence along the same South 66 degrees, West 47 feet to an iron pin set for a corner in the Eastern curb line of the aforesaid proposed street; thence along the same North 24 degrees, West 200 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hashley A. Keeler by Deed from Dorothy G. Sacks by Her Agent Barry L. Sacks by Power of Attorney dated October 19, 2005, dated October 19, 2006 and recorded November 8, 2006 in Deed Book 5623, Page 01268.

Parcel Number: 06-00-03632-00-7.

Location of property: 526 Third Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hashley A. Keeler** at the suit of Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1. Debt: \$209,920.01.

**Margaret Gairo**, Attorney.

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

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

11-28127

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

BEGINNING at a point on the Northwesterly side of Harry Street at a distance of sixty-one feet and six-tenths of a foot Southwestwardly from the Southwest corner of Sixth Avenue and Harry Street; thence North sixty-three degrees, thirty minutes West, one hundred and eight feet to the Southeast side of a twelve feet wide alley, running from Fifth Avenue to Sixth Avenue and laid out for the use of the lots in common bounding thereon; thence Southwesterly by and along the said side of the said alley sixteen feet and one-tenth of a foot to a point a corner. of land which was conveyed to Harry Keyser; thence by and along said Keyser's land and through the middle of the partition wall of the house erected upon this and the one erected upon the adjoining premises South sixty-three degrees, thirty minutes East, one hundred and eight feet to Harry Street aforesaid; thence by and along the Northwest side of said Harry Street Northeasterly sixteen feet and one-tenth of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William F. Miller, a/k/a William Miller, Jr. and Linda G. Miller by Deed from Margaretta Blair, widow, dated March 10, 1973 and recorded April 11, 1973 in Deed Book 3824, Page 464.

Parcel Number: 05-00-04948-00-6.

Location of property: 524 Harry Street, Conshohocken, PA 19428.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William F. Miller a/k/a William Miller, Jr. and Linda G. Miller** at the suit of Wells Fargo Bank, N.A., s/i/t Wachovia Bank, N.A. Debt: \$57,400.55.

**Terrence J. McCabe**, Attorney.

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

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

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11-28836

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Rockledge Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 165 on the plan of lots surveyed and laid out for the Sylvania Mutual Land Association and duly filed in the Office for the Recording of Deeds at Norristown, in and for the County of Montgomery and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania, on the 21st day, of May, 1929, as follows, to wit:

BEGINNING at a point on the Northwest side of Central Avenue (fifty feet wide) at the distance of one hundred fifty feet Northeastward from the Northeast side of Montgomery Avenue, (fifty feet wide); thence extending North fifty-eight degrees, West along Lot No. III, one hundred twenty-five feet to a point; thence extending North forty-two degrees, East, along Lot No. 16, twenty-five feet to a point; thence extending South forty-eight degrees, East passing through Lot No. 165, whereof this was a part, through the middle of a garage and along the middle line of a certain ten feet wide driveway laid out for the use of this and adjoining owner, one hundred twenty-five feet to said Northwest side of Central Avenue; thence extending South forty-two degrees, West along the said Northwest side of Central Avenue, twenty-five feet to the first mentioned point and place of beginning.

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

BEING the same premises which Karl Mihajlowitsch and Otilie Mihajlowitsch, husband and wife, granted and conveyed unto Lynn R. Casey by Deed dated October 22, 2007 and recorded October 25, 2007 in Montgomery County Deed Book 5669, Page 2350.

Parcel Number: 18-00-00655-00-2.

Location of property: 109 North Central Avenue, Rockledge, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynn R. Casey** at the suit of American Heritage Federal Credit Union. Debt: \$190,293.48 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

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11-29427

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan by Meixner Engineers and Surveyors dated 8/14/1959 and revised 05/15/1967, as follows, to wit:

BEGINNING at a spike on the Northeasterly side of Ridge Pike, (U.S. TR #422) at the property line between lands now or late of Constantine Carosella and hereinafter described tract of ground; thence along lands now or late of Constantine Carosella and lands now or late of Fred Barbato, North 29 degrees, 51 minutes East, 211.16 feet to a monument; thence along lands now or late of Fred Barbato, North 50 degrees, 54 minutes, 30 seconds West, 22.90 feet to an iron pin; thence along lands of Ply-Mar Swim. Club the 2 following courses and distances, viz: (1) North 39 degrees, 44 minutes East, 217.95 feet to an iron pin; and (2) South 54 degrees, 1 minute East, 223.66 feet; thence along lands now or late of White, South 40 degrees, 8 minutes West, 80.21 feet to a point; thence along lands now or late of Carl Venezia, the 4 following courses and distances, viz: (1) North 70 degrees, 41 minutes West, 110.61 feet; (2) South 40 degrees, 8 minutes West, 139.51 feet; (3) South 70 degrees, 41 minutes, East, 10.61 feet to a pipe; and (4) South 40 degrees, 8 minutes West, 160.49 feet to a point on the Northeasterly side of Ridge Pike; thence along the Northeasterly side of Ridge Pike, North 70 degrees, 41 minutes West, 72.25 feet to a spike and the place of beginning.

Parcel Number: 65-00-09802-00-6.

Location of property: 29 East Ridge Pike a/ka 29 Ridge Pike, Conshohocken, PA 19428.

The improvements thereon are: Commercial vacant land.

Seized and taken in execution as the property of **IFG Company, LLC and Samuel Sklaroff** at the suit of Beneficial Mutual Savings Bank. Debt: \$270,036.69.

**Lauren J. Hofmann**, 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.

11-29521

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, being Lot No. 26 on a Plan of Lots called "Oakwood Terrace" made by Donald H. Schurr, Registered Engineer, Norristown, Pennsylvania, on 8/2/1954 and revised 8/11/1954 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Cedar Lane (50 feet wide), a corner of Lot No. 27 on said plan, at the distance of 65 feet measured Southeastwardly along the Southwest side of Cedar Lane, on a line curving to the left having a radius of 625 feet from the point of tangent of the radius round corner of Cedar Lane and New Hope Street (66 feet wide); thence extending along Southwest side of Cedar Lane, Southeastwardly on a line curving to the left with a radius of 625 feet, the arc distance of 54.99 feet to a point; thence continuing along the Southwest side of Cedar Lane, South 60 degrees, 30 minutes East, 5.01 feet to a point, a corner of Lot No. 25; thence along Lot No. 25, South 29 degrees, 30 minutes West, 100 feet to a point in line of Lot No. 30; thence partly along Lot No. 30 and partly along Lot No. 29, North 60 degrees, 30 minutes West, 68.72 feet to a point, a corner of Lot No. 27, aforesaid; thence along Lot No. 27, North 34 degrees, 32 minutes, 28 seconds East, 101.82 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Magally Cegueda Soberanes by Deed from Salvatore A. Falco, Executor Under the Will of Nancy Magliente DeDominic, a/k/a Nancy DeDominic, Deceased, dated August 29, 2001 and recorded September 10, 2001 in Deed Book 5375, Page 0827.

Parcel Number: 13-00-06628-00-1.

Location of property: 802 Cedar Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Magally Cegueda a/k/a Magally Cegueda Soberanes** at the suit of Wells Fargo Bank, N.A., s/b/m/t Wells Fargo Bank Minnesota, N.A., as Indenture Trustee for MSCC Heloc Trust 2007-1, c/o Saxon Special Servicing. Debt: \$85,895.66.

**Margaret Gairo**, Attorney.

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

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

11-29944

ALL THAT CERTAIN message and tract of farm land, with the buildings and improvements thereon erected, situate in **New Hanover Township**, on both sides of driveway extending from Yerkes Road to Romig Road in line of land of the Boyertown and Pottstown Railway Company, South 39 degrees, 59 minutes West, 475.86 feet to an iron pin a corner in the middle of the creek; thence along other lands of the grantor of which this was a part the next five courses and distances: (1) North 78 degrees, 28 minutes West the distance of 292.57 feet to a corner in the middle of creek; thence (2) North 24 degrees, 29 minutes East the distance of 596 feet to a corner; thence (3) South 66 degrees, 20 minutes East the distance of 154.53 feet to an iron pin a corner; thence (4) South 23 degrees, 12 minutes West the distance of 73.45 feet to an iron pin a corner; thence (5) South 65 degrees, 22 minutes East the distance of 257.53 feet to the place of beginning.

CONTAINING 4.154 acres of land, more or less.

BEING the same premises which David D. Ellis and Sandra F. Ellis, husband and wife, by Deed dated September 16, 2005 and recorded September 29, 2005 in Montgomery County in Deed Book 5572, Page 2867 granted and conveyed unto T.H. Properties, a Pennsylvania Limited Partnership, in fee.

Parcel Number: 47-00-06008-00-2.

Location of property: 2510 Rhoads Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **T.H. Properties, LP** at the suit of Affinity Bank of Pennsylvania. Debt: \$299,780.24.

**George J. Shoop**, 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.

11-29951

#### TRACT NO. 1

ALL THAT CERTAIN parcel of land located on the Northerly side of Romig Road, (required right-of-way 33 feet ultimate right-of-way 64 feet), situate in **New Hanover Township**, Montgomery County, Pennsylvania, being Lot No. 5, described according to a plan and surveyed as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 958 1A, dated October 3, 1978 and last revised.

BOUNDED on the North by the land now or late of Stanley and Viola Swinehart, on the East by Lot No. 6 on the above mentioned plan (other land of Timothy D. Gresh), and on the South by Romig Road, and on the West by Lot No. 4 on the above mentioned plan (other land of Timothy D. Gresh), being more fully described as follows:

BEGINNING at a point in the center line of Romig Road, a corner of this and Lot No. 4 on the above mentioned plan, being located 1730.00 feet from a point in the center of Rosenberry Road, being measured along the center line of Romig Road in a Northeasterly direction; thence from the point of beginning along Lot No. 4, leaving the bed of Romig Road, North 48 degrees, 12 minutes, 40 seconds West, 746.09 feet to a point, a corner of this and in the line of the land now or late of Stanley and Viola Swinehart, the line crossing a stream and a sewer easement; thence along the land now or late of Stanley and Viola Swinehart North 42 degrees, 03 minutes, 03 seconds East, 100.00 feet to a point, a corner of this and Lot No. 6 on the above mentioned plan; thence along Lot No. 6 South 48 degrees, 12 minutes, 40 seconds East, 745.76 feet to a point in the center line of Romig Road, a corner, the line re crossing the above mentioned stream and sewer easement; thence along the centerline of Romig Road South 41 degrees, 51 minutes, 30 seconds West, 100.00 feet to the point of beginning.

CONTAINING 1.712 acres.

**TRACT NO. 2**

ALL THAT CERTAIN parcel of land located on the Northerly side of Romig Road, (required right-of-way 33 feet ultimate right-of-way 64 feet), situate in **New Hanover Township**, Montgomery County, Pennsylvania, being Lot No. 6, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 958 1A, dated October 3, 1978 and last revised.

BOUNDED on the North by the land now or late of Stanley and Viola Swinehart, on the East by the land of Paul C. and Marjorie Brusch, on the South by Romig Road, and on the West by Lot No. 5 on the above mentioned plan, (other land of Timothy D. Gresh), being more fully described, as follows:

BEGINNING at a point in the center line of Romig Road, a corner of this and Lot No. 5 on the above mentioned plan, being located 1830.00 feet from a point in the center of Rosenberry Road, measured along the center line of Romig Road in a Northeasterly direction; thence from the point of beginning along Lot No. 5, leaving the bed of Romig Road, North 48 degrees, 12 minutes, 40 seconds West, 745.76 feet to a point, a corner of this and in the line of the land now or late of Stanley and Viola Swinehart, the line crossing a stream and a sewer easement; thence along the land now or late of Stanley and Viola Swinehart North 42 degrees, 03 minutes, 03 seconds East, 150.48 feet to a point, a corner of this and the land of Paul C. and Marjorie Brusch; thence along the land of Paul C. and Marjorie Brusch South 48 degrees, 12 minutes, 40 seconds East, 745.25 feet to a point in the center line of Romig Road, a corner, the line recrossing the above mentioned stream and sewer easement; thence along the center line of Romig Road South 41 degrees, 51 minutes, 30 seconds West, 150.48 feet to the point of beginning.

CONTAINING 2.575 acres.

BEING the same premises which Ronald E. Leidy and Phyllis E. Leidy, husband and wife, by Deed dated December 27, 2005 and recorded January 9, 2006 in Montgomery County in Deed Book 5586, Page 337 granted and conveyed unto T.H. Properties, a Pennsylvania Limited Partnership, in fee.

Parcel Numbers: 47-00-06161-08-3 and 47-00-06161-10-1.

Location of property: 2433 Romig Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **T.H. Properties, LP** at the suit of Affinity Bank of Pennsylvania. Debt: \$272,246.71.

**George J. Shoop**, 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.

11-29953

ALL THAT CERTAIN lot or piece of land, with the improvements thereof erected, situate in **Pennsburg Borough**, and partly in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with Plan No. 33A-S of a field survey completed on September 4, 1987 by Gregory L. Kohl, Professional Land Surveyor of Leesport, Pennsylvania, as follows, to wit:

BEGINNING at a point a corner marked by an iron pin set in concrete on the East right-of-way line of Montgomery Avenue said point being the Northwest corner of the herein described property; thence along property of Anthony Bogdon, North 45 degrees, 00 minutes, 00 seconds East a distance of 444.15 feet to a point a corner marked by an iron pin; thence along property of Charles Kurz and Fern Kurz, his wife, South 40 degrees, 30 minutes, 28 seconds East a distance of 122.86 feet to a point a corner near a tall iron pipe; thence along the same and property of others the three (3) following courses and distances, viz: (1) North 45 degrees, 45 minutes, 26 seconds East a distance of 366.08 feet to a point a corner near an iron pin set in concrete; (2) South 29 degrees, 15 minutes, 55 seconds East a distance of 225.30 feet to a corner marked by an iron pipe; (3) South 45 degrees, 24 minutes, 24 seconds West a distance of 739.50 feet to a point a corner on the Eastern right-of-way line of the aforementioned Road marked by an iron pin set in concrete; thence along said right-of-way line, North 45 degrees, 00 minutes, 00 seconds West a distance of 338.93 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM all that certain lot of land being known as Lot 223 Hanover Street, 20 x 125 on the Biting Plan, as more fully described in Deed Book 4238 at Page 382.

(Being Part of Block 13 - Unit 20 Pennsburg Borough).

BEING the same premises which Barry L. Kline and Bonita L. Kline, husband and wife, by Deed dated June 15, 2007 and recorded August 1, 2007 in Montgomery County in Deed Book 5658, Page 566 granted and conveyed unto TH Properties, a Pennsylvania Limited Partnership, in fee.

Parcel Number: 15-00-01684-00-2.

Location of property: 704 Montgomery Avenue a/k/a 720 Montgomery Avenue, Pennsburg, Borough of Pennsburg and partly in the Township of Upper Hanover, PA18073.

The improvements thereon are: Commercial - repair shop or garages.

Seized and taken in execution as the property of **T.H. Properties, LP** at the suit of Affinity Bank of Pennsylvania. Debt: \$958,957.20.

**George J. Shoop**, Attorney.

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

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

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

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

## ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2011-09910  
IN DIVORCE

**Ella Karlitsky,**  
Plaintiff

vs.

**Pavel G. Sokolov,**  
Defendant

### NOTICE BY PUBLICATION

This is a Complaint requesting a divorce, alleging that the marriage is irretrievably broken and the parties have lived separate and apart since 2006. An Affidavit of these allegations, required by Section 3301(d) of the Divorce Code has been filed with the Prothonotary's Office.

### NOTICE TO DEFEND AND CLAIMS RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a divorce decree or annulment may be entered against you by the Court. A judgment may also be entered against you for any claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your child.

When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Montgomery County Courthouse, Swede and Airy Streets, Norristown, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES, OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

### NOTICE TO DEFENDANT

If you wish to deny any of the statements set forth in this Affidavit, you must file a counter-affidavit within twenty (20) days after this Affidavit has been served on you or the statements will be admitted.

### PLAINTIFF'S AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on or about December 2006 and have continued to live separate and apart for a period of at least three (3) years.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsifications to authorities.

Date: 11-30-11

/s/Ella Karlitsky (ProSe)

### AUDIT LIST

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

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 5, 2012, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### First Publication

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

1. DUHOVIS, ANTHONY F. - Perkiomen - February 1 - Gerald A. Duhovis, et al., Co-Extrs.
2. ELKINS GEORGE W. - February 1 - Stated by PNC Bank, National Association. John Gribbel, III, et al., Trustees. FBO, Carter Gribbel Reeves. T/W
3. JARMON, TIFFANY - Incap. - January 26 - PNC Bank, National Association, Guardian
4. KAMPMAN, VELLO - Upper Merion - January 31 - Thomas F. Toscani, Admr.
5. KIRK, G. LLOYD - February 1 - Stated by Jean Moore Kirk, et al., Co-Trustees. FBO, Jean Moore Kirk. T/W
6. LINCOLN, JOHN DICKEY, JR. - Franconia - January 12 - Charles C. Lincoln, Extr.
7. MAUGER, EMMA VIRGINIA - Settlor - January 26 - Robert A. Weber, Trustee. Deed Dated December 30, 1976. T/D

8. PETRONE, FRANCIS J. - Settlor - February 1 - Francis P. Petrone, Trustee. Deed Dated May 15, 1998. T/D
9. RYZNAR, JOSEPHINE F. - Settlor - January 12 - Stated by Suzanne M. Yanchek, Successor Trustee. Deed Dated July 25, 2003. T/D
10. WATSON, BARBARA VAUGHAN - Lower Merion - January 31 - Martha W. Seifert, et al., Extrs.

#### REMANETS:

11. KESLAR, DOMER AND NATALIE - Settlor - December 30 - Revocable Trust, Stated by Robert Morris Cohen, Trustee. T/D
12. KOCH, ERIK L. - Upper Hanover - December 28 - Kathryn B. Wolf-Koch, Extr.
13. LEDERER, ELISABETH - Upper Moreland - January 4 - Frederick W. Baumann, Extr.

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

#### CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 17, 2012, by **Aspire Bariatrics, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at c/o CSC, 2711 Centerville Road, Suite 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 3604 Horizon Drive, Suite 200, King of Prussia, PA 19406.

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

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 7, 2012, by **Girls Leadership Institute, Inc.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 1316 67th Street, Emeryville, CA 94608, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

#### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-34256

NOTICE IS HEREBY GIVEN that on December 13, 2011, the Petition of Louis Ralph Chiaro was filed in the above named Court, praying for a Decree to change his name to LUIGI RAFFAELE CHIARO.

The Court has fixed March 21, 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.

#### 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.*

**KDD Domains, 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.

**Lehigh Maintenance Company** 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.

**Friedman Schuman, P.C.**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

**Norristown Cooperative, 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.

**Raider Maintenance Company** 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.

**Friedman Schuman, P.C.**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

**Signature Sedan Service, 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.

**USCEMETERY MGMT 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.



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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 January 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: **Charter Initiatives**

The purpose or purposes for which it was organized are: for providing management services to charter schools.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 10, 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: **Vahora International Institute of Excellence, Inc.**

The purpose or purposes for which it was organized are: providing grants to foreign charitable organizations that provide educational opportunities and health care services to indigent families.

**Palmarella, Curry & Kelly, P.C.**

1255 Drummers Lane, Suite 105  
Wayne, PA 19087

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-28310

**RITI, a Pennsylvania Limited Partnership,**  
Plaintiff

vs.

**Allen Fink and Suzanne Fink, husband and wife,**  
Defendants

To Defendants, Allen Fink and Suzanne Fink:

You have been named as Defendants in a civil action instituted by Plaintiff, RITI, against you in this Court. Plaintiff, RITI, alleges in the Complaint in Mortgage Foreclosure in this action that the mortgage is in default for nonpayment of the principal and interest. Plaintiff claims that you are responsible for and should have to pay these damages.

You are hereby notified to plead to the Complaint in this case, of which the above is a brief summary, within twenty (20) days from the date of this publication.

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

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
[www.montgomerybar.org](http://www.montgomerybar.org)

**Brooke E. Newborn, Esquire**  
**Buschman & Johnson**  
**Attorneys for Plaintiff**  
228 North Main Street  
Souderton, PA 18964

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 08-21250

**Susquehanna Bank DV, formerly Susquehanna Patriot Bank,**  
Plaintiff

vs.

**Brian G. Grimm,**  
Defendant

## NOTICE

**TO: Brian G. Grimm**

You are hereby notified that on December 20, 2011, Plaintiff, Susquehanna Bank DV, formerly Susquehanna Patriot Bank, filed a Petition to Fix Fair Market Value of Real Estate against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 08-21250, wherein Plaintiff seeks to enforce its rights under its loan documents.

Since your current whereabouts are unknown, the Court by Order dated February 2, 2012, ordered notice of said facts and the filing of the Petition to be served upon you as provided by Pa.R.C.P.430(b).

You are hereby notified to plead to the above referenced Petition on or before 20 DAYS from the date of this publication or Judgment will be entered against you.

## NOTICE

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

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

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

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

**William F. Colby, Jr., Esquire**

**Keith Mooney, Esquire**

**BARLEY SNYDER LLC**

50 North Fifth Street, P.O. Box 942

Reading, PA 19603-0942

610-376-6651

## DISSOLUTION

Notice is hereby given that **Acme Supply, Inc.**, a Pennsylvania Corporation, of 702 Kirkwood Avenue, Jenkintown, PA 19046, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant of Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.

**Thomas B. Carpenter, Solicitor**

2300 Computer Avenue, Building G

Willow Grove, PA 19090

## 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

**ALDERFER, FLORENCE A., dec'd.**

Late of Franconia Township.

Executrix: RUTH A. SWARTLEY,

P.O. Box 121,

Silverdale, PA 18962.

ATTORNEY: JEFFREY K. LANDIS,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

**ARENSEN, JUDITH L. also known as**

**JUDITH LEE ARENSEN,**

**JUDITH K. ARENSEN and**

**JUDITH ARENSEN, dec'd.**

Late of Lower Merion Township.

Executor: DAVID L. ARENSEN,

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

**BERGEY, WILBUR L., dec'd.**

Late of Hatfield Township.

Executors: IVY L. BERGEY,

303 Mews Drive,

Sellersville, PA 18960,

TORRE L. BERGEY,

111 Veronica Lane,

Lansdale, PA 19446.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

**BOCCELLA, ROSE M. also known as**

**ROSE MARY BOCCELLA, dec'd.**

Late of Plymouth Township.

Executor: MARK L. BOCCELLA,

c/o Leslie K. Heffernen, Esquire,

1854 Sandy Hill Road,

P.O. Box 773,

Plymouth Meeting, PA 19462.

ATTORNEY: LESLIE K. HEFFERNEN,

HEFFERNEN LAW OFFICES,

1854 Sandy Hill Road,

P.O. Box 773,

Plymouth Meeting, PA 19462

**BRESLAWSKI, ANNA H. also known as**

**ANNA BRESLAWSKI, dec'd.**

Late of Borough of Gilbertsville.

Co-Executrices: PEGGY J. WHITE,

1229 Evansburg Road,

Collegeville, PA 19426,

KATHLEEN A. BAINBRIDGE,

1447 Lynn Drive,

Pottstown, PA 19464,

MARSHA J. KANE,

1606 Village Green Drive,

Gilbertsville, PA 19525.

ATTORNEY: JAMES L. MARKOFSKI,

MARKOFSKI LAW OFFICES,

1258 East Philadelphia Avenue,

P.O. Box 369,

Gilbertsville, PA 19525-0369

**BRODERICK, ANITA J. also known as**

**ANITA BRODERICK, dec'd.**

Late of Montgomery Township.

Executor: KARIN JOLLY,

c/o Laura M. Mercuri, Esquire,

104 North York Road,

Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,

104 North York Road,

Hatboro, PA 19040

**CASE, CHARLES F. also known as**

**CHARLES CASE and**

**CHARLES FARRAR CASE, dec'd.**

Late of Upper Gwynedd Township.

Executor: KATHLEEN D. HARTUNG,

236 Chapel Lane,

King of Prussia, PA 19406.

ATTORNEY: RICHARD W. STEVENS,

115 West Avenue, Suite 108,

Jenkintown, PA 19046

**CHUPIL, JOSEPH, dec'd.**

Late of Abington Township.  
Executrix: ANTOINETTE T. HANUSEY,  
90 Willowbrook Drive,  
Doylestown, PA 18901.  
ATTORNEYS: BENSTEAD, MABON &  
MITSCH, P.C.,  
124 East Court Street,  
Doylestown, PA 18901

**CONRAD, ELEANOR M. SCHMELL, dec'd.**

Late of Franconia Township.  
Executrix: CAROLYN L. HUNSBERGER,  
c/o R. Leonard Davis, III, Esquire,  
Drake, Hileman & Davis,  
Bailiwick Office Campus, Suite 15,  
P.O. Box 1306,  
Doylestown, PA 18901.  
ATTORNEY: R. LEONARD DAVIS, III,  
DRAKE, HILEMAN & DAVIS,  
Bailiwick Office Campus, Suite 15,  
P.O. Box 1306,  
Doylestown, PA 18901

**CORNELL, MARIE also known as****MARIE K. CORNELL, dec'd.**

Late of Borough of Hatboro.  
Executor: JAMES M. HALPIN,  
c/o Laura M. Mercuri, Esquire,  
104 North York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
104 North York Road,  
Hatboro, PA 19040

**DALE, REGINA D., dec'd.**

Late of Upper Moreland Township.  
Executor: WILLIAM J. KING, JR.,  
110 Clarks Valley Road,  
Harrisburg, PA 17018.  
ATTORNEY: ROBERT G. HESS,  
HOWLAND, HESS, GUINAN, TORPEY &  
CASSIDY, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**DELP, GWENDOLYN MARIE also known as****GWENDOLYN M. DELP, dec'd.**

Late of Borough of Lansdale.  
Executor: W. STANLEY DELP, JR.,  
c/o Sommar, Tracy & Sommar,  
210 South Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JAMES C. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 South Broad Street,  
P.O. Box 227,  
Lansdale, PA 19446

**FEDGCHIN, ROBERT BENJAMIN, dec'd.**

Late of Towamencin Township.  
Administrator: JASON FEDGCHIN,  
1001 Arcola Glenn Drive,  
Collegeville, PA 19426.

**GARNETT, BETTY L. also known as****BETTY LOU GARNETT, dec'd.**

Late of Upper Dublin Township.  
Executor: MICHAEL E. BLANKEMEYER,  
c/o Michael F. Smith, Esquire,  
Bernard F. Siergiej, Esquire,  
140 East Butler Avenue,  
P.O. Box 387,  
Ambler, PA 19002-0387.  
ATTORNEY: MICHAEL F. SMITH,  
BERNARD F. SIERGIEJ,  
140 East Butler Avenue,  
P.O. Box 387,  
Ambler, PA 19002-0387

**GOODBY, VIRGINIA L. also known as****VIRGINIA GOODBY, dec'd.**

Late of Lower Merion Township.  
Executors: RICHARD L. GOODBY AND  
SUSAN G. EMORY,  
c/o John C. Hook, Esquire,  
2005 Market Street, Suite 2600,  
Philadelphia, PA 19103-7098.  
ATTORNEY: JOHN C. HOOK,  
STRADLEY RONON STEVENS & YOUNG LLP,  
2005 Market Street, Suite 2600,  
Philadelphia, PA 19103-7098

**HEPLER, ESTHER A., dec'd.**

Late of Upper Salford Township.  
Executrix: CATHLEEN A. TRULL,  
874 Spring Mount Road,  
P.O. Box 1226,  
Spring Mount, PA 19478.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**HOFFMAN, MARY ANN, dec'd.**

Late of Borough of Red Hill.  
Executrix: SUSAN J. HERSH,  
c/o Mullaney Law Offices,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: GERALD J. MULLANEY, SR.,  
MULLANEY LAW OFFICES,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024

**HOLMES, ROBERT H. also known as****ROBERT HOLMES, dec'd.**

Late of Upper Moreland Township.  
Co-Executrices: ROBIN HOLMES AND  
MICHELE ROBINSON,  
c/o Bruce A. Nicholson, Esquire,  
104 North York Road,  
Hatboro, PA 19040.  
ATTORNEY: BRUCE A. NICHOLSON,  
104 North York Road,  
Hatboro, PA 19040

**HOSTY, ROBERT PERRY, dec'd.**

Late of Whippen Township.  
Administrator: JAMES HOSTY, III,  
c/o Rodney S. Fluck, Esquire,  
630 Freedom Business Center, #212,  
King of Prussia, PA 19406.  
ATTORNEY: RODNEY S. FLUCK,  
BUTERA BEAUSANG COHEN BRENNAN,  
630 Freedom Business Center, #212,  
King of Prussia, PA 19406

**KIBLER, ALVIN E., dec'd.**

Late of Borough of Norristown.  
Co-Executors: RONALD A. KIBLER AND  
BOBBIE A. MILLER,  
c/o Amanda L. Seelye, Esquire,  
Grabill & Seelye, P.L.L.C.,  
320 Frankstown Road,  
Altoona, PA 16602.

**KLEIST, DWIGHT E., JR., dec'd.**

Late of Borough of Telford.  
Executor: DENNIS V. SCHULER,  
704 South 9th Street,  
Perkasie, PA 18964.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**KROESSER, CLARE E., dec'd.**

Late of Lower Moreland Township.  
Executor: CAROLYN E. WALSH,  
c/o Law Offices of Gerhard & Gerhard,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, JR.,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038

**LANDES, FLORENCE E., dec'd.**

Late of Borough of Souderton.  
Executor: WILLIAM H. RITTENHOUSE,  
130 Penn Avenue,  
Souderton, PA 18964.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**LANDES, LORETTA S., dec'd.**

Late of Franconia Township.  
Executor: RAY SCOTT LANDES,  
123 Forrest Road,  
Telford, PA 18969.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**LANDES, RAY P., dec'd.**

Late of Franconia Township.  
Executor: RAY SCOTT LANDES,  
123 Forrest Road,  
Telford, PA 18969.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**LEEDS, MARLENE A., dec'd.**

Late of Borough of North Wales.  
Executrix: JUDITH A. TYSON,  
c/o John F. Walsh, Esquire.  
ATTORNEY: JOHN F. WALSH,  
P.O. Box 445,  
Blue Bell, PA 19422

**LIS, EDWARD, dec'd.**

Late of Upper Merion Township.  
Executrix: ELIZABETH SEYBERT,  
1989 Beaver Hill Road,  
Chester Springs, PA 19425.  
ATTORNEY: VINCENT CAROSELLA, JR.,  
882 South Matlack Street, Suite 101,  
West Chester, PA 19382

**MARTIN, LEWIS M., dec'd.**

Late of Borough of Collegeville.  
Executor: DENNIS E. MARTIN,  
49 Prizer Road,  
Phoenixville, PA 19460.  
ATTORNEY: KATHLEEN M. MARTIN,  
O'DONNELL, WEISS & MATTEL, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**MARTIN, NANCY A. also known as****NANCY AYERS MARTIN, dec'd.**

Late of Lower Gwynedd Township.  
Executors: JOHN E. MARTIN AND  
SANDY MARTIN,  
c/o Stephen D. Potts, Esquire,  
200 Eagle Road, Suite 106,  
Wayne, PA 19087-3115.  
ATTORNEY: STEPHEN D. POTTS,  
HERR, POTTS & POTTS,  
Strafford Office Building #2, Suite 106,  
200 Eagle Road,  
Wayne, PA 19087-3115

**McCAUL, JAMES A., dec'd.**

Late of Horsham Township.  
Executrix: PAMELA M. RIZZO,  
c/o Bowen & Burns,  
530 Street Road,  
P.O. Box 572,  
Southampton, PA 18966.  
ATTORNEY: GERALD L. BOWEN, JR.,  
BOWEN & BURNS,  
530 Street Road,  
P.O. Box 572,  
Southampton, PA 18966

**MOST, MARTHA M. also known as****MARTHA MOST, dec'd.**

Late of Lower Moreland Township.  
Executors: CAROLE L. MOST AND  
WALTER K. MOST, JR.,  
c/o Morris Paul Baran, Esquire,  
400 Greenwood Avenue,  
Wyncote, PA 19095-1825.  
ATTORNEY: MORRIS PAUL BARAN,  
BARAN & YACHES,  
400 Greenwood Avenue,  
Wyncote, PA 19095-1825

**MOYER, RUSSELL M., dec'd.**

Late of Franconia Township.  
Executor: UNIVEST BANK AND TRUST CO.,  
14 North Main Street,  
P.O. Box 64197,  
Souderton, PA 18964.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**OLLINGER, JOSEPHINE S. also known as  
JOSEPHINE OLLINGER, dec'd.**

Late of Horsham Township.  
Executrix: CAROL J. WINICATIES,  
c/o Holmberg Law Offices,  
193 Easton Road,  
Horsham, PA 19044.  
ATTORNEY: GLEN R. HOLMBERG,  
HOLMBERG LAW OFFICES,  
193 Easton Road,  
Horsham, PA 19044

**OPPERMAN, RUDOLF A., dec'd.**

Late of Abington Township.  
Administratrix: GERTRAUD A. WOITE,  
622 Launfall Road,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**PISACANO, VIOLA G. also known as  
VIOLA PISACANO, dec'd.**

Late of Borough of Ambler.  
Executrix: JANET V. SALEMNO,  
47 Betsey Lane,  
Ambler, PA 19002.  
ATTORNEY: JOHN T. KALITA, JR.,  
7 Crest View Drive,  
Holland, PA 18966

**PLAMONDON, MARY H., dec'd.**

Late of Whitpain Township.  
Co-Executors: JEFFREY PLAMONDON,  
212 Sonnett Place,  
Lawrenceville, NJ 08648,  
DONNA M. SCULLY,  
300 Rices Mill Road,  
Wyncote, PA 19095.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
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215-885-6785

**PRICE, DOROTHY M., dec'd.**

Late of Skippack Township.  
Administratrix: MICHELLE TAGLIALATELA,  
c/o Martin J. Pezzner, Esquire,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004.  
ATTORNEY: MARTIN J. PEZZNER,  
PERUTO & PERUTO,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004

**PROFERA, GEVENA, dec'd.**

Late of Plymouth Township.  
Executrix: JOANNE WENDLING,  
300 Francis Avenue,  
East Norriton, PA 19401.

**RAMSEY, ETHEL M., dec'd.**

Late of Upper Dublin Township.  
Executor: SUSAN DOROBÄ,  
605 Haws Lane,  
Oreland, PA 19075.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**ROMANO, ANTOINETTE, dec'd.**

Late of East Norriton Township.  
Executrix: EVELYN RICHARDSON,  
c/o King Laird, P.C.,  
373 East Main Street, Suite 101,  
Collegeville, PA 19426.  
ATTORNEY: ANDREW C. LAIRD,  
KING LAIRD, P.C.,  
360 West Main Street,  
Trappe, PA 19426

**SCHAIBLEY, PAUL K. also known as  
PAUL SCHAIBLEY, dec'd.**

Late of Whitpain Township.  
Executor: RICHARD TROW,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: MICHAEL O'HARA PEALE, JR.,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**WEIKEL, ROBERT L., dec'd.**

Late of Lower Pottsgrove Township.  
Executor: THOMAS WEIKEL,  
371 Walnut Street,  
Royersford, PA 19468.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**YORK, JANET LOUISE also known as  
JANET L. YORK and  
JANET YORK, dec'd.**

Late of Limerick Township.  
Administratrix CTA: STACEY McFETRIDGE,  
724 Green Meadow Drive,  
Douglassville, PA 19518.  
ATTORNEY: MATTHEW R. KESSLER,  
LAW OFFICES OF MATTHEW R.  
KESSLER, LLC,  
1008 Benjamin Franklin Highway - West,  
Douglasville, PA 19518

**ZACCAIRO, JOSEPH T., JR. also known as  
JOSEPH ZACCAIRO, dec'd.**

Late of Cheltenham Township.  
Executrix: ELIZABETH KAY BROOKES,  
3348 Ashville Street,  
Philadelphia, PA 19136.



**Second Publication****ADAMS, DOLORES A. also known as  
DOLORES ADAMS, dec'd.**

Late of Montgomery Township.  
 Executrix: LYNDIA M. PREZIOSA,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**BALTRUS, JOHN ROBERT also known as****JOHN R. BALTRUS and  
JOHN BALTRUS, dec'd.**

Late of Lower Providence Township.  
 Executors: ROBERT J. BALTRUS AND  
 CHERYL B. MESSUM,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**BOWMAN, RAYMOND A., dec'd.**

Late of Borough of Pottstown.  
 Executrix: ASHLEY BOWMAN,  
 374 Bridge Street,  
 Collegeville, PA 19426.  
 ATTORNEY: MARY C. CROCKER,  
 1296 East High Street,  
 Pottstown, PA 19464

**BRIGHTBILL, ARLENE also known as****ARLENE L. BRIGHTBILL, dec'd.**

Late of Borough of Pottstown.  
 Executrix: CYNTHIA L. CLARK,  
 c/o Jack F. Wolf, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**CLARKE, HERBERT S. also known as  
HERBERT SPENCER CLARKE, dec'd.**

Late of Lower Merion Township.  
 Executors: BARBARA C. CLARKE AND  
 JOHN G. CLARKE,  
 c/o Paul C. Heintz, Esquire,  
 One Penn Center, 19th Floor,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 One Penn Center, 19th Floor,  
 1617 John F. Kennedy Boulevard,  
 Philadelphia, PA 19103-1895

**COHEN, BENNIE, dec'd.**

Late of Dresher, PA.  
 Executor: DAVID C. BERMAN,  
 2300 Computer Avenue, Building G,  
 Willow Grove, PA 19090.  
 ATTORNEY: DAVID C. BERMAN,  
 2300 Computer Avenue, Building G,  
 Willow Grove, PA 19090

**DANNEHOWER, ANNE B., dec'd.**

Late of Upper Dublin Township.  
 Co-Executors: ANNE LOUISE DANNEHOWER,  
 306 Fort Washington Avenue,  
 Fort Washington, PA 19034, or to  
 WILLIAM F. DANNEHOWER, IV,  
 1347 Stoney River Drive,  
 Maple Glen, PA 19002.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**DEVINE, BETTY M., dec'd.**

Late of Hatfield Township.  
 Executor: CHARLES M. GODSHALL,  
 c/o Ronald R. Bolig, Esquire,  
 5 Temple Avenue,  
 Sellersville, PA 18960.  
 ATTORNEY: RONALD R. BOLIG,  
 ROBERT A. LECHOWICZ LAW OFFICES,  
 5 Temple Avenue,  
 Sellersville, PA 18960

**FELLEY, DONALD J., dec'd.**

Late of Abington Township.  
 Executrix: JUNE P. FELLEY,  
 c/o Frank G. Cooper, Esquire,  
 30 South 17th Street,  
 Philadelphia, PA 19103-4196.  
 ATTORNEY: FRANK G. COOPER,  
 DUANE MORRIS, LLP,  
 30 South 17th Street,  
 Philadelphia, PA 19103-4196

**GLYNN, HELEN also known as****HELEN L. GLYNN, dec'd.**

Late of Roslyn, PA.  
 Executor: DEBORAH G. HEDRICK.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034

**GOLDSTEIN, SIDNEY, dec'd.**

Late of East Norriton Township.  
 Executor: ROSS GOLDSTEIN,  
 c/o Rebecca Rosenberger Smolen, Esquire,  
 1818 Market Street, 29th Floor,  
 Philadelphia, PA 19103.

ATTORNEY: REBECCA ROSENBERGER  
 SMOLEN,  
 STEVENS & LEE,  
 1818 Market Street, 29th Floor,  
 Philadelphia, PA 19103

**GRAMATA, JOSEPH, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: DENNIS J. GRAMATA,  
 #9 Holder Road,  
 Kendall Park, NJ 08824.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**GUENST, HARRY W., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: JAMES' GUENST,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**HEDENBERG, S. MAXINE also known as****MAXINE HEDENBERG, dec'd.**

Late of Borough of Pottstown.  
 Executrix: KAREN A. GLASER,  
 23 Birch Lane,  
 Fleetwood, PA 19522.  
 ATTORNEY: CARL ENGLEMAN, JR.,  
 4641 Pottsville Pike, Suite E105,  
 Reading, PA 19605

**HENSLEY, LOUISE also known as****LOUISE P. HENSLEY, dec'd.**

Late of Horsham Township.  
 Executrices: PAULA HENSLEY SHIMER AND  
 DENISE HENSLEY,  
 c/o Paul Baker Bartle, Esquire,  
 40 East Airy Street,  
 Norristown, PA 19404.  
 ATTORNEY: PAUL BAKER BARTLE,  
 HIGH SWARTZ LLP,  
 40 East Airy Street,  
 P.O. Box 671,  
 Norristown, PA 19404

**HITCHNER, ROBERT S., dec'd.**

Late of Borough of Souderton.  
 Executrix: JOAN H. TAWNEY,  
 325 Harleysville Pike,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**INGERSOLL, PAUL M. also known as****PAUL MILLS INGERSOLL, dec'd.**

Late of Lower Merion Township.  
 Executrices: ELEANOR K. INGERSOLL AND  
 FRANCES M. INGERSOLL,  
 c/o Margaret E.W. Sager, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: MARGARET E.W. SAGER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**JAWORSKI, E. GEORGE, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: BETH ANNE McMENAMIN,  
 c/o James M. Jacquette, Esquire,  
 400 Maryland Drive,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**KRAFT, MARGARET A. also known as****MARGARET KRAFT, dec'd.**

Late of Upper Merion Township.  
 Co-Executors: GERARD F. KRAFT AND  
 CHRISTINA M. DONOFRIO,  
 c/o Eric R. Strauss, Esquire,  
 Worth, Magee & Fisher, P.C.,  
 2610 Walbert Avenue,  
 Allentown, PA 18104.

**LEVIT, JOSEPH, dec'd.**

Late of Lower Merion Township.  
 Executor: HENRI C. LEVIT,  
 c/o Barry H. Frank, Esquire,  
 One Liberty Place, Thirty-Second Floor,  
 Philadelphia, PA 19103-7393.  
 ATTORNEY: BARRY H. FRANK,  
 ARCHER & GREINER, P.C.,  
 One Liberty Place, Thirty-Second Floor,  
 1650 Market Street,  
 Philadelphia, PA 19103-7393

**LUBLIN, RUTH also known as****RUTH G. LUBLIN and  
RUTH GLOGOW LUBLIN, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT I. LUBLIN,  
 c/o Nina B. Stryker, Esquire,  
 One Penn Center, 19th Floor,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
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 1617 John F. Kennedy Boulevard,  
 Philadelphia, PA 19103-1895.

**MATARAZZO, STEPHEN A., dec'd.**

Late of Horsham Township.  
 Executrix: MARY K. MATARAZZO,  
 c/o Charles Bender, Esquire,  
 2700 Kelly Road, Suite 300,  
 Warrington, PA 18976-3624.  
 ATTORNEY: CHARLES BENDER,  
 FOX ROTHSCHILD LLP,  
 2700 Kelly Road, Suite 300,  
 Warrington, PA 18976-3624

**McBRIDE, EDITH, dec'd.**

Late of Borough of Lansdale.  
 Executor: REV. JOHN F. McBRIDE,  
 2316 Fairhill Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: THOMAS M. CROKE,  
 244 Roberts Avenue,  
 Glenside, PA 19038,  
 215-884-0160

**McLEAN, WILLIAM L., III, dec'd.**

Late of Lower Merion Township.  
 Executors: WILLIAM L. McLEAN, IV AND  
 JOHN F. BALES, III,  
 c/o Andrew H. Dohan, Esquire,  
 460 East King Road,  
 Malvern, PA 19355-3049.  
 ATTORNEY: ANDREW H. DOHAN,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 East King Road,  
 Malvern, PA 19355-3049

**McNEELY, ALTA W. also known as****ALTA McNEELY and  
ALTA WISTER McNEELY, dec'd.**

Late of Lower Merion Township.  
 Executors: CHARLES K. WISTER AND  
 ALTA WISTER HAMILTON,  
 c/o Margaret E.W. Sagers, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: MARGARET E.W. SAGER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
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 West Conshohocken, PA 19428

**MITCHELL, WILLIAM also known as  
WILLIAM A. MITCHELL, dec'd.**

Late of Upper Pottsgrove Township.  
Co-Executrices: MARY MESSINGER,  
1480 Farmington Avenue,  
Pottstown, PA 19464, or  
KATHRYN CLARK,  
44 Cedarwood Lane,  
Phoenixville, PA 19460.  
ATTORNEY: THOMAS L. HOFFMAN,  
WELLS, HOFFMAN, HOLLOWAY &  
STAUFFER, LLP,  
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P.O. Box 657,  
Pottstown, PA 19464

**PALAVAGE, FRANK J., dec'd.**

Late of East Norriton Township.  
Administrator: DENISE KOLSKY,  
P.O. Box 237,  
Worcester, PA 19490.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
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P.O. Box 26460,  
Collegeville, PA 19426,  
610-489-6170

**PAMUKCU, SEYFULLAH FEVZI, dec'd.**

Late of Lower Gwynedd Township.  
Executor: RIFAT PAMUKCU,  
2 Pump House Drive,  
Springfield, PA 19477.  
ATTORNEY: HERBERT R. FINEBURG,  
EIZEN FINEBURG & MCCARTHY, P.C.,  
Two Commerce Square, Suite 3410,  
2001 Market Street,  
Philadelphia, PA 19103

**PICOZZI, HELEN D. also known as**

**DIANE H. PICOZZI, dec'd.**  
Late of Upper Merion Township.  
Co-Administrators: RICHARD PICOZZI AND  
JAMES PICOZZI.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER &  
ROEBERG, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**PIOTROWSKI, MARION T., dec'd.**

Late of Upper Dublin Township.  
Executrices: ANNE MARIE DOHENY AND  
GERALDINE M. DALTON,  
c/o Robert L. Adshead, Esquire,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: ROBERT L. ADSHEAD,  
LAW OFFICES OF ROBERT ADSHEAD, LLC,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**PITTS, BLANCHE CARROLL, dec'd.**

Late of Lower Gwynedd Township.  
Executor: CHARLES HOUSTON,  
c/o Norman Mittman, Esquire,  
Mittman & Liebman Associates,  
593-1 Bethlehem Pike,  
Montgomeryville, PA 18936.  
ATTORNEY: NORMAN MITTMAN,  
MITTMAN & LIEBMAN ASSOCIATES,  
593-1 Bethlehem Pike,  
Montgomeryville, PA 18936

**ROBINS, PHILIP LOUIS also known as  
PHILIP ROBINS, dec'd.**

Late of Abington Township.  
Administrator: JEROME ROBINS,  
c/o Sarah M. Ford, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: SARAH M. FORD,  
FORD & BUCKMAN, P.C.,  
Office Court at Blue Bell, Suite 100,  
585 Skippack Pike,  
Blue Bell, PA 19422

**SCHILD, MARYANN, dec'd.**

Late of Borough of Pennsburg.  
Executor: JOHN P. HEIMBACH,  
c/o Noonan & Prokup,  
526 Walnut Street,  
Allentown, PA 18101.  
ATTORNEY: NOONAN & PROKUP,  
526 Walnut Street,  
Allentown, PA 18101

**SCHOENBERG, STANLEY also known as  
STAN SCHOENBERG, dec'd.**

Late of Wynnwood, PA.  
Executrix: ARLENE SCHOENBERG,  
c/o 2727 West Chester Pike,  
Broomall, PA 19008.  
ATTORNEY: SAND GIBBS, LLP,  
2727 West Chester Pike,  
Broomall, PA 19008-1889

**SUTTON, ANNABELLE, dec'd.**

Late of Hatfield Township.  
Administratrix: BONNIE C. MONTI,  
c/o William C. Hussey, II, Esquire,  
One Liberty Place, Suite 1800,  
Philadelphia, PA 19103-7395.  
ATTORNEY: WILLIAM C. HUSSEY, II,  
WHITE and WILLIAMS LLP,  
One Liberty Place, Suite 1800,  
1650 Market Street,  
Philadelphia, PA 19103-7395

**THURMAN, EURA, dec'd.**

Late of East Norriton Township.  
Administrator: JOHN ADAM Di PIETRO, ESQUIRE.  
ATTORNEY: JOHN A. Di PIETRO,  
2116 Old Arch Road,  
East Norriton, PA 19401,  
610-277-9970

**WAMBOLD, EDITH L., dec'd.**

Late of Towamencin Township.  
Executrix: SUSAN G. SAMMARITANO,  
704 Thornberry Drive,  
Harleysville, PA 19438.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**WATKINS, MATTHEW BRENT also known as  
MATTHEW BRENT NARUG, dec'd.**

Late of Cheltenham Township.  
Administrator: KIRK WATKINS,  
426 Greenwood Avenue,  
Wyncote, PA 19095.

**WEBER, FRANCIS J., dec'd.**

Late of New Hanover Township.  
 Executrix: SANDRA WEBER,  
 c/o David M. Miller, Esquire,  
 937 North Hanover Street,  
 Pottstown, PA 19401,  
 610-326-9333.

ATTORNEY: DAVID A. MILLER,  
 MILLER LAW CENTER PLLC,  
 937 North Hanover Street,  
 Pottstown, PA 19464

**WEST, STEPHEN, dec'd.**

Late of Whitemarsh Township.  
 Administratrix: WENDY J. ASHBY, ESQUIRE,  
 246 West Broad Street, Suite 3,  
 Quakertown, PA 18951.

**WEXLER, NORMA, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: RICHARD B. WEXLER.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034

**Third and Final Publication****ABRAHAM, THELMA, dec'd.**

Late of Montgomery County, PA.  
 Executor: STEVEN E. ABRAHAM,  
 c/o Joseph S. Binder, Esquire,  
 Binder & Weiss, P.C.,  
 1880 JFK Boulevard, Suite 1401,  
 Philadelphia, PA 19103.

**ALLEN, GWENDOLYN E., dec'd.**

Late of Lower Merion Township.  
 Executor: JAMES E. WILLIAMS, JR.,  
 1089 Country Club Road,  
 Camp Hill, PA 17011.

**BETTERLY, MARIAN, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: PAUL BETTERLY,  
 845 Cressman Road,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**BOTTINGER, SUZANNE, dec'd.**

Late of Whitpain Township.  
 Administrator: JAMES BOTTINGER,  
 c/o Robert G. Bellwoar, Esquire,  
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,  
 1500 John F. Kennedy Boulevard, Suite 1400,  
 Philadelphia, PA 19102-1890.  
 ATTORNEY: ROBERT G. BELLWOAR,  
 SCHUBERT, GALLAGHER, TYLER AND  
 MULCAHEY, P.C.,  
 1500 John F. Kennedy Boulevard, Suite 1400,  
 Philadelphia, PA 19102-1890

**BURWELL, BARBARA ANN also known as****BARBARA A. BURWELL, dec'd.**

Late of Lower Salford Township.  
 Executor: EDWARD A. SCHULTZ,  
 c/o Maza & David,  
 507 Salfordville Road,  
 P.O. Box 369,  
 Lederach, PA 19450-0369.  
 ATTORNEY: JAMES W. MAZA,  
 MAZA & DAVID,  
 507 Salfordville Road,  
 P.O. Box 369,  
 Lederach, PA 19450-0369,  
 215-256-0007

**CASSIS, GILLES CLAUDE also known as****GILES C. CASSIS, dec'd.**

Late of Borough of Lansdale.  
 Administrator: NOAH CASSIS,  
 c/o Gary A. Zlotnick, Esquire,  
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: GARY A. ZLOTNICK,  
 ZARWIN, BAUM, DeVITO KAPLAN SCHAER  
 & TODDY, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103

**CLEMENS, PHYLLIS G., dec'd.**

Late of Towamencin Township.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 14 North Main Street,  
 P.O. Box 64197,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**CONNOR, OLIVETTE H., dec'd.**

Late of Montgomery County, PA.  
 Executor: MARGARET C. Van BELLE,  
 c/o George P. O'Connell, Esquire,  
 Barbin & O'Connell, P.C.,  
 608 Huntingdon Pike,  
 Rockledge, PA 19046-4490.  
 ATTORNEY: GEORGE P. O'CONNELL,  
 BARBIN & O'CONNELL, P.C.,  
 608 Huntingdon Pike,  
 Rockledge, PA 19046-4490,  
 215-379-3015

**COPE, LESLIE D., dec'd.**

Late of Hatfield Township.  
 Executrix: CYNTHIA LEE COPE-TOME,  
 c/o Vance G. Price, Esquire,  
 920 North Broad Street, Suite 6,  
 Lansdale, PA 19446.  
 ATTORNEY: VANCE G. PRICE,  
 FRANCIS, BRYANT & PRICE,  
 920 North Broad Street, Suite 6,  
 Lansdale, PA 19446

**DAVIDYAN, JACQUELINE D. also known as****JACQUELINE DAVIDYAN and  
JACQUELINE DALE DAVIDYAN, dec'd.**

Late of Hatfield Township.

Executrix: ELIZABETH ROSE COBB,

c/o Vance G. Price, Esquire,

920 North Broad Street, Suite 6,

Lansdale, PA 19446.

ATTORNEY: VANCE G. PRICE,

FRANCIS, BRYANT &amp; PRICE,

920 North Broad Street, Suite 6,

Lansdale, PA 19446

**DAVISON, JEANNE C., dec'd.**

Late of Worcester Township.

Executor: WILLIAM M. DAVISON, 4TH,

c/o Thomas O. Hiscott, Esquire,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428.

ATTORNEY: THOMAS O. HISCOTT,

HECKSCHER, TEILLON, TERRILL &amp; SAGER, P.C.,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428

**DOLAN, PAUL J., dec'd.**

Late of Borough of North Wales.

Executrix: DORIS HUDSON,

c/o Janet E. Amacher, Esquire,

311 North Summeytown Pike, Suite 1A,

North Wales, PA 19454.

**ERWIN, JEANNE M., dec'd.**

Late of Lower Salford Township.

Executor: WILLIAM L. BRITTINGHAM,

c/o William J. Benz, Esquire,

307 Lakeside Drive,

Southampton, PA 18966.

ATTORNEY: WILLIAM J. BENZ,

307 Lakeside Drive,

Southampton, PA 18966

**FINKBINER, JOYCE LAROCHE, dec'd.**

Late of Lower Merion Township.

Co-Executors: ISABEL BRODERICK AND

RICHARD FINKBINER,

c/o Isabel Broderick,

2711 Point Breeze Drive,

Wilmington, DE 19810.

**FRY, SARAH N., dec'd.**

Late of Borough of Norristown.

Executor: CHRISTOPHER FRY.

ATTORNEY: LEIGH P. NARDUCCI,

NARDUCCI, MOORE, FLEISHER &amp; ROEBERG, LLP,

589 Skippack Pike, Suite 300,

Blue Bell, PA 19422

**GOLTZ, GERALDINE M., dec'd.**

Late of Lower Salford Township.

Executor: WILLIAM L. BRITTINGHAM,

c/o William J. Benz, Esquire,

307 Lakeside Drive,

Southampton, PA 18966.

ATTORNEY: WILLIAM J. BENZ,

307 Lakeside Drive,

Southampton, PA 18966

**GRALA, RITA A., dec'd.**

Late of Plymouth Township.

Executrix: FRANCES C. HAMADAY,

210 Woodlawn Road,

Norristown, PA 19401.

**GROSSMAN, ESTELLE KRAUSE also known as****ESTELLE KRAUSE, dec'd.**

Late of Lower Merion Township.

Executors: ROBERT L. KRAUSE AND

BARBARA A. MILLER,

c/o Michael H. Krekstein, Esquire,

1735 Market Street, Suite 600,

Philadelphia, PA 19103.

ATTORNEY: MICHAEL H. KREKSTEIN,

FINEMAN, KREKSTEIN &amp; HARRIS,

BNY Mellon Center, Suite 600,

1735 Market Street,

Philadelphia, PA 19103

**GUSTAFSON, ERNARD A., SR. also known as****ERNARD A. GUSTAFSON,****ERNARD A.C. GUSTAFSON and****ERNARD GUSTAFSON, dec'd.**

Late of Upper Moreland Township.

Executor: GAIL GUSTAFSON,

c/o Bruce A. Nicholson, Esquire,

104 North York Road,

Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,

104 North York Road,

Hatboro, PA 19040

**HAGEL, PEARL M. also known as****PEARL HAGEL and****PEARL PAT HAGEL, dec'd.**

Late of Borough of Narberth.

Administratrix: CYNTHIA L. MYERS,

c/o Richard P. Myers, Esquire,

1608 Walnut Street, Suite 500,

Philadelphia, PA 19103.

ATTORNEY: RICHARD P. MYERS,

PAUL, REICH &amp; MYERS, P.C.,

1608 Walnut Street, Suite 500,

Philadelphia, PA 19103

**HALLOWELL, JANICE CLAIRE also known as****JANICE C. HALLOWELL and****JANICE HALLOWELL, dec'd.**

Late of Upper Moreland Township.

Executor: UNIVEST BANK AND TRUST CO.,

c/o Maza &amp; David,

507 Salfordville Road,

P.O. Box 369,

Lederach, PA 19450-0369.

ATTORNEY: PATRICIA M. DAVID,

MAZA &amp; DAVID,

507 Salfordville Road,

P.O. Box 369,

Lederach, PA 19450-0369,

215-256-0007

**HARPER, HAROLD M. also known as****HAROLD M. HARPER, JR., dec'd.**

Late of Borough of Schwenksville.

Executor: KEITH A. HARPER,

910 Haldeman Road,

Schwenksville, PA 19473.

ATTORNEY: BRETT B. WEINSTEIN,

WEINSTEIN LAW OFFICES PC,

705 West DeKalb Pike,

King of Prussia, PA 19406



**HEALY, GENNESARE SHAY also known as****GENNESARE S. HEALY, dec'd.**

Late of Hatfield Township.  
 Administrator: DANIEL P. HEALY,  
 1055 West College Avenue,  
 Bellefonte, PA 16823.  
 ATTORNEY: BARBARA L. BALDO,  
 4620 Kathi Drive,  
 Bethlehem, PA 18017

**HOFFER, CARL J. also known as  
CARL JOSEPH HOFFER, dec'd.**

Late of Lower Moreland Township.  
 Executrix: KIM L. HOFFER,  
 3582 Chimney Swift Drive,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS M. GUINAN,  
 HOWLAND, HESS, GUINAN, TORPEY &  
 CASSIDY, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**HUBBERT, BERNICE S. also known as  
BERNICE HUBBERT, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: JAMES F. HUBBERT,  
 1365 South Leopard Road,  
 Berwyn, PA 19312.  
 ATTORNEY: ALBERT P. MASSEY, JR.,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 East King Road,  
 Malvern, PA 19355

**JOHNSON, BARBARA Z., dec'd.**

Late of Whitmarsh Township.  
 Executrices: BARBARA W. RILEY AND  
 ALICE J. HANDWERK,  
 c/o Neil E. Cass, Esquire,  
 30 South 17th Street,  
 Philadelphia, PA 19103-4196.  
 ATTORNEY: NEIL E. CASS,  
 DUANE MORRIS LLP,  
 30 South 17th Street,  
 Philadelphia, PA 19103-4196

**KANEDA, BEN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: KATHLEEN K. ROBERTS,  
 1611 Arran Way,  
 Dresher, PA 19025.  
 ATTORNEY: SUSAN G. CAUGHLAN,  
 2686 Overhill Drive,  
 Center Point, PA 19403-4822

**KELLANDER, LEROY D., dec'd.**

Late of West Norriton Township.  
 Administratrix CTA: CRYSTAL ARNOLD,  
 c/o Robert M. Slutsky, Esquire,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**KULP, CHARLES K., dec'd.**

Late of Borough of Trappe.  
 Executrix: JILL ROBINSON,  
 c/o Stephen H. Kalis, Esquire,  
 747 Constitution Drive, Suite 100,  
 Exton, PA 19341.  
 ATTORNEY: STEPHEN H. KALIS,  
 FOX ROTHSCHILD, LLP,  
 747 Constitution Drive, Suite 100,  
 Exton, PA 19341

**MCDONALD, THOMAS A., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: DOLORES McDONALD,  
 c/o Janet E. Amacher, Esquire,  
 311 North Summeytown Pike, Suite 1A,  
 North Wales, PA 19454.

**McLELLAN, JUNE M., dec'd.**

Late of Lower Merion Township.  
 Executrix: JULIA P. McLELLAN,  
 1422 Short Street,  
 New Orleans, LA 70118.

**PAYNE, AMANDA G., dec'd.**

Late of Montgomery County, PA.  
 Executor: RAYMOND W. PAYNE, JR.,  
 c/o Dennis R. Meakim, Esquire,  
 Barbin & O'Connell, P.C.,  
 608 Huntingdon Pike,  
 Rockledge, PA 19046-4490.  
 ATTORNEY: DENNIS R. MEAKIM,  
 BARBIN & O'CONNELL, P.C.,  
 608 Huntingdon Pike,  
 Rockledge, PA 19046-4490,  
 215-379-3015

**PETRONE, FRANCIS J., dec'd.**

Late of East Norriton Township.  
 Executor: FRANCIS P. PETRONE,  
 c/o Stephen D. Potts, Esquire,  
 200 Eagle Road, Suite 106,  
 Wayne, PA 19087.  
 ATTORNEY: STEPHEN D. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Building #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087

**PLOTNICK, ELAINE R. also known as****ELAINE PLOTNICK, dec'd.**

Late of Lower Merion Township.  
 Executor: CHARLES D. LYONS,  
 12 Fetlock Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARK S. HARRIS,  
 KRAUT HARRIS, P.C.,  
 VIST Financial Building, Suite 311,  
 1767 Sentry Parkway West,  
 Blue Bell, PA 19422

**ROLLI, HELEN R. also known as****HELEN ROLLI, dec'd.**

Late of Upper Merion Township.  
 Executor: JUDITH A. STEVENS,  
 c/o 540 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: STEVEN R. SOSNOV,  
 SOSNOV & SOSNOV,  
 540 Swede Street,  
 Norristown, PA 19401

**SALTZMAN, JOANNE L. also known as****JODY L. SALTZMAN, dec'd.**

Late of Cheltenham Township.  
 Executor: JON S. SALTZMAN,  
 c/o Mark S. Blaskey, Esquire,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: MARK S. BLASKEY,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Eighteenth and Arch Streets,  
 Philadelphia, PA 19103-2799

**SCARCELLI, ALBERT F. also known as****ALBERT F. SCARCELLI, SR. and  
ALBERT SCARCELLI, dec'd.**

Late of Upper Moreland Township.

Executor: ALBERT F. SCARCELLI, JR.,

c/o Joseph J. Witiw, Esquire,

1140-B York Road,

Warminster, PA 18974-2072.

ATTORNEY: JOSEPH J. WITIW,

1140-B York Road,

Warminster, PA 18974-2072

**SCHOENIG, MANUELA A., dec'd.**

Late of Borough of Hatboro.

Executrix: SUSAN SCHOENIG,

520 Mockingbird Way,

Warrington, PA 18976.

ATTORNEY: JAMES J. McNAMEE,

2 Cowpath Road,

Lansdale, PA 19446

**SCHULTZ, ELIZABETH Q. also known as****ELIZABETH QUINN SCHULTZ and  
ELIZABETH SCHULTZ, dec'd.**

Late of Skippack Township.

Co-Executors: MICHAEL R. BASKIN,

1033 Bartram Lane,

Quakertown, PA 18951,

DAVID J. BASKIN,

737 Sanibel Circle,

Myrtle Beach, SC 29588.

ATTORNEY: PATRICIA LEISNER CLEMENTS,

516 Falcon Road,

Audubon, PA 19403

**STOCKEL, ALBERT, JR. also known as****ALBERT STOCKEL, dec'd.**

Late of Worcester Township.

Executor: DAVID STOCKEL,

c/o Daniel B. Evans, Esquire,

P.O. Box 27370,

Philadelphia, PA 19118.

ATTORNEY: DANIEL B. EVANS,

P.O. Box 27370,

Philadelphia, PA 19118

**WEBSTER, NANCY L., dec'd.**

Late of Lower Merion Township.

Executor: MAURICE A. WEBSTER,

c/o John A. Terrill, II, Esquire,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428.

ATTORNEY: JOHN A. TERRILL, II,

HECKSCHER, TEILLON, TERRILL &amp; SAGER, P.C.,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428

**WETH, GLADYS E. also known as****GLADYS E. GINN, dec'd.**

Late of Franconia Township.

Administrator: CLIFFORD A. GINN,

c/o Leonard L. Shober, Esquire,

308 North Main Street, Suite B400,

Chalfont, PA 18914.

ATTORNEY: LEONARD L. SHOBER,

SHOBER &amp; ROCK, P.C.,

308 North Main Street, Suite B400,

Chalfont, PA 18914

**WRIGHT, MARY WALSH also known as****M. WALSH WRIGHT and  
WALSH WRIGHT, dec'd.**

Late of Whitmarsh Township.

Executor: JOHN C. WRIGHT,

c/o Gerard A. Plourde, Esquire,

3214 Midvale Avenue,

Philadelphia, PA 19129.

ATTORNEY: GERARD A. PLOURDE,

3214 Midvale Avenue,

Philadelphia, PA 19129

**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*

**Dupe of the Heart** with its principal place of business at 5259 Horsham Road, Hatboro, PA 19040.

The name and address of the person owning or interested in said business is: Tracy Franklin, 5259 Horsham Road, Hatboro, PA 19040.

The application was filed on February 7, 2012.

**Medcore Real Estate Services** with its principal place of business at 3 Village Road, Suite 200, Horsham, PA 19044.

The name of the person owning or interested in said business is: Brendan Walsh.

The application was filed on January 17, 2012.

**Red Lotus Press** with its principal place of business at P.O. Box 11252, Elkins Park, PA 19027.

The name and address of the person owning or interested in said business is: Jean McKie-Sutton, 5 Lanfair Road, Cheltenham, PA 19012.

The application was filed on January 6, 2012.

**Stockman Properties** with its principal place of business at 13 Poe Avenue, Wyncote, PA 19095.

The name and address of the person owning or interested in said business is: Keisha Danielle Stockman Barrett, 13 Poe Avenue, Wyncote, PA 19095.

The application was filed on December 21, 2011.

**Stylistics Salon** with its principal place of business at 480 Main Street, Pennsburg, PA 18073.

The name of the person owning or interested in said business is: Corinne S. Kulp.

The application was filed on January 13, 2012.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **3501 Richmond Street, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Kevin J. Sommar, Esquire, Solicitor  
Sommar, Tracy & Sommar**

210 South Broad Street

Lansdale, PA 19446

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## MISCELLANEOUS

### PUBLIC NOTICE

**PLEASE TAKE NOTICE** that the Lower Salford Township Board of Supervisors, the governing body of a duly-organized municipal corporation of the Commonwealth of Pennsylvania, whose registered office is 379 Main Street, Harleysville, Pennsylvania, adopted a resolution at its November 2, 2011 public meeting, which resolution sets forth the Board of Supervisor's intent to organize a municipal authority pursuant to the Municipality Authorities Act of 2001, as amended, 53 Pa. C.S.A. §5601 *et seq.* (the "Act"), to be known as the "Lower Salford Township Recreation Authority" and which resolution states that the purpose of the proposed authority is to acquire, own, manage, supervise, improve, maintain, operate, lease and finance the Lederach Golf Course as well as other recreational projects with all powers expressly and implicitly authorized by the Act. The adopted Resolution further authorizes the filing of articles of incorporation for the proposed authority. The articles of incorporation will set forth, among other things, the name of the proposed authority, a statement that the Authority is formed under the Municipal Authorities Act of 2001 and the name, address and term of office of the first members of the proposed authority. The articles of incorporation for same shall be filed with the Secretary of the Commonwealth by March 12, 2012.

**JAMES J. GARRITY, ESQUIRE  
JOSEPH M. BAGLEY, ESQUIRE**

**WISLER PEARLSTINE, LLP  
Solicitors for Lower Salford Township**

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## PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Aesthetic Facial Plastic Surgery Center Inc.**  
**Palmeralla, Curry & Kelly, P.C.**  
1255 Drummers Lane, Suite 105  
Wayne, PA 19087

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## TRUST NOTICES

### First Publication

**ROBERT P. KRATZ AND  
MABEL M. KRATZ, DECEASED  
LIVING TRUST A/K/A KRATZ LIVING TRUST  
TRUST UNDER AGREEMENT DATED 2/16/1998  
ROBERT P. KRATZ, DECEASED 8/1/2011  
Late of Whitpain Township, Montgomery County, PA**

All persons having claims or demands against the Trust of ROBERT P. KRATZ, deceased, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Richard A. Kratz  
c/o Leslie K. Heffernen, Esquire  
1854 Sandy Hill Road, P.O. Box 773  
Plymouth Meeting, PA 19462  
**Trustee's Attorney:** **Leslie K. Heffernen**  
**Heffernen Law Offices**  
1854 Sandy Hill Road, P.O. Box 773  
Plymouth Meeting, PA 19462  
610-277-7400

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### Third and Final Publication

**ALVERDA M. SMOLL TRUST  
TRUST UNDER AGREEMENT DATED 11/21/1990,  
ALVERDA M. SMOLL, DECEASED 12/20/2011  
Late of Franconia Township, Montgomery County, PA**

All persons having claims or demands against the ALVERDA M. SMOLL trust under agreement dated November 21, 1990, ALVERDA M. SMOLL, deceased, December 20, 2011, are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street, P.O. Box 64559  
Souderton, PA 18964  
**Trustee's Attorney:** **Jeffrey K. Landis, Esquire**  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**LIVING TRUST OF DOROTHY K. GERSON,  
DATED OCTOBER 15, 1999  
DOROTHY K. GERSON, DECEASED,  
DECEMBER 30, 2011  
Late of Lower Gwynedd Township,  
Montgomery County, PA**

All persons having claims or demands against the Trust of DOROTHY K. GERSON, deceased, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Robert G. Bellwoar, Esquire  
Schubert, Gallagher, Tyler and Mulcahey, P.C.  
1500 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19102-1890

**Trustee's Attorney:** Kathleen M. O'Connell  
Schubert, Gallagher, Tyler and Mulcahey, P.C.  
1500 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19102-1890

**RUTH B. CASE TRUST  
TRUST UNDER AGREEMENT DATED  
09/17/2008,**

**RUTH B. CASE, DECEASED 01/01/2012  
Late of Montgomery Township,  
Montgomery County, PA**

All persons having claims or demands against the RUTH B. CASE trust under agreement dated September 17, 2008, RUTH B. CASE, deceased, January 1, 2012, are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street, P.O. Box 64559  
Souderton, PA 18964

**Trustee's Attorney: Jeffrey K. Landis, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

**DEED OF TRUST OF ARLENE M. CLEMMER.**

Notice is hereby given of the death of Arlene M. Clemmer, late of Lower Gwynedd Twp., Montgomery County, PA. This trust is in existence and all persons having claims or demands against said decedent or the Trust are requested to make known the same to the trustees or the trustee's Attorney and all persons indebted to said decedent or to the Trust are requested to make payment without delay to:

Judith C. McNamara, **Trustee**  
501 Willow Rd.  
Oreland, PA 19075  
**Or to Trustee's Atty.: George M. Riter,  
Timoney Knox, LLP,**  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**EXECUTIONS ISSUED**

**Week Ending February 7, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

BAER, NICOLE: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201132944; \$1,608.58.  
BALDWIN, DONALD: TRACY - Deutsche Bank  
National Trust Company, as Trustee For The Reg., et al.;  
201133345; \$211,802.49.  
BALSAMO, JAYNE: FREEDOM CREDIT UNION,  
GRNSH. - Arrow Financial Service, LLC; 201119185;  
\$1,739.87.  
BARBERA, EUGENE - Lorenzo, Frederick, et al.;  
201117303; \$1,470,434.47.  
BARKAN, ROMAN: KAGAN, ALEXANDER:  
GARY, PAVE, GRNSH. - Professional  
Management Associates, Inc.; 201002523;  
ORDER/\$675,533.96.  
BARNHART, CYNTHIA - Carriage Run  
Property Owners Association; 201202489; \$2,331.40.  
BEARD, DONNA: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201132765; WRIT/EXEC.  
BOWMAN, LISA: CITADEL FEDERAL CREDIT UNION,  
GRNSH. - Capital One Bank; 200802757; \$2,527.31.

BRITTINGHAM, HEATHER: THOMAS -  
PNC Bank, N.A., et al.; 201129909; \$275,119.06.  
CARTWRIGHT, PAUL - Kohler, Paul; 201202266;  
\$30,000.00.  
COOPER, DARRELL - Wells Fargo Bank, N.A.,  
as Trustee; 201031257; \$666,457.50.  
CRIMI, LAURA: SANFORD ALDERFER  
AUCTION CO., INC., GRNSH. - Krzywicki, Anthony;  
201200440; WRIT/EXEC.  
DaSILVA, DONALD: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201132825; WRIT/EXEC.  
DEIMLER, RONALD: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201134106; WRIT/EXEC.  
FLANAGAN, DAVID: FIRST NIAGARA FORMERLY  
HARLEYSVILLE NATIONAL BANK, GRNSH. -  
Hamburg, Rubin, Mullin, Maxwell & Lupin;  
201001054; \$8,124.50.  
FRANGIOSA, ANDREA: CITIZENS BANK, GRNSH. -  
North Star Capital Acquisition; 201030692;  
\$1,117.62.  
FREDERICK, ALAN: FIRST NIAGARA BANK,  
GRNSH. - Pinnacle Credit Services, LLC;  
201103432; \$2,874.00.  
FRICK, KAREN - BAC Home Loans Servicing, L.P.,  
et al.; 200941628; \$326,662.14.  
GAYMON, VERA: WELLS FARGO BANK, N.A.,  
GRNSH. - Portfolio Recovery Associates, LLC;  
201128777; WRIT/EXEC.  
GEESAMAN, STACI: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201132990; WRIT/EXEC.  
GOSS FAMILY TRUST - MoreBank; 201200918;  
WRIT/EXEC.  
HINES, CECILLE - Nationstar Mortgage, LLC;  
201000248; ORDER/AMEND IN REM JDMT.  
\$179.01.  
KETTERER, MICHAEL: CHARLES -  
Fox Chase Bank, et al.; 201108862.  
KUNKEL, ROSEMARY: JAMES - Bank Of  
New York Trust Company, N.A., et al.; 200941471;  
\$651,057.56.  
LEE, SERA: WI, SUNG - BAC Home Loans  
Servicing, L.P., et al.; 200931464; \$221,997.51.  
MAJORS, NEIL: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201134121; WRIT/EXEC.  
McGROERTY, REBECCA: JOHN - PNC Bank, N.A.,  
et al.; 201116292; \$172,788.19.  
MERICO, CARIN: UNIVEST BANK AND  
TRUST CO., GRNSH. - Arrow Financial Services, LLC;  
201107010; \$2,000.00.  
MICENE, PAUL: PAMELA - Resurgent Capital  
Services, L.P., et al.; 201123329; \$6,566.58.  
MULHOLLAND, ARLENE: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201134113; WRIT/EXEC.  
ORTIZ, GINGER: NORTH PENN  
FEDERAL CREDIT UNION, GRNSH. -  
Highlands Community Association; 201202273;  
\$3,235.05.  
PEACOCK, TERRY: TD BANK, GRNSH. -  
LVNV Funding, LLC; 201132862; WRIT/EXEC.  
PEARCE, JAMES: DONNA: NATIONAL PENN BANK,  
GRNSH. - Frank Duff Electric Service, Inc.;  
200926532; \$99,379.00.  
PENTZ, KIMBERLY: FIRST NIAGARA BANK,  
GRNSH. - Discover Bank; 201100927; \$6,539.71.  
PERRON, CHRISITINA: EXECUTRIX OF  
THE ESTATE OF JAMES JONES -  
Wells Fargo Bank, N.A. s/i/i/t et al.; 201128187;  
\$40,913.66.

QUEROLI, DAVID: TRUMARK FINANCIAL CREDIT UNION, GRNSH. - Dan Joint Venture III, L.P.; 201201372; \$3,929.56.

RATKOWSKI, ROBERT: JENNIFER - HSBC Mortgage Coporation USA; 201102411; \$84,945.38.

RICHARDS, CODY: TD BANK, GRNSH. - LVNV Funding, LLC; 201134197; \$8,603.43.

ROGERS, WILLIAM: TD BANK, GRNSH. - LVNV Funding, LLC; 201134149; WRIT/EXEC.

ROSSINI, MICHAEL - O'Lesen, Nicholas; 201112548; \$8,362.80.

SAXON, DUANE: MICHELLE, FORE, GRNSH. - Gwynedd Club Condominium Assoc.; 201033779; REASSESS DAMAGES/\$8,081.50.

SHABON, MANSOOR - Phoenixville Hospital; 201024685; WRIT/EXEC.

SHOLLAR, WILLIAM: JENNIFER - Wells Fargo Bank, N.A.; 201019218; AMEND IN REM/\$184,825.34.

SMITH, KARLY: WACHOVIA BANK, GRNSH. - Discover Bank; 200830197; WRIT/EXEC.

SPAAR, ANN - APEX Community Federal Credit Union; 201130295; \$18,025.83.

STILL, DAVID: SHERIDAN - TD Bank, N.A., et al.; 200925509; ORDER/OPENED.

SUPERIOR MOVING STORAGE CO.: BRENFLECK, MARK: FIRST TRUST BANK, GRNSH. - Collis, Thomas; 201200576; \$3,066.48.

TITUS, GARY: KERRY - PHH Mortgage Corporation, et al.; 201105555; \$96,769.82.

TROPIANO, NICHOLAS: GERALDINE: TD BANK, GRNSH. - Tropiano, Stanley, et al.; 200929647; \$81,190.71.

WEIDMAN, MICHELLE: DOUGLAS: WELLS FARGO BANK, N.A., GRNSH. - KEMA, Inc.; 201131442; \$165,000.00.

WELCH, LEONARD: SHERRI - Quakertown National Bank, et al.; 201131165.

WESTPHAL, LINDA - Bancorp Bank; 201125198; WRIT/EXEC.

WILLIAMS, SCOTT: WELLS FARGO, GRNSH. - Elite Recovery Serv.; 200809540; \$1,179.09.

YAMAMOTO, JON: UNITED STATES OF AMERICA - BAC Home Loans Servicing, L.P., et al.; 201026847; \$382,047.23.

ZIEGLER, JENNIFER - BAC Home Loans Servicing, L.P., et al.; 200926478; ORDER/AMEND IN REM JDMT. \$172,50.

BOROLLA, ROBERT - First American Acceptance Co., LLC; 201201754; Judgment fr. District Justice; \$7,786.42.

CAINE, JOHN - First American Acceptance Co., LLC; 201201769; Judgment fr. District Justice; \$2,618.23.

CARNARD, TERRI - First American Acceptance Co., LLC; 201201750; Judgment fr. District Justice; \$2,639.22.

CASTILLIO, VIRIDINA: GARCIA, OSULADO: SALAS, ERNESTO, ET AL. - GBR; 201201648; Judgment fr. District Justice; \$4,928.60.

CHADWICKS - O'Neil, Mary; 201201718; Judgment fr. District Justice; \$1,349.90.

CHURCH, ELLYN - Calvary Portfolio Services, LLC; 201201980; Judgment fr. District Justice; \$3,025.77.

CLARK, DENISE - Krumins and Moran; 201201734; Mechanics Lien Claim; \$739.00.

DAHM, BENNETT - First American Acceptance Co., LLC; 201201753; Judgment fr. District Justice; \$9,911.18.

EAGLE, SHAWN: BEASLEY, RAQUEL - McGonigle, Michael; 201201686; Judgment fr. District Justice; \$998.35.

EAST COAST MANAGEMENT, INC. - Global Controls, LLC; 201201645; Foreign Judgment; \$115,024.37.

EVANS, BETTE - Cavalry Portfolio Services, LLC; 201202076; Judgment fr. District Justice; \$5,145.25.

FRIES, DANITA - Calvary Portfolio Services, LLC; 201201977; Judgment fr. District Justice; \$4,345.69.

GLENN, VICTOR - Cavalry Portfolio Services, LLC; 201201927; Judgment fr. District Justice; \$3,535.48.

GRAVATT, DONNA - Midland Funding, LLC; 201201708; Judgment fr. District Justice; \$5,460.77.

GUZIK, DANIEL - Asset Acceptance; 201201903; Judgment fr. District Justice; \$4,388.96.

HACKETT, TIMOTHY - Cavalry Portfolio Services, LLC; 201201953; Judgment fr. District Justice; \$6,301.33.

HAZZARD, ALICIA - First American Acceptance Co., LLC; 201201736; Judgment fr. District Justice; \$5,393.03.

HOCKENBURY, WILLIAM - Midland Funding, LLC; 201201701; Judgment fr. District Justice; \$4,320.66.

HOUSE, JOHN - Target National Bank; 201201556; Judgment fr. District Justice; \$9,688.31.

ILLINGWOR, KIMBERLY - Calvary Portfolio Services, LLC; 201201966; Judgment fr. District Justice; \$1,475.94.

JENKINS, TYRONE - First American Acceptance Co., LLC; 201201765; Judgment fr. District Justice; \$2,550.20.

JUNIPER ENTERPRISES: McGRATH HOME - Andrews, John; 201201924; Judgment fr. District Justice; \$2,699.75.

KELLY, JANET - Williams Bergey Koffel Funeral Home; 201201698; Judgment fr. District Justice; \$8,016.11.

LAMANCUSA, MICHAEL - Discover Bank; 201201908; Judgment fr. District Justice; \$3,307.92.

LEARY, CLARK - Midland Funding, LLC; 201201526; Judgment fr. District Justice; \$4,761.15.

LEATHERBERRY, KENYA - Revere Crossing Apartments; 201201536; Judgment fr. District Justice; \$1,881.88.

LEES, SUSAN - Bluestone Investments, Inc.; 201201814; Judgment fr. District Justice; \$4,277.80.

LOPEZ, MANUEL - O'Neill Auto Rental; 201201720; Judgment fr. District Justice; \$283.82.

MAIER, TIMOTHY - Cavalry Portfolio Services, LLC; 201201971; Judgment fr. District Justice; \$5,398.00.

MALTESE, JOSEPHINE - O'Neill Auto Rental; 201201719; Judgment fr. District Justice; \$373.97.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending February 7, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

ARROYO, HUGO: FLUENTES, ISIDOR: JOSE, ET AL. - GBR; 201201647; Judgment fr. District Justice; \$1,549.58.

BEASLEY, RAY: EAGLE, SHAWN - McGonigle, Michael; 201201685; Judgment fr. District Justice; \$1,127.35.

BORMAN, BEVERLY: BARGER, KRISTEN - Boyd, Maryann; 201201651; Judgment fr. District Justice; \$7,563.05.



MARDER, TSVI - Bluestone Investments, Inc.;  
201201821; Judgment fr. District Justice; \$3,389.72.

MAURER, MICHAEL - First American  
Acceptance Co., LLC; 201201744; Judgment fr.  
District Justice; \$6,171.47.

NESHAMINY ELECTRICAL CONTRACTORS, INC.:  
BRANDOLINI COMPANIES - PECO Energy Co.;  
201201559; Judgment fr. District Justice; \$8,588.17.

NIKLAKUSKI, JANICE - LVNV Funding, LLC;  
201201882; Judgment fr. District Justice; \$990.40.

PATEL, GUATAM: TRUPTI - Epstein, Gene;  
201201899; Complaint In Confession of Judgment;  
\$443,861.96.

PRUDENTIAL INSURANCE COMPANY OF AMERICA:  
RITE-WAY ELECTRIC, INC. - Graybar Electric  
Company, Inc.; 201201840; Mechanics Lien Claim;  
\$19,409.10.

QUEROLI, DAVID - Dan Joint Venture III, L.P.;  
201201372; Judgment fr. District Justice; \$3,929.56.

RODENBAUGH, HARVEY - Pro Credit Solutions;  
201201893; Judgment fr. District Justice; \$1,117.48.

SCHAEFFER, GERALD - Capital One Bank USA, N.A.;  
201202091; Judgment fr. District Justice; \$5,544.00.

SCHMIDT, NORMAN: FENNY - Hamlet  
Homeowners Assoc.; 201201767; Judgment fr.  
District Justice; \$1,275.30.

SCHULTZ, FRANK: FRANKEL CONTRACTORS, INC.:  
SCHULTZ, SUZANNE - Marvic Supply Co., Inc.;  
201201928; Certification of Judgment; \$11,772.00.

SCOTT, LESLIE - Midlanding Funding, LLC;  
201201532; Judgment fr. District Justice; \$5,901.40.

SKINNY NUTRITIONAL CORP. - A Duie Pyle, Inc.;  
201201949; Judgment fr. District Justice; \$9,280.70.

SLANGER, DOE - Cardinal Financial Company, Ltd.;  
201201683; Judgment fr. District Justice; \$1,238.27.

SMITH, BRIAN - Cavalry Portfolio Services, LLC;  
201201970; Judgment fr. District Justice; \$5,059.56.

STEWART, ALLEN - Cavalry Portfolio Services, LLC;  
201202082; Judgment fr. District Justice; \$6,669.30.

STIFNELL'S AUTO BODY - Wilson, Eric;  
201201967; Judgment fr. District Justice; \$499.95.

TAYLOR, BEVERLY: JESSE - Flack, Janet;  
201201619; Judgment fr. District Justice; \$3,240.93.

VINSON, REGINA - Cavalry Portfolio Services, LLC;  
201201962; Judgment fr. District Justice; \$4,365.28.

WARNER, DAVID - LVNV Funding, LLC;  
201201732; Certification of Judgment; \$3,295.48.

WEST, JOHN: JERRY - LaRosa, Raffaella; 201201890;  
Judgment fr. District Justice; \$6,241.00.

WILBANKS, STEPHEN - LWC City, Inc.;  
201202065; Judgment fr. District Justice; \$2,370.97.

ZAENGLE, THERESA - Cavalry Portfolio Serv.;  
201202079; Judgment fr. District Justice; \$1,711.55.

ZUROWSKI, NANCY - Cavalry Portfolio Services, LLC;  
201201948; Judgment fr. District Justice; \$6,075.35.

**ABINGTON TWP. -  
entered municipal claims against:**

Cardamone, Joseph: Diane: Margaret; 201201859;  
\$3,743.84.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Block, Michael; 201201659; \$3,794.80.  
Crowder, Keith; 201201663; \$103.20.  
Stewart, Craig; 201201664; \$1,034.90.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Block, Michael; 201201655; \$21,559.80.  
Crowder, Keith; 201201657; \$459.60.  
Dominican Congregation Of St. Catherine DeRicci;  
201201845; \$110,922.70.  
Dominican Congregation Of St. Catherine DeRicci;  
201201847; \$7,983.60.  
Dominican Congregation Of St. Catherine DeRicci;  
201201849; \$230,413.50.  
Stewart, Craig; 201201658; \$5,485.50.

**CONSHOHOCKEN BORO. AUTH. -  
entered municipal claims against:**

DiCiuccio, Randall: Brown, Sandra; 201201673; \$633.27.  
Griffin, Robert: Carroll; 201201688; \$879.49.  
Helton, Diane; 201201700; \$509.96.  
Jones, John; 201201887; \$797.04.  
Miller, William: Linda; 201201834; \$393.24.  
Nesson, Michael; 201201679; \$514.12.  
The Gregg Trust; 201201888; \$643.76.

**LANSDALE BORO. -  
entered municipal claims against:**

Platt, Craig: Faschetti, Linda; 201201621; \$497.57.  
RDN Properties, LLC; 201201886; \$1,296.93.

**LOWER MERION TWP. -  
entered municipal claims against:**

Groesbeck, James: Lucia; 201201635; \$16,815.00.  
Osterneck, Julian: Maria; 201201630; \$197.00.  
Thorogood, Elizabeth; 201201633; \$21,121.00.  
Toll, Martin: Gloria; 201201631; \$279.00.  
Walker, Francis: Jenny; 201201629; \$279.00.

**LOWER MORELAND TWP. -  
entered municipal claims against:**

Atchildiev, Alexander; 201201830; \$370.50.  
Blankenhorn, Stewart: Christine; 201201792; \$370.50.  
Bobb, James: Donna; 201201825; \$370.50.  
Chughtai, Muhammad; 201201810; \$370.50.  
Clarkson, James: Anna; 201201786; \$370.50.  
Frishman, Tamilla: Flaksman, Leonid; 201201798;  
\$370.50.  
Graham, Thomas: Marilyn; 201201787; \$370.50.  
Headley, Glenda; 201201820; \$370.50.  
Hope, Stephen; 201201828; \$370.50.  
Jaffe, Joel: Donna; 201201782; \$370.50.  
Keyser, Anne; 201201790; \$370.50.  
Keyser, Nancy; 201201788; \$370.50.  
Lee, Ki: Moo; 201201791; \$370.50.  
Lewyckij, Ostap: Keathleen; 201201824; \$370.50.  
Manno, Charles: Susan; 201201789; \$370.50.  
Merenda, Anthony; 201201829; \$370.50.  
Neill, Donald: Beth Ann; 201201797; \$370.50.  
Picorella, Patrick: Mary Ann; 201201809; \$370.50.  
Potok, Fred; 201201785; \$370.50.  
Potok, Jack: Fred; 201201826; \$370.50.  
Rothberg, Morry: Sharon; 201201831; \$370.50.  
Shaji, Mathai: Rosamma; 201201818; \$370.50.  
Stockton, Florence: Megelish, Frances; 201201804;  
\$370.50.  
Todd, Thomas; 201201819; \$370.50.  
Tsokas, Katherine; 201201784; \$370.50.  
Vartanian, Brian: Essner, Howard: Vartanian, Marie;  
201201803; \$370.50.  
Wineburgh, Iris; 201201802; \$370.50.

**NORRISTOWN MUNICIPALITY -  
entered municipal claims against:**

Rice, David; 201201524; \$603.84.  
Rice, David; 201201538; \$2,198.84.  
Rice, David; 201201540; \$1,508.84.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Advanced Chiropractic Services; 201260164; \$501.86.  
Advanced Networking Solutions, Inc.; 201260083; \$1,232.10.  
Akropolis Marble & Granite Imports, Inc.; 201260128; \$6,016.74.  
Akropolis Marble & Granite Imports:  
Kamaratos, Angeliki; 201260042; \$22,533.14.  
All American Auto Service Ptn.; 201260110; \$666.50.  
Allman, Jerome; 201260078; \$804.96.  
ALMEKLAFI, Inc.; 201260163; \$1,471.75.  
Andrew Kahl Photography, LLC; 201260088; \$2,783.18.  
Angelina's Italian Kitchen, Inc.; 201260122; \$826.02.  
Applexpress, Inc.; 201260139; \$32,278.56.  
Aragon System Products, Inc.; 201260080; \$375.67.  
Arnold J. Malerman, DDS, P.C.; 201260158; \$698.00.  
Arnolds Used Office Furniture, LLC; 201260153; \$40,446.49.  
Augustine, Bruce; Montgomery County Executives I; 201260046; \$748.97.  
Barnard, Mark; Healthsource Of Abington, Inc.; 201260003; \$12,217.81.  
Beatty, Kristi; 201260113; \$1,371.82.  
Beersheba Enterprises, LLC; 201260114; \$15,671.75.  
Blasy, Matthew; 201260130; \$2,120.61.  
Blatstein, Bart; Hancock Restaurant Holdings II; 201260000; \$30,050.83.  
Booz, Charles; Chantilly Floral, Incorporated; 201260004; \$4,094.87.  
Bove, Paul; 201260141; \$12,773.54.  
Carpenter, Marilyn; 201260155; \$1,945.41.  
Chantilly Floral; 201260089; \$1,242.69.  
CHR Restaurants, Inc.; 201260133; \$11,031.83.  
Christian Books & Gifts & Then Some, Inc.; 201260104; \$4,712.43.  
Cianciulli, John; 201260035; \$52.28.  
Cianciulli, John; Altieri, Devin; 201260033; \$7,748.66.  
CLD Automotive, Inc.; 201260117; \$5,355.13.  
Collegeville Home, Inc.; 201260081; \$2,082.25.  
Country Bride; 201260131; \$2,722.42.  
Curds & Whey, Ltd.; 201260087; \$2,703.46.  
Dall, Howard; Candys Of Montgomery, LLC; 201260059; \$9,565.54.  
Darcy's, Inc.; 201260060; \$410.49.  
Davi, Frederico; 201260092; \$2,593.23.  
Davis, Ronald; 201260112; \$423.37.  
Deelux Hoagies, Inc.; 201260148; \$2,427.94.  
Desi Village Inc; 201260162; \$4,534.03.  
Deutsche National Trust Co. Trustee; 201260013; \$5,362.30.  
DiBartolo, Vince; 201260031; \$1,177.84.  
DiJiosia Bros., Inc.; 201260111; \$5,000.51.  
DiMarco Management Group, LLC; 201260085; \$1,219.95.  
Dougherty, Linda; Java Joe Doc Enterprises, Inc.; 201260050; \$51,262.10.  
Earth Maintenance Group, Inc.; 201260069; \$3,521.27.  
Einheber, Alfred; National Floor Covering Co.; 201260048; \$6,800.35.

ESC Consulting, Inc.; 201260145; \$1,708.54.  
Fiberlink Communications Corp.; 201260126; \$16,674.98.  
Fishberg, Gregory; Pizza 323, Inc.; 201260054; \$18,981.24.  
Golden, Richard; Golden Scoop, LLC; 201260044; \$24,134.29.  
Goldman, Julie; 201260096; \$462.95.  
Gorman, Steven; Debra; 201260036; \$1,481.93.  
Granda, Romy; 201260062; \$369.21.  
Gro, Judith; J.M.G. Excavating Co., Inc.; 201260055; \$34,255.58.  
Groff, Royden; Susan; 201260142; \$272.53.  
Harris Engineered Buildings, Inc.; 201260095; \$583.75.  
Helbling Bros. Interiors, Inc.; 201260157; \$371.70.  
Himes, Timothy; Lisa; 201260014; \$843.72.  
Horn, Steven; 201260065; \$1,950.18.  
Hwang & Haas, P.C.; 201260151; \$2,065.06.  
Hwang & Haas, P.C.; Hwang, Sam; 201260051; \$9,535.50.  
J.I. Bradley, LLC; 201260138; \$1,358.02.  
J.M.G. Excavating Co., Inc.; Gro, Brian; 201260056; \$34,255.58.  
Jablokov, Vladimir; Applexpress, Inc.; 201260009; \$10,504.26.  
Janeway Truck & Trailer Recovery, Inc.; 201260086; \$5,267.74.  
JDS Precision Automotive, LLC; 201260160; \$431.71.  
Jemet Enterprises, Ltd.; 201260082; \$1,180.27.  
Johnson Developers, LLC; 201260134; \$7,560.54.  
Jones, Timothy; KCOR Enterprises, LLC; 201260068; \$1,949.30.  
Joyce, Michael; Karen; 201260144; \$4,296.09.  
Kamaratos, Andreas; Akropolis Marble & Granite Imports; 201260041; \$22,533.14.  
Kamaratos, Anna; Independence Marble & Granite Imports; 201260010; \$802.60.  
Kelley, Scott; Realty Group PA, Inc.; 201260067; \$4,823.85.  
Kelly Homes, LLC; 201260125; \$13,472.75.  
Keystone Grill & Family Bistro, Inc.; 201260120; \$694.72.  
Kim, Miryong; East West Forms, Inc.; 201260057; \$5,594.00.  
King, Earl; 201260038; \$1,637.73.  
Kirkpatrick, Mark; 201260072; \$874.86.  
La Tolteca Of Lansdale PA, Inc.; 201260099; \$1,136.00.  
Laefsky, Bernard; Hannah; 201260076; \$4,763.39.  
LaMonica, John; 201260101; \$3,242.39.  
Lasseter, Jarkeer; Zaneta; 201260037; \$3,399.77.  
Law, Robert; North Wales Millwork, Inc.; 201260052; \$23,499.32.  
Lewis, William; 201260105; \$4,143.99.  
Lilick, Timothy; 201260034; \$889.51.  
Limerick Golf Ventures; 201260124; \$507.86.  
Live Your Dream, Inc.; 201260149; \$31,087.45.  
Lori Shinal Interiors, Inc.; 201260103; \$315.21.  
Malofiy, Alexander; Janet; 201260029; \$3,375.39.  
Marchese, Michael; Deborah; 201260071; \$2,027.13.  
Marmaro Services, LLC; 201260091; \$292.73.  
Marra, Anthony; 201260161; \$1,238.13.  
Matters Ridge, Inc.; 201260108; \$37,979.85.  
McCoy, Ladd; 201260109; \$396.78.  
McCusker, John; 201260143; \$223,285.49.  
McLaurin, Roslyn; 201260030; \$915.64.

Medical Date Information Services, Inc.; 201260064; \$2,892.54.  
 Miller, Gregg: R.M. Plumbing & Heating, Inc.; 201260058; \$4,131.49.  
 Montgomery County Executives I: Mignot, Michele; 201260047; \$748.97.  
 Moore, Richard; 201260073; \$5,191.78.  
 Mr. B's, Inc.; 201260132; \$447.72.  
 Mueller, John; 201260032; \$1,069.11.  
 National Floor Covering Co.: Einheber, Barry; 201260049; \$6,800.35.  
 Ogontz Family Medical, P.C.; 201260156; \$2,236.74.  
 Penn Plastic Surgery Of Pennsy.; 201260116; \$13,233.75.  
 Philadelphia Systems Group, Inc.; 201260097; \$1,054.08.  
 Potok, Fred: Antoine Amrani, LLC; 201260043; \$3,670.29.  
 Premier Urgent Care; 201260123; \$1,199.49.  
 Quality Car Repair, LLC; 201260084; \$3,520.84.  
 R & A, LLC; 201260012; \$4,193.86.  
 R.L. Enterprises, LLC; 201260146; \$3,403.03.  
 Ramanjulu, Kishore: Data Processing Trainers, Inc.; 201260053; \$63,204.73.  
 RGD Delaware, Inc.; 201260127; \$25,539.57.  
 Richard, Donald: Rick's Auto Care, Inc.; 201260011; \$2,951.87.  
 Rixon, Keith; 201260025; \$1,001.24.  
 Rock Star Management, LLC; 201260115; \$11,547.75.  
 Rogove, Neal; 201260077; \$31,203.80.  
 Rossanese, Jaclyn; 201260079; \$931.15.  
 Saam, Byrum: Nancy; 201260074; \$2,575.30.  
 Sanatoga Water Conditioning, Inc.; 201260121; \$3,572.50.  
 Sanson Corporation; 201260150; \$403.27.  
 Scantek, Inc.; 201260100; \$32,449.34.  
 Schwemmer's Remodeling, Inc.; 201260129; \$942.50.  
 Scott, William: Dianne; 201260106; \$1,205.07.  
 Select Financial Services, Inc.; 201260090; \$9,585.14.  
 Sharon Stone Of Ardmore, Inc.; 201260140; \$6,919.22.  
 Shin, Sung: Shin's Beauty Supply, Inc.; 201260040; \$5,459.03.  
 Shuster, Scott; 201260066; \$2,622.86.  
 Sim, Dennis: Arnold-Sim, Tamara; 201260070; \$1,051.36.  
 Smith, David; 201260015; \$526.99.  
 Smith, Kevin: Roy's Auto Services, Inc.; 201260045; \$47,184.80.  
 Stanek, Francis; 201260159; \$1,725.69.  
 Swinton, James; 201260024; \$2,822.19.  
 Tannenbaum, Maurice; 201260075; \$6,201.58.  
 Thai Thane Restaurant Of Abington, Inc.; 201260136; \$1,521.89.  
 Tierneydecker, Inc.; 201260154; \$768.31.  
 Titlebaum, Richard: Lippert, Joanne; 201260107; \$1,868.20.  
 Triad Organizations Corp.; 201260135; \$8,077.74.  
 Tri-State Kitchens & Baths; 201260119; \$3,451.68.  
 Tyson, Eric; 201260098; \$830.20.  
 Universal Art Gallery; 201260118; \$562.00.  
 V.P. Jewelers Corp.; 201260102; \$1,371.17.  
 Vaisman, Vladislav: Gonopolsky, Galina; 201260039; \$1,007.72.  
 Village Italian Bistro, Inc.; 201260061; \$3,454.15.  
 Walter, Louis: Louis & Efe, Inc.; 201260005; \$3,943.77.  
 We Care Cleaning Services, Inc.; 201260094; \$2,408.02.  
 Weight Loss By Design Doctors Choice, Inc.; 201260147; \$366.33.  
 Xcentric Hair Studio, Inc.; 201260137; \$761.52.  
 Young, Bonnie; 201260028; \$832.74.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Brandon, Emily; 201260165; \$1,359.00.  
 Canty, Ashley; 201260166; \$1,385.92.  
 Cardelli, Robin; 201260167; \$5,150.02.  
 Green, Janel; 201260168; \$517.63.  
 Grossman, Brett; 201260169; \$1,295.43.  
 Mest, Keith; 201260170; \$532.19.  
 Navarre, Eric; 201260171; \$1,202.98.  
 Raub, Thomas; 201260172; \$4,881.42.  
 Weldon, Jessica; 201260173; \$7,009.08.  
 Wild, Cliff; 201260174; \$3,659.63.

**POTTSGROVE SCHOOL DIST. -  
entered municipal claims against:**

Rowland, Theresa; 201201771; \$995.81.  
 Satrio, Frank; 201201774; \$5,004.10.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

A.M.S. Investments, LLC; 201201800; \$605.67.  
 Sieracki, Robert; 201201835; \$438.21.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Saraceni, Richard; 201201815; \$1,191.75.

**SKIPPACK TWP. -  
entered municipal claims against:**

Conner, Andrew: Maureen; 201201738; \$405.90.

**SOUDERTON BORO. -  
entered municipal claims against:**

Demeyere, Kathleen; 201201696; \$255.38.  
 Knappenberger, Richard: Terry; 201201694; \$187.00.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Abrams, Lee; 201270113; \$38,602.57.  
 Andrews, Rhonda; 201270109; \$2,224.35.  
 Barreca, Deby: Frank; 201270083; \$25,427.70.  
 Beal, Philip; 201270138; \$192,595.74.  
 Becker, Jamie; 201270067; \$68,194.12.  
 Begley, Carol: John; 201270057; \$201,033.41.  
 Bowers, Sarah; 201270078; \$2,378.22.  
 Boyer, Florence: Russel; 201270052; \$2,005.31.  
 Boyer, Florence: Russel; 201270100; \$1,272.71.  
 Bruning, Patricia; 201270061; \$1,175.93.  
 Brunswick, Jean; 201270063; \$15,238.34.  
 Burris, Gregory: Burris Insurance Agency; 201270082; \$1,040.00.  
 Carlin, Jay; 201270121; \$45,375.22.  
 Catagnus, Sharon: Anthony; 201270073; \$26,478.37.  
 Change Of Space, Inc.; 201270127; \$1,755.00.  
 Cherry, David; 201270120; \$81,960.92.  
 Clark, Donald; 201270090; \$8,324.97.  
 Clark, Wanda: Jeffery; 201270058; \$59,673.98.  
 Cohen, Olga; 201270103; \$46,977.97.  
 Colket Technical Services, LLC; 201270098; \$1,613.14.  
 Coll, Vincent; 201270059; \$18,897.10.  
 Collins, K.; 201270125; \$53,512.61.  
 CTC Consulting, LLC: Celine, Cervone; 201270118; \$33,603.81.  
 Cullen, Eileen; 201270131; \$2,593.20.  
 Curds and Whey, Ltd.; 201270136; \$603.47.

D'Lucce's Restaurant, Inc.; 201270071; \$11,928.70.  
 Darden, Casey; 201270062; \$2,910.93.  
 Darranz, Inc.; 201270134; \$20,403.12.  
 Delisser, Patrice; Lawton; 201270051; \$26,088.30.  
 East Coast Outdoors, LLC; Schade, Eric; 201270089; \$390.00.  
 Eckardt, Mark; 201270099; \$155,322.32.  
 Gaillard, David; 201270132; \$41,098.39.  
 Gonze, Elizabeth; 201270092; \$24,861.40.  
 Goodman, Harvey; 201270119; \$117,239.69.  
 Gottehrer, Neil; Anne; 201270104; \$136,035.98.  
 Gowder Electrical Contractors, Inc.; 201270107; \$1,405.95.  
 Graves, Joseph; 201270064; \$23,745.34.  
 Hampton, Ty; 201270077; \$2,878.86.  
 Heckler, Grace; 201270068; \$46,460.71.  
 Henry, James; 201270137; \$56,796.34.  
 Hibberts Inc; 201270114; \$17,590.57.  
 Howard Miller & Sons, Inc.; 201270115; \$356.00.  
 James, Arturo; Carol; 201270133; \$54,641.83.  
 Johnson, Richard; 201270085; \$74,218.51.  
 Kahan, Dennis; 201270069; \$37,488.85.  
 Kahan, Marian; Dennis; 201270070; \$31,338.07.  
 Kaplan, Harriette; 201270079; \$143,068.14.  
 Kewitt, Teresa; Wassel, Kevin; 201270080; \$25,817.33.  
 Kim, Myung; 201270093; \$46,979.16.  
 Koller, Werner; 201270049; \$16,280.61.  
 Kopus and Baker, Inc.; 201270106; \$25,198.04.  
 Kriebel, William; 201270105; \$40,882.01.  
 Kwait, Ladina; 201270101; \$5,025.01.  
 L. Schoeffling Contracting, Inc.; 201270097; \$2,918.06.  
 Laguda, Caterina; 201270055; \$3,894.94.  
 Landis, Linda; 201270088; \$9,429.47.  
 Landis, Linda; 201270112; \$16,433.06.  
 Lane, Patricia; 201270130; \$49,145.35.  
 Latham, Harry; 201270066; \$68,582.45.  
 Lattanzio, Lillie; 201270047; \$1,045.10.  
 Lattanzio, Lillie; 201270110; \$1,066.87.  
 Ledford, Edward; 201270065; \$37,189.87.  
 Maneely, Daniel; 201270054; \$13,755.62.  
 Mangialardi, Karl; 201270102; \$37,545.83.  
 Mark Allyn and Sons Paving Co., Inc.; 201270084; \$41,542.59.  
 McCuen, Lillian; 201270124; \$28,526.56.  
 McNutt, John; 201270048; \$13,423.22.  
 Mercer Practice Management Group; 201270123; \$30,808.93.  
 Miller, G.; 201270081; \$1,835.51.  
 Miller, G.; Rogers-Miller, Lisa; 201270128; \$231.83.  
 Ochoa, Ramon; Ochoa Landscaping; 201270046; \$34,795.53.  
 Patient Care Ambulance, Inc.; 201270072; \$24,951.20.  
 Pouis, Sheryl; Michael; 201270086; \$83,057.21.  
 Rick's Auto Care, Inc.; 201270096; \$568.00.  
 Roscioli, Kevin; 201270056; \$198,487.84.  
 Rudy, Norm; 201270117; \$11,663.10.  
 S. Vecchione, Inc.; 201270126; \$53,371.37.  
 Safford, Cathryn; Robert; 201270050; \$36,160.43.  
 Savar, Stephen; 201270091; \$45,109.12.  
 Schienholtz, Raymond; 201270076; \$21,662.02.  
 Smith, Mark; Denise; 201270129; \$6,188.71.  
 Solecki, Nadine; Daniel; 201270053; \$2,694.88.  
 Stimmler Arentzen, Ann; 201270135; \$4,267.82.  
 Temp Solutions, Inc.; 201270116; \$10,225.72.  
 Templeton, Rita; Howard; 201270060; \$18,147.27.  
 Thompson, Doren; James; 201270074; \$11,755.84.  
 Triad Organizations Corp.; 201270108; \$1,046.73.

Veneziale, Charles; 201270122; \$52,417.09.  
 Weight Loss By Design The Doctors Choice, Inc.; 201270111; \$3,816.53.  
 Williams, Yvette; 201270095; \$33,125.49.  
 Wolf, Amanda; Willard; 201270087; \$6,886.37.  
 Young, W.; 201270075; \$15,388.80.  
 Zeises, Harvey; 201270094; \$4,779.39.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Rines, Neil; Theresa; 201201552; \$683.08.

**UPPER MORELAND TWP. -  
 entered municipal claims against:**

MacDonald, Bonnie; 201201929; \$227.00.

**UPPER MORELAND TWP. SCHOOL DIST. -  
 entered municipal claims against:**

Khalil, Adel; Sarah; 201201852; \$1,359.18.  
 Murphy, Edward; Penny; 201201843; \$3,311.37.

**WISSAHICKON SCHOOL DIST. -  
 entered municipal claims against:**

Kane Core Incorporated; 201201856; \$2,538.33.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending February 7, 2012**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BESWICK, KATHERINE E. - Schwenksville Borough;  
 Aidala, Donna M., P.O. Box 1496,  
 Lake Placid, FL 33862-1496.  
 BRENNAN, BRUCE G. - Douglass Township;  
 Brennan, Dolores M., 2968 Thunderhead Road,  
 Roslyn, PA 19001; Brennan, Thomas C.,  
 1820 Roberta Avenue, Abington, PA 19001.  
 BURNOSKY, BARBARA B. - Horsham Township;  
 Burnosky, Norman G., Jr., 4230 Chalfont Place,  
 Philadelphia, PA 19154.  
 GIANNONE, RINALDO - Norristown Borough;  
 Doherty, Kristen E., 324 Jefferson Street,  
 Norristown, PA 19401.  
 GLASGOW, WILMA - Muskovich, Eleanor,  
 3189 Williamsville Road, Houston, DE 19954.  
 GYARKO, THOMAS - Abington Township;  
 Cilberto, Bonnie S., 1118 Boone Avenue,  
 Roslyn, PA 19001.  
 HUFFAKER, PAUL P. - Salford Township;  
 Huffaker, Mark M., 14355 Foothill Boulevard 9,  
 Sylmar, CA 91342.  
 McCLOSKEY, JOSEPH E. - East Norriton Township;  
 McCloskey, Brenda Joyce, 1027 Schultz Road,  
 East Norriton, PA 19403.  
 PALAVERAGE, FRANK J. - East Norriton Township;  
 Kolsky, Denise N., 2912 North Wales Road,  
 P.O. Box 237, Worcester, PA 19490.  
 PENNINGTON, CHARLES H., III -  
 Jenkintown Borough; Pennington, Violet,  
 1990 Ashbourne Avenue, Apt. 207,  
 Elkins Park, PA 19027.  
 PICOZZI, DIANE - Upper Merion Township;  
 Picozzi, James, 111 Sunrise Lane,  
 Pottstown, PA 19464; Picozzi, Richard,  
 104 Level Road, Collegeville, PA 19426.



PRICE, DOROTHY M. - Skippack Township;  
Tagliatalata, Michelle, 1701 Locust Street, Unit 1902,  
Philadelphia, PA 19104-6343.  
WALPOLE, CATHERINE J. - Lower Salford Township;  
Walpole, Thomas W., 840 Jason Drive,  
Bensalem, PA 19020.  
WILLIAMS, TERRY L. - Pottstown Borough;  
Williams-Washington, Marvene R.,  
406 Lincoln Avenue, Pottstown, PA 19464.

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## SUITS BROUGHT

**Week Ending February 7, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

ACTION REFRIGERATION &  
AIR CONDITIONING, INC.: ACTION HEATING &  
AIR: LOMAS, BENJAMIN - Yellowbook, Inc.;  
201202081; Civil Action; Lessa, Michael.  
ADAIRE, DAVID - GMAC Mortgage, LLC;  
201201934; Complaint In Mortgage Foreclosure;  
Hanyon, Mario J.  
AESBAR MEDICAL, LLC - Booth Bay, Inc.;  
201201839; Civil Action; Friedland, Harvey.  
AFIFY, MOHAMED - Wells Fargo Bank, N.A.;  
201201936; Complaint In Mortgage Foreclosure;  
Wells, Allison F.  
ANDREWS, CHERYL - Select Living Management;  
201202094; Appeal from District Justice.  
ATTIA, MOSTAFA - Attia, Linda; 201200961;  
Complaint for Custody/Visitation; Zeiders, Douglas I.  
AVILES, AWILDA - Castro, Julio; 201202125;  
Complaint Divorce.  
BANKS, WILLIAM - Banks, Erica; 201201959;  
Complaint for Custody/Visitation.  
BARDSLEY, BROCK - Axford, Kelly; 201201639;  
Support/Exceptions; Recchuiti, Francis.  
BASS, FRANK: SONIA - Advanced Mold Diagnostics;  
201201542; Appeal from District Justice;  
Ocks, Herbert L.  
BATZEL, ROBERT - Discover Bank; 201202013;  
Civil Action; Lawrence, Benjamin W.  
BECKER, DIANE - Becker, Michael; 201201817;  
Complaint Divorce.  
BELLO, ANTHONY - DiPaolo, Kelly; 201201682;  
Complaint for Custody/Visitation.  
BENNETT, JENNIFER - Wells Fargo Bank, N.A.;  
201201641; Complaint In Mortgage Foreclosure;  
Fliakos, Chrisovalante P.  
BERRY, KEITH: KATHLEEN - Wells Fargo Bank, N.A.;  
201202089; Complaint In Mortgage Foreclosure;  
Fедerman, Thomas M.  
BLUE, CHARLES: DOE, JANE: JOHN, ET AL. -  
Hunter House Condominium Association;  
201202109; Civil Action; Deegan, Christopher P.  
BOLLENDORF, GEORGE: CINDY -  
Wells Fargo Bank, N.A.; 201201533; Complaint In  
Mortgage Foreclosure; Cusick, Robert W.  
BOSHINSKI, JOHN: RITA - Wells Fargo Bank, N.A.;  
201201884; Complaint In Mortgage Foreclosure;  
Dietterick, Scott A.  
BRADLEY, SUSAN - Bradley, Kevin; 201201862;  
Complaint Divorce; Bernbaum, Joel B.  
BREMME, ED - Bureaus Investment Group;  
201201709; Civil Action; Davis, Reed James.  
BRETT, GAIL - Wells Fargo Bank, N.A.; 201201889;  
Complaint In Mortgage Foreclosure; Cusick, Robert W.  
BROCIOUS, DUANE - Palmer, Joann; 201201691;  
Complaint Divorce; Cappolella, Lisa J.  
BROOKS, LAUREN - Welch, Edward; 201201206;  
Complaint for Custody/Visitation; Young, Cheryl L.  
BRYAN, AARON - King, Sonja; 201202016;  
Complaint Divorce.  
BUDHOO, LESLIE: ROACH, JERVEL -  
Hobson, Alexisse; 201201878; Complaint for  
Custody/Visitation.  
BUTRYN, TAMI - Butryn, William; 201201832;  
Complaint Divorce; Algeo, Judith A.  
CALABRO, MARK - Hammer, Janna; 201201751;  
Complaint for Custody/Visitation.  
CARKHUFF, SARAH - Nationstar Mortgage, LLC;  
201201680; Complaint In Mortgage Foreclosure;  
Hanyon, Mario J.  
CARLONE, KIM - Citibank, N.A.; 201201539;  
Civil Action; Blasker, Derek.  
CHANG, BONG: MONA - Suntrust Mortgage, Inc.;  
201201634; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.  
CHASE - Kensing, James; 201201632;  
Civil Action; O'Brien, John J., III.  
CHAYET, VICTOR: SUSAN - HSBC Bank USA, N.A.;  
201201915; Complaint In Mortgage Foreclosure;  
Ackerman, Joel A.  
CHELTENHAM TOWNSHIP - Strain, Richard;  
201201583; Civil Action.  
CHUNG, WILLIAM - Pennsylvania Department  
Of Transportation; 201201726; Appeal from  
Suspension/Registration/Insp.  
CICCARONE, MARIA - Citimortgage, Inc.;  
201201592; Complaint In Mortgage Foreclosure;  
Hanyon, Mario J.  
CIRINO, ROSLYN - Pennsylvania Department  
Of Transportation; 201201520; Appeal from  
Suspension/Registration/Insp.  
CIVELLO, JOHN - Citibank, N.A.; 201201885;  
Civil Action; Santucci, Daniel.  
CLARKE, GREG: PARIS, KRISTEN - Paris, Dawn;  
201201711; Complaint for Custody/Visitation.  
CLEAVER, BARBARA - Citibank, N.A.; 201201541;  
Civil Action; Blasker, Derek.  
CONWAY, KEVIN - Portfolio Recovery Associates, LLC;  
201201603; Civil Action; Santucci, Daniel.  
COSS, WILLIAM - Pennsylvania Department  
Of Transportation; 201201737; Appeal from  
Suspension/Registration/Insp.  
CRONIN, CATHERINE - Citibank, N.A.; 201202119;  
Civil Action; Blasker, Derek.  
CROOK, ELIZABETH - Citibank, N.A.; 201201950;  
Civil Action; Blasker, Derek.  
CURRIE, RYAN - Wieand, Ashley; 201201364;  
Complaint for Custody/Visitation.  
DAROCI, ABIGAIL - Pottstown Memorial  
Medical Center; 201201509; Civil Action;  
Troutman, Jeffrey L.  
DAVIS, TIMOTHY: REBECCA - Nationstar  
Mortgage, LLC; 201201891; Complaint In  
Mortgage Foreclosure; Cusick, Robert W.  
DELFINER, LONNIE: MINDY - Wells Fargo Bank, N.A.;  
201201597; Complaint In Mortgage Foreclosure;  
Marley, Andrew.  
DENGLER, STEVEN - Sharp, Jenet; 201201931;  
Complaint for Custody/Visitation.



- DESAI, RAVI - Trader, James; 201202077;  
Civil Action; Weiss, Edward R.
- DIALLO, MAMADOU: DIAWARA, HOULEMATOU -  
Barry, Oumou; 201200804; Complaint for  
Custody/Visitation; Modesti, Maryann Q.
- DIXON, IRA - Brokenborough, Jessica; 201201958;  
Complaint for Custody/Visitation.
- DUFFY, NOREEN: FORD, KEITH, ET AL. -  
Citimortgage, Inc.; 201201595; Complaint In  
Mortgage Foreclosure; Hanyon, Mario J.
- DUNA, DONNA - Petro Heating and Oil Service;  
201201846; Civil Action.
- DUNNING, TIM - Wells Fargo Bank, N.A.; 201201627;  
Complaint In Mortgage Foreclosure.
- EGAN, LENA: STUART - Santa, Evelyn;  
201202115; Civil Action; Greenfield, Marc.
- ESCOBEDO, JAIME - Cobos, Tania; 201200943;  
Support/Exceptions.
- ESTATE OF JEARLINE HAMLETTE:  
HAMLETTE, PRESLEY - Diamond Credit Union;  
201201881; Complaint In Mortgage Foreclosure;  
Curtin, Philip G.
- FANTINI, RALPH - Clearscape Funding Corporation;  
201201775; Petition; Kehoe, Mark R.
- FEDER, FRED - Feder, Cindy; 201201640;  
Complaint Divorce; Berschler, Jerold S.
- FELDMAN, JOSHUA: AARON - Educap, Inc.;  
201201712; Civil Action; Davis, Reed James.
- FERRIGNO, MICHAEL - Citibank, N.A.;  
201201714; Civil Action; Santucci, Daniel.
- FERRO, RALPH - Pennsylvania Department  
Of Transportation; 201201833; Appeal from  
Suspension/Registration/Insp.
- FLICKER, ADAM - Wells Fargo Bank, N.A.;  
201201549; Complaint In Mortgage Foreclosure;  
Marin, Ashleigh Levy.
- FORWOOD, COLIN - Mann-O'Donnell, Michelle;  
201201546; Complaint for Custody/Visitation;  
Cunilio, James.
- FOX, MARY: JOSEPH - Citibank, N.A.; 201201518;  
Civil Action; Suttell, Brittany J.
- FREDERICK, VICTORIA: REGINA: ROGER -  
Liberty Mutual Group; 201202085; Civil Action;  
Demilio, Paul F.
- GARZON, JAIRO - Conde, Luz; 201201379;  
Complaint for Custody/Visitation.
- GEORGE, BUFFY - Pottstown Memorial  
Medical Center; 201201505; Civil Action;  
Troutman, Jeffrey L.
- GEORGE, JESSICA: STEVEN - Richardson, Wesley;  
201201253; Complaint for Custody/Visitation;  
Jacobs, Scott N.
- GETZ, LAUREN - Getz, Eric; 201201169;  
Complaint for Custody/Visitation; Solomon, Don J.
- GEY, AMY - Citibank, N.A.; 201201531;  
Civil Action; O'Brien, Edward J.
- GILL, DAVID - Gill, Jacquelyn; 201201757;  
Complaint Divorce; Casale, Helen E.
- GILMORE, ANGELA - Lane, James; 201201274;  
Complaint for Custody/Visitation.
- GIMELSON, ELIZABETH - Youse, William;  
201201251; Complaint for Custody/Visitation.
- GIORDANO, STEVEN: CARLA, ET AL. -  
U.S. Bank, N.A.; 201201801; Complaint In  
Mortgage Foreclosure; Dietterick, Scott A.
- GOGOLLA, EVONNE - Gogolla, Wayne; 201201904;  
Complaint Divorce; DeAngelo, Rachel M.
- GOODFELLAS AUTO: GOODFELLAS AUTO ALEX -  
Pyramid Investment Group; 201201987;  
Appeal from District Justice.
- GORDON, VICTOR: JULES CLOCK SHOP & ETC, INC.:  
VICTOR GORDON ENTERPRISES CO. -  
Lloyd's London; 201201678; Action for  
Declaratory Judgment; Fetterman, Jason E.
- GRADWELL HOME REMODELING, INC.:  
GRADWELL, CHRISTINA: MICHAEL -  
J&L Building Materials, Inc.; 201201897;  
Civil Action; Flail, Edward N., Jr.
- GRAY, SHAKEYA: GREENWOOD, KAREEM -  
Fletcher, Zalika; 201201579; Complaint for  
Custody/Visitation.
- GREAT LAKES FINANCIAL GROUP, L.P. -  
Nixon, David; 201201576; Petition for Issuance of  
Subpoena.
- GREEN START, INC. - Johnson Farms, Inc.;  
201202093; Civil Action; Keating, John R.
- GREEN, STEVE - Wells Fargo Bank, N.A.;  
201201721; Complaint In Mortgage Foreclosure;  
Ackerman, Joel A.
- GROSSI, JOHN: CHRISTINE - Bank Of America, N.A.;  
201201838; Civil Action; Tabas, Lauren.
- HALE, JUSTIN - Pottstown Memorial  
Medical Center; 201201507; Civil Action;  
Troutman, Jeffrey L.
- HALSEY, VERLITTA - Discover Bank; 201202014;  
Civil Action; Lawrence, Benjamin W.
- HANOUEFA, JOSEPH - Krantz-Hanoufa, Rachel;  
201201933; Complaint for Custody/Visitation.
- HEDRICK, STEVE - Sheeley, Earl; 201201861;  
Appeal from District Justice.
- HELMAN, KELSEY - Clime, James; 201201739;  
Civil Action; Fellheimer, Robert M.
- HENRY, NANCY - Henry, John; 201201918;  
Complaint Divorce; Oconnell, Dennis L.
- HORSHAM MOBILE CORP.: AGGARWAL, ANIL:  
SCHOEDLER, GEORGE, ET AL. - Kulp, Edward;  
201202015; Civil Action; Williams, Keith J.
- HUBER, GERALDINE - Huber, Barry; 201201637;  
Complaint Divorce; Stapleton, Larrick B.
- HUGGINS, HELEN - McMaster, Kimberly;  
201201895; Civil Action; Beck, Basil D., III.
- HYON, HYUN - Citibank, N.A.; 201201724;  
Civil Action; Santucci, Daniel.
- JACKSON, JERICO - Miller, Nicole; 201201422;  
Complaint In Partition; Mullaney, Martin P.
- JENNINGS, JUDITH - Wells Fargo Bank, N.A.;  
201201837; Complaint in Ejectment;  
Cantwell, Melissa.
- JIMENEZ, CALLETANO: MEDINA, ALEJANDRO -  
Nationwide Mutual Ins. Co.; 201201534;  
Civil Action; Crawford, Stewart C., Jr.
- JONES, PERRY - Portfolio Associates, LLC;  
201201964; Civil Action; Santucci, Daniel.
- KAM, ALAN - Wells Fargo Bank, N.A.; 201201590;  
Complaint In Mortgage Foreclosure;  
Fliakos, Chrisovalante P.
- KETT, CHRISTINE - D.B. Servicing Corporation;  
201202066; Civil Action; Lawrence, Benjamin W.
- KILBORN, JOYCE - Citibank, N.A.; 201202117;  
Civil Action; Blasker, Derek.
- KING, JAMES - Citibank, N.A.; 201202111;  
Civil Action; Blasker, Derek.
- KRUEGER, MELISSA: KENNETH - Citimortgage, Inc.;  
201201665; Complaint In Mortgage Foreclosure;  
Hanyon, Mario J.

- LAUGHLIN, HILARY - Portfolio Recovery Associates, LLC; 201201478; Civil Action; Brown, Carrie A.
- LAWSON, MARGARET - Pennsylvania Department Of Transportation; 201201543; Appeal from Suspension/Registration/Insp.
- LE BUS BAKERY - State Farm Mutual Automobile Insurance Company; 201202073; Civil Action.
- LEATHERBURY, LINDA - Leatherbury, Wayne; 201201599; Complaint Divorce.
- LEE, CHANG; JONG - Central Mortgage Company; 201201674; Complaint In Mortgage Foreclosure; Hanyon, Mario J.
- LEISTER, CHRISTINE - Citibank, N.A.; 201201945; Civil Action; Blasker, Derek.
- LEVITSKY, DMITRY - Citibank, N.A.; 201201516; Civil Action; Blasker, Derek.
- LI, XIAODONG - Citibank, N.A.; 201201988; Civil Action; Santucci, Daniel.
- LITVIN, ERIC - Litvin, Kelly; 201202137; Complaint Divorce; Schnarrs, David T.
- LONGELLO, STEVE - Pellegrino, Frank; 201201693; Civil Action; Zlock, Kevin M.
- LOVENSTEIN, CHERYL - Portfolio Recovery Associates, LLC; 201201615; Civil Action; Santucci, Daniel.
- MADDEN, COLLEEN - Capital One Bank USA, N.A.; 201201965; Civil Action; Ratchford, Michael F.
- MAJOR, KENNETH - Rodland, Geoffrey; 201201947; Petition to Appeal Nunc Pro Tunc; Mayerson, Benjamin J.
- MANLEY, VERONICA - Portfolio Recovery Associates, LLC; 201201605; Civil Action; Santucci, Daniel.
- MARTIN, SUSAN - Citimortgage, Inc.; 201201638; Complaint In Mortgage Foreclosure; Fliakos, Chrisovalante P.
- McCOWN, MAURICE - McCown, Threasa; 201201365; Support/Exceptions; Hekking, Jennifer L.
- McDERMOTT, MATTHEW - Mort, Kristy; 201201600; Complaint for Custody/Visitation; McIntosh, Scott.
- McKAGAN, JOSEPH - Discover Bank; 201202062; Civil Action; Lawrence, Benjamin W.
- McMANUS, ANDREW - Citibank, N.A.; 201201522; Civil Action; Sarker, Neil.
- MENDELSON, JULES; ASKOW, IRVING; MENDOLSON, SCOTT - Westfield Insurance Company; 201201812; Civil Action; Morgan, Nathan A.
- METZGER, MARK - Metzger, Alice; 201201755; Complaint Divorce; Recchuiti, Francis.
- MOGUL, DAVID - Mogul, Jessica; 201201643; Complaint Divorce; Brown, Lisa Kane.
- MONAGHAN, CHRISTOPHER - Wells Fargo Bank, N.A.; 201201656; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- MORGAN, JAMES - Citibank, N.A.; 201202112; Civil Action; Sarker, Neil.
- MURPHY, CHRISTOPHER - Citibank, N.A.; 201202113; Civil Action; Sarker, Neil.
- MURTHA, SEAN; DIANE - Suntrust Mortgage, Inc.; 201201662; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- NEUFER, MICHAEL; ROBERTS, DEBONY; DISHANN - Grawe, Joan; 201201497; Civil Action; Aaron, Douglas G.
- NEWMAN, ALBERT - Citibank, N.A.; 201201727; Civil Action; Santucci, Daniel.
- NONE, NONE - Hart, Robert; 201201554; Petition.
- NORTHWEST CAPITAL BUILDERS, INC.: BALTWHOLESALESDEALS, LLC; BECK, JOSEPH, ET AL. - Forden, Charmaine; 201201986; Civil Action; Bauer, Robert G.
- OH, SANG - Bank Of New York Mellon; 201201671; Complaint in Ejectment; Graham, Christine L.
- PANZANO, KATHERINE; KOHLER, JEFFREY - Panzano, Alexander; 201201710; Complaint for Custody/Visitation; Vetrano, Kathleen B.
- PARAVATI, JOSEPH; JANET - Fiorella, John; 201201770; Civil Action; O'Rourke, John, Jr.
- PAYTON, TONY - Patterson, Asantewa; 201200993; Complaint for Custody/Visitation; Rentz, Sheryl R.
- PEES, CLARE - Portfolio Recovery Associates, LLC; 201201620; Civil Action; Santucci, Daniel.
- PERLA, MICHELLE - Discover Bank; 201201902; Civil Action; Lawrence, Benjamin W.
- QUINN, STEPHEN - Pennsylvania Department Of Transportation; 201201415; Appeal from Suspension/Registration/Insp.
- REED, MONICA - Portfolio Recovery Associates, LLC; 201201607; Civil Action; Santucci, Daniel.
- REIGER-SMITH, BARBARA - Harleysville Insurance; 201201857; Civil Action; Hennessy, Paul J.
- REPUBLIC SERVICES OF PENNSYLVANIA, LLC: H. BEASLEY ENTERPRISES, INC.: REPUBLIC SERVICES, INC. - Solid Waste Services, Inc.; 201201984; Civil Action; Sabol, Jason.
- ROBINSON, KYLE - Schantz, Lacy; 201201548; Support/Exceptions; Krawitz-Verlin, Carol E.
- ROEBUCK, GEMMA - Scott, Kymberly; 201201241; Complaint for Custody/Visitation.
- RUBIN, LEE - Citibank, N.A.; 201202106; Civil Action; Weinstein, Yale D.
- SAXBY'S COFFEE WORLDWIDE - Food Equipment Technologies Co.; 201201529; Civil Action; Blasker, Derek.
- SENSATIONAL SMILES, LLC: GLAVIN, JOSHUA - Yellowbook, Inc.; 201202090; Civil Action; Lessa, Michael.
- SERVICE MASTER OF HOLLAND: SERVICE MASTER CLEAN - O'Shea, Robert; 201201879; Civil Action; O'Shea, Robert J., Jr.
- SHAFFER, MARY - Citibank, N.A.; 201201973; Civil Action; Santucci, Daniel.
- SHARBATYAN, OLGA; ARTYOM - Portfolio Recovery Associates, LLC; 201201487; Civil Action; Brown, Carrie A.
- SIMPSON, PENELOPE - PPL Electric Utilities Corp.; 201201877; Civil Action; Krzywicki, Anthony P.
- SIRCHIE, RICHARD - Ability Recovery Services, LLC; 201201687; Civil Action; Mark, Dennis.
- SIRGEY, JOE - Portfolio Recovery Associates, LLC; 201201490; Civil Action; Brown, Carrie A.
- SMILER, JUDY; SHAPIRO, PAMELA - Bank Of America, N.A.; 201201598; Complaint In Mortgage Foreclosure; Hanyon, Mario J.
- SMITH, ASHLEY - Pennsylvania Department Of Transportation; 201201946; Appeal from Suspension/Registration/Insp.
- SPAMPINATO, MEGAN - Spampinato, Rocco; 201201652; Complaint for Custody/Visitation; Hanifan, Lindsay.

- SPENCER, ED - Citibank, N.A.; 201201103;  
Civil Action; Weinstein, Yale D.
- STANISLAUS, GREGO: BETANIA: GREGORY - Jones, Rebecca; 201201905; Civil Action; Metzger, Lawrence G.
- STRATTON, JAMES - Stratton, Jennifer; 201201570; Complaint Divorce.
- STUMPO, WILLIAM - Citibank, N.A.; 201201519; Civil Action; Weinstein, Yale D.
- SUPER WOK: MONTGOMERY DELVAL ASSOC. - McMillan-Olaniyi, Valerie; 201201578; Civil Action; Lankenau, S. Harold.
- TASTY MAID BAKERY - Zern's Farmers Market; 201201729; Appeal from District Justice.
- TAYLOR, WILLIAM - Portfolio Recovery Associates, LLC; 201201591; Civil Action; Santucci, Daniel.
- THOMPSON, KENDRA: WELLINGTON, TOBY - Thompson, Kelly; 201201715; Complaint for Custody/Visitation.
- TRAN, HUONG - Pham, Bryan; 201202012; Complaint Divorce.
- TRAN, TY - Discover Bank; 201202008; Civil Action; Lawrence, Benjamin W.
- ULLMAN, WIL - Capital One Bank USA, N.A.; 201201969; Civil Action; Ratchford, Michael F.
- UNDERWOOD, NICHEL: LEWIS, MARK: MELINDA - Select Living Management; 201201961; Appeal from District Justice.
- VINICUR, SAMUEL: LISA, ET AL. - Citizens Bank Of Pennsylvania; 201202036; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- WAITES, VALERIE: ROBINSON, JOSEPHINE - U.S. Bank, N.A.; 201201793; Complaint In Mortgage Foreclosure; Dietterick, Scott A.
- WALLACE, A.: JASON - Bank Of America, N.A.; 201201932; Complaint In Mortgage Foreclosure; Goldman, Joshua I.
- WALSH, TIMOTHY - Yellowbook, Inc.; 201201844; Civil Action; Lessa, Michael.
- WARNER, LINDA - Warner, Elijah; 201202040; Complaint Divorce; Horowitz, Scott B.
- WATSON, DANIEL - Watson, Martha; 201201642; Complaint Divorce; Consolo, Colleen F.
- WEEKS, CHRISTIN - Weeks, Micah; 201201580; Complaint Divorce; Makos, Francis S.
- WEINER, AARON - Asset Acceptance, LLC; 201201880; Civil Action; Galloway, David R.
- WHITSON'S FOOD SERVICE CORPORATION - Camden County College; 201201562; Petition for Issuance of Subpoena.
- WHITSON'S FOOD SERVICE CORPORATION - Camden County College; 201201567; Petition for Issuance of Subpoena.
- WHITSON'S FOOD SERVICE CORPORATION - Camden County College; 201201572; Petition for Issuance of Subpoena.
- WHYATT, EDWARD - Sharpe, Tiara; 201201618; Complaint for Custody/Visitation.
- WILKINSON, DEBBIE - Portfolio Recovery Associates, LLC; 201201609; Civil Action; Santucci, Daniel.
- WILLIAMS, BRUCE - Discover Bank; 201202000; Civil Action; Lawrence, Benjamin W.
- WILLIAMS, DAVID - Portfolio Recovery Associates, LLC; 201201492; Civil Action; Brown, Carrie A.
- WINDMILL PROPERTIES, LLC: ANTONELLI, JOHN: GAMBONE, COLLEEN, ET AL. - Commonwealth Of Pennsylvania Department Of Transportation; 201201713; Declaration of Taking Eminent Domain Gov.
- WINGATE, RANDY - Glasgow, Brittany; 201201569; Complaint for Custody/Visitation.
- WISMER, MATTHEW: ESTATE OF CHARLES E. WISMER, JR.: WISMER, JANE, ET AL. - Byler, Goodley & Winkle, P.C.; 201202078; Action for Declaratory Judgment; Winkle, Eric L.
- WONG, CHONG - Asset Acceptance, LLC; 201201853; Civil Action; Galloway, David R.
- WOODS, SUMMAR - Klinger, William; 201200875; Complaint for Custody/Visitation; Tompkins, Richard J.
- WORLD LOGISTICS USA, INC.: EXPEDITERS INTERNATIONAL: HANJIN GLOBAL - Evans, Ryan; 201201636; Civil Action; Stanko, Richard A.
- YAICH, LISA - Citibank, N.A.; 201201952; Civil Action; Neil, Burton.
- ZABAWA, GRANOFF: RACHEL - Equable Ascent Financial, LLC; 201201650; Appeal from District Justice; Sklar, Andrew.

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## WILLS PROBATED

### Granted Week Ending February 7, 2012

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ADAMS, DOLORES A. - Lansdale Borough; Preziosa, Lynda M., 94 Boyce Avenue, Staten Island, NY 10306.
- ALBERTSON, FLORENCE C. - Upper Gwynedd Township; Sneddon, Kristin A., 1317 Cedar Road, Ambler, PA 19002; Albertson, Richard C., 119 Edgewood Road, Wilmington, DE 19803.
- BACASTOW, ARTHUR J. - Upper Frederick Township; Bacastow, Raelynn, 329 Glenn Rose Circle, King Of Prussia, PA 19406; Bacastow, Robert K., 1402 Ponds Edge Road, West Chester, PA 19382.
- BAKER, ELIZABETH A. - Whippain Township; Baker, David M., 1537 Mulberry Circle, Warminster, PA 18974.
- BALTRUS, JOHN R. - Lower Providence Township; Baltrus, Robert J., 1840 Bauman Road, Quakertown, PA 18951; Messum, Cheryl B., 2034 Trumbauer Road, Lansdale, PA 19446.
- BELL, VALERIA F. - Upper Pottsgrove Township; Fick, Melvin R., Jr., 524 West Farmington Road, Virginia Beach, VA 23454-4024.
- BICHAY, MOUNIR A. - Upper Providence Township; Bichay, Nagwa N., 12 Victoria Circle, Collegeville, PA 19426.
- BIDDINGTON, GEORGE D. - Upper Moreland Township; Biddington, Gary L., 1905 Carton Street, Hatboro, PA 19040.
- BRADFORD, RICHARD E. - Upper Providence Township; Bradford, Carolyn M., 169 Pennapacker Road, Collegeville, PA 19426.
- BRESLAWSKI, ANNA H. - Douglass Township; White, Peggy J., 1229 Evansburg Road, Collegeville, PA 19426; Bainbridge, Kathleen A., 1447 Lynn Drive, Pottstown, PA 19464; Kane, Marsha J., 1606 Village Green Drive, Gilbertsville, PA 19525.

- BRODERICK, ANITA J. - Montgomery Township;  
Jolly, Karin, 51B Eglantine Avenue,  
Pennington, NJ 08534.
- BROGAN, JOHN F., JR. - Springfield Township;  
Brogan, Eileen S., 515 Bradford Road,  
Oreland, PA 19075.
- BROWN, ILLEANE N. - Upper Dublin Township;  
Brown, Barbara J., 696 Misty Hollow  
Drive, Maple Glen, PA 19002; Brown, Richard J.,  
51 Berrywood Lane, Dresher, PA 19025;  
Clark, Karen R., 204 Hemlock Drive,  
North Wales, PA 19454.
- BUCKWALTER, LAWRENCE E. -  
Upper Pottsgrove Township; Bradfield, Cathy E.,  
221 Mervine Street, Pottstown, PA 19464.
- BURITS, GOTTLIEB - Rockledge Borough;  
Burits, Linda M., 3165 Pennypack Road,  
Hatboro, PA 19040; Rotzal, Monica,  
2630 Martin Road, Willow Grove, PA 19090;  
Burits, Lotte, 12 North Sylvania Avenue,  
Rockledge, PA 19046.
- CALVERT, JAMES F. - Lower Merion Township;  
Battle, Craig L., 37 Chestnut Street,  
Princeton, NJ 08542.
- CHRISTOPHER, ALMA Y. - Alexander, Carol D.,  
9 Kyle Court, Mt. Laurel, NJ 08054.
- CLARKE, HERBERT S. - Lower Merion Township;  
Clarke, Barbara C., 77 Middle Road, Apt. #268,  
Bryn Mawr, PA 19010; Clarke, John G.,  
5307 Caledonia Road, Richmond, VA 23225.
- COOK, ROBERT E. - Lower Providence Township;  
Cook, Wayne G., Sr., 313 East Mt. Kirk Avenue,  
Norristown, PA 19403.
- CORNELIUS, JEAN E. - Cheltenham Township;  
Harmer, Patricia, 1315 Zachary Road,  
Roslyn, PA 19001.
- CORRADO, JOHN G. - Montgomery Township;  
Corrado, John, 20569 Rosewood Manor Square,  
Ashburn, VA 20147-3864; Corrado, Christopher A.,  
21 Toxony Avenue, Glenside, PA 19038;  
York, Judith C., 119 Gramercy Place,  
Southampton, NJ 08088-1242.
- DALE, REGINA D. - Upper Moreland Township;  
King, William J., Jr., 110 Clarks Valley Road,  
Dauphin, PA 17018.
- DANNEHOWER, ANNE B. - Upper Dublin Township;  
Dannehower, Anne L., 306 Fort Washington Avenue,  
Fort Washington, PA 19034; Dannehower, William F., IV,  
1347 Stoney River Drive, Maple Glen, PA 19002.
- DEVINE, BETTY - Hatfield Township;  
Godshall, Charles M., 416 Fairhill Road,  
Hatfield, PA 19440.
- FRYE, JOSEPH G., SR. - Lower Providence Township;  
Walker, Patricia, 2322 Coles Boulevard,  
East Norriton, PA 19401.
- FURIA, MOLLIE S. - Lower Merion Township;  
Furia, William B., 1921 Hartanft Street,  
Philadelphia, PA 19145.
- GENUARDI, JOSEPH, SR. - Norristown Borough;  
Genuardi, Joseph D., 1409 Plymouth Boulevard,  
Norristown, PA 19401.
- GLYNN, HELEN - Abington Township;  
Hedrick, Deborah G., 1169 Bristol Road,  
Churchville, PA 18966.
- GODSHALL, MERRILL - Franconia Township;  
Royer, Cherie, 432 Lower Road, Souderton, PA 18964;  
Godshall, Richard W., 200 Fairhill Road,  
Hatfield, PA 19440.
- GUENST, HARRY W. - Upper Gwynedd Township;  
Guenst, James, 117 Country Club Drive,  
Lansdale, PA 19446.
- HENCZEL, CATHERINE R. - Abington Township;  
Henczel, Henry K., 31 Blithewood Avenue, Unit 202,  
Worcester, MA 01604.
- HOFFMAN, DAWSON E., JR. - Upper Providence Township;  
Hoffman, Joan E., 118 Gateshead Way,  
Phoenixville, PA 19460.
- HOLMES, ROBERT H. - Upper Moreland Township;  
Holmes, Robin, 612 West Magnolia Avenue,  
Aldan, PA 19018; Robinson, Michele,  
2656 Big Road, Zieglerville, PA 19492.
- JAGGERS, CHARLES T. - Lower Salford Township;  
Sarka, Brian M., 10834 Sheffield Way,  
Fort Wayne, IN 46804.
- KEATING, MARJORIE H. - Lower Merion Township;  
Keating, Andrew H., 43 Great Jones Street, #5,  
New York, NY 10012; Keating, Renwick E.,  
1239 Basset Lane, Chester Springs, PA 19425.
- KERR, RICHARD G. - Upper Merion Township;  
Kerr, Patricia H., 590 Brookwood Road,  
Wayne, PA 19087.
- LINDGREN, LOUISE - Upper Dublin Township;  
Rossi, Christina, 1840 Patricia Avenue,  
Willow Grove, PA 19090.
- LUBLIN, RUTH - Lower Merion Township;  
Lublin, Robert I., 32 Tower Street, #2,  
Jamaica Plain, MA 02130.
- MARTIN, LEWIS M. - Collegeville Borough;  
Martin, Dennis, 49 Prizer Road,  
Phoenixville, PA 19460.
- MARTIN, NANCY A. - Lower Gwynedd Township;  
Martin, John E., 1803 Rose Valley Way,  
Ambler, PA 19002; Martin, Sandy,  
1314 Angelus Avenue, Los Angeles, CA 90026.
- MCBRIDE, EDITH F. - Lansdale Borough;  
McBride, John F., 2316 Fairhill Avenue,  
Glenside, PA 19038.
- McCARTNEY, DAVID H. - Whitmarsh Township;  
Nafziger, Lois A., 103 Cedar Grove Road,  
Conshohocken, PA 19428.
- McCAUL, JAMES A. - Horsham Township;  
Rizzo, Pamela M., 22 Pheasant Run,  
Horsham, PA 19044.
- McNEELY, ALTA W. - Lower Merion Township;  
Wister, Charles K., 106 Rail Road,  
Ketchum, ID 83340; Hamilton, Alta W.,  
500 Rose Lane, Haverford, PA 19041.
- MITCHELL, WILLIAM - Upper Pottsgrove Township;  
Clark, Kathryn M., 44 Cedarwood Lane,  
Phoenixville, PA 19460; Messinger, Mary J.,  
1480 Farmington Avenue, Pottstown, PA 19464.
- MORELLI, BENEDICT P. - Whitpain Township;  
Askey, Lisa M., 723 Edgehill Road,  
Ardsley, PA 19038.
- MOSER, MARY C. - Franconia Township;  
Ayres, Lynda M., 1521 College Avenue,  
Collegeville, PA 19426.
- MOST, MARTHA M. - Lower Moreland Township;  
Most, Carole L., 3618 Walsh Lane,  
Huntingdon Valley, PA 19006; Most, Walter K., Jr.,  
280 Colonial Heritage Park, Doylestown, PA 18901.
- MOYER, ROBERT D. - Upper Moreland Township;  
Moyer, Maryellen, 416 Exton Road, Hatboro, PA 19040.
- PAUL, BETTY J. - Plymouth Township; Paul, Donna L.,  
120 26th Street, Avalon, NJ 08202.



PITTS, B. C. - Lower Gwynedd Township;  
Houston, Charles F., 728 Norristown Road,  
Apt. G-216, Lower Gwynedd, PA 19002.

PLAMONDON, MARY H. - Whitpain Township;  
Plamondon, Jeffrey, 212 Sonnet Place,  
Lawrenceville, NJ 08648; Scully, Donna P.,  
300 Rices Mill Road, Wyncote, PA 19095.

POWERS, HELEN M. - Abington Township;  
Mann, Dorothy P., 5207 Antares Court,  
Atlantic Beach, FL 32233.

SAMTER, JAMES D. - Lower Gwynedd Township;  
Samter, Sheryl, 1203 Meetinghouse Road,  
P.O. Box 220, Gwynedd, PA 19436.

SCHILDT, MARYANN - Pennsburg Borough;  
Heimbach, John P., 324 Pennsburg Avenue,  
Pennsburg, PA 18073.

SCHMELL-CONRAD, ELEANOR M. -  
Franconia Township; Hunsberger, Carolyn L.,  
326 5th Street, Perkasie, PA 18944.

SCHWARTZMAN, ELISABETH S. -  
Lower Merion Township; Schwartzman, Robert,  
14 Wiltshire Road, Wynnwood, PA 19096.

SLOTT, NETTIE B. - Cheltenham Township;  
Slott, Jay, 7417 Coventry Avenue,  
Elkins Park, PA 19027; Slott, Stanton,  
7417 Coventry Avenue, Elkins Park, PA 19027.

SOMERS, JOSEPH R. - Abington Township;  
Bergbauer, Cecilia A., 2218 Menlo Avenue,  
Glenside, PA 19038.

STEPHENS, HELEN E. - Lower Merion Township;  
Stephens, Richard B., 13883 Recuerdo Drive,  
Del Mar, CA 92014; The Bryn Mawr Trust Company,  
10 South Bryn Mawr Avenue, Bryn Mawr, PA 19010.

SWARTZ, ROBERT G. - Towamencin Township;  
Swartz, Maryanne K., 1805 Kriebel Road,  
Lansdale, PA 19446.

THOMAS, SYLVIA G. - Lower Moreland Township;  
Pottiger, Lisa T., 131 Mill Brook Lane,  
Media, PA 19063.

THORWARTH, NOREEN B. - Worcester Township;  
Thorwarth, William T., Meadowood,  
301 Founders Village, Lansdale, PA 19446.

WEXLER, NORMA - Lower Moreland Township;  
Wexler, Richard B., 11720 Santa Monica Drive,  
NE, Albuquerque, NM 87122-2440.

WILE, HAZEL N. - Franconia Township; Company,  
Everence T., 121 North Main Street, Suite 210,  
Souderton, PA 18964.

ZACCAIRO, JOSEPH T., JR. - Cheltenham Township;  
Brookes, Elizabeth K., 3348 Ashville Street,  
Philadelphia, PA 19136.

ZIMNISKI, MARY J. - Collegeville Borough;  
Zimniski, Stephen J., 100 Shetland Way,  
Collegeville, PA 19426.

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## RETURN DAY LIST

February 27, 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.**

- 411 East Hector Street Partners, L.P. v. AMR Construction, Inc. - Petition to Open/Strike Confessed Judgment (Seq. 14) - **M. Haltzman - A. Kumer.**
- American International Insurance Company v. American Pool Service Corporation - Motion to Compel (Seq. 23) - **B. Tetro - J. O'Rourke - T. Wagner.**
- Austin v. Elie - Plaintiff's Motion to Compel Interrogatories and Requests for Production of Documents Addressed to Defendant Magath Elie (Seq. 9) - **J. Morgan - J. Toddy.**
- BAC Home Loans Servicing, L.P. v. Jung - Motion to Reassess Damages (Seq. 28) - **S. Shah-Jani - M. Cantwell.**
- Bank of New York Mellon v. Shin - Motion to Reassess Damages (Seq. 14) - **L. Tabas.**
- Bastien v. Zachian - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 2) - **V. Wilson - D. Maher.**
- Bauer v. Ruch - Motion to Mark Case as Settled (Seq. 46) - **D. Shulick - T. Hogan.**
- Beliah v. Cudo - Motion to Compel Discovery (Seq. 14) - **D. Garcia - J. Layne.**
- Binik v. Jenkintown Borough - Motion of Additional Defendant to Compel Deposition and Attorneys' Fees (Seq. 48) - **E. Lerner - M. Myers.**
- Bolden v. Monteiro - Petition for Allowance of Martin P. Mullaney, Esquire to Withdraw as Counsel (Seq. 104) - **K. Gunter - W. Glazer.**
- Bond, Pezzano & Etze, P.C. v. All Events Catering, Inc. - Petition to Add Defendant (Seq. 4) - **A. Laird.**
- Bond Pezzano & Etze, P.C. v. Snyder - Plaintiff's Motion to Compel Discovery (Seq. 5) - **A. Laird.**
- BPG Office VI Quaker Park, L.P. v. Legend Properties, Inc. - Motion to Compel (Seq. 39) - **W. Zimolong - G. Kimball.**
- Brandow Chrysler Jeep Company v. Springer - Plaintiffs' Motion to Compel Defendant Reed Smith, LLP to Respond to Request for Production of Documents (Seq. 66) - **A. Lefco - A. Frank.**
- Brillman v. Gitomer & Berenholz, P.C. - Motion to Strike Objections and Compel Discovery Responses (Seq. 222) - **D. Edwards - A. Lefco.**
- Brown v. Dominion Management of Delaware t/a Cashpoint - Motion for Admission of Daniel J. Tobin, Pro Hac Vice (Seq. 20) - **R. Salvin - J. Zugerman.**
- Camuso v. Foley - Petition to Withdraw as Counsel (Seq. 42) - **P. Kurtas - C. Guido.**



18. Cheetham v. Realen Homes - Motion to Compel Deposition of Designee of Defendant Realen Homes (Seq. 203) - **G. Zeff - J. Turchi - C. Straggas - N. Sansone - T. Hartigan.**
19. Cheetham v. Realen Homes - Plaintiffs' Counsel's Motion to Withdraw as Counsel (Seq. 206) - **G. Zeff - J. Turchi - C. Straggas - N. Sansone - T. Hartigan.**
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43. Foulkeways at Gwynedd v. Montgomery County Board of Assessment Appeals - Motion to Compel Plaintiff's Answers to Defendant Wissahickon School District's Discovery Requests (Seq. 34) - **D. Reavey - J. Price - M. Choksi.**
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47. GMAC Mortgage, LLC v. Scott - Motion to Reassess Damages (Seq. 21) - **J. McGuinness - W. Schroeder.**
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55. Joseph Rizzo & Sons Construction Company v. Ewing & Kreiser, P.C. - Plaintiff's Motion to Compel Defendants' Responses to Discovery (Seq. 28) - **W. Bennett - J. McCarron.**
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59. Krause v. Lankenau Hospital - Plaintiff's Motion to Compel Depositions (Seq. 18) - **A. Freiwald - D. Brooks.**
60. Lahoda v. Horsham Clinic - Motion to Compel Production of Documents (Seq. 17) - **S. Dubin - B. Tursi.**
61. Lapensohn v. Lexington Insurance Company - Petition to Withdraw as Counsel (Seq. 7) - **A. Share - C. Troy.**
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63. Lattanzi v. McGranahan - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 51) - **B. Ginsburg - C. Horn - T. Knowles.**
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69. Mason v. Mendola - Defendant's Motion to Enforce Subpoena to Lower Providence Ambulance (Seq. 16) - **A. Novello - R. Ostriak.**
70. Masterbone v. Oyster Bay Club NV, Inc. - Plaintiff's Motion to Compel Defendant Pearl Development NV's Answer to Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 66) - **R. Chizmar.**
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73. Midland Funding, LLC v. DiPippo - Plaintiff's Motion to Compel Discovery Responses (Seq. 18) - **D. Galloway.**
74. Murphy-Atkins v. Diller-Lakernick - Motion to Compel Discovery (Seq. 14) - **J. Lord - C. Goldberg.**
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76. National Bank v. Shoham - Petition for Leave to Withdraw as Counsel (Seq. 29) - **D. Haggerty.**
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80. Pettito v. Kotalki - Plaintiff's Motion to Compel Defendant Jeffrey H. Pinsk, M.D.'s Responses to Plaintiff's Discovery (Seq. 183) - **K. Rothweiler - M. McGilvery.**
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85. Reid v. Valdes - Motion to Compel Plaintiffs' Discovery Responses (Seq. 21) - **J. Shorr - A. Cassidy.**
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90. Schuykill Hose Company No. 2 v. W. Campbell Supply Company, LLC - Motion to Compel Plaintiff's Discovery Responses (Seq. 33) - **K. McBeth - L. Apelian - P. Timoney.**
91. Scott Building Corporation v. EC Bones Construction Contractors, Inc. - Motion to Compel Discovery (Seq. 48) - **J. Greenhall - M. Avrigian - D. Stern.**
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97. Smith v. Stangler - Petition to Withdraw as Counsel (Seq. 21) #1111155 Only - **S. Raie - R. Cohen.**
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99. Stefanowicz v. Peace Valley Builders, Inc. - Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **M. Avrigian.**
100. Stock v. Stock - Petition for Leave to Withdraw Appearance (Seq. 24) #0103692 - **S. Cullen - H. Crocker.**
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104. Unifund CCR Partners v. Hazzard - Defendant Thomas Hazzard, Jr.'s Motion to Compel Plaintiff's Answer to Defendant's Interrogatories and Request for Production of Documents (Seq. 17) - **F. Weinberg - W. Marshall.**
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110. Wixted v. Conley - Plaintiffs' Counsel's Motion for Leave to Withdraw as Counsel (Seq. 40) - **J. Blum - M. Gottlieb.**
111. Yellow Book Sales & Distribution Company v. Blanck - Defendants' Petition for Leave to Appeal Nunc Pro Tunc (Seq. 35) - **R. Amato - C. Froelich.**
112. Zafar v. Montgomery Investment Technology, Inc. - Motion for Leave to Withdraw as Counsel for Montgomery Investment Technology, Inc. (Seq. 37) - **M. Moore - C. Ezold.**