

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 July 31, 2013 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 28, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Third and Final Publication

07-02464

ALL THAT CERTAIN unit, designated as Building Number 8, Unit Number 807, being a unit in Woodhollow Condominium, situate in **Montgomery Township**, and County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Woodhollow Condominium, bearing date the 12th day of July, A.D., 1983, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, on the 13th day of July A.D., 1983 in Deed Book Number 4712, Page 83, and as in the unrecorded by-laws of Woodhollow Condominium Owners Association, with a First Amendment thereto recorded in Deed Book 4718, Page 580, with a Second Amendment thereto recorded in Deed Book 4719, Page 462, a Third Amendment thereto recorded in Deed Book 4722, Page 791, a Fourth Amendment thereto recorded in Deed Book 4726, Page 2147, a Fifth Amendment thereto recorded in Deed Book 4730, Page 1126, a Sixth Amendment thereto recorded in Deed Book 4741, Page 867, a Seventh Amendment thereto recorded in Deed Book 4748, Page 1389, an Eight Amendment thereto recorded in Deed Book 4752, Page 338, a Ninth Amendment thereto recorded in Deed Book 4754, Page 312, a Tenth Amendment thereto recorded in Deed Book 4756, Page 1897, an Eleventh Amendment thereto recorded in Deed Book 4763, Page 1614, a Twelfth Amendment thereto recorded in Deed Book 4770, Page 1695, a Thirteenth Amendment thereto recorded in Deed Book 4774, Page 27, and a Fourteenth Amendment thereto recorded in Deed Book 4776, Page 338 and re-recorded in Deed Book 4779, Page 90, and plats and plans for Woodhollow Condominium contained therein and any and all future amendments thereto.

TOGETHER with all rights, title and interest being a 1/882 undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium as such undivided may change by Amendment to Declaration of Condominium as provide therein.

TOGETHER with all rights, title and interest of, in and to the limited common elements designated for this unit in the Declaration of Condominium, and/or plat or plans.

UNDER AND SUBJECT to all assessments, agreements, covenants, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominiums, the Declaration Plan and the By-Laws and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN David M. St. Onge and Ida St. Onge, husband and wife, by Deed from David M. St. Onge and Ida St. Onge, as Tenants by their Entirety as to their one half undivided interest and Jack H. St. Onge, a Tenant in Common as to his one half undivided interest, dated 05/31/2000, recorded 06/23/2000, in Deed Book 5320, Page 2313.

Parcel Number: 46-00-03872-60-9.

Location of property: 807 Thornton Court, Unit 807, North Wales, PA 19454-1045.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **David M. St. Onge and Ida St. Onge** at the suit of Citimortgage, Inc. Debt: \$124,043.07.

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.

07-21938

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

BEGINNING at a point, the intersection which the Northwestern side of Bockius Avenue (previously called Boyer Street) forty feet wide, makes with the Southwesterly side of Woodland Road (previously called Huntingdon Road) thirty-three feet wide; thence along the said Northwestern side of Bockius Avenue South thirty-two degrees, five minutes West, one hundred ninety-five and sixty-nine one-hundredths feet to a point; thence North seventy-five degrees, four minutes West, seven and twenty-five one-hundredths feet to a point; thence North twenty-five degrees, twenty-eight minutes, forty-five seconds East, one hundred twelve and ninety one-hundredths feet to a point; thence North fourteen degrees, fifty-six minutes East, seventy-six feet passing through the party wall of a twin house to a point in the aforesaid Southwesterly side of Woodland Road; thence along the same South seventy-five degrees, four minutes East, forty-four and twenty-eight one-hundredths feet to the place of beginning.

Parcel Number: 30-00-73624-00-2.

Location of property: 1854 Woodland Road, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Frances S. Laidley a/k/a Frances S. Laidley and Frances S. Laidley, Administratrix of the Estate of Chas H. Laidley** at the suit of Abington School District and Township of Abington. Debt: \$5,264.58.

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.

07-22664

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

BEGINNING at a point on the Northwesterly side of Peartree Lane (50 feet wide) at the distance of 387 feet, measured on the arc of a circle, curving to the left, having a radius of 1684.02 feet from a point of curve, which point is measured South 69 degrees, 30 minutes, 10 seconds West, 200.63 feet from a point of tangent, which point is measured on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 15.42 feet from a point of curve on the Northwesterly side of Sugar Maple Lane (50 feet wide); thence extending along Lot No. 16, North 5 degrees, 24 minutes, 10 seconds East, 440.08 feet to a point; thence North 62 degrees, 28 minutes East, 182.99 feet to a point; thence along Lot Number 18, South 6 degrees, 13 minutes, 10 seconds West, 513.29 feet to a point on the said Peartree Lane; thence along the same, on the arc of a circle, curving to the left, having a radius of 1684.02 feet to the arc distance of 148.67 feet to the point and place of beginning.

BEING Lot #17 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

Patrick J. Wesner, Attorney.

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

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

07-27397

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, described, as follows:

BEGINNING at a point on the Southwesterly side of Moir Avenue (fifty feet wide), at the distance of one hundred four and seventy one-hundredths feet measured North twenty-six degrees, three minutes West from its intersection with the Northwesterly side of Bullock Avenue (fifty feet wide); thence extending South sixty-six degrees, thirty-nine minutes West, one hundred fifty-three and thirty one-hundredths feet to a point; thence extending North twenty- three degrees, twenty-one minutes West, ninety-six feet to a point; thence extending North sixty- six degrees, thirty-nine minutes East, one hundred forty-eight and seventy-eight one-hundredths feet to a point on the Southwesterly side of Moir Avenue; thence extending along the same, South twenty-six degrees, three minutes East, ninety-six and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Raymond S. Malanowski and Irene J. Malanowski, his wife, by Deed dated May 19, 1959 and recorded May 19, 1959 in Montgomery County, Pennsylvania, in Deed Book 2966, Page 142, granted and conveyed unto Joseph D. McCullough, Jr. and Alfreda A. McCullough, his wife, in fee.

AND the said Alfreda A. McCullough died on October 11, 1976.

AND the said Joseph D. McCullough, Jr. also known as Joseph D. McCullough, died on December 10, 1994, leaving a Will probated and registered at Montgomery County, Pennsylvania as Will Number 94, wherein he appointed Janet A. McCullough, now known as Janet A. Soppick, Executrix, to whom Letters Testamentary were granted on December 16, 1994.

Parcel Number: 24-00-01972-00-2.

Location of property: 209 Moir Avenue, West Conshohocken, Montgomery County, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Soppick and Janet A. Soppick, h/w** at the suit of West Conshohocken Borough. Debt: \$130,500.00.

Mark F. Himsforth, 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.

08-03914

ALL THAT PARCEL of land in **Lower Providence Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 3718, Page 144, ID #43.00.04108.007, being known and designated as all those lots or pieces of ground, situate in Lower Providence Township, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan of Provincetown Subdivision made by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated October 1, 1966 and last revised August 6, 1969, as follows, to wit:

BEGINNING on the Southerly side of Falcon Road (50 feet wide) said point being measured the six following courses and distances from a point of curve on the Northerly side of Park Avenue (80 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southerly side of Falcon Road aforesaid; and (2) along the aforesaid road North 12 degrees, 57 minutes, 30 seconds East, 36.01 feet to a point of curve; thence (3) along same on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 77.78 feet to a point of tangent on same; thence (4) North 35 degrees, 14 minutes, 30 seconds East, 296.38 feet to a point of curve on same; thence (5) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 115.98 feet to a point of tangent on same; thence (6) North 68 degrees, 27 minutes, 47 seconds East, 214.09 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Falcon Road North 68 degrees, 27 minutes, 47 seconds East, 53.43 feet to a point of curve along same; thence on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 30.47 feet to a point a corner of Lot #133 on said plan; thence extending along Lot #133 as shown on said plan South 28 degrees, 31 minutes, 15 seconds East, 199.91 feet to a point a corner of lands now or late of Samuel Phipps; thence extending along the aforesaid lands of Phipps and lands now or late of Herbert Radatti South 52 degrees, 10 minutes, 20 seconds West, 48.06 feet to a point a corner of lands now or late of Betty J. Law; thence extending along the aforesaid Law lands South 88 degrees, 22 minutes West, 65.94 feet to a point a corner of Lot #131 as shown on said plan; thence extending along the aforesaid Lot #131 as shown on said plan North 21 degrees, 32 minutes, 13 seconds West, 187.61 feet to the Southerly side of Falcon Road aforesaid to the first mentioned point and place of beginning.

Parcel Number: 43-00-04108-00-7.

Location of property: 508 Falcon Road, Audubon a/k/a Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kenneth D. Apgar, Janet D. Apgar and United States of America** at the suit of Washington Mutual Bank. Debt: \$232,799.84.

Jamie R. Ackerman, Attorney.

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

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

08-25276

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania described according to a plan thereof known as "Welsh Hills" made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated August 31, 1954, as follows, to wit:

BEGINNING at a point of intersection which the center line of Washington Lane (33 feet wide) makes with the center line of Holcomb Road (40 feet wide); thence extending along the center line of Holcomb Road North 61 degrees, 19 minutes, 20 seconds West, 60.00 feet to a point of curve in the same; thence extending still along the center line of Holcomb Road along the arc of a circle curving to the left having a radius of 600.00 feet the arc distance of 115.79 feet to a point; thence extending North 17 degrees, 37 minutes, 14 seconds East crossing the Northeasterly side of Holcomb Road 255.89 feet to a point; thence extending South 61 degrees, 19 minutes, 20 seconds East crossing the Northwesterly side of Washington Lane 224.16 feet to a point in the center line of the same; thence extending South 28 degrees, 40 minutes, 40 seconds West, along the center line of Washington Lane 240.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.116 acres.

Parcel Number: 41-00-09694-00-3.

Location of property: 2070 Washington Lane, Lower Moreland Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Samuel Driban** at the suit of Lower Moreland Township School District. Debt: \$8,705.82.

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.

08-35237

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

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

BEING Lot 6 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony R. Petito** at the suit of Deutsche Bank National Trust Company, as Trustee for the MLM1 Trust, Series 2007-MLN1. Debt: \$1,242,088.22.

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.

09-06592

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, with the 2 story brick and stone message or tenement thereon erected, described according to a survey and plan thereof made by Chester E. Albright, Esquire, Civil Engineer, on 5/11/1937, as follows, to wit:

BEGINNING on the Southwesterly side of Erlen Road (50 feet wide) at the distance of 264 feet Northwestwardly from the concrete monument marking the intersection of the produced Southwesterly side of Erlen Road, the produced Northwesterly side of Cedar Lane (40 feet wide) in the Township of Cheltenham, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Erlen Road 23.92 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Erlen Road 102 feet to the center line of a certain 12 feet wide driveway which extends Southeastwardly from Penrose Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for an automobile 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 Ada M. Simbo, by Deed from Morenike McGill, dated 12/12/2007, recorded 12/27/2007 in Book 5676, Page 2499.

Parcel Number: 31-00-09601-00-7.

Location of property: 1822 Erlen Road, Elkins Park, PA 19027-1063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ada M. Simbo** at the suit of Taylor, Bean & Whitaker Mortgage Corporation. Debt: \$200,177.18.

Adam H. Davis, Attorney. I.D. #203034

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 Northwestly 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.

By virtue of the death of Anthony Laguda on 12/12/2000, Caterina Laguda became the sole owner of the premises 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: \$198,847.74.

Adam H. Davis, Attorney. I.D. #203034

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

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

09-14666

ALL THAT CERTAIN unit designated as Unit 7G being a unit in the Greenhouse, a condominium, located at Rock Hill Road, **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium, dated 8/9/1977 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on 8/12/1977 in Condominium Book 5, Page 14, and in the Declaration Plans and the Code of Regulations, each dated 8/9/1977 and recorded in the Office aforesaid in Deed Books 4227, Page 338 and 4227, Page 349 respectively.

TOGETHER with all right, title and interest being 2.000% of, in and to the common elements as more fully set forth in the Declaration of Condominium and the Declaration Plans.

UNDER AND SUBJECT to a certain Agreement between Mill Creek Park Associates, Inc. et al. and the Township of Lower Merion dated 6/22/1977 and recorded 6/23/1977 in Deed Book 4211, Page 80.

ALSO UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominium, Declaration Plans and Code of Regulations.

TITLE TO SAID PREMISES IS VESTED IN Felix A. DiPrinzio, by Deed from Mill Creek Park Associates, Inc., a Pennsylvania Corporation, dated 06/15/1978, recorded 06/20/1978 in Book 4310, Page 526.

Parcel Number: 40-00-52082-49-2.

Location of property: 19 Rock Hill Road, Apartment 7G a/k/a 19 Rock Hill Road, Condominium 7-G, Bala Cynwyd, PA 19004.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Felix A. DiPrinzio** at the suit of Homeward Residential, Inc. f/k/a American Home Mortgage Servicing. Debt: \$165,459.44.

Adam H. Davis, Attorney. I.D. #203034

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

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

09-16775

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan of "Meadowbrook Manor Woods" part of #5 of Section #2, made by Charles E. Shoemaker, Registered Professional Engineer, dated 1/30/61, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Welsh Road (46.51 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Valley Road (State Highway Rural Route #46099) (46.51 feet wide): (1) leaving Valley Road on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 54.21 feet to a point of tangent on the Southwesterly side of Welsh Road; (2) North 48 degrees, 54 minutes, 00 seconds West along the Southwesterly side of Welsh Road 197.03 feet to a point, an angle; (3) North 52 degrees, 56 minutes, 00 seconds, West still along the Southwesterly side of Welsh Road, 780.23 feet to a point, an angle; and (4) North 53 degrees, 48 minutes, 00 seconds, West continuing along the Southwesterly side of Welsh Road 659.44 feet to a point of beginning; thence extending from said point of beginning South 36 degrees, 12 minutes, 00 seconds, West 160 feet to a point; thence extending North 53 degrees, 48 minutes, 00 seconds, West 145.28 feet to a point; thence extending North 43 degrees, 25 minutes, 30 seconds, East 161.28 feet to a point on the Southwesterly side of Welsh Road aforesaid; thence extending South 53 degrees, 48 minutes, 00 seconds, East along the Southwesterly side of Welsh Road 125 feet to the first mentioned point and place of beginning.

BEING the same premises which Bertha Cohen, by Deed dated 10/7/05 and recorded in the Montgomery County Recorder of Deeds Office on 10/19/05 in Deed Book 5575, Page 2082, granted and conveyed unto Maciek A. Teresiak and Beata Teresiak.

Parcel Number: 41-00-09829-00-3.

Location of property: 1134 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maciek A. Teresiak and Beata Teresiak** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4. Debt: \$420,670.24.

Leonard J. Mucci, III, 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.

09-16952

ALL THAT CERTAIN lot or piece of ground with any buildings or improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan of Meadowbrook Hills made by George R. McButt, Registered Engineer, Glenside, Pennsylvania, dated July 29, 1948, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Acorn Lane (40 feet wide), which point is measured South 71 degrees, 22 minutes West, 573.08 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 209.38 feet from a point now on the Southwesterly side of Acorn Lane, which point is measured South 8 degrees, 36 minutes, 41 seconds East, 131.36 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 17.46 feet from the point on the Southeasterly side of Edgehill Road (60 feet wide); thence extending from the said beginning point South 71 degrees, 22 minutes West, 33.90 feet to a point of curve; thence still extending along the side of Acorn Lane on the arc of a circle curving to the right having a radius of 980 feet the arc distance of 36.46 feet to a point; thence extending North 71 degrees, 22 minutes East, 65.35 feet to a point; thence extending South 18 degrees, 38 minutes East, 135 feet to the first mentioned point and place of beginning.

BEING Lot No. 73 on said plan.

BEING the same premises which John C. Prendergast and Elizabeth C. Prendergast, by Deed dated March 13, 2006 and recorded March 23, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5594, Page 1684, granted and conveyed unto Elizabeth C. Prendergast.

Parcel Number: 30-00-00432-00-6.

Location of property: 1880 Acorn Lane, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elizabeth C. Prendergast and John C. Prendergast** at the suit of JP Morgan Chase Bank, National Association. Debt: \$291,293.50.

Jaime R. Ackerman, Attorney.

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

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

09-19936

ALL THAT CERTAIN lot or piece of ground, situate **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by George B. Mebus, Registered Professional Engineer, Glenside Pennsylvania on May 16, 1951 and revised January 10, 1952 and again revised June 25, 1953, as follows, to wit:

BEGINNING at a point on the center line of Westminster Road (44 feet wide) said point being at the arc distance of 72.87 feet measured in a Northwesterly direction by a line curving to the left with a radius of 630.00 feet from a point of curve in the center line said point of curve being at a distance of 237.31 feet measured North 10 degrees, 42 minutes, 30 seconds West from the intersection with the said center line of Westminster Road makes with the original center line of Church Road (40 feet wide) as shown on Plan of Ogontzet, dated February 1914; thence from the place of beginning and along the said center line of Westminster Road by a line, extending in a Northwesterly direction and curving to the left with a radius of 630.00 feet the arc distance of 101.68 feet to a point of tangent; thence still along the said center line of Westminster Road North 26 degrees, 35 minutes West 2.31 feet to a point of intersection which the said center line of Westminster Road makes with the center line of lane (12 feet wide) said last mentioned point being a corner of Lot No. 12 on Plan of Ogontzet; thence along the said center line of the lane being also the Southeasterly side of Lot No. 12 North 64 degrees, 51 minutes, East, 133.30 feet to a point, a corner of land now or late of Grace G. Green; thence along land now or late of Grace G. Green South 33 degrees, 35 minutes, 03 seconds East, 117.44 feet to a point; thence through Lots Nos. 10 and 11 South 69 degrees, 24 minutes, 22 seconds, West, 156.62 feet to the place of beginning.

BEING parts of Lots Nos. 10 and 11.

TITLE TO SAID PREMISES IS VESTED IN Sung R. Kim a/k/a Sung Ryup Kim and Shin H. Kim a/k/a Shin Hye Kim by Deed from Bennett S. Meyer and Wendi A. Meyer, husband and wife, dated February 26, 1997 and recorded March 11, 1997 in Deed Book 5179, Page 1257.

Parcel Number: 31-00-28447-00-7.

Location of property: 8205 Westminster Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung R. Kim a/k/a Sung Ryup Kim and Shin H. Kim a/k/a Shin Hye Kim** at the suit of Bank of America, N.A. Debt: \$156,082.60.

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.

09-23378

ALL THAT CERTAIN message or tenement and tract of land, situate in the Sixth Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, dated June 11, 1969, as follows, to wit:

BEGINNING at a corner lands of Reginald Swavely, said point being on the Southerly property line of South Street (30 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of the aforesaid South Street and another public street known as Price Street, North 75 degrees, 04 minutes West, 359.83 feet; thence from said point of beginning along lands of the aforesaid Reginald Swavely, South 14 degrees, 56 minutes West, 140.00 feet to a corner on the Northerly side of a given 20 feet wide alley; thence along the same North 75 degrees, 04 minutes West, 20.17 feet to a corner of lands of Leo Peroni; thence along the same on a course passing through the middle of a joint party wall, North 14 degrees, 56 minutes East, 140.00 feet to a corner on the Southerly side of the aforesaid South Street; thence along the same South 75 degrees, 04 minutes East, 20.17 feet to a corner and place of beginning.

Parcel Number: 16-00-26500-00-7.

Location of property: 1054 South Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael A. Schiavo** at the suit of Pottstown School District. Debt: \$3,372.05.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

09-23657

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, and described according to a survey and plan thereof made by James J. Moore, Civil Engineers, on September 23, 1924, as follows, to wit:

BEGINNING at a point in the middle line of Stoneway Lane (forty feet wide) at the distance of two hundred eighty-four feet measured Southwestwardly along the said middle line of Stoneway Lane from its intersection with the middle line of Oakland Terrace; thence extending South sixty-four degrees, fifty minutes West along the said middle line of Stoneway Lane, twenty feet to a point; thence extending South twenty-five degrees, ten minutes East on a line at right angles to the said Stoneway Lane, one hundred feet to the middle line of a certain twelve feet wide driveway which extends Eastward and Westward from Old Lancaster Road to the said Oakland Terrace, parallel with the said Stoneway Lane; thence extending North sixty-four degrees, fifty minutes East along the middle line of the above described driveway, twenty feet to a point; thence extending North twenty-five degrees, ten minutes West on a line at right angles to the above-described twelve feet wide driveway, one hundred feet to the said middle line of Stoneway Lane, 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 entitle to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Atiko Muttu and Godelive Uwimana Muttu, his wife by Deed from Kevin William Kimmel, dated 1/22/1999 and recorded 2/25/1999 in Deed Book 5260, Page 2259.

Parcel Number: 40-00-59416-00-7.

Location of property: 174 Stoneway Lane, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Atiko Muttu and Godelive Muttu** at the suit of Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB. Debt: \$120,296.18 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.

09-33344

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan and survey of property made for Robert S. Damerjian, Lorraine Damerjian, Richard Masife, Jacob Pera and Betty Pera, made by John Leo Dreday, Professional Engineer, dated May 27, 1966 said plan being recorded in the Office for the Recorder of Deeds, of Montgomery County, at Norristown, Pennsylvania in Plan Book A-11, Page 49, as follows, to wit:

BEGINNING at a point on the center line of Horsham Road (Route 463) (80 feet wide) at the distance of 1752.69 feet measured along the said center line of Horsham Road (Route 463) on a bearing of South 47 degrees, 00 minutes East from a point an angle in the same, said point or angle being at the distance of 381.12 feet measured still along the said center line of Horsham Road (Route 463) on a bearing South 47 degrees, 57 minutes East from another point or angle in the said mentioned point or angle being at the distance of 802.23 feet measured still along said center line of Horsham Road (Route 463) on a bearing South 48 degrees, 57 minutes East from its point of intersection with the center line of Doylestown Pike (Route 202); thence extending from said point of beginning North 43 degrees, 00 minutes East crossing the Northeastly side of Horsham Road (Route 463) and crossing the bed of a creek 430.00 feet to a point; thence extending South 47 degrees, 00 minutes East, 400.00 feet to a point a corner of land now or late of Morris T. Walker, Jr.; thence extending South 43 degrees, 00 minutes West recrossing the aforesaid Northeastly side of Horsham Road (Route 463) also recrossing the bed of aforesaid creek 430.00 feet to a point on the center line of Horsham Road (Route 463); thence extending North 47 degrees, 00 minutes West along the center line of Horsham Road (Route 463) 400.00 feet to a point and place of beginning.

EXCEPTING THEREOUT and therefrom .101 acres of right-of-way, .165 acres slope easement and 825 square feet of temporary construction easement as conveyed by Deed dated 12/02/08 from James Archibald and Ann Archibald and recorded in the Records of the Office of the Montgomery County Recorder of Deeds on January 8, 2009, in Deed Book 5719 at Page 0478.

Parcel Number: 46-00-01156-00-4.

Location of property: 953 Horsham Road, Montgomeryville, PA 18936.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Archibald and James Archibald** 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 2006-17T1, Mortgage Pass-Through Certificates, Series 2006-17T1. Debt: \$828,992.12.

Michael McKeever, Attorney. I.D. #56129

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

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

09-33775

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

BEGINNING at a point in the center line of Old Welsh Road (thirty-three feet wide) said point being measured the four following courses and distances along the center line of Old Welsh Road from its point of intersection with a line in the bed of Huntingdon Road: (1) North forty-three degrees, forty-two minutes East, eleven and no one-hundredths feet to a point of curve; (2) Northeastwardly and Eastwardly on the arc of a circle curving to the right having a radius of seventy-five and thirty-three one-hundredths feet the arc distance of seventy-seven and forty-three one-hundredths feet to a point of tangent; (3) South seventy-seven degrees, sixteen minutes East, two-hundred twenty-nine and thirty-three one-hundredths feet to a point of curve; and (4) Southeastwardly and Northeastwardly on the arc of a circle curving to the left having a radius of eight hundred thirty-one and ninety-seven one-hundredths feet the arc distance of four hundred thirty-nine and eighty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning North seventeen degrees, forty-nine minutes, forty-six seconds West crossing the Northwesternly side of Old Welsh Road four hundred twenty-two and thirty-two one-hundredths feet to a point; thence extending North eighty-seven degrees, forty-seven minutes East, four hundred nineteen and fifty-eight one-hundredths feet to a stone; thence extending South twenty-seven degrees, fifty-one minutes East recrossing the Northwesternly side of Old Welsh Road three hundred eighteen and seventy-one one-hundredths feet to a point in the center line of same; thence extending Southwestwardly along the center line of Old Welsh Road the two following courses and distances: (1) On the arc of a circle curving to the left having a radius of three thousand two hundred fifty-one and eighty one-hundredths feet the arc distance of four hundred fourteen and fifteen one-hundredths feet to a point of reverse curve; and (2) on the arc of a circle curving to the right having a radius of eight hundred thirty-one and ninety-seven one-hundredths feet the arc distance of forty-five and ninety one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Murray H. Kimmel and Dolores T. Kimmel, His wife, their heirs and assigns, as Tenants by Entireties, by Deed from Dorothy L. Schaub, Widow, dated 11/01/1978, recorded 11/21/1978 in Book 4363, Page 454.

Parcel Number: 30-00-48384-00-6.

Location of property: 1723 Old Welsh Road, Huntingdon Valley, PA 19006-5837.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dolores T. Kimmel and Murray H. Kimmel and The United States of America, c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Nationstar Mortgage, LLC. Debt: \$1,829,987.23.

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

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

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

09-34907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property made for Gilbert F. Quinby and Andora J. Quinby, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated November 17, 1978, last revised February 20, 1979 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 44, as follows, to wit:

BEGINNING at a point on the Northwestern side of Fort Washington Avenue (L.R. 46090) (50.00 feet wide) at this point, a corner of Lot Number 4, as shown on said plan, which point is at the distance of 198.32 feet measured South 38 degrees, 28 minutes, 45 seconds West, along the said Northwestern side of Fort Washington Avenue from a point on the same and which last mentioned point is at the distance of 181.69 feet measured South 37 degrees, 35 minutes, 45 seconds West, along said side of Fort Washington Avenue from its point of intersection with the Southwestern side of Highland Avenue (80.00 feet wide); thence extending from said point of beginning South 38 degrees, 26 minutes, 45 seconds West along the said Northwestern side of Fort Washington Avenue, the distance of 141.57 feet to an angle point on the same; thence extending North 51 degrees, 36 minutes, 40 seconds West, the distance of 28.85 feet to a point on the Northwestern side of Fort Washington Avenue (this last course and distance being where the said Fort Washington Avenue widens from a width of 50.00 feet to a width of 60.00 feet wide), as shown on said plan; thence extending South 38 degrees, 23 minutes, 20 seconds West, along said side of Fort Washington Avenue (80.00 feet wide) the distance of 32.67 feet to a point, a corner of Lot Number 2, also crossing an existing corner (no width given), as shown on said plan, the distance of 331.05 feet to a point, a corner on the Southeast side of Legislative Route 762 PA TR. 309 (of variable widths), as shown on said plan; thence extending along said Route 762, the 2 following courses and distances, viz: (1) extending on the arc of a curve, curving to the right, having a radius of 818.82 feet the arc distance of 116.47 feet to a point of tangent; and (2) thence extending North 19 degrees, 32 minutes, 45 seconds East, the distance of 202.62 feet to a point, a corner; thence extending South 52 degrees 12 minutes, 30 seconds East, the distance of 183.03 feet to a point, a corner of Lot Number 4, aforesaid; thence extending along said Lot Number 4, the 4 following courses and distances, viz: (1) extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 116.00 feet to a point, a corner; (2) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 177.58 feet to a point, a corner; (3) thence extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 14.00 feet to a point, a corner; and (4) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 110.00 feet to a point on the said Northwestern side of Fort Washington Avenue, being the first mentioned point and place of beginning.

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

BEING the same premises which Michael J. Connelly and Eileen K. Connelly, husband and wife, by Deed dated 3/29/1994 and recorded 4/19/1994 in Montgomery County in Deed Book 5075, Page 203 granted and conveyed unto Patrick Ferguson and Mary L. Ferguson, husband and wife.

Parcel Number: 54-00-06838-00-2.

Location of property: 528 Fort Washington Avenue, Fort Washington, PA 19034.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick J. Ferguson and Mary L. Ferguson** at the suit of E* Trade Bank. Debt: \$833,140.56.

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.

09-37159

ALL THAT CERTAIN brick message and lot of land, being the Eastern half of a double brick message, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of Third Street between Johnson and Manatawny Streets, bounded, limited and described, as follows, to wit:

BEGINNING on the Southwest side of Third Street at the distance of 150 feet Westwardly from the Southwest corner of Third and Johnson Streets, at a corner of this and Lot No. 6 belonging to Ammon G. Romich; thence Southwardly by the same 140 feet to a 20 feet wide alley; thence Eastwardly by the same 22 feet, 6 inches to other land of the said William D. Hertzog; thence Northwardly by the same and through the middle of the partition wall of said double brick message 140 feet to Third Street aforesaid; thence Westwardly by said Third Street 22 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William R. Johnson, Jr., by Deed from Jeffrey M. Farrington, dated 01/30/2009, recorded 02/05/2009 in Book 5721, Page 00208.

Parcel Number: 16-00-29424-00-8.

Location of property: 12 West 3rd Street a/k/a 12 W. Third St., Pottstown, PA 19464-5212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William R. Johnson, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$159,953.36.

Adam H. Davis, Attorney. I.D. 203034

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

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

10-02646

Premises "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan made June 13, 1964 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Ruscombe Avenue (50 feet wide) at the distance of 175 feet measured North 43 degrees, 33 minutes, 00 seconds East from a point on the Northeastly side of Chestnut Avenue (50 feet wide).

CONTAINING in front or breadth on the said Ruscombe Avenue 50 feet and extending of that width in length or depth Northwesternly between parallel lines at right angles to Ruscombe Avenue 110 feet.

BEING Lots 882 and 883 on plan of Edge Hill Association.

Premises "B"

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a lot location plan of Lots 879 to 881 on Plan of Edge Hill Land Association, made for Charles C. Malseed and Elanor E. Malseed by George B. Mebus, Incorporated, Engineers, dated September 14, 1792, as follows, to wit:

BEGINNING at a point on the Northwestern side of Ruscombe Avenue (50 feet wide) said point being at the distance of 170 feet measured North 43 degrees, 39 minutes East along the Northwestern side of Ruscombe Avenue from its point of intersection with the Northeastly side of Chestnut Avenue (50 feet wide); thence extending from said point of beginning North 46 degrees, 21 minutes West, 110 feet to a point; thence extending North 43 degrees, 39 minutes East, 5 feet to a point, a corner of lands now on late of Stephen J. Diechelmman and Ann Valde Diechelmman; thence extending South 46 degrees, 21 minutes East along the last mentioned lands 110 feet to point on the Northwestern side of Ruscombe Avenue aforesaid; thence extending South 43 degrees, 39 minutes West along the Northwestern side of Ruscombe Avenue. 5 feet to the first mentioned point and place of beginning.

BEING part of Land Number 881, as shown on the above mentioned plan.

BEING the same premises which Frankie A. Arena by Deed dated September 5, 2006 and recorded in the Montgomery County Recorder of Deeds Office on September 14, 2006 in Deed Book 5624, Page 02192, granted and conveyed unto Frankie A. Arena and Tisha Arena, husband and wife.

Parcel Number: 30-00-60692-00-1.

Location of property: 216 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tisha Y. Arena and Frankie A. Arena** at the suit of The Bank of New York Mellon f/k/a The Bank of New York on Behalf of CIT Mortgage Loan Trust 2007-1. Debt: \$137,662.44.

Leonard J. Mucci, III, 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.

10-07199

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared for Laverne Clemens, by Urwiler & Walter, Inc., dated 8-21-1986 and last revised 11-15-1986 and recorded in Plan Book A-48, Page 50, as follows, to wit:

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwestern side of Freed Road, viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 78 degrees, 48 minutes, 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said plan; thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees, 01 minute, 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees, 32 minutes, 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees, 07 minutes, 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees, 52 minutes, 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees, 11 minutes, 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph John Hanrahan and Lynn Marie Hanrahan by Deed from World Savings & Loan Association dated 04/15/2002, recorded 05/14/2002 in Book 5407, Page 1938.

Parcel Number: 50-00-01631-20-9.

Location of property: 117 Lori Lane, Harleysville, PA 19438-2016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan and Marie Lynn Hanrahan a/k/a Lynn M. Hanrahan a/k/a Lynn Marie Hanrahan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, 2004-BC5. Debt: \$381,967.27.

Adam H. Davis, Attorney. I.D. #203034

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

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

10-13303

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

BEGINNING at a point on the Southeastly side of Forrest Road L.R. 48182, said point being located the two following courses and distances from the intersection of center line of Forrest Road with the center line of Fourth Street: (1) extending along the center line of Forest Road in a Southwesterly direction 120 feet, more or less, to a point; (2) leaving said center line and extending South 46 degrees, 37 minutes, 37 seconds East, 16.30 feet to the place of beginning; thence extending along lands of John N. Stinger, South 46 degrees, 27 minutes, 37 seconds East, 277.98 feet to a point in line of Lot 8; thence extending along said lot, South 42 degrees, 42 minutes, 38 seconds West, 127.16 feet to a point in line of Lot 2; thence extending along said lot North 47 degrees, 17 minutes, 24 seconds West, 259.25 feet to a point on the Southeastly side line of Forrest Road; thence extending along said side line, the two following dimensions: (1) North 42 degrees, 42 minutes, 36 seconds East, 46.66 feet to a point of curvature; (2) extending along the arc of a circle, curving to the left, having a radius of 415.00 feet, to the arc distance of 85.12 feet to the point and place of beginning.

CONTAINING 35,006 square feet of land, more or less.

Parcel Number: 34-00-01622-00-9.

Location of property: 128 Forrest Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earl C. Heitz, III** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1. Debt: \$203,719.61.

Richard J. Nalbadian, Attorney. I.D. #312653

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

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

10-15804

ALL THAT CERTAIN brick message and tract of land, situate on the North side of Lincoln Avenue between Hale Street and Adams Street in the Tenth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 541 Lincoln Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue, a corner of this and land now or late of Philip Stolar, which point of beginning is 104 feet, 8 inches Eastwardly from the Northeast corner of Hale Street and Lincoln Avenue; thence by said Stolar's land North 15 degrees, 15 minutes East, 110 feet to the South line of a 20 feet wide alley; thence by the same North 74 degrees, 45 minutes West, 17 feet to land now or late of David Pollock; thence by the same South 15 degrees, 15 minutes West, 110 feet to the North side of Lincoln Avenue aforesaid; thence by the same South 74 degrees, 45 minutes East, 17 feet to the point or place of beginning.

Parcel Number: 16-00-19156-00-7.

Location of property: 541 Lincoln Avenue, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Samuel Lallan and Mary Lallan** at the suit of Borough of Pottstown. Debt: \$1,670.41.

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.

10-16655

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Dresherview Farms made by Barton and Martin, Engineers, Philadelphia, Pennsylvania on December 10, 1954 which said plan is recorded in the Office for the Recording of Seeds in and for the County of Montgomery at Norristown on the 11th day of January, A.D. 1955 in Plan Book A-2, Page 2 and more fully described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Harris Road, 50 feet wide, which point is measured North forty degrees, nineteen minutes East, four hundred ninety-one feet from a point, which point is measured on the arc of a circle curving to the right having a radius of ten feet, the arc distance of fifteen and ninety-two one-hundredths feet from a point on the Northeastly side of Kirk's Lane (forty-one and five-tenths feet wide, having been widened from its original width of thirty-three feet by the addition of eight and five-tenths feet on its Northeastly side thereof).

CONTAINING in front or breadth on said Harris Road one hundred twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Harris Road two hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Rath and Jessica M. Rath, husband and wife, as Tenants by the Entireties by Deed from Margaret A. Johnson, widow dated 10/19/2000, recorded 10/30/2000 in Deed Book 5336, Page 2121.

Parcel Number: 54-00-07831-00-8.

Location of property: 1379 Harris Road, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert S. Rath, Jessica M. Rath and United States of America** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$154,224.07.

Nicole LaBletta, Attorney. I.D. #202194

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

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

10-18091

ALL THAT CERTAIN Western half of a double brick house and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of New Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of said New Street, distant two hundred eight feet East from the Northeast corner of Evans and New Streets, and in the center of the partition wall of this and the house on the East; thence Northwardly along said division wall now or late of Samuel S. Bertolet one hundred forty feet to the Philadelphia and Reading Railroad; thence Westwardly parallel with said New Street, twenty-two feet to a point, a corner of this and lands now or late of Mason M. Yeager; thence Southwardly along the same one hundred forty feet more or less to the North line of said New Street; thence Eastwardly along said New Street twenty-two feet to the place of beginning.

Parcel Number: 16-00-21448-00-1.

Location of property: 361 New Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gustave C. Meyer, III** at the suit of Pottstown School District. Debt: \$2,847.73.

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.

10-20201

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

BEGINNING at a point on the Southwesterly side of Airy Street in the middle of the partition wall between the house on the premises about to be conveyed and the adjoining house, now or late of Walter High, at the distance of 89 feet, 6 inches Southeast from the Southeastern side of Selma Street, having a front on said side of Airy Street; thence Southwestwardly 23 feet, 6 inches and extending of that width in length or depth Southwesterly between lines parallel with Selma Street (the Northwesterly line passing through the middle of aforesaid partition wall) 95 feet to the middle of a 10 feet wide alley.

BEING the same property as conveyed from Carl W. Rieffanaugh to Deborah S. Alexaki, as described in Book 5579, Page 1364, dated 11/01/2005, recorded 11/16/2005 in Montgomery County Records.

Parcel Number: 13-00-01060-00-7.

Location of property: 1226 West Airy Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Deborah S. Alexaki** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2. Debt: \$179,292.30.

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

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

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

10-20638

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania known and designated as the Southeasterly one half of Lot 36, and all of Lot No. 37 and the Northwesterly five feet of Lot No. 38 on a certain Plan of Lots of Dumont, recorded in the Office for the Recording of Deeds, etc. in and for the County of Montgomery aforesaid, at Norristown, Pennsylvania in Deed Book 600, Page 500.

CONTAINING forty-two and one-half feet front on Paxson Avenue and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Paxson Avenue, one hundred twenty feet to the Southwesterly right-of-way line of the North East Pennsylvania Railroad.

TITLE TO SAID PREMISES IS VESTED IN Sean McGarry and Katherine McGarry, by Deed from Thomas A. Kelly and Beverly M. Kelly, dated 09/16/2004, recorded 11/05/2004 in Book 5531, Page 2016.

Parcel Number: 31-00-22180-00-1.

Location of property: 303 Paxson Avenue, a/k/a 303 Paxton Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean McGarry and Katherine McGarry** at the suit of U.S. Bank National Association, as Trustee for Sasco Mortgage Pass-Through Certificates, Series 2007-BC3. Debt: \$276,886.46.

Adam H. Davis, Attorney. I.D. #203034

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

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

10-37308

ALL THAT CERTAIN tract or parcel of land, situate in the Fifth (formerly Tenth) Ward, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as Guldin & Saylor Plan of Lots as laid out by the late Ralph E. Shaner, Registered Engineer as of 1891, and surveyed as of March 9th 1965 by Ralph E. Shaner & Son Engineering Company of Pottstown, Pennsylvania, and more fully described, as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southwesterly property line intersection of West Street (fifty feet wide) and another ordained street known as Hale Street (fifty feet wide); thence along the Westerly side of Hale Street, South forty-three degrees, thirty-two minutes West, sixty-eight and sixteen one-hundredths feet to a corner of Lot No. 44; thence along the same, North forty-six degrees, twenty-eight minutes West, one hundred forty feet to a corner on the Easterly side of given twenty foot wide alley, not ordained; thence along the same, North forty-three degrees, thirty-two minutes East, sixty-six and eighty-four one-hundredths feet to a corner on the Southerly side of West Street; thence along the same, South forty-seven degrees, no minutes East, one hundred forty feet to the place of beginning.

Parcel Number: 16-00-12308-00-6.

Location of property: 469 Hale Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William Henry Walton** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$3,474.50.

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.

10-37875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Section 2 of Pinewoods, made by Carroll Engineering Corporation, Warminster, Pennsylvania, dated May 25, 1978, and Final revision 2/29/1980, and records in the Office for Recording of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-41, Page 3 "A" as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Lane (150 feet wide) said point being a corner of Lot No. 104 as shown on the aforesaid plan; thence from said point of beginning, along the Southwesterly side of Roy Lane, South 52 degrees, 38 minutes, 16 seconds East, a distance of 95.00 feet to a point, a corner of Lot No. 105; thence along line of Lot No. 196, South 37 degrees, 21 minutes, 44 seconds West, a distance of 129.01 feet to a point, another corner of Lot No. 106, in line of lands now or late of Forrest Hills Cemetery, Inc., thence along line of lands now or late of Forrest Hills Cemetery, Inc., North 52 degrees, 38 minutes, 16 seconds West, a distance of 95.00 feet to a point, a corner of Lot No. 104; thence along line of Lot No. 104, North 37 degrees, 21 minutes, 44 seconds East, a distance of 129.01 feet to a point, another corner of Lot No. 204 on the Southwesterly side of Roy Lane, the point and place of beginning.

BEING all of Lot No. 105, as shown on the aforesaid plan.

UNDER AND SUBJECT to conditions, restrictions, easements, agreements and rights-of-way as now appear or record.

TITLE TO SAID PREMISES IS VESTED IN Suzanne Schultz, by Deed from Allan Kaleck and Ellyn Kaleck, h/w, dated 06/23/2004, recorded 06/22/2005 in Book 5558, Page 1940.

Parcel Number: 41-00-08136-12-1.

Location of property: 126 Roy Lane, Huntingdon Valley, PA 19006-3120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne Schultz** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$355,847.00.

Adam H. Davis, Attorney. I.D. #203034

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

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

11-00609

ALL THAT CERTAIN lot or piece of ground, situate in the East side of Sunset Drive in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania (the premises) bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Sunset Drive, a corner of Lot No. 62 in a plan of lots laid out by Stanley Swinehart, known as Rosemont, as surveyed by Ralph E. Shaner and Son, Engineers, under date of December 29, 1941; thence along the line of Lot No. 62 Eastwardly a distance of 100 feet to a point dividing line between Lots Nos. 38 and 39 in said plan; thence along said Lot No. 38 Northwardly a distance of 50 feet to a point in line of Lot No. 37 and Lot No. 64 in said plan; thence along said Lot No. 64 a point in line of Lot No. 37 and Lot No. 64 in said plan; thence along said Lot No. 64 Westwardly a distance of 100 feet to the East side of Sunset Drive aforesaid; thence along the same Southwardly a distance of 50 feet to the point or place of beginning.

BEING Lot No. 63 in the aforesaid plan of lots known as Rosemont.

TITLE TO SAID PREMISES IS VESTED IN Sally Ann Tietsworth, as Sole Owner by Deed from Wilmington Savings Fund Society, FSB, A Federal Savings Bank dated 8/30/05 recorded 10/6/05 in Deed Book 5574, Page 580.

Parcel Number: 16-00-28680-00-5.

Location of property: 1434 Sunset Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sally Ann Tietsworth** at the suit of PNC Bank, National Association. Debt: \$138,079.85.

J. Eric Kishbaugh, Attorney. I.D. #33078

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

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

11-01839

ALL THAT CERTAIN lot or piece of ground, situate in the 3rd Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a plan thereof made by George F. Shaner, Civil Engineers, dated 2/14/1955, as follows, to wit:

BEGINNING at a point on the Northeasterly property line of South Street (50 feet wide), at the distance or 230 feet measured North 75 degrees, 13 minutes West along said property line of South Street from its intersection with the Northwesterly property line of South Evans Street; thence extending along the said property line of South Street North 75 degrees, 43 minutes West, 30 feet to a point; thence extending North 14 degrees, 17 minutes East, 90 feet to a point on the Southwesterly side of a 10 foot wide private alley; thence extending along said side of said alley South 75 degrees, 43 minutes East, 31 feet, 06 inches to a point; thence extending along land now or late of Minerva J. Jackson, South 14 degrees, 17 minutes West, 51 feet, 06 inches to a point; thence extending North 75 degrees, 45 minutes West, 01 foot, 06 inches to a point; thence extending South 14 degrees, 17 minutes West, 34 feet, 06 inches to the first mentioned point and place of beginning.

BEING Lot No. 9 and part of Lots Nos. 8 and 10 on said plan.

BEING the same premises which Ronald F. Bailey, by Deed dated November 30, 2006 and recorded February 6, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5634, Page 1359, granted and conveyed unto Patrick Francois and Megan Onate Tenants With Right of Survivorship.

Parcel Number: 16-00-26688-00-8.

Location of property: 319 South Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patrick Francois, Deceased and Megan Onate Tenants With Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$122,955.07.

Asleigh Levy 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.

11-05306

THE LAND referred to herein below is situated in **Lower Providence Township**, in the County of Montgomery, State of Pennsylvania, and is described, as follows:

BEGINNING at a point on the Northwesterly existing right-of-way of Church Road (33 feet wide), a common corner of Lots 1 and 2 on said plan; thence extending along said right-of-way South 40 degrees, 30 minutes, 56 seconds West, 178.45 feet to a point; thence extending along lands now or late of Beiman North 49 degrees, 05 minutes, 23 seconds West, 219.34 feet; thence extending still along same South 40 degrees, 51 minutes, 32 seconds West, 90 feet to a point on the Northeasterly side of Longacre Road (40 feet wide); thence extending along same North 49 degrees, 05 minutes, 20 seconds West, 58.55 feet to a point; thence extending along lands now or late of Palonicola and lands now or late of Quinlan North 40 degrees, 30 minutes, 56 seconds East, 227.54 to a point, a corner of Lot 3 on said plan; thence extending along same the 2 following courses and distances: (1) South 49 degrees, 29 minutes, 04 seconds East, 113.42 feet to a point; (2) North 40 degrees, 30 minutes, 56 seconds East, 39.00 feet to a point, a corner of Lot 2 on said plan; thence extending along same South 49 degrees, 29 minutes, 04 seconds East, 165.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Schaffer and Deborah L. Mossop and Ryan Mossop, by Deed from Edward Schaffer and Deborah L. Mossop, Joint Tenants With the Right of Survivorship, dated 02/07/2008, recorded 08/04/2008 in Book 5702, Page 1247.

Parcel Number: 43-00-02224-01-9.

Location of property: 307 Church Road, Norristown, PA 19403-1109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ryan T. Mossop a/k/a Ryan Mossop and Edward Schaffer and Deborah L. Mossop** at the suit of Flagstar Bank, F.S.B. Debt: \$259,066.75.

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.

11-06695

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of Evans Street, North of West Street, being No. 507 North Evans Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West Side of Evans Street, distant in a Northerly direction 60 feet from the Northwest corner of Evans and West Streets; thence Northerly 30 feet along West side of Evans Street to a point; thence Westwardly at right angles to Evans Street 140 feet to a point on the East side of a 20 feet wide private alley; thence Southerly along East side of said alley 30 feet to a point; thence Eastwardly 140 feet to the place of beginning on Evans Street.

BEING the Southern 15 feet of Lot No. 19 and the Northern 15 feet of Lot No. 20 in a plan of lots as laid out by Richards and Swinehart.

BEING the same premises which Rosie M. Lucidi, by Deed dated April 30, 2008 and recorded May 7, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5691, Page 01996, granted and conveyed unto Erick M. O'Brien.

Parcel Number: 16-00-08272-00-1.

Location of property: 507 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Erick M. O'Brien** at the suit of Wells Fargo Bank, N.A. Debt: \$142,043.47.

Jaime R. Ackerman, Attorney.

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

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

11-08921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of lots of Lansdale Heights made by Herbert R. Metz Registered Engineer, Lansdale, Pennsylvania dated October 14th, 1953, as follows, to wit:

BEGINNING at a point on the Northeast side of Werner Road (fifty feet wide) which point is measured along the said side of Werner Road North forty-four degrees, thirty-two minutes West, two hundred twenty and fifty-four one-hundredths feet from the Northwesternmost terminus of the arc round corner connecting the Northeast side of Werner Road with the Northeast side of Orville Road (forty-six and five-tenths feet wide); thence from the beginning point and extending along the Northeast side of Werner Road, North forty-four degrees, thirty-two minutes West, seventy-eight feet to a point; thence leaving the said side of Werner Road and extending North forty-five degrees, twenty-eight minutes East, one hundred forty-four and twenty-five one-hundredths feet to a point; thence extending South forty-four degrees, thirty-two minutes East, seventy-eight feet to a point; thence extending South four and twenty-five one-hundredths feet to the point of beginning.

BEING Lot #4 on the aforesaid plan.

BEING the same premises which Florence M. Lukens, unmarried, by Deed dated 20th day of June A.D., 1963 and recorded at Norristown in the Office of the Recording of Deeds, in and for the County of Montgomery on the 25th day of June 1963 in Deed Book No. 1302, Page 650 etc., granted and conveyed unto Robert Edward Dell and Peggy L. Dell, his wife, in fee.

UNDER AND SUBJECT to the agreement as of record.

Parcel Number: 35-00-11419-00-3.

Location of property: 1513 Werner Road, Hatfield, Hatfield Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Peggy L. Dell** at the suit of First Niagara Bank, N.A. Debt: \$61,623.22.

Jeffrey G. Trauger, Attorney.

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

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

11-10650

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of "Northfield Estates Phase II" made by Nave, Newell & Stompf, Ltd., King of Prussia, Pennsylvania dated 7/21/1998 and revised 12/6/1999 and recorded in Plan Book A-59, Page 249, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Saddleview Drive (50 feet wide) a corner of this and lands now or late of Kolb (Country Road Subdivision); thence along the Southerly side of Saddleview Drive, the next two courses and distances: (1) on the arc of a circle curving to the right having a radius of 125 feet the arc length of 31.70 feet to a point; (2) thence South 27°, 15', 6" East, a distance of 24.44 feet to a point on Lot No. 21 on the above mentioned plan; thence leaving the bed of Saddle view Drive and along line of Lot No. 21, South 50°, 47', 48" West, a distance of 311.15 feet to a point on line of lands now or late of Commonwealth of Pennsylvania; thence along lands of the Commonwealth of Pennsylvania, North 64°, 22', 40" West, a distance of 232.46 feet to a point on lands now or late of Kolb (Country Road Subdivision) thence along said lands North 68°, 52', 55" East, a distance of 438.49 feet to the point and place of beginning.

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

BEING the same premises which Northfield Estates, LLC, by Deed dated 9/6/2001 and recorded 9/18/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5376, Page 2197, granted and conveyed unto Joseph Kidd and Doretha Kidd, his wife.

Parcel Number: 61-00-03964-15-1.

Location of property: 31 Saddleview Drive, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Kidd and Doretha Kidd** at the suit of Citizens Bank of Pennsylvania. Debt: \$190,029.74.

Gregory Javardian, Attorney. I.D. #55669

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

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

11-10931

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 and described according to a plan thereof made by Pennoni Associates, Inc., Consulting Engineers for Diamond, Polsky & Bauer, dated March 2, 1971, as follows, to wit:

BEGINNING at a point in Hughes Road (now Tennis Avenue) in line of land now or late of William H. Hart; thence North 43 degrees, 45 minutes East through the middle of said road 593.55 feet to a point in line of lot conveyed by Minnie Steward Just and husband to J. Alan Middleton; thence along said land South 36 degrees, 18 minutes East, 603.17 feet to a point; thence still along said land now or late of J. Alan Middleton, South 38 degrees, 40 minutes East, 168.65 feet to a point; thence South 43 degrees, 45 minutes West, 450.94 feet to land now or late of William H. Hart aforesaid; thence along the same North 47 degrees, 28 minutes West, 761.38 feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-15394-00-5.

Location of property: 680 Tennis Avenue, Upper Dublin, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Racquet Realty Partners, L.L.P.** at the suit of School District of Upper Dublin. Debt: \$53,260.15.

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.

11-11446

ALL THAT CERTAIN description of Lot #1 of the Sunnybrook Village Subdivision, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania and described in accordance with a Final Plan prepared by Gilmore and Associates, Inc., Consulting Engineers and Land Surveyors, titled Final Plan-Record/Section Plan R1, R2 and C-6, Sheet No. 4 of 51, dated 1/29/2001, said plan being duly recorded on 5/23/2002 in the Recorder of Deeds Office, Montgomery County in Plan Book No. L-06, Page 96-105, and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Creekside Drive which point is the Westerly line of Lot #1; thence extending from said point of beginning along line of Lot #1 North 20 degrees, 39 minutes, 40 seconds East, 126.21 feet to a point; thence extending South 69 degrees, 20 minutes, 20 seconds East, 34.00 feet to a point; thence extending along line dividing Lot #1 and #2 South 20 degrees, 39 minutes, 40 seconds West, 111.81 feet to a point on the Northerly side of Creekside Drive; thence extending Westwardly along Creekside Drive and crossing a 20 feet wide storm easement which extends in a Northeasterly direction, on the arc of a circle curving to the left, having a radius of 150.00 feet, the arc distance of 96.87 feet, being the first mentioned point and place of beginning.

BEING Lot #1.

Parcel Number: 42-00-01101-00-9.

Location of property: 1 Creekside Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Harry Gale** at the suit of Lower Pottsgrove Township. Debt: \$1,410.92.

James R. Wood, Attorney.

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

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

11-12563

ALL THAT CERTAIN brick messuage or tenement and lot or piece of land, situate in said **Pottstown Borough** on the South side of Cherry Street, East of Frank Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the middle of the division wall of this and the house on the West, late of James Graham, Trustee, 15 feet East of the Southeast corner of Cherry and Franklin Streets; thence Southwardly by the same and parallel with Franklin Street 100 feet to a post, a corner of this and land now or late of William J Grubb; thence Westerly at right angles and parallel to Cherry Street 15 feet to a point, a corner of this and lot now or late of Caroline R Grumpert; thence Northerly along the same 100 feet to the South side of Cherry Street aforesaid; thence Easterly and along said Cherry Street 15 feet to the place of beginning.

BEING the same premises which Gary L. Derenzo and Brenda L. Derenzo, by Deed dated November 15, 2004 and recorded November 29, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5534, Page 1511, granted and conveyed unto Thomas J. Hannigan, as Sole Owner.

Parcel Number: 16-00-04840-00-4.

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas J. Hannigan, as Sole Owner and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$119,325.94.

Jaime R. Ackerman, Attorney.

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

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

11-13308

ALL THAT CERTAIN frame message, tenement house and lot of land, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Glasgow Road a corner of land of Leah Harp; thence by said Glasgow Road, North 86-1/4 degrees, West 20 feet to a corner; thence by and along land of J. C. Lessig, North 28 degrees, East 316 feet, 3 inches, more or less, to a point a corner; thence by the same and land of Harry W. Nagle, South 80-1/2 degrees, East 27 feet, 6 inches to a corner; thence along land of Leah Harp, South 30-1/2 degrees, West 308 feet, 6 inches to the place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of a public road leading from Glasgow Road to Manatawny, a corner of this and land now of Albert Harp; thence by the same Northwardly 324 feet more or less to a corner of this and land of Henry Nagle; thence by the same Eastwardly 15 feet more or less to a corner of this and other lands of the said Peter Harp; thence Southwardly and in a parallel line with the first line 328 feet more or less to the middle of said Glasgow Road; thence along the middle of the same Westwardly 15 feet more or less to the place of beginning.

Parcel Number: 64-00-03586-00-4.

Location of property: 1040 Manatawny Road, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Esther R. Giovannazzo** at the suit of Pottsgrove School District. Debt: \$4,547.46.

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.

11-15446

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

Adam H. Davis, Attorney. I.D. #203034

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

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

11-16846

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, known as Parcel No. 1 on Plan No. 4-0001 prepared by Charles E. Kehs, Registered Surveyor, dated January 3, 1980 and recorded in Plan Book A-42, Page 16, at Norristown, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a P.K. nail in the bed of Gravel Pike, T.R. 29 and T.R. 73 (forty feet wide) a corner of lands now or late of Weldon House; thence along the same the four following courses and distances: (1) South twenty-nine degrees, fifty-two minutes, zero seconds West, two hundred twenty and ninety one- hundredths feet to an iron pin;

(2) North fifty-nine degrees, fifty-seven minutes, twenty seconds West, forty-nine and fifty-nine-one hundredths feet to an iron pin; (3) South thirty degrees, three minutes, twenty seconds West, eighty-two and seventy-eight one-hundredths feet to an iron pin; (4) South forty-eight degrees, twenty-nine minutes, zero seconds West, one hundred eighteen and four one-hundredths feet to an iron pin, a corner of Parcel No. 2; thence along the same North forty-seven degrees, twenty-three minutes, thirty-five seconds West, one hundred eighty-two and ninety-one one-hundredths feet to an iron pin a corner of lands of James Kehs; thence along the same North thirty-one degrees, thirty-six minutes, thirty-three seconds East, three hundred seventy-one and sixty-five one-hundredths feet to a point in the bed of Gravel Pike; thence along the same south fifty-eight degrees, thirty-three minutes, twenty-seven seconds East, one hundred thirty-eight and forty one-hundredths feet to a P.K. nail a corner of lands now or late of Wisner; thence along the same the five following courses and distances: (1) South twenty-nine degrees, fifty-one minutes, zero seconds West, one hundred forty-two and one one-hundredths feet to a point; (2) South sixty degrees, five minutes, zero seconds East, forty-five and eleven one-hundredths feet to a point; (3) South seventy-one degrees, fifteen minutes, four seconds East, nineteen and four one-hundredths feet to a point; (4) North forty-nine degrees, fifty-one minutes, zero seconds East, eighty and sixty-six one-hundredths feet to a point; (5) North twenty-nine degrees, fifty-one minutes, zero seconds East, sixty-eight and sixty one-hundredths feet to a point in the bed of Gravel Pike; thence along the same South sixty-four degrees, six minutes, ten seconds East twenty-two feet to the place of beginning.

Parcel Number: 38-00-00769-00-3.

Location of property: 1009 North Gravel Pike, Lower Frederick, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ferning, L.L.C.** at the suit of Perkiomen Valley School District.
Debt: \$6,270.28.

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.

11-16980

ALL THOSE TWO CERTAIN tracts or pieces of land, with the buildings and improvements thereon erected, known as Tract No. 1-B and Tract No. 1-C on a plan of lots laid out on the farm of the late Harry H. Schultz in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, being bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, as follows, to wit:

TRACT NO. 1-B: BEGINNING at an iron pin set for a corner of this and other land of the late Harry H. Schultz, and known as Tract No. 1-C in the Northerly side line of a private roadway, known as Perkiomen Avenue, as laid out on said plan thirty-three feet wide; thence extending along the Northerly side line of said Perkiomen Avenue South eighty-one degrees, seven minutes West, one hundred ten and sixty-one one-hundredths feet to an iron pin, a corner of this and land now or late of Hazel S. Jenkins, and known as Tract No. 1-A from thence extending of that width between parallel lines North two degrees thirty-five minutes West, the Westerly side line thereof measuring approximately one hundred seventy feet and the Easterly side line thereof measuring approximately one hundred eighty-one feet through iron pins set on the bank for markers to the South bank of the Perkiomen Creek, the frontage on said creek measuring approximately one hundred eleven feet.

TRACT NO. 1-C: BEGINNING at an iron pin set for a corner of this and other land now or late of J. Emerson and E. Blanche Lessig, and known as Tract No. 1-B, in the Northerly side line of a private roadway, known as Perkiomen Avenue, as laid out on said plan thirty-three feet wide; thence extending along said other land now or late of the said J. Emerson and E. Blanche Lessig North two degrees, thirty-five minutes West, one hundred eighty-one feet more or less through an iron pin on the bank for a marker to the South bank of the Perkiomen Creek; thence along said creek in an Easterly direction approximately seventy feet to a point, a corner of this and Tract No. 2 on said plan; thence extending along said Tract No. 2 South seven degrees, thirty-eight minutes East through an iron pin on the Bank for a marker one hundred seventy-six feet, more or less, to an iron pin set in the Northerly side line of Perkiomen Avenue aforesaid; thence extending along said line of Perkiomen Avenue South eighty-one degrees, seven minutes West, sixty-nine and eighty-five one-hundredths feet to a pin the place of beginning.

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Fredrick Township**, County of Montgomery, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with a survey by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated September 1935, revised July 09, 1957, as follows, to wit:

BEGINNING at a point situate on the Northwest line of Perkiomen Avenue as laid out on said plan thirty-three feet wide, said point being at the distance of five hundred eighty-seven and twenty-nine one-hundredths feet as measured Southwestward along the Northeast side of Perkiomen Avenue as laid out aforesaid, from the point marking the intersection of the Northwest side of Perkiomen Avenue aforesaid with the Northeast side of Walnut Street as laid out on said plan thirty-three feet wide, said point being a corner of this and land now or late of Harry E. Sack, Jr. and Marie, his wife; thence extending from said first mentioned point and place of beginning and crossing over the bed of Perkiomen Avenue aforesaid along the same South seven degrees, thirty-eight minutes East, fifty and one one-hundredths feet to a point, a corner of this and land now or late of William Base, et ux.; thence extending along same South eighty-one degrees, seven minutes West, one hundred eighty-four and eighty-nine one-hundredths feet to a point, a corner; thence North two degrees, thirty-five minutes West and recrossing the bed of Perkiomen Avenue aforesaid, fifty and three-tenths feet to a point, a corner of this and other land fifty and three-tenths feet to a point, a corner of this and other land of the grantees; thence extending along same North eighty-one degrees, seven minutes East, one hundred eighty and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TOGETHER with the right of ingress, egress and regress to and for the side Grantees, their heirs and assigns, tenants, occupiers and other possessors of the land hereby conveyed, together with Harry H. Schultz, his heirs and assigns, tenants, occupiers and other possessors of said other lands of the said Harry H., Schultz, in, into, over and upon said Perkiomen Avenue and Walnut Lane with horses, wagons, carts, automobiles, trucks and other vehicles, to the intend and purpose that full and proper access shall be had to said premises over said roads, said right of ingress, egress and regress over said road to be subject to the reciprocal right in the other owners, tenants, occupiers and other possessors of premises abutting thereon to use said roadways and subject to the proper and proportionate share of the cost of properly maintaining said roads, the same to be proportionately borne by the owners of land fronting on the same.

Parcel Number: 38-00-01810-00-6.

Location of property: 37 Walnut Lane, Lower Frederick, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William C. Bell and Linda H. Bell** at the suit of Perkiomen Valley School District. Debt: \$3,610.93.

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.

11-17057

ALL THAT CERTAIN message and lot or piece of land, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania and being a part of Lot No. 17 on a plan made by Herbert H. Metz, Civil Engineer, for Estate of George Bodenstein, deceased, on July 25, 1923, bounded and described, as follows:

BEGINNING at a stake set for a corner of this and Lot No. 16 on the Southeasterly side of Fort Washington Avenue; thence along said side of said avenue, North 43 degrees, 35 minutes, East, 50.00 feet to a stake set for a corner of this and Lot No. 18, which stake is at the distance of 55.00 feet Southwestly from the Southwestly side of Spring Avenue; thence by the same South 46 degrees, 30 minutes East, 100.00 feet to a stake set for a corner; thence South 43 degrees, 35 minutes West, 50.00 feet to a stake, a corner of this and Lot No. 16; thence by the same North 46 degrees, 30 minutes West, 100.00 feet to the place of beginning.

Parcel Number: 54-00-06484-00-5.

Location of property: 233 Fort Washington, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Francis Pulini, Jr. and Karen A. Pulini** at the suit of School District of Upper Dublin. Debt: \$5,158.06.

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.

11-18106

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 final plan of subdivision of lands of Beverly G. Koch, by John T. Aston, registered surveyor, 537 East Philadelphia Avenue, Boyertown, Pennsylvania, dated March 13, 1984 and last revised April 1, 1985 as recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-46, Page 286, as follows, to wit:

BEGINNING at a point located on the center line of Bridge Street (required right-of-way thirty-three feet) (ultimate right-of-way sixty feet) said point being located in a Northwesterly direction five hundred two and sixty-one one-hundredths feet from the centerline of Church Road; thence extending from said point and place of beginning along the center line of Church Road North fifty degrees, twenty-six minutes, forty seconds West, forty-one and thirty-nine one-hundredths feet to a point a corner of this and Lot No. 5; thence extending from said point leaving the center line of Bridge Street and crossing the Northeastly side thereof along Lot No. 5 North thirty-eight degrees, forty six minutes, fifty-two seconds East, five hundred ten and ten one-hundredths feet to a point a corner of line of lands now or late of Graterford Bible Fellowship Church (Deed Book Volume 4677, Page 350 and Deed Book Volume 3538, Page 86); thence extending from said point along lands now or late of Graterford Bible Fellowship Church South forty-nine degrees, twenty-five minutes, forty-five seconds East, two hundred thirty and fifty-three one-hundredths feet to an iron pin set a corner; thence extending from said iron pin still along lands now or late of Graterford Bible Fellowship Church and also along lands now or late of Robert and Linda M. Reifsnnyder (Deed Book Volume 1739, Page 529 and Deed Book Volume 1432, Page 351) South thirty- eight degrees, fifty minutes, fifty seconds West, three hundred thirty-three and fifty-eight one-hundredths feet to a marble monument found a corner; thence extending from said marble monument along lands now or late of Harry and Mary T. Hanley (Deed Book Volume 4511, Page 376) and also along lands now or late of Alan R. and Gladys S. Costello (Deed Book Volume 4519, Page 376) North fifty-one degrees, thirteen minutes, eight seconds West, one hundred eighty and four one-hundredths feet to a marble monument found a corner; and thence extending from said point along Lot 1-A and recrossing the Northeastly side of Bridge Street, South forty-one degrees, forty minutes, fifty-one seconds West, one hundred seventy and ten one-hundredths feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

Parcel Number: 48-00-01922-50-5.

Location of property: 132 Bridge Street, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David R. Mellor and Kathleen L. Mellor** at the suit of Perkiomen Valley School District. Debt: \$6,339.59.

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.

11-25202

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

BEGINNING at a point on the Northwest side of Osceola Avenue at the distance of two hundred and twenty-five feet Northeastward from the North side of Willows Avenue.

CONTAINING in front or breadth on the said Osceola Avenue twenty-five feet and extending of that width in length or depth Northwestward one hundred and sixty-two feet, six inches.

BEING the same premises which Harry E. Dankelmann, widower, by Deed dated 09-09-52 and recorded 09-17-52 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 2307, Page 578, granted and conveyed unto Carl Harrison and Alta Harrison, husband and wife as Tenants by the Entirety.

AND THE SAID Carl Harrison died in April 1969, leaving title vested solely to Alta Harrison.

Parcel Number: 30-00-50932-00-5.

Location of property: 416 Osceola Avenue, Elkins Park, Abington Township, Montgomery County, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alta B. Harrison a/k/a Alta Harrison** at the suit of Wells Fargo Bank, N.A. Debt: \$143,288.39.

Anthony R. Distasio, 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.

11-29697

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or to be erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of Justa Farms, Section 3, made for Chapel Hill Development Corporation by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, Warrington, Pennsylvania on December 13, 1965 and last revised on April 29, 1966, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Somers Road (50 feet wide the distance of 133.34 feet measured North 32 degrees, 37 minutes, 50 seconds along the said side of Somers Road from a point of tangent which point of tangent is at the arc distance of 31.42 feet measured along the arc of a circle curving to the right, having a radius of 20 feet from point of curve on the Northwesterly side of Dempsey Lane (50 feet wide) both as shown on said plan; thence extending from said beginning point and along the said Northeasterly side of Somers Road North 32 degrees, 37 minutes, 50 seconds West the distance of 25 feet to a point; thence extending along line of Lot No. 148 as shown on said plan North 57 degrees, 22 minutes, 10 seconds East the distance of 212 feet to a point; thence extending along line of Lots Nos. 144 and 145 as shown on said plan South 2 degrees, 12 minutes, 30 seconds West the distance of 152.30 feet to a point; thence extending along line of Lot No. 146 as shown on said plan South 57 degrees, 22 minutes, 10 seconds West the distance of 125 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

BEING the same premises which Philip D. Lyman, husband, and Mary Louise Kellogg Lyman, wife, by Deed dated 08-24-07 and recorded 09-24-07 in the office of the Record of Deeds in and for the County of Montgomery in Deed Book 5665, Page 687, granted and conveyed unto Inna Novikova and Maslim Dadashev, husband and wife as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Inna Novikova, wife, and Maslim Dadashev, husband, as Tenants by the Entirety by Deed from Philip D. Lyman, husband, and Mary Louise Kellogg Lyman, wife dated 08/24/2007, recorded 09/24/2007 in Deed Book 5665, Page 2687.

Parcel Number: 41-00-08560-00-3.

Location of property: 1219 Somers Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Masslim Dadashev a/k/a Maslim Dadashev and Inna Novikova** 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: \$412,401.12.

Nicole LaBletta, Attorney. I.D. #202194

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

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

11-30498

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wade Weldon a/k/a Wade I. Weldon, Sr. and Jessica M. Weldon** at the suit of Citimortgage, Inc. Debt: \$249,708.55.

Adam H. Davis, Attorney. I.D. #203034

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

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

11-30512

ALL THAT CERTAIN lot or piece of land, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a Phase I record Plan (Section 2) Lederach Golf Course for Heritage Building Group, Inc., made by Van Cleef Engineering Associates, dated 9-5-2003 and recorded in Plan Book A-61, Page 378, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Putting Green Circle, said point being a common corner of Lot #49 and Lot #48; thence from point of beginning and along Lot #48 South 26 degrees, 27 minutes, 14 seconds West, 120.00 feet to a point; thence North 63 degrees, 33 minutes, 04 seconds West, 120.08 feet to a point; thence North 05 degrees, 03 minutes, 15 seconds East, 119.20 feet to a point and corner of Lot #50; thence South 86 degrees, 27 minutes, 26 seconds East, 117.55 feet to a point on the Southwesterly side of Putting Green Circle; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 70.26 feet to the first mentioned point and place of beginning.

BEING Lot #49 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Kelly and Jennifer D. Kelly, by Deed from Heritage - Lower Salford, L.P., dated 09/05/2007, recorded 09/14/2007 in Book 5664, Page 2697.

Parcel Number: 50-00-04592-01-1.

Location of property: 928 Putting Green Circle, Harleysville, PA 19438-2191.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer D. Kelly and William J. Kelly** 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: \$508,273.04.

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

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

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

11-30671

ALL THAT CERTAIN message and tract of land situate at No. 28 Diamond Street in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING in curb line on the Southeast side of Diamond Street in line of land of Garis Benner; thence along land of said Garis Benner and passing an iron pin between the curb and pavement and passing through the party wall of dwelling house South 46 degrees, 9 minutes East, 157 feet and 6 1/4 inches to an iron fence post in line on the Northwest side of a 20 feet wide alley, dedicated for the use of this and adjoining lot owners; thence along the Northwest side of said alley, South 44 degrees, West 17 feet to an iron fence post in line of land of Joseph W. Frederick; thence along said Joseph W. Frederick's land and passing through the party wall of dwelling houses and passing an iron pin between the curb and pavement North 46 degrees, 9 minutes West, 157 feet and 6 3/4 inches to the aforesaid curb line in the Southeast side of said (previous deed says 'sid') Diamond Street; thence along said curb line North 43 degrees, 50 minutes East, 17 feet the place of beginning.

AND ALSO to have the free and uninterrupted use, liberty and privilege of the aforesaid 20 feet wide alley, to pass and repass for horses, cattle and vehicles, in common with other lot owners at all time and season forever hereafter.

AND ALSO the free and uninterrupted rights, liberties and privileges to connect drains of all kinds into a sewer laid in said Diamond Street at any such place, or places as may be necessary along said street, and it is hereby understood that this is a private sewer, being put herein by the property owners abutting said Diamond Street and provided also that each property owners to make connections herewith, must do so at his or her own expenses.

TITLE TO SAID PREMISES IS VESTED IN Linda Cuddahy, by Deed from Richard M. Bishop and Joan M. Bishop, h/w, dated 12/17/1998, recorded 1/27/1999 in Book 5257, Page 758.

Parcel Number: 21-00-02192-00-1.

Location of property: 28 Diamond Street, Souderton, PA 18964-1601.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Cuddahy** 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: \$167,646.41.

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.

11-33959

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Phase 1B, made for Glenn E. Garls made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated January 21, 1998 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91 and 92, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Nectar Run (50 feet wide) said point being a corner of Lot 104 as shown on said plan; thence leaving Nectar Run and extending along said Lot 104 North 10 degrees, 57 minutes, 30 seconds East crossing a 30 feet wide storm sewer easement and crossing an open space easement a distance of 127.61 feet to a point in line of open space area as shown on said plan; thence extending along same and through said 30 feet wide storm sewer easement South 65 degrees, 24 minutes, 37 seconds East a distance of 102.25 feet to a point on the Northwesterly side of Pear Tree Circle (50 feet wide); thence extending along same and recrossing said 30 feet wide storm sewer easement the four following courses and distances: (1) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 62.90 feet to a point of tangent on same; (2) South 06 degrees, 01 minutes, 28 seconds West a distance of 14.99 feet to a point of curve on same; (3) on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 18.61 feet to a point of curve on same; and (4) on the arc of a circle curving to the right having a radius of 16.00 feet the arc distance of 28.29 feet to a point of tangent on the said side of Nectar Run; thence extending along the same the two following courses and distances: (1) North 67 degrees, 55 minutes, 24 seconds West a distance of 6.85 feet to a point of curve on same; and (2) on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 72.78 feet to a point being the first mentioned point and place of beginning.

BEING Lot #105 as shown on said plan.

CONTAINING 11,539 square feet, more or less.

BEING the same premises which Conrad F. Stull, by Deed dated September 9, 2004 and recorded October 1, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05527, Page 1667, granted and conveyed unto Michael Alexander and Kathy A. Alexander, husband and wife.

Parcel Number: 34-00-04073-00-6.

Location of property: 150 Nectar Run, Telford, PA 18969-2183.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Alexander and Kathy A. Alexander, husband and wife** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-Y. Debt: \$263,979.04.

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.

11-34079

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan for Hunters Run II, prepared by Bursich Associates, Pottstown, Pennsylvania, dated 4/23/1986 and last revised 11/08/1991 and recorded in Plan Book A-54, Page 194, described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Jennifer Lane (52 feet wide) a corner of Lot #122 on said plan; thence extending from said point at beginning and along Jennifer Lane North 68 degrees, 10 minutes, 00 seconds West, 80.00 feet to corner of Lot #124 on said plan; thence extending from Jennifer Lane and along said lot North 21 degrees, 45 minutes, 00 seconds East, 145.00 feet to a point in line of Lot #132 on said plan; thence partly along the same and along Lot #133 on said plan, South 08 degrees, 15 minutes, 00 seconds East 80.00 feet to a corner of Lot #122 on said plan; thence along the same South 21 degrees, 45 minutes, 00 seconds West, 145.00 feet to a point on the Northeasterly side of Jennifer Lane and being the first mentioned point and place of beginning.

BEING Lot #123 on said plan.

CONTAINING in area 11,600 square feet.

BEING the same premises which Dratax Hanover, Inc., a Pennsylvania Corporation dated 10/4/1996 and recorded 10/9/1996 in Montgomery County in Deed Book 5163, Page 2340 granted and conveyed unto James M. Zaleski and Mai T. Zaleski husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael Sennett and Mary Semanski Sennett, husband and wife by Deed from James M. Zaleski and Mai T. Zaleski, husband and wife dated 08/01/2002 recorded 10/04/2002 in Deed Book 5428, Page 746.

Parcel Number: 47-00-02808-08-8.

Location of property: 605 Jennifer Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Semanski Sennett and Michael D. Sennett** at the suit of Navy Federal Credit Union. Debt: \$224,209.95.

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.

11-34199

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Final Subdivision Plan 'Union Hill' prepared for the Martin Organization (UCON, A Pennsylvania Limited Partnership Owner of Record) made by Conceptual Planners and Engineers, dated 7/27/1987 and last revised on 3/21/1989 and Recorded in Plan Book A-51, Page 71, as follows, to wit:

BEGINNING at a point on the Northwestern side of Overlook Lane (width not given) said point being a corner of Lot #20 and place of beginning; thence extending from said place of beginning and along Lot #20 North 19 degrees, 10 minutes, 50 seconds West, 140.68 feet to a point a corner; thence extending North 68 degrees, 26 minutes, 23 seconds East, 45.03 feet to a point a corner of Lot #18; thence extending along Lot #18 South 19 degrees, 10 minutes, 08 seconds East, 140.00 feet to a point on the Northwestern side of Overlook Lane; thence extending along the Northwestern side of Overlook Lane on the arc of a circle curving to the right having a radius of 1,487.00 feet the arc distance of 45.04 feet to a point a corner of Lot #20; being the first mentioned point and place of beginning.

BEING Lot #19 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Howard M. Hoffman, single man, by Deed from Ucon, a Pennsylvania Limited Partnership, dated 12/27/1989, recorded 01/05/1990 in Book 4934, Page 1779.

Parcel Number: 58-00-14345-36-6.

Location of property: 336 Overlook Lane, Conshohocken, PA 19428-2634.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard M. Hoffman** at the suit of Wells Fargo Bank, N.A. Debt: \$312,926.18.

Adam H. Davis, Attorney. I.D. #203034

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

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

11-35094

ALL THAT CERTAIN unit in the property known named and identified in the declaration plan referred to below as Providence Forge I located at 448 Vaughn Road, **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania of July 3, 1953, p.l. 196 by the recording in the Office of the Recording of Deeds of Montgomery County a Declaration dated May 4, 1973 in Deed Book 3847, Page 139 and Declaration Plan dated February 15, 1973 and recorded May 4, 1973 in Condominium Plan Book 1, Page 65; and a Code of Regulations dated May 3, 1973 and recorded May 4, 1973 in Deed Book 3947, Page 140; being designated on Declaration Plan as Unit 108, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration of .865%).

SUBJECT to covenants, easements and restrictions of record.

BEING the same premises which Dallas A. Heller, by Deed dated October 16, 2006 and recorded October 25, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5621, Page 1334, granted and conveyed unto Theron G. Wade, as sole owner.

Parcel Number: 61-00-04388-32-1.

Location of property: 108 Providence Forge, Royersford, PA 19468-2937.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Theron G. Wade, as sole owner** at the suit of Wells Fargo Bank, N.A. Debt: \$144,799.33.

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.

11-35111

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

BEGINNING at a point on the Southeasterly side of Plowshare Road (50 feet wide) said point being measured the (2) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Southwesterly side of Angus Circle and the Southeasterly side of Plowshare Road: (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 21.49 feet to a point of tangent on the Southeasterly side of Plowshare Road and (2) along same South 3°, 30' West, 119.64 feet to a point a corner of Lot No. 95 and place of beginning; thence leaving the Southeasterly side of Plowshare Road and along Lot No. 94 and Lot No. 93, South 86°, 30' East, 178.73 feet to a point in line of lands now or late of Charles Olson; thence along said lands South 28°, 31', 55" West, 112.54 feet to a point a corner of Lot No. 97 North 76°, 57' West, 139.63 feet to a point on the Southeasterly side of Plowshare Road; thence along the Southeasterly side of Plowshare Road, on the arc of a circle curving to the left having a radius of 475 feet the arc distance of 79.17 feet to a point a corner of Lot No. 95, said point being the first mentioned point and place of beginning.

BEING Lot No. 96 on said plan.

BEING the same premises which Dianne Stearns, by Deed dated 1/14/2002 and recorded 2/4/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5394, Page 821, granted and conveyed unto Dianne Stearns.

Parcel Number: 66-00-05474-44-5.

Location of property: 1142 Plowshare Road, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dianne Stearns** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-3. Debt: \$398,587.30.

Gregory Javardian, Attorney. I.D. #55669

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

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

11-35316

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Gary Heights", prepared by George F. Shaner, Registered Professional Engineer, dated May 31, 1956, last revised July 29, 1956, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-4, Page 16, as follows, to wit:

BEGINNING at a point on the Southerly side of Hanover Drive (60.00 feet wide), a corner of this and Lot No. 21, as shown on said plan, which point is measured the four following courses and distances from a point of curve on the Southerly side of Irwin Place (60.00 feet wide), as shown on said plan: (1) leaving Irwin Place on the arc of a curve, curving to the right in a Southeastwardly to Southwestwardly direction, having a radius of 50.00 feet, the arc distance of 78.54 feet to a point of tangent on the Westerly side of Hanover Drive; (2) South 02 degrees, 00 minutes West along the Westerly side of Hanover Drive 270.00 feet to a point of curve; (3) on the arc of a curve, curving to the left in a Southwestwardly to Northeastwardly direction, having a radius of 180.00 feet along the Westerly and Southerly sides of Hanover Drive 299.52 feet to a point of tangent on the Southerly side of Hanover Drive; and (4) North 86 degrees, 33 minutes, 37 seconds East along the Southerly side of Hanover Drive 272.76 feet to the point of beginning.

CONTAINING in frontage or breadth along the Southerly side of Hanover Drive on a course bearing North 85 degrees, 33 minutes, 37 seconds East, 100.00 feet, and extending of that width, Southeastwardly, in length or depth between parallel lines at right angles thereto 200.00 feet.

BEING Lot No. 20, as shown on said plan.

BEING the same premises which SJA Associates of N.J., Inc., a New Jersey Corporation, by Deed Dated September 3, 1996 and recorded September 4, 1996 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5159, Page 2402, granted and conveyed unto Douglas J. Moreno, Sr., and Annette Moreno, husband and wife, as Tenants by the Entireties.

Parcel Number: 60-00-01417-13-4.

Location of property: 151 Hanover Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Douglas J. Moreno a/k/a Douglas J. Moreno, Sr. and Annette Segarra-Moreno a/k/a Annette Moreno** at the suit of Wells Fargo Bank, N.A. Debt: \$230,878.24.

Jaime R. Ackerman, Attorney.

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

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

12-00267

ALL THAT CERTAIN one story brick school house and lot of land known as "Mainland School" situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin in Store Road (formerly a public road leading from Mainland to Skippackville); thence extending along said road South forty-five degrees, West one hundred fifteen feet; thence extending by land now or late of Isaac Alderfer the three following courses and distances, to wit: North forty-five degrees, West one hundred eighty-nine and one-third feet to a point a corner; thence North forty-five degrees East, one hundred fifteen feet to a post; thence South forty-five degrees, East one hundred eighty-nine and one-third feet to the place of beginning.

CONTAINING eighty perches of land, being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN James D. Bunton, by Deed from James D. Bunton and Donna Bunton, his wife, dated 09/10/1992, recorded 11/17/1992 in Book 5024, Page 2078.

Parcel Number: 50-00-04279-00-9.

Location of property: 501 Store Road, Harleysville, PA 19438-2503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Bunton** at the suit of PHH Mortgage Corporation. Debt: \$118,881.89.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-00742

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

BEGINNING at a point in the Northwesterly side of Highland Avenue (40 feet wide) at the distance of 215 feet Northeastwardly from the intersection which the said side of Highland Avenue, produced, makes with the Northeasterly side of Horace Avenue (50 feet wide) produced; thence through Lot No. 248 North 52 degrees, 46 minutes West, 150 feet to a point; thence along Lots 257 and 258 North 37 degrees, 14 minutes East, 70 feet to a point; thence through Lot No. 247 South 52 degrees, 46 minutes East, 150 feet to a point on the aforesaid side of Highland Avenue; thence along the same South 37 degrees, 14 minutes West, 70 feet to the place of beginning.

BEING the Southwest 35 feet of Lot No. 247 and the Northeast 35 feet of Lot No. 248 on plan of Highland Farm.

UNDER AND SUBJECT to certain conditions, covenants, agreement and restrictions of record.

TOGETHER with the right of ingress and egress and to the use of a certain driveway extending from Horace Avenue to Highland Avenue as shown on a plan or survey made by Albright and Mebus dated 12/2/1937 and revised 7/6/1938 and subject to the use thereof by others.

TITLE TO SAID PREMISES IS VESTED IN Michael K. Reilly and Jaclyn M. Reilly, by Deed from Thomas Vincent Grady, Executor of the Estate of Jane Anne Grady a/k/a, Jane A. Grady, Deceased, dated 04/29/2003, recorded 06/27/2003 in Book 5462, Page 209.

Parcel Number: 30-00-29184-00-9.

Location of property: 1220 Highland Avenue, Abington, PA 19001-3706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael K. Reilly and Jaclyn M. Reilly** at the suit of Wells Fargo Bank, N.A. Debt: \$214,184.78.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-01641

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania dated 10/17/1941 and amended October 25th 1941 and further amended on November 10, 1941, as follows, to wit:

BEGINNING at a point on the Southwest side of Limekiln Pike (50 feet wide) at the distance of 124.25 feet Northwest from the center line of Waverly Road (33 feet wide); thence extending along the said side of Limekiln Pike North 13 degrees, 20 minutes West, 30 feet to a point; thence extending South 79 degrees, 5 minutes, 40 seconds West, 140 feet to a point; thence extending South 13 degrees, 49 minutes, 30 seconds East, 35.92 feet to a point in the bed of a certain driveway leading Southeastwardly into Waverly Road; thence North 76 degrees, 40 minutes East and partly through the center line of a party wall dividing this from premises adjoining to the Southeast, 139.56 feet to a point in the Southwest side of Limekiln Pike, the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer J. Bennett, by Deed from Scott E. Allen and Katherine C. Allen, dated 02/27/2003, recorded 03/12/2003 in Book 5449, Page 1229.

Parcel Number: 31-00-17395-00-7.

Location of property: 340 Limekiln Pike, Glenside, PA 19038-3322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer J. Bennett** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$117,196.67.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-01884

ALL THAT CERTAIN unit in the property known, identified and described in the Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Penllyn Pike and Pen-Ambler Road, in **Lower Gwynedd 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 Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania of a Declaration dated August 29, 1979 and recorded September 12, 1979 in Deed Book 4452, Page 33, First Amendment to Declaration dated 1/29/1980 and recorded 1/29/1980 in Deed Book 4496, Page 411 and a Declaration Plan dated January 4, 1978, last revised July 19, 1978 and recorded September 11, 1979 in Condominium Book 6, Page 58 as amended by First Amendment to Declaration Plan dated December 26, 1979 and recorded December 28, 1979 in Condominium Book 6, Page 82 through 90, and a Code of Regulations dated September 11, 1979 and recorded September 12, 1979 in Deed Book 4452, Page 79, First Amendment to Code of Regulations dated 1/29/1980 in Deed Book 4496, Page 18 and Second Amendment to Code of Regulations recorded in Misc. Deed Book 20, Page 680, being designated on said Declaration Plan as Unit No. 1-C and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided 0.37842% interest in the common elements as defined in said Declaration.

BEING the same premises which Vincent T. Bralic and Catherine R. Ledwith, by Deed dated November 19, 2008 and recorded November 25, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5715, Page 00350, granted and conveyed unto John L. Boshinski and Rita E. Boshinski.

Parcel Number: 39-00-03192-04-5.

Location of property: 404 Old Penllyn Pike, Condominium L 1-C, Blue Bell, PA 19422-1108.

The improvements thereon are: Condominium-Townhouse.

Seized and taken in execution as the property of **John L. Boshinski and Rita E. Boshinski** at the suit of Wells Fargo Bank, N.A. Debt: \$182,399.72.

Jaime R. Ackerman, Attorney.

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

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

12-02585

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a final plan of subdivision made for Sylvio Corporation made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated October 15, 1976 and recorded in Plan Book A-27, Page 97, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Goshen Road, a common corner of Lots 40 and 41 on said plan; thence extending along the line dividing Lots 40 and 41 North fifty-nine degrees, eighteen minutes, forty-two seconds East, one hundred fifty-six and ninety-one one-hundredths feet to a point in line of Lot 37 on said plan; thence extending along same South fourteen degrees, forty-two minutes, twenty-five seconds East, thirty-four and eighteen one-hundredths feet to a point, a corner of Lot 42 on said plan; thence extending along same South fifty-nine degrees, eighteen minutes, forty-two seconds West, one hundred thirty-four and twenty-six one-hundredths feet to a point on the Northeasterly side of Goshen Road; thence extending along same on the arc of a circle curving to the right having a radius of three hundred seventy-five feet the arc distance of twenty-four and five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Beth L. Benditt, by Deed from Kevin B. McDevitt and Maria Veneranda C. McDevitt, h/w, dated 08/21/2000, recorded 09/19/2000 in Book 5332, Page 743.

Parcel Number: 38-00-00479-70-7.

Location of property: 106 Goshen Road, Schwenksville, PA 19473-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beth L. Benditt** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association f/k/a First Horizon Home Loan Corporation. Debt: \$95,082.06.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-03124

ALL THAT CERTAIN lot or piece of ground, situate in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Schwenksville Borough Authority of Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated February 17, 1984, as recorded at Norristown, Pennsylvania, in Plan Book A-45, Page 299, as follows, to wit:

BEGINNING at a point located on the Northeasterly side of Clearfield Avenue (thirty feet wide legal right-of-way), said point being a corner of this lot and Lot No. 6 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Clearfield Avenue North fifty-eight degrees, twenty-five minutes West, two hundred fourteen feet to a point a corner; thence extending from said point crossing the Southwesterly side of Woodland Avenue (no width given) and in and through the bed of same North sixty-six degrees, twenty-seven minutes, forty-four seconds East, two hundred forty-five and seventy-eight one-hundredths feet to a point; thence extending from said point South seventy-seven degrees, nine minutes, nine seconds East, forty-eight feet to a point located in the bed of Mine Hill Road (no width given); thence extending from said point in and through the bed of Mine Hill Road South fifty-eight degrees, nine minutes, nine seconds East, twenty-nine feet to a point a corner of this lot and Lot No. 6; and thence extending from said point crossing the Southwesterly side of Mine Hill Road along Lot No. 6 South thirty-one degrees, fifty minutes West, two hundred sixteen and ninety-one one-hundredths feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING in area eighteen thousand eight hundred sixty-nine square feet (net); twenty-nine thousand eight hundred sixty-nine square feet (gross), be the same more or less.

BEING Lot No. 7 as shown on the plan.

BEING the same premises which Ralph C. Rosenberger and Carroll A. Rosenberger, husband and wife, by Deed dated June 25, 1991 and recorded June 26, 1991 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4979, Page 1148, granted and conveyed unto Stevan R. Peyton and Barbara J. Peyton, husband and wife.

Parcel Number: 20-00-00044-20-6.

Location of property: 819 Mine Hill Road, Schwenksville, PA 19473-1318.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stevan R. Peyton and Barbara J. Peyton, husband and wife** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust I. Debt: \$160,571.60.

Ashleigh Levy Marin, Attorney.

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

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

12-03305

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

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

BEING Lot 3 on said plan.

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

Parcel Number: 16-00-03336-00-5.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marcella Richardson** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$161,329.75.

Michael McKeever, Attorney. I.D. #56129

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

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

12-03515

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Subdivision Section No. 2 made for Wissahickon Woods by F. Richard Urwiler, Professional Engineer, dated March 13, 1972, recorded in Norristown, Pennsylvania, in Plan Book A-20, Page 48, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Dickerson Road (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.68 feet from a point on the Northeast site of the Ultimate Right-of-Way line of Mill Road (ultimate width being 50 feet); thence extending from said point of beginning along said side of Dickerson Road North 38 degrees, 25 minutes East, 127.56 feet to a point a corner of Lot No. 2 on said plan; thence extending along the same South 51 degrees, 35 minutes East, 175.00 feet to a point in line of Dideco Growth Investors; thence extending along the same South 38 degrees, 25 minutes, 12 seconds West, 138.06 feet to a point on the Northeast side of Mill Road; thence extending, along the same North 51 degrees, 24 minutes, 41 seconds West, 165.03 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Robinson and Charlette Wallace, as Tenants in Common and not with the Right of Survivorship, by Deed from Federal National Mortgage Association, dated 11/17/1997, recorded 11/26/1997 in Book 5208, Page 351.

Parcel Number: 56-00-01847-00-5.

Location of property: 1183 Dickerson Road, North Wales, PA 19454-2337.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Robinson and Charlette Wallace** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates Series 2004-RP1. Debt: \$143,843.01.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-04983

ALL THAT CERTAIN piece of parcel of ground, situate in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a certain plan of property prepared for William. E. McLaughlin, by C. Raymond Weir, Registered Professional Engineer dated January 21, 1955 and last revised October 4, 1962, a follows, to wit:

BEGINNING at an interior point in line of Lot Number 224 on said plan said point being the three following courses and distances from a point of curve on the Southwesterly side of Walnut Lane (forty feet wide): (1) leaving Walnut Lane on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and sixty one-hundredths feet to a point of tangent on the Southeasterly side of Forest Avenue (forty feet wide); (2) South fifty-three degrees, thirty-one minutes West along the Southeasterly side of Forest Avenue partly along Lot Number 224 on said plan three hundred thirty-eight and eleven one-hundredths feet to a point a corner; and (3) South thirty six degrees, twenty-nine minutes East still along Lot Number 224 on said plan, one hundred fifty feet to the point of beginning; thence extending from said point of beginning South thirty-six degrees, twenty-nine minutes East along Lot Number 224 on said plan sixty-six and twenty-eight one-hundredths feet to a point in line of lands now or late of Patrick Doherty; thence extending South fifty-nine degrees, twenty-three minutes West partly along lands of Doherty seventy-three and ninety-nine one-hundredths feet to a point; thence extending North thirty degrees, thirty-seven minutes West, fifty-nine and three one-hundredths feet to a point; thence extending North fifty-three degrees, thirty-one minutes East, sixty-seven and fifty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 4423 square feet more or less.

UNDER AND SUBJECT to building restrictions of record.

BEING the same premises which John J. Fox, Deceased and Anne M. Fox, husband and wife by Deed dated 07/28/2006 and recorded 08/17/2006 in Montgomery County in Deed Book 5612, Page 2281 granted and conveyed unto Gerald E. Rath, III and Christine A. Rath, husband and wife.

Parcel Number: 01-00-05800-00-4.

Location of property: 151 Walnut Lane, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christine A. Rath and Gerald E. Rath, III** 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: \$188,835.85.

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

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

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

12-06183

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake set in the Westerly line of Summit Avenue, North 13 degrees, 50 minutes West, 240 feet from the Northwesterly corner of Wells Street and Summit Avenue (both streets 40 feet wide); thence North 13 degrees, 50 minutes West along the Westerly side of Summit Avenue, 40 feet to a stake and extending between parallel lines of that width or breadth South 76 degrees, 10 minutes West at right angles to Summit Avenue in length or depth, 143 feet to the Easterly line of a 15 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Steven J. Willard and Theresa M. Reed Willard, by Deed from Benjamin C. Moroff and Cheryl L. Moroff, dated 11/08/2004, recorded 12/03/2004 in Book 5535, Page 1253.

Parcel Number: 65-00-11284-00-9.

Location of property: 277 Summit Avenue, Conshohocken, PA 19428-2227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Willard and Theresa M. Reed Willard** at the suit of Citimortgage, Inc. Debt: \$208,497.98.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-06646

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania being Lot "C" on revised plan of lots part of the Robert B. Haines Estate, made for Lycoming Estates, Inc., by Haggerty and Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, January 1959 and revised April 1959 which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Plan Book A-5/3, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenwood Road (50 feet wide) at the distance of 99.55 feet measured on the arc of a circle curving to the right having a radius of 595.15 feet from a point of reverse curve which last mentioned point of reverse curve is measured on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 32.78 feet from a point on the Northwesterly side of Lycoming Avenue (50 feet wide), thence extending South 30 degrees, 46 minutes, 16 seconds West, 118.12 feet to a point; thence extending North 53 degrees, 26 minutes, 48 seconds West, 135.12 feet to a point; thence extending North 37 degrees, 54 minutes East, 121.13 feet to a point on the Southwesterly side of Glenwood Road; thence extending along the same on the arc of a circle curving to the left, having a radius of 595.15 feet, the arc distance of 120 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathy Cole Francis Trust, dated 09/4/2003 and Kathy Cole Francis, Trustee, by Deed from Barry Lapidus, dated 04/16/2004, recorded 05/26/2004 in Book 5509, Page 258.

Parcel Number: 31-00-12067-00-7.

Location of property: 224 Glenwood Road, Elkins Park, PA 19027-3523.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathy Cole Francis and Kathy Cole Francis Trust** at the suit of Wells Fargo Bank, N.A. Debt: \$266,032.16.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-07514

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, bounded and described in accordance with a Subdivision made for Alvin A. Clemens and Alvin B. Clemens by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated 10/4/1978 and last revised 11/27/1978 and recorded in Plan Book A-36, Page 37, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oak Drive (variable widths), said point being located the two following courses and distances from a point of curve on the Northwesterly side of Stormfield Drive (50 feet wide): (1) on the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point; (2) North 47 degrees, 53 minutes West, 105.00 feet to the point of beginning; thence extending from said point of beginning along the Northeasterly side of Oak Drive, North 47 degrees, 53 minutes West, 80.00 feet to a point, a corner of Lot No. 82; thence along Lot No. 8, North 42 degrees, 07 minutes East, 105.00 feet to a point in line of Lot No. 69; thence along the same and along Lot No. 70, South 47 degrees, 53 minutes East, 80.00 feet to a point, a corner of Lot No. 80; thence along the same, South 42 degrees, 07 minutes West, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 81 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Clark and Ann Marie Clark, by Deed from Wayne A. Paskel and Amy D. Paskel, h/w, dated 04/14/1999, recorded 05/17/1999 in Book 5271, Page 2394.

Parcel Number: 50-00-02939-10-7.

Location of property: 417 Oak Drive, Harleysville, PA 19438-2345.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anne Marie Clark a/k/a Ann Marie Clark and Kevin J. Clark** at the suit of GMAC Mortgage, LLC. Debt: \$225,486.91.

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

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

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

12-07999

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared as part of 'Sunnybrook Village' made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140 and 141 and as further shown on plan made by Gilmore & Associates, Inc., dated May 29, 2001 and last revised May 10, 2004 and recorded in Plan Book 23, Pages 337 to 342.

BEING Lot No. 53 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ieva A. Tracey, unmarried, by Deed from NVR, Inc., a Virginia Corporation, dated 06/29/2005, recorded 07/19/2005 in Book 5562, Page 2082.

Parcel Number: 42-00-00473-15-1.

Location of property: 73 Brookview Lane, Pottstown, PA 19464-2992.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ieva A. Tracey** 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: \$221,446.60.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-08077

ALL THAT CERTAIN lot or piece of land with the message or tenement thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot #23 on a certain plan of lots made for Rachel H. Johns from a survey made February 1st, 1887 by John S. Garrigues, Civil Engineer, and recorded at Norristown in Deed Book #307, Page 99, bounded and described in accordance with a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 22nd, 1914, as follows, to wit:

BEGINNING at a point in the middle of Prospect Avenue at the distance of five hundred seventy-three and forty-nine one-hundredths feet Southwestwardly from the Southwesterly side line of Lancaster Avenue; thence extending along the middle of the said Prospect Avenue, South forty-eight degrees, thirty minutes West, twenty-five and seven-tenths feet to a point in line of land of Hester W. Morton; thence extending along the same passing through the center of the partition or division wall between the above-mentioned message or tenement and the one on the adjoining lot to the Southwest, North forty-one degrees, thirty minutes West, one hundred two feet to a point in the line of land now or late of Timothy Quinlan; thence extending along the same, North forty-eight degrees, thirty minutes East, twenty-five and seven-tenths feet to a point; and thence extending South forty-one degrees, thirty minutes East, one hundred two feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur Prout a/k/a Arthur Garnet Prout, by Deed from Edgar Bolden, III and Helene Bolden-Wilson, dated 01/27/1998, recorded 01/30/1998 in Book 5214, Page 2455.

Parcel Number: 40-00-47968-00-7.

Location of property: 48 Prospect Avenue, Bryn Mawr, PA 19010-2605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur Prout a/k/a Arthur Garnet Prout** at the suit of U.S. Bank National Association as Trustee for RASC 2005KS9. Debt: \$275,343.25.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-09582

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of High Point, made for Dorothy B. Graham, by Charles E. Shoemaker, Inc., Abington, Pennsylvania, dated 4/6/1977 and recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-30, Page 4, as follows, to wit:

BEGINNING at a point in the bed of High Point West (30 foot wide easement for access), said point being a corner of Lot 9, as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 7, as shown on the above mentioned plan, partly through the bed of High Point West, North 87 degrees, 00 minutes, 00 seconds West, 319.30 feet to a point in line of lands now or late of P.A. Yambor; thence extending along the same, North 28 degrees, 42 minutes, 33 seconds West, 180.35 feet to a point, a corner of lands now or late of John W. and Elizabeth J. Snyder; thence extending along the same and along the lands now or late of D.L. and Mary Rupertus, North 70 degrees, 00 minutes, 00 seconds East, 251.59 feet to a point, a corner of Lot No. 9, as shown on the above mentioned plan; thence extending along the same and partly through the bed of High Point West, South 33 degrees, 00 minutes, 00 seconds East, 310.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on the above mentioned plan.

Parcel Number: 59-00-09361-57-9.

Location of property: 80 High Point West a/k/a 80 High Point, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Angelique Guarenghi** at the suit of School District of Upper Moreland Township. Debt: \$11,014.35.

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.

12-11496

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected being the Southerly portion of Lot No. 113 of David Jones, Estate, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Benjamin F. Snyder, Registered Engineer and Surveyor, dated the 27th day of July, A.D., 1936, as follows, to wit:

BEGINNING at a point on the Northerly side of Jones Street (40 feet wide) at the distance of one hundred and twenty-five feet, ten and one-eighth inches Westwardly from the Southwesterly side of Narrows Hill Avenue.

CONTAINING in front or breadth on the said Jones Street twenty-two feet and extending of that width in length or depth Northwardly seventy-four feet.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

TITLE TO SAID PREMISES IS VESTED IN Andrew Geigert, by Deed from Tommy J. Harmon and Delphina A. Harmon, Successor Trustees of the Thomas G. Spezzano Revocable Living Trust, dated 05/02/2006, recorded 06/16/2006 in Book 5801, Page 21.

Parcel Number: 40-00-27912-00-2.

Location of property: 129 Jones Street, Bala Cynwyd, PA 19004-1847.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Geigert** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX5. Debt: \$295,254.33.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-11863

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan of Winding Brooks Estates dated 2/18/1987 and last revised 5/18/1987 and recorded in the office of the Recorder of Deeds of Montgomery County in Plan Book A 48, Page 319, as follows, to wit:

BEGINNING at a point on the Westerly side of Bradley Way (50 feet wide) said point being the common corner of this lot and Lot #31 on the above mentioned plan; thence from said point along the Westerly side of Bradley Way on the arc of a circle curving to the left having a radius of 175.00 feet and the arc distance of 61.04 feet to a point being a common corner of this lot and Lot #33 on the above mentioned plan; thence from said point along Lot #33 South 75 degrees, 20 minutes, 55 seconds West, 151.17 feet to a point in line of lands now or late of Lewis and Marie Babie on the above mentioned plan; thence from said point along land now or late of Lewis and Marie Babie, North 43 degrees, 20 minutes, 01 seconds West, 82 57 feet to a point a common corner of this lot and Lot #28 on the above mentioned plan; thence from said point along Lot #28 North 46 degrees, 39 minutes, 59 seconds East, 75.82 feet to a point, a common corner of this lot and Lot #31 on the above mentioned plan; thence from said point along Lot #31, South 84 degrees, 40 minutes, 05 seconds East, 143 46 feet to the first mentioned point and place of beginning.

BEING Lot #32 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jean-Paul Banyacski and Julie B. Banyacski, by Deed from Matthew R. Vance and Elizabeth A. Vance, his wife, dated 07/28/2005, recorded 08/06/2005 in Book 5565, Page 1264.

Parcel Number: 42-00-00342-02-1.

Location of property: 2284 Bradley Way, Pottstown, PA 19464-2695.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean-Paul Banyacski and Julie B. Banyacski a/k/a Julie Beth Banyacski** at the suit of Wells Fargo Bank, N.A. Debt: \$204,817.87.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-11868

PREMISES A:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 400 feet Southwestward from the middle line of Upland Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Cottage Avenue, 40 feet (each being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1049 and No. 1050 on said plan.

PREMISES B:

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Cottage Avenue (40 feet wide) at the distance of 440 feet Southwestward from the middle of Upland Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle of Cottage Avenue, 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines parallel with the said middle line of Upland Avenue, 130.00 feet.

BEING Lots No. 1051 and No. 1052 on the said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Shurtz and Melissa A. Shurtz, by Deed from Deidre L. Cass, dated 03/27/2008 and recorded 03/31/08, in Book 5687, Page 47.

Parcel Number: 36-00-02530-00-8.

Location of property: 313 Cottage Avenue, Horsham, PA 19044-2530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Shurtz and Melissa A. Shurtz** at the suit of Wells Fargo Bank, N.A. Debt: \$240,014.67.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-12255

ALL THAT CERTAIN lot or piece of land with the messuage on tenement and other buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, and State of Pennsylvania.

BEGINNING at a stake or stone set for a corner in the middle of Ridge Turnpike Road, it being also a corner of lot of land heretofore granted by Samuel Cressman for a public school; thence by the same North 41 degrees, East 135.5 feet to a point; thence still along the line of said school lot North 48 degrees, 35 minutes East, 66 feet to a post set for a corner in line of Steeper land; thence by same North 41 degrees, East 393 feet to a corner; thence South 39 degrees, East 129 feet to a stone; thence North 50 degrees, 32 minutes East, 39 feet to a stone; thence South 47 degrees, 8 minutes East, 41.75 feet to a stake; thence South 41 degrees, 26 minutes West, 544.5 feet to a point in the middle of said Turnpike Road; thence by same North 48 degrees, 35 minutes West, 112.2 feet to beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN rear or lot of piece of land, situate in Springfield Township, Montgomery County, State of Pennsylvania, described according to a plan of survey thereof made by Jacob Orie Clark, Civil Engineer, Philadelphia, on the 3rd day of March, 1928, to wit:

BEGINNING at a post at the Northerly corner of lot formerly granted by Samuel Cressman et ux., to the School Direction of Springfield Township (said lot having a frontage of 60 feet on Ridge Pike); thence North 41 degrees, East along land of Elmer Pitter 393 feet to a post; thence by other land of said Ellis Ames Ballard, the 3 following courses and distances, namely: (1) South 39 degrees, East 129 feet to a stone; (2) North 50 degrees, 32 minutes East, 39 feet to a stone; and (3) South 47 degrees, 8 minutes East, 41.75 feet to a stake; thence South about 40 degrees, 41 minutes, 30 seconds West along another lot belonging to Elmer Ritter, 409 feet more or less to a point and thence North 48 degrees, 35 minutes West (said courses being erroneously given in the last deed as North 48 degrees, 35 minutes East) partly along other land of said Schaefer and partly along the rear of the said school lot 177.5 feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jay A. Longshore and Beatriz Vieira, by Deed from Steven J. Rubino and Lucinda A. Rubino, h/w, dated 08/16/2001, recorded 08/24/2001 in Book 5373, Page 408.

Parcel Number: 52-00-15667-00-4.

Location of property: 9287 Ridge Pike, Philadelphia, PA 19128-1802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jay A. Longshore and Beatriz Vieira** at the suit of Suntrust Mortgage, Inc. Debt: \$92,254.72.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-14182

ALL THAT CERTAIN message and lot of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known as No. 200 Cherry Street, bounded and described, as follows, to wit:

BEGINNING at a point at the intersection of the Northeast side of Lafayette Street with the Southeast side of Cherry Street; thence along the Northeast side of Lafayette Street, Southeasterly fifty feet to a corner of land of Raffael Palumbo's; thence Northeasterly along land of said Palumbo's passing along the fact of the wall of said Palumbo's land, fourteen and seventy-five one-hundredths feet to a corner of other land of the Stritzinger Estate; thence along the land of the said Stritzinger Estate, Northwesterly passing through the center of a partition wall dividing their house from the house on the adjoining premises fifty feet to the Southeast side of Cherry Street, aforesaid; thence along said side of said Cherry Street, Southwesterly fourteen and seventy-five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richelle C. Johnson, by Deed from Adriano Palatano and Monica L. Palatano, dated 02/14/2008, recorded 02/21/2008 in Book 5683, Page 422.

Parcel Number: 13-00-07560-00-5.

Location of property: 200 Cherry Street, Norristown, PA 19401-4708.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richelle C. Johnson** at the suit of PHH Mortgage Corporation. Debt: \$85,222.74.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-14779

ALL THAT CERTAIN unit in the property known, named and identified as "College Park" a condominium, located in **Collegeville Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore be submitted to the provisions of the Uniform Condominium Act 68, Pa.C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds of Montgomery County of a certain declaration and plan attached thereto dated September 28, 1989, recorded October 2, 1989 as in Deed Book 4924, Page 1927, and plats and plans for same dated September 29, 1989, recorded as Exhibit "E" of the said Declaration of Condominium of "College Park" a condominium as amended by a First Amendment to Declaration of Condominium, dated July 2, 1990, recorded July 5, 1990 as in Deed Book 4950, Page 2290 as amended by a Second Amendment to Declaration of Condominium, dated July 18, 1991, recorded July 19, 1991 as in Deed Book 4981, Page 1283, as Amendment by a Third Amendment to Declaration of Condominium, dated October 21, 1992, recorded October 23, 1992, as in Deed Book 5002, Page 1427, as amended by a 4th Amendment to Declaration of Condominium, dated February 5, 1993, recorded March 10, 1993 as in Deed Book 5035, Page 2324, as amended by a 5th Amendment to Declaration of Condominium, dated March 29, 1993, recorded May 17, 1993 as in Deed Book 5041, Page 1062, as amended by a 6th Amendment to Declaration of Condominium, dated October 7, 1993 recorded October 15, 1993 as in Deed Book 5057, Page 2023, and as amended by a 7th Amendment to Declaration of Condominium, dated October 8, 1993, recorded October 15, 1993 in Deed Book 5057, Page 2039.

BEING designated therein as Unit #46.

BEING the same premises which Robert T. Kelley and Margot A. Kelley, by indenture bearing date 3/13/2003 and recorded 3/21/2003 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5450, Page 1294 etc., granted and conveyed unto Kevin M. Smith and Erin M. Gambeski, husband and wife, in fee.

BEING the same premises which Kevin M. Smith and Erin M. Gameski, by Deed dated February 15, 2008 and recorded February 27, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5683, Page 02177, granted and conveyed unto Marybeth Boyle.

Parcel Number: 04-00-00808-32-2.

Location of property: 246 Liberty Court, Unit 46 a/k/a 246 Liberty Court, Collegeville, PA 19426-2577.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marybeth Boyle** at the suit of Wells Fargo Bank, N.A. Debt: \$244,768.76.

Jaime R. Ackerman, Attorney.

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

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

12-14798

ALL THAT CERTAIN message, tenement and tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 2 in a plan of building lots laid out by Stephen Banus, as surveyed by Ralph E. Shaner, under date of 10/3/41, limited and described, as follows, to wit:

BEGINNING at a point in the middle of a public road known As State Highway Route No. 663 from Pottstown to Pennsburg, distant 403 feet, 6 inches Southwesterly from the middle of the intersection of the aforesaid public road and other public road known as the Old Swamp Road at a corner of this and land now or late of Theodore K. Slaybaugh, et ux.; thence along the same, North 44 degrees, 18 minutes West, 167 feet, 2 inches to a point, corner of this and land now or late of August W. Davidheiser; thence along the same, North 43 degrees, 4 minutes East, 90 feet 1/4 inches to a point, a corner of this and other lands now or late of Stephen Banus and Helen Banus, his wife; thence along the same, South 44 degrees, 18 minutes East, 170 feet, 4 inches to a point in the middle of the aforesaid public road; 18 minutes East, 170 feet, 5 inches to a point in the middle of the aforesaid public road; thence along the middle of the same, South 45 degrees, 42 minutes West, 90 feet to the place of beginning.

BEING the same premises which Robert D. Stofflet, unmarried, and Barbara Vigneault, unmarried, by Deed dated May 27, 2005 and recorded June 15, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5557, Page 2112, granted and conveyed unto Robert Feraker and Rebecca Feraker, husband and wife.

Parcel Number: 42-00-01045-00-2.

Location of property: 1977 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rebecca Feraker and Robert Feraker, husband and wife** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC4. Debt: \$127,095.21.

Jaime R. Ackerman, Attorney.

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

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

12-14928

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the South Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of High Street, between Green and Edgewood Streets, being known as 932 High Street, bounded and described, as follows, to wit:

BEGINNING at a stake on the South side of said High Street (formerly the Perkiomen and Reading Turnpike) between Green and Edgewood Streets, a corner of this and land formerly of John Landis; thence along said land (being Lot #15) 140 feet Southwardly formerly to the North side of a 20 feet wide alley; thence Westwardly along the North side of said alley, 30 feet to a stake a corner of land now or late of Samuel Schwenk; thence Northwardly along the same, 140 feet to the South side of High Street aforesaid; thence Eastwardly along said South line of High Street, 30 feet to the place of beginning.

BEING the greater part of Lot 17 on a Plan of Lots of Joseph Potts and Company.

BEING the same premises which Thomas R. Galloway and Mary Dianne Galloway, husband and wife, by Deed dated June 29, 2006 and recorded in the Montgomery County Recorder of Deeds Office on July 31, 2006 in Deed Book 05610, Page 1740, granted and conveyed unto David Concepcion.

Parcel Number: 16-00-14356-00-1.

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Concepcion** at the suit of JP Morgan Chase Bank, National Association. Debt: \$169,090.87.

Leonard J. Mucci, III, Attorney.

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

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

12-15279

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, Montgomery County, Pennsylvania, and described according to a plan thereof made by William T. Muldrew, Registered Professional Engineer, dated June 20, 1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penn Avenue (fifty feet wide) at the distance of one hundred forty-nine and sixty-seven one-hundredths feet Southwestwardly from the Southwesterly side of Burke Street (fifty feet wide); thence extending South 38°, 52', 30" East one hundred thirty-three and sixty-four one-hundredths feet to a point; thence extending South 51°, 19' West forty-nine and eighty-nine one-hundredths feet to a point; thence extending North 38°, 52', 30" West, one-hundred thirty-three and forty-eight, one-hundredths feet to a point on the Southeasterly side of Penn Avenue aforesaid: thence extending North 51°, 07', 30" East along the said side of Penn Avenue forty-nine and eighty-nine one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 18-00-02017-00-8.

Location of property: 112 South Penn Avenue, Rockledge, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick C. Christmann and Doris Christmann** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$253,146.46.

Richard J. Nalbandian, Attorney. I.D. #312653

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

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

12-15863

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, prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Sixth Street (50.00 feet wide), said point being a corner of Lot No. 30 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 30 North 39 degrees, 42 minutes, 54 seconds West, 150.00 feet to a point in line of Lot No. 29; thence extending along Lot No. 29 North 12 degrees, 52 minutes, 33 seconds West, 9.09 feet to a point in line of land of Pennsburg Associates; thence extending along same North 60 degrees, 43 minutes, 01 seconds East, 8.40 feet to a point a corner of Lot No. 32; thence extending along Lot No. 32 South 55 degrees 43 minutes, 47 seconds East, 152.92 feet to a point on the Northwestern side of Sixth Street; thence extending along the Northwestern side of Sixth Street, the two (2) following courses and distances, viz: (1) South 34 degrees, 16 minutes, 14 seconds West, 13.70 feet to a point; and thence (2) on the arc of a circle curving to the right, having a radius of 150.00 feet the arc distance of 41.93 feet to a point a corner of Lot No. 30; being the first mentioned point and place of beginning.

BEING Lot No. 31 as shown on the above mentioned plan.

UNDER AND SUBJECT to the following deed restrictions: (1) NO lot shall be occupied or used except for single family residential purposes. No part of the property shall be used for any business or commercial use. (2) NO animals, livestock or poultry of any kind shall be raised, bred or maintained for any commercial use. (3) NO Rubbish Trash, Garbage or other waste shall be permitted to accumulate on the lot except in sanitary containers. (4) NO cars, trucks, or other motor vehicles, which are not in an operable conditions and currently licensed and inspected, shall be permitted on the premises, nor shall any trailers, boats, campers, or other recreational vehicles be placed upon the premises. (5) NO mobile home or house trailers shall be placed or erected on the premises, the definition of mobile homes and/or house trailers shall be defined in the Pennsylvania municipalities planning code. (6) NO outbuildings of any type, shack, or shed, or any other building structure detached from the dwelling shall be placed, whether permanently or temporarily on the property, the land owner is to contact the building inspector for any additions to the building. (7) NO exterior radio or television antennas shall be permitted or installation of any satellite dishes. (8) NO fence shall be permitted to be installed within the front yard set back lines. Owner may have a fence installed per specifications. Any privacy fence to be installed on patio to be installed per specifications. For patio privacy fence - heritage vinyl products Fleetwood style, for lawn fences - heritage vinyl product classic picket style or a three-rail or two-rail vinyl fence with attached white vinyl coated wire, if desired. (9) EXCEPT for the builder's sample homes, no 'for sale' sign or other advertising sale device of any kind shall be displayed to the public view on any portion of the property, on any lot, or inside the window of any home. This restrictive covenant will automatically become Null and void on the date the last home in Montgomery meadows is placed under agreement of sale or the date of March 1, 1999, whichever date occurs first. (10) THESE covenants are to run with the land and shall be binding upon successors, heirs, and assigns of grantee. (11) ENFORCEMENT of these covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages incurred as a result of the violation.

TITLE TO SAID PREMISES IS VESTED IN Frank I. Goldberg, by Deed from John J. Granahan, Jr. and Evelyn Granahan, husband and wife, dated 12/01/1999, recorded 01/04/1999, in Deed Book 5254, Page 1319.

Parcel Number: 15-00-02489-10-6.

Location of property: 355 West 6th Street a/k/a 355 West Sixth Street, Pennsburg, PA 18073-1555.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank Goldberg a/k/a Frank I. Goldberg and Lori Hoffman-Goldberg a/k/a Lori S. Hoffman-Goldberg** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$293, 896.06.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-16535

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144, Page 1726, and a First Amendment thereto dated 6-15-1996 and recorded on 6-18-1996 in

Deed Book 5151, Page 348; and a Second Amendment thereto dated 8- 9-1996 and recorded on 8-26-1996 in Deed Book 5158, Page 2476 and a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997 in Deed Book 5175, Page 741 and a restated Third Amendment thereto dated 3/15/1997 in Deed Book 5179, Page 407 and a Fourth Amendment thereto dated 7-17-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1141; and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441; being and designated as Unit No. 305 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.11%.

Parcel Number: 23-00-00880-34-8.

Location of property: 625 Muhlenberg Drive, Trappe, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Peter J. Jannace, Jr. and Susan D. Jannace** at the suit of Perkiomen Valley School District. Debt: \$4,618.58.

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.

12-19114

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey thereof made for Joseph L. Bachler by Barton and Martin, Engineers, dated February 27, 1946, as follows, to wit:

BEGINNING at a point in the Northwestern side of Grove Avenue (forty feet wide) at the distance of five hundred seventy-four and twenty-two one-hundredths feet measured along the said side of Grove Avenue from the intersection of the said side of Grove Avenue and the Southwesterly side of Bethlehem Pike (sixty feet wide); thence extending along said side of Grove Avenue South seventy- two degrees, forty minutes, seven seconds West, fifty feet to a point; thence extending North seventeen degrees, nineteen minutes, fifty-three seconds West, one hundred forty-four and sixty-one one-hundredths feet to a point; thence extending North seventy-four degrees, fifteen minutes East, fifty-three seconds East, one hundred forty-three and twenty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Michael W. Ott and Patricia M. Ott by Deed dated April 30, 2002 and recorded May 23, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5400, Page 868, granted and conveyed unto Daniel P. Dalrymple and Nancy R. Dalrymple.

Parcel Number: 52-00-07967-00-9.

Location of property: 21 Grove Avenue, Flourtown, PA 19031.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel P. Dalrymple and Nancy R. Dalrymple** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$453,545.08.

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

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

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

12-20367

ALL THAT CERTAIN lot, piece or parcel of land situate in **Perkiomen Township**, County of Montgomery, Pennsylvania, as shown on a certain Plan of Perkiomen Greene made by Boucher and James, Inc. of Doylestown, Pennsylvania, dated April 3, 1993, last revised January 11, 1995 and recorded at the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Pages 202-204, more particularly described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Musket Court (28.00 feet wide), a corner of Lot 108 as shown on said plan; thence extending from said point of beginning along said Southwesterly side of Musket Court on the arc of a circle curving to the right having a radius of 136.00 feet an arc distance of 24.37 feet to a point, a corner of Lot 110 as shown on said plan; thence extending along said Lot 110, South 12 degrees, 00 minutes, 00 seconds West, 168.24 feet to a point in line of Lot 102 as shown on said plan; thence extending along said Lot 102 and partly along Lot 103 as shown on said plan, North 78 degrees, 00 minutes 00 seconds West, 24.00 feet to a point, a corner of Lot 108 as shown on said plan; thence extending along said Lot 108, North 12 degrees, 00 minutes, 00 seconds East, 172.28 feet to the point and place of beginning.

BEING Lot 109 as shown on plan.

UNDERAND SUBJECT to Declaration of Covenants and Restrictions of Perkiomen Greene recorded September 10, 1996 in Deed Book 5160, Page 1599, as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Edward Stricker, by Deed from Wells Fargo Bank, NA, as Trustee for Riverview HECM 2007-3, dated 11/09/2011, recorded 12/02/2011 in Book 5821, Page 555.

Parcel Number: 48-00-01643-37-9.

Location of property: 506 Musket Court, Collegeville, PA 19426-1866.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Stricker** at the suit of Wells Fargo Bank, N.A. Debt: \$178,397.99.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-20458

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Plan entitled 'Heritage Estates', drawn by Van Cleef Engineering Associates, Doylestown, Pennsylvania, Job No. 01-1-L1M, dated 7/10/2001, last revised 4/8/2002 and recorded in Plan Book A-60, Pages 402-403, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sunny Brook Road, said point of beginning is being at a point a corner of Lot No. 5 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 5, North 45 degrees, 50 minutes, 23 seconds East, 296.57 feet to a point in line of lands now or late of Vincent and Marianne Mazzamuto, Block 63, Unit 40 as shown on said plan; thence extending along the line of said lands of Mazzamuto, South 47 degrees, 17 minutes, 30 seconds East, 175.25 feet to a point a corner of Lot No. 3 as shown on said plan; thence extending along the line of said Lot No. 3, South 51 degrees, 17 minutes, 55 seconds West, 314.48 feet to a point on the Northeasterly side of Sunny Brook Road, aforesaid; thence extending along the said Northeasterly side of Sunny Brook Road and measuring in a Northwesterly direction along the arc of a circle curving to the left having a radius of 1525.00 feet the arc distance of 145.29 feet to a point a corner of Lot No. 5, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

UNDER AND SUBJECT, however, to a Declaration of Planned Community entitled 'Heritage Estates, a Planned Community', by Heritage-Heritage Estates, L.P., a Pennsylvania Limited Partnership, the Declarant, dated 8/29/2002 and recorded 9/6/2002 at Norristown, Pennsylvania in Deed Book 5422, Page 2351 and any amendments that may be recorded from time to time.

TITLE TO SAID PREMISES IS VESTED IN John L. Wilson and Jaqueline A. Wilson, by Deed from Heritage-Heritage Estates, L.P., dated 09/25/2002, recorded 10/09/2002 in Book 5429, Page 541.

Parcel Number: 37-00-05191-03-7.

Location of property: 108 Sunny Brook Road, Royersford, PA 19468-1728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. Wilson and Jaqueline A. Wilson** at the suit of Wells Fargo Bank, N.A. Debt: \$234,072.39.

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

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

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

12-20574

ALL THAT CERTAIN three story brick dwelling house with marble front and two adjoining lots or pieces of ground, situate on the Southeasterly side of DeKalb Street in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the distance of eighty feet Southwesterly from the Southerly corner of Jacoby and DeKalb Streets and containing together in front or breadth on said DeKalb Street, forty-one and eight-tenths feet, and extending back of that width Southeastwardly between parallel lines end parallel with said Jacoby Street, in length or depth, one hundred forty feet to Polk Alley; bounded on the Northeast by ground now or late of Isaiah B. Houpt; on the Southeast by Polk Alley; on the Southwest by house and ground now or late of Henry Lawson the line being through the middle of the brick partition wall of the house hereby granted and said now or late Lawson's house, and on the Northwest by DeKalb Street, aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Thurman D. Booker, by Deed from The American National Red Cross, dated 07/18/1980, recorded 08/05/1980 in Book 4549, Page 190.

Parcel Number: 13-00-09608-00-9.

Location of property: 826 DeKalb Street, Norristown, PA 19401-3948.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thurman D. Booker** at the suit of GMAC Mortgage, LLC. Debt: \$133,619.96.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-21214

ALL THAT CERTAIN message and lot of land, situate in **Red Hill Borough**, in the County of Montgomery, and State of Pennsylvania and described, as follows, to wit:

BEGINNING at an iron pin a corner in the former Green Lane and Goschenhoppen Turnpike Road, now Main Street, in line at land of Frederick N. Genszler, Deceased; thence along said Main Street by land formerly of Edwin H. Graber, now Charles Graber, North nineteen degrees, West thirty feet to an iron pin in said Main Street, a corner; thence by land formerly of Lucian B. Miller and John P. Kline now Mrs. Henry Boyer, North seventy-one degrees, East (erroneously set forth in prior Deeds as North forty-nine and one-half degrees East) one hundred ninety feet to a stake a corner in the Westerly line of a twenty feet wide alley; thence along the Westerly line of said alley South nineteen degrees, East thirty feet to a stake; thence by land of Frederick H. Genszler, Deceased, Southwest and through the middle of the partition wall of this and the adjoining dwelling one hundred ninety feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cynthia Barber and April Ives, by Deed from Gail A. Bolton, dated 09/30/2005, recorded 10/31/2005 in Book 5577, Page 1702.

Parcel Number: 17-00-00436-00-6.

Location of property: 714 Main Street, Red Hill, PA 18076-1314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia Barber and April Ives** at the suit of U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc. Debt: \$147,166.15.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-21594

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, situate on the Southeasterly side of Tennis Avenue in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin in the Southeasterly side of Tennis Avenue one hundred twenty-seven feet, six inches Northeasterly from the Easterly corner of Tennis and Ridge Avenues, a corner of this and lot of land formerly of George Ambery, Jr., now of Mary E. Diehl; thence along the said side of Tennis Avenue North forty-four degrees, East forty-two feet, six inches to an iron pin; thence South forty-six degrees, East one hundred fifty feet along land formerly of George Ambery, Jr. now of Mary E. Diehl to an iron pin a corner; thence along land of William C. Walker South forty-four degrees, West forty-two feet, six inches to an iron pin a corner; and thence along the first above mentioned land of Mary E. Diehl North forty-six degrees, West one hundred fifty feet to the point and place of beginning.

BEING the same premises which Donald P. Roberts, by Deed dated 7/27/78 and recorded in the Montgomery County Recorder of Deeds Office on 7/31/78 in Deed Book 4326, Page 64, granted and conveyed unto Matthew Shellhammer and Georgia Anne Shellhammer.

Parcel Number: 01-00-05392-00-7.

Location of property: 114 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew Shellhammer and Georgia Anne Shellhammer** at the suit of The Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust. Debt: \$277,808.17.

Leonard J. Mucci, III, Attorney.

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

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

12-21979

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Ferguson North Glenside No. 2, made by George B. Mebus, Civil Engineer, dated July 30, 1948, as follows, to wit:

BEGINNING at a point in the center line of Harrison Avenue (forty feet wide) at the distance of one hundred ninety-six feet Northeasterly from the point of intersection which center line of Harrison Avenue meets with the center line of Woodrow Avenue (forty feet wide); thence extending North, forty-three degrees, twenty-five minutes West partly through the center of a fourteen feet wide-driveway, the distance of one hundred forty feet to a point; thence extending North, forty-six degrees, thirty-five minutes, East, forty-eight feet to a point; thence extending South forty-three degrees, twenty-five minutes East, one hundred forty feet to a point in the center line of Harrison Avenue; thence extending along the same South, forty-six degrees, thirty-five minutes West, forty-eight feet to the point and place of beginning.

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

TOGETHER with the free and uninterrupted use, right, liberty, and privilege of, and passage in an along the aforesaid driveway, in common with the owners, tenants, under tenants, occupiers and possessors of the premises adjoining to the Southwest, at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Jason S. Dunkerley and Christine V. Dunkerley, husband and wife, by Deed from Irma M. Shivers dated June 28, 2002 and recorded August 29, 2002 in Deed Book 5422, Page 0202.

Parcel Number: 30-00-27360-00-6.

Location of property: 714 Harrison Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason S. Dunkerley and Christine V. Dunkerley** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2005-HYB8, Mortgage Pass-Through Certificates, Series 2005-HYB8. Debt: \$228,300.52.

Terrence J. McCabe, Attorney.

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

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

12-22647

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania being Lots Nos. 477 and 478 on Plan of Lots known as The William Penn Real Estate Company, which plan is duly recorded in the Recorders Office in and for the County of Montgomery in Deed Book 349, Page 500, bounded and described according to a recent Survey made by Barton and Martin, Engineers, of Philadelphia, Pennsylvania on March 1, 1951, as follows, to wit:

SITUATE on the Northerly side of Cricket Avenue at the distance of one hundred fifty feet Eastwardly from the Easterly side of Limekiln Turnpike; thence extending Eastwardly along the said Cricket Avenue one hundred five feet, to a point; thence extending Northwardly one hundred one feet to a point; thence extending Westwardly fifteen feet to a point; thence extending Southwardly along a line parallel with said Limekiln Turnpike Road, at the distance of one hundred fifty feet Eastwardly therefrom one hundred thirty-two feet to the Northerly side of Cricket Avenue and place of beginning.

BEING the same premises conveyed by Mark A. Holden, David M. Holden and Paul D. Holden, Albert Walmsley Holden and Betty Jacqueline Holden, his wife, to Albert Walmsley Holden and Betty Jacqueline Holden, his wife, by Deed dated August 28, 1995 and recorded November 22, 1995 at Deed Book 5132, Page 933 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania. The said Albert Walmsley Holden died on September 12, 1998 and the said Betty Jacqueline Holden died on January 25, 2012, thereby vesting full title in and to said real estate in Sean Holden, Executor of the Estate of Betty Jacqueline Holden a/k/a Betty J. Holden.

Parcel Number: 30-00-11224-00-5.

Location of property: 218 Cricket Avenue, Glenside, Abington Township, PA 19038.

The improvements thereon are: Exempt dwelling veterans.

Seized and taken in execution as the property of **Sean Holden, Executor of the Estate of Betty Jacqueline Holden a/k/a Betty J. Holden** at the suit of Wells Fargo Bank, N.A., as Trustee. Debt: \$46,041.65.

David M. LeFevre, Attorney.

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

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

12-22696

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as Subdivision Plan Section No. 8 'Country Club Manor' made by C. Raymond Weir, Registered Professional Engineer, dated November 10, 1961 and revised February 14, 1962, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book C-1, Page 115, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Cardinal Drive (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Southwesterly side of Bluebird Lane (50 feet wide); thence extending from said point of beginning South 70 degrees, 23 minutes West along the Northwesterly side of Cardinal Drive 90.00 feet to a point; thence extending North 19 degrees, 37 minutes West, 200.00 feet to a point; thence extending North 70 degrees, 23 minutes East, 48.21 feet to a point; thence extending North 64 degrees, 17 minutes East, 51.23 feet to a point on the Southwesterly side of Bluebird Lane aforesaid; thence extending along the Southwesterly side of Bluebird Lane the two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 15.97 feet to a point of tangent on the same; and (2) South 19 degrees, 37 minutes East, 179.50 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 10.00 feet the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Brad Kravitz, by Deed given by Leonard L. Lit and Lenora Lit, dated 04/27/2001, recorded 05/15/2001 in Book 5360, Page 0748.

Parcel Number: 54-00-03811-00-5.

Location of property: 518 Cardinal Drive, Dresher, PA 19025-1906.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brad Kravitz** 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: \$99,274.44.

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

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

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

12-22703

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Lot Layout Plan of Montgomery Greene made by Pickering, Corts & Summerson, Inc., dated 9/2/1988 and last revised 5/26/1989, said plan recorded in Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book B-41, Page 179, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Polo Drive (variable width), said point being a corner of Lot 35 on said plan; thence extending along said side of Polo Drive on the arc of a circle curving to the left having a radius of 298.00 feet the arc distance of 28.21 feet to a point, a corner of Lot 33 on said plan; thence extending along same South 77 degrees, 15 minutes, 45 seconds West crossing a 12 feet wide general easement 152.23 feet to a point; thence extending along same North 12 degrees, 44 minutes, 15 seconds West partly along the Southwesterly side of a 10 feet wide drainage easement 28.00 feet to a point, a corner of Lot 35 on said plan; thence extending along same North 77 degrees, 15 minutes, 45 seconds East crossing the said drainage easement and 12 feet wide general easement 155.60 feet to a point of curve on the aforesaid side of Polo Drive said point being the first mentioned point and place of beginning.

BEING Lot #34 as shown on said plan.

CONTAINING 4,303 square feet.

TITLE TO SAID PREMISES IS VESTED IN Tess Stempler, by Deed from The Cutler Group, Inc., dated 10/10/1991, recorded 10/17/1991 in Book 4989, Page 899.

Parcel Number: 46-00-03081-34-7.

Location of property: 167 Polo Drive, North Wales, PA 19454-4273.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tess Stempler** at the suit of Bank of America, N.A. Debt: \$288,536.88.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-22803

LAND referred to in this commitment is described as ALL THAT CERTAIN property situated in the County of Montgomery and State of Pennsylvania and being described in a Deed dated 10/31/2006 and recorded 11/20/2006 in Book 5624, Page 2126 among the land records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN lot or land, situate on the North side of Walnut Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the North side of Walnut Street, at a corner of land now or late of William Geller; thence by said land, Northerly 135 feet to a twenty feet wide alley; thence by the same Westerly 21 feet, more or less to a corner of land now or late of Henry Klink; thence by the same, Southerly, 135 feet to Walnut Street, aforesaid; thence by the same, Easterly 21 feet, more or less, to the place of beginning.

BEING the same premises which Daniel Alford, Jr. and Yvonne L. Alford, husband and wife by Deed dated 10/31/2006 and recorded 11/20/2006 in Montgomery County in Deed Book 5624, Page 02126 granted and conveyed unto Thomas L. Frederick.

Parcel Number: 16-00-30936-00-8.

Location of property: 659 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas L. Frederick** 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: \$120,887.22.

Michael McKeever, Attorney. I.D. #56129

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

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

12-23574

ALL THAT CERTAIN lot or piece of ground, with the proposed building and improvements erected therein, situate in **Plymouth Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a certain plan thereof known as 'Plan of Lots Section No. 2 of Woodside Estates' made by Damon and Foster, Civil Engineers dated October 22, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodside Road (fifty feet wide) said point of beginning being the two following courses and distances from a point of curve on the Northwesterly side of Hillcrest Road (fifty feet wide): (1) leaving Hillcrest Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty and seventy-five one-hundredths feet to a point of tangent on the Northeasterly side of Woodside Road; and (2) North forty-six degrees, forty-six minutes, forty seconds West, one hundred nineteen and ninety-seven one-hundredths feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Woodside Road forty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Woodside Road one hundred ten feet.

THE Southeasterly line extends partly through a wall between these premises and premises adjoining to the Southeast.

BEING Lot No. 75 as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of an area thirty-five feet in depth, starting from a distance of forty-five feet from the right-of-way line of Woodside Road, being the area between the present messuage, dwelling houses erected on Lot No. 74 and Lot No. 75 as aforesaid plan as and for a passageway and driveway at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Brian A. Bodick, Jr., by Deed from Kenneth E. Crockett, Sr. and Ramona F. Crockett, dated 11/27/2007, recorded 01/11/2008 in Book 5678, Page 2064.

Parcel Number: 49-00-13642-00-7.

Location of property: 1235 Woodside Drive a/k/a 1235 Woodside Road, Conshohocken, PA 19428-1166.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian A. Bodick, Jr.** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC. Debt: \$228,723.51.

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

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

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

12-24162

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward in **Pottstown Borough**, in the County of Montgomery, in the Commonwealth of Pennsylvania, bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, in July 1953 and developed by and known and designated as Lot No. 76 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania on December 8, 1953, in Plan Book A-1, Page P-1, as follows, to wit:

BEGINNING at a point, on the Southeast side of Gable Avenue, a corner of Lot No. 78 on said plan, which point is measured the two following courses and distances along the South and Southeast sides of Gable Avenue from a point marking terminus of West Chestnut Street viz: (1) leaving the Southeast terminus of the said West Chestnut Street along a line curving to the left in a Northeasterly direction having a radius of 120 feet the arc distance of 188.51 feet to a point of tangent; and (2) North 26 degrees, 21 minutes East, 50 feet; thence extending from said beginning point and continuing along the Southeast side of Gable Avenue North 26 degrees, 21 minutes East, 50 feet to a point, a corner of Lot No. 75 on said plan; thence extending along the same South 63 degrees, 39 minutes East, 110 feet to a point, a corner on the center line of a 10 feet wide utility easement; thence extending along the same South 26 degrees, 21 minutes West, 50 feet to a point a corner of Lot No. 78 aforesaid; thence extending along the same North 63 degrees, 39 minutes West, 110 feet to the first mentioned point and place of beginning.

TOGETHER with and subject to conditions as set forth in Deed Book 3405, Page 197.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey T. Campbell, by Deed from Leonard L. Schantz and Christine H. Schantz, dated 03/26/2005, recorded 06/01/2005 in Book 5556, Page 460.

Parcel Number: 16-00-11116-00-1.

Location of property: 140 Gable Avenue, Pottstown, PA 19464-6410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey T. Campbell** at the suit of Citimortgage, Inc. Debt: \$106,205.10.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-24164

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described in accordance with a Map of Property of Anthony Volpi and made by M.R. and J.B. Yerkes Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated April 12, 1955 and last revised August 23, 1955, as follows, to wit:

BEGINNING at a point on the Northwest side of North Prince Frederick Street (fifty feet wide) at the distance of one thousand five hundred six feet and twenty-three one-hundredths feet measured Northwestwardly and Northeastwardly by various courses and distances from a point of tangent on the Northwest side of Valley Forge Road (sixty feet wide); thence extending along the Northwest side of North Prince Frederick Street, North sixty-seven degrees, fifty-seven minutes East, seven feet to a point of curve in same; thence on the arc of a circle curving to the left, having a radius of five hundred thirty-five feet and eight one-hundredths feet the arc distance of eighty-five feet and seventy-six one-hundredths feet to a corner of Lot #53; thence along the same, North thirty-one degrees, fourteen minutes West, one hundred nineteen feet and sixty-eight one-hundredths feet to a point in line of land now or late of Oran Loughlin; thence along the same, South sixty-seven degrees, fifty-seven minutes West, seventy-three feet and thirty one-hundredths feet to a corner of Lot #55; thence along the same, South twenty-two degrees, three minutes East, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot #54 on said plan.

BEING the same premises which Leonard R. Smith, Jr. and Theresa E. Smith, his wife, by Deed dated April 11, 1988 and recorded at Montgomery County in Deed Book 4870, Page 2396 granted and conveyed unto Leonard R. Smith, Jr. and Theresa E. Smith, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Thompson, Jr. and Laurie S. Thompson, h/w, by Deed from Leonard R. Smith, Jr. and Theresa E. Smith, his wife, dated 07/28/1989, recorded 08/01/1989 in Book 4918, Page 1788.

Parcel Number: 58-00-15325-00-7.

Location of property: 567 North Prince Frederick Street, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph E. Thompson, Jr. and Laurie S. Thompson** at the suit of Mortgage America. Debt: \$72,083.09 plus interest to sale date.

Heather Riloff, Attorney.

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

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

12-25485

PARCEL 1:

ALL THAT CERTAIN lot or piece of ground, being Lot Number Five (5) in Block "F", on a plan of the Indian Head Park Association, Incorporated, located partly in **Upper** and partly in **Lower Providence Townships**, Montgomery County, Pennsylvania, plan recorded at Norristown, Pennsylvania, in Deed Book Number 1059, Page 600.

SAID lot being bounded on the North by property now or late of Manning, on the East by land now or late of Angus Robertson, et al, on the South by a thirty feet wide street and on the West by Lot Number Six (6) in Block "F" now land of Cora R. Reber, wife of Ambrose R. Reber. Parcel No. 61-00-04390-60-7.

PARCEL 2:

ALL THOSE FOUR CERTAIN lots or pieces of ground, being Lots Nos. 1, 2, 3 and 4 in Block "F" on the plan of the Indian Head Park Association, located in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, said plan being recorded at Norristown, Pennsylvania in Deed Book 1059, Page 600 &c., said lots being bounded on the North by property now or late of Manning, on the East by a 40 feet driveway, on the South by a 30 feet wide street, and on the West by Lot No. 5. Parcel No. 61-00-04390-50-8.

PARCEL 3:

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of survey thereof made by Francis W. Wack, Registered Surveyor, on October 3, 1950, as follows, to wit, viz:

BEGINNING at an iron pin on the Southwesterly margin of the Perkiomen Creek, a corner of land about to be conveyed to Joseph Hunsicker; thence along the same South eighty-six degrees, West eighty and five-tenths feet to an iron pin, a corner of land of the said Joseph Hunsicker; thence along the same South nine degrees, fifteen minutes West, thirty-eight feet to an iron pin, a corner of land of Edward Fisher Estate; thence along the same North eighty-nine degrees, forty-five minutes West, forty-three and five-tenths feet to a point a corner of land of Kenneth Heist; thence along the same North twenty-five degrees, forty-five minutes East crossing a twenty feet wide roadway sixty feet to an iron pin on the Northerly side of said roadway in line of Lot No. 6 of Samuel H. John, et ux.; thence along said side of said road and by said land South eighty-nine degrees, forty-five minutes East, eleven feet to an iron pin; thence extending along a triangular shaped lot of Kenneth Heist North seventy-eight degrees, thirty minutes East, seventy and nine-tenths feet to an iron pin on the Southwesterly margin of the Perkiomen Creek; thence along the said margin thereof Southeastwardly twenty-six and fifteen one-hundredths feet to an iron pin the point and place of beginning. Parcel No. 61-00-04231-00-1.

TITLE TO SAID PREMISES IS VESTED IN Lauren Leah Stoll by Deed from the Estate of Emily E. Fisher by Karen R. Martin, Executrix dated 2/20/2009 and recorded on 2/26/2009 in Book 12544, Page 02825.

Parcel Numbers: 61-00-04390-60-7, 61-00-04390-50-8, 61-00-04231-00-1.

Location of property: 100-102 North Reber Road and Vacant Lot on Lower Indian Head Road, Collegeville, PA 19426-3992.

The improvements thereon are: Vacant lot.

Seized and taken in execution as the property of **Lauren Leah Stoll** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$148,438.59.

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

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

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

12-25601

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 Southeasterly side of Kohn Street, at the distance of 257.00 feet Northeastwardly from Oak Street, a corner of land of D. G. Wolf; thence Southeastwardly along said Wolf's land, 85.00 feet to an alley; thence along the Northwesterly side of said alley, Northeastwardly, 13.00 feet to land now or late of Zieber Hart; thence along the same, Northwestwardly, 85.00 feet to the said Southeasterly side of Kohn Street; thence along the said side of said Kohn Street, Southwestwardly, 13.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Neelon, by Deed from Gerald J. DiNolfi, Sr. and Natalie Mitchell DiNolfi, h/w, dated 06/25/1999, recorded 07/12/1999 in Book 5278, Page 1897.

Parcel Number: 13-00-18552-00-2.

Location of property: 732 Kohn Street, Norristown, PA 19401-3740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth Neelon** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$52,132.92.

Melissa J. Cantwell, Attorney, I.D. #308912

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

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

12-25806

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan, prepared for K. Hovnanian Companies of the Delaware Valley, Inc. made by Showalter and Associates, Chalfont, Pennsylvania, dated October 14, 1991 and last revised August 20, 1992 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-53, Page 459, as follows, to wit:

BEGINNING at a point on Southwesterly side of Pimlico Way (24.00 feet wide) said point being a point a corner of Lot #145 as shown on the above mentioned plan; thence extending from said point of beginning along the said side of Pimlico Way South 50 degrees, 50 minutes, 53 seconds East and crossing a certain limits of wetlands and also crossing a certain limits of 100 year flood plain a distance of 38.00 feet to a point; thence extending from said point South 39 degrees, 09 minutes, 07 seconds West and recrossing the aforementioned flood plain and wetlands a distance of 107.00 feet to a point, thence extending from said point North 50 degrees 50 minutes 53 seconds West, 38.00 feet to a point a corner of Lot #145 as shown on the above mentioned plan; thence extending along the aforesaid lot, North 39 degrees, 09 minutes, 07 seconds East and recrossing a certain easement, a distance of 107.00 feet to the first mentioned point and place of beginning.

BEING Lot No 144 as shown on the above mentioned plan.

CONTAINING in area 4,066.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Dong Hwan Shin and Ki Soon Shin, h/w, by Deed from Jann Lee Nohe, Executrix under the Will of Donald H. Hawk, dated 04/12/2002, recorded 05/14/2002 in Book 5407, Page 1843.

Parcel Number: 46-00-03083-63-3.

Location of property: 512 Pimlico Way, North Wales, PA 19454-4504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ki Soon Shin and Dong H. Shin a/k/a Dong Hwan Shin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$194,776.69.

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

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

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

12-25811

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Master Subdivision Plan-Phase III prepared as part of Sheffield prepared for Danny Jake Corporation by Richard C. Mast Associates, P.C., Consulting Engineers, dated 1/12/2001 last revised 3/6/2003 and recorded in Plan Book A-61, Pages 271-275, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Oak Hill View Drive, said point being at a corner of Lot 90, as shown on the above mentioned plan; thence extending from said beginning point along the Northeasterly side of Oak Hill View Drive the following courses and distances: (1) on the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 59.93 feet to a point of tangent; and (2) North 70 degrees, 04 minutes, 08 seconds West, 24.95 feet to a point; thence extending North 19 degrees, 55 minutes, 52 seconds East, 117.16 feet to a point; thence extending South 73 degrees, 05 minutes, 32 seconds East, 11.84 feet to a point; thence extending South 75 degrees, 11 minutes, 27 seconds East, 109.62 feet to a point; thence extending South 78 degrees, 59 minutes, 11 seconds East, 38.87 feet to a point; thence extending South 47 degrees, 24 minutes, 07 seconds West, 166.46 feet to the first mentioned point and place of beginning.

BEING Lot 89 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James J. Swick, Jr., by Deed from James J. Swick and Candice L. Swick, dated 01/24/2011, recorded 02/02/2011 in Book 5792, Page 720.

Parcel Number: 32-00-05049-04-9.

Location of property: 1055 Oak Hill View Drive, Gilbertsville, PA 19525-8411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James J. Swick, Jr. a/k/a James J. Swick** at the suit of Ally Bank. Debt: \$245,682.06.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-25932

ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan of property made for Sheble and Dager, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated June 26, 1953, as follows, to wit:

BEGINNING at a point in the center line of Deaver Road (formerly Wyncote Lane) (33 feet wide) a corner of lands now or late of Walter Penniwill said point being at the distance of 488.18 feet measured Northwestwardly along the center line of Deaver Road from its point of intersection with the original center line of Greenwood Avenue (33 feet wide) (since widened to 40 feet wide by the addition of 7.00 feet on the Southerly side thereof); thence extending from said point of beginning South 57 degrees, 24 minutes West along the aforesaid land of Penniwill crossing the Southwesterly side of Deaver Road also crossing the Northeasterly side of Barker (formerly Hall) Road (40 feet wide) 565.97 feet to a point in the center line of Barker Road; thence extending Northwestwardly along the center line of Barker Road on the arc of a circle curving to the left having a radius of 291.30 feet to the arc distance of 223.65 feet to a point; thence extending North 12 degrees, 13 minutes West

crossing Northwesterly side of Barker Road 170.92 feet to a point a corner of land now or late of Helen B. M. Buck; thence extending North 62 degrees, 14 minutes East along the aforesaid land of Buck 393.88 feet to a point; thence extending South 28 degrees, 36 minutes, 10 seconds East, 120.09 feet to a point; thence extending North 62 degrees, 41 minutes, 10 seconds East, 59.03 feet to a point in line of lands now or late of Joseph W. and Susan K. Carnwath; thence extending along the same the two following courses and distances: (1) South 28 degrees, 31 minutes East, 20.58 feet to a point; and (2) North 61 degrees, 12 minutes, 30 seconds East recrossing the Southwesterly side of Deaver Road 185.67 feet to a point in the center line of same; thence extending South 31 degrees, 55 minutes East along the center line of Deaver Road 151.88 feet to the first mentioned point and place of beginning.

CONTAINING in total area 4.3195 acres more or less as shown on the above mentioned plan.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in Cheltenham Township, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Leon C. Jr., and Emily Sunstein by George B. Mebus, Inc., Engineers, dated 10-3-1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Deaver Road (41.5 feet wide in this area widened 8.5 feet on the Southwesterly side from its former width of 33 feet) said point being at the distance of 25 feet measured South 57 degrees, 24 minutes West from a point on the original center line of Deaver Road, said last mentioned point being at the distance of 488.18 feet measured North 31 degrees, 55 minutes West from a point of intersection which the said original center line of Deaver Road makes with the center line of Greenwood Avenue (40 feet wide as laid out 16.5 feet to the Northwest of the center line and 23.5 feet to the Southeast of the center line); thence from the place of beginning and along the Southeasterly side of an irregular easement for driveway, South 57 degrees, 24 minutes West, 158.30 feet to a point; thence through land now or late of Leon C. Sunstein, Jr. and Emily Sunstein, of which this is a part along the Northeasterly line of Lot No. 1 on a Subdivision plan made for the aforesaid Leon C. Sunstein, Jr., and Emily Sunstein, approved by the Board of Township Commissioners of Cheltenham on October 10, 1961 and recorded in the Office of the Recording of Deeds at Norristown, Pennsylvania, in Plan Book B-6, Page 143 on October 31, 1961 and passing along the Southwesterly end of the easement from driveway North 32 degrees, 36 minutes West, 56.80 feet to angle point; thence still along the Northeasterly line of Lot No. 1 North 21 degrees, 11 minutes, 25 seconds West, 108 feet to a point; thence North 61 degrees, 12 minutes, 30 seconds East, 139.16 feet to a point on the aforementioned Southwesterly side of Deaver Road (41.5 feet wide); thence along the said Southwesterly side of Deaver Road South 31 degrees, 55 minutes East passing along the Northeasterly end of the easement for driveway 153.55 feet to a point, the place of beginning.

BEING Lot No. 2.

TOGETHER with all rights fully set forth in Deed Book No. 3275, Page 728.

Parcel Number: 31-00-01705-00-1.

Location of property: 217 Barker Road, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan M. Grohsman and Belette G. Grohsman** at the suit of Citimortgage, Inc. Debt: \$1,360,633.33.

Richard J. Nalbandian, Attorney, I.D. #312653

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

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

12-26122

ALL THAT CERTAIN message and tract of land, situate in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania and more fully described in accordance with a survey as made by George F. Shaner, Registered Surveyor as of January 24, 1947 and more fully described, as follows, to wit:

BEGINNING at the southwesterly corner lands of Kenneth R. Stoudt (28 Berks Street) said point being on the Northerly property line of Berks Street (40 feet wide) and distant along the same from a point marking the Northwesterly property line intersection of the aforesaid Berks Street and a given 30 foot wide private alley North 53 degrees, 15 minutes West, 151 feet, 10 1/2 inches thence from said point of beginning continuing along the Northerly property line of Berks Street, North 53 degrees, 15 minutes West, 53 feet, 6 1/4 inches to a corner lands of Paul Reigner and Ella Reigner, his wife, (104 Berks Street); thence along the latter lands on a course passing through the middle of a joint party wall of a semi detached dwelling, North 36 degrees, 45 minutes East, 136 feet, 6 inches to a corner on the Southerly property line of a given 12 foot wide private alley; thence along the same South 53 degrees, 15 minutes East, 52 feet, 11 inches to a corner lands aforesaid Kenneth R. Stoudt; thence along the same South 36 degrees, 30 minutes West, 136 feet, 6 inches to a corner and place of beginning.

BEING the Easterly portion of Lot 19 all of Lot No. 20 of a plan of lots as laid out by the late Samuel Bowman.

BEING the same premises which Lawrence H. Mull and Roxanne J. Mull, husband and wife, by Deed dated August 15, 2006 and recorded in the Montgomery County Recorder of Deeds Office on September 7, 2006 in Deed Book 05615, Page 0922, granted and conveyed unto Michael Breiner, Sr. and Tara Breiner, husband and wife.

Parcel Number: 64-00-00298-00-7.

Location of property: 102 Berks Street, Stowe, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Breiner, Sr. and Tara Breiner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$134,002.42.

Leonard J. Mucci, III, Attorney.

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

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

12-26132

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, as shown on a plan of "the Colony at Valley Forge" made by Nave, Newell & Stampf, Ltd., dated 10/18/1996, last revised 7/18/1997, and recorded in Plan Book A-57, Page 152, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Von Steuben Drive as shown on said plan a corner of Lot 18 on said plan; thence extending along the Northwestern side of Von Steuben Drive on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 50.76 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 34.53 feet to a point of tangent; thence still along the same South 77 degrees, 16 minutes, 49 seconds West, 7.52 feet to a point; thence extending along Lot 20 on said plan North 12 degrees, 43 minutes, 11 seconds West, 172.24 feet to a point; thence extending along open space on said plan South 84 degrees, 05 minutes, 01 second East, 56.19 feet to a point; thence still along the same North 89 degrees, 54 minutes, 50 seconds East, 27.96 feet to a point; thence extending along Lot 18 aforementioned South 13 degrees, 42 minutes, 24 seconds East, 113.19 feet to a point and place of beginning.

BEING Lot 19 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Glazer and Laura L. Glazer, h/w, by Deed from Richard D. Giordani, dated 07/06/2001, recorded 07/27/2001 in Book 5369, Page 438.

Parcel Number: 61-00-05313-05-3.

Location of property: 219 Von Steuben Drive, Collegeville, PA 19426-3491.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald L. Glazer and Laura L. Glazer** 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: \$249,319.26.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-26134

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Subdivision Suburban Greens made for Suburban Greens, Inc. by Haggerty, Boucher, and Hagan, Inc., Engineers, dated October 3, 1957, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book No. A4, Page 20, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) at the end of Circle Drive (intended to be dedicated) in the center line of a certain twenty feet wide right-of-way for drainage, said point being the five following courses and distances from a point of compound curve on the Northeasterly side of Rye Valley Drive (fifty feet wide): (1) leaving Rye Valley Drive on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-two and fifteen one-hundredths feet to a point of tangent on the Southeasterly side of Circle Drive (fifty feet wide); (2) North fifty-three degrees, seventeen minutes, fifteen seconds, East along the Southeasterly side of Circle Drive one hundred twenty-five and ninety-seven one-hundredths feet to a point of curve on the same; (3) Northeastwardly still along Southeasterly side of Circle Drive on the arc of a circle curving to the right having a radius of four hundred seventy-five feet the arc distance of fifty-three and eighty-nine one-hundredths feet to a point of tangent on the same; (4) North fifty-nine degrees, forty-seven minutes, fifteen seconds East along the Southeasterly side of Circle Drive one hundred forty-eight and ninety one-hundredths feet to a point of curve on the same; and (5) Northeastwardly and Eastwardly partly along the Southeasterly and partly along the Southerly side of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of sixty-feet crossing the Southwesterly side of the aforesaid twenty feet wide right of way for drainage the arc distance of thirty-eight and seventy-one hundredths feet to the point of beginning; thence extending from said point of beginning Eastwardly along the Southerly side of the aforesaid cul-de-sac and partly through the bed of the aforesaid twenty feet wide right-of-way for drainage on the arc of a circle curving to the right having a radius of sixty feet the arc distance of right and thirty-two one-hundredths feet to a point of reverse curve on the Southerly side of the aforesaid cul-de-sac; thence extending Eastwardly and Northwardly partly along the Southerly and partly along the Easterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of sixty feet partly through the bed of the aforesaid right-of-way for drainage and crossing the Northeasterly side of same also crossing certain stream the arc distance of ninety-three and thirty-eight one-hundredths feet to a point on the Easterly side of the aforesaid cul-de-sac; thence extending North fifty-one degrees, fifty-two minutes, four seconds East, one hundred seventy and twenty-six one-hundredths feet to a stone; thence extending South thirty-one degrees, six minutes East, one hundred four and eighty-five one-hundredths feet to a point; thence extending South forty degrees, twenty minutes West recrossing the Northeasterly side of the aforesaid right-of-way for drainage and along the head of same two hundred seventeen and one one-hundredths feet to a point in the bed of the aforesaid right-of-way for drainage; thence extending North forty-nine degrees, thirty-six minutes West partly through the aforesaid right of way for drainage of irregular width and partly along the center line of sale twenty feet wide recrossing the aforesaid stream one hundred sixty-nine and fifteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 14 as shown on the above mentioned plan.

BEING the same premises which Sean B. Reiter and Susan Kauffman Reiter, husband and wife, by Deed dated October 25, 2003 and recorded in the Montgomery County Recorder of Deeds Office on March 26, 2004 in Deed Book 5501, Page 959, granted and conveyed unto Eleni Tsintzira and Periklis Zisis, wife and husband.

Parcel Number: 41-00-02074-00-9.

Location of property: 2089 Circle Drive, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Periklis Zisis and Eleni Tsintzira** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-A Under the Pooling and Servicing Agreement dated January 1, 2006. Debt: \$423,786.99.

Leonard J. Mucci, III, Attorney.

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

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

12-26140

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, known as 577 Penn Street, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, described according to a subdivision plan called "Pennsburg Townhouses" made by the Pennsburg Townhouse Associates by Charles E. Shoemaker, Inc., Engineers & Surveyors, dated October 21, 1992, last revised January 19, 1993 and recorded in Plan Book A-54, Page 314, as follows, to wit:

BEGINNING at a point, a corner of this and in line of Common Area Parcel "A", which point is measured North 48 degrees, 27 minutes, 30 seconds East, 8.00 feet from a corner of Lot No. 2 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning, partly along said common area and partly along Lot No. 2, North 48 degrees, 27 minutes, 30 seconds East, 37 feet to a point, a corner of common area parcel "A"; thence extending along said common area, the three (3) following courses and distances: (1) North 41 degrees, 32 minutes, 30 seconds West, 22.67 feet to a point, a corner; thence (2) South 48 degrees, 27 minutes, 30 seconds West, 37 feet to a point, a corner; thence (3) South 41 degrees, 32 minutes, 30 seconds East, 22.67 feet to a point, a corner; being the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN being the same premises which Judith Woods, single person by Deed dated 1/22/2007 and recorded 1/30/2007 in Montgomery County in Deed Book 5633, Page 1770 conveyed unto John Yeung, in fee.

Parcel Number: 15-00-01862-00-4.

Location of property: 577 Penn Street, Pennsburg, PA 18073-1120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Yeung** at the suit of Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS3. Debt: \$150,213.49.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-26149

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan of property of Robert E. Wilson, made by Howard H. Ranck, Registered Surveyor, dated March 29th, 1962, as follows, to wit:

BEGINNING at a point on the title line in the bed of Valley Forge Road (Highway Route #363) (fifty feet wide), said point being at the distance of six hundred forty-five and eighty one-hundredths feet measured North forty-one degrees, thirty minutes East, along the title line through the bed of Valley Forge Road from its point of intersection with the extended title line in the bed of Fisher Road; thence extending from said point of beginning, North fifty-one degrees, thirty-four minutes West crossing the Northwesterly side of Valley Forge Road; three hundred ninety-seven and sixty one-hundredths feet to an iron pin; thence extending North thirty-seven degrees, thirty-five minutes East, one hundred seventy-five feet to an iron pin; thence extending South fifty-one degrees, thirty-two minutes East, re-crossing the Northwesterly side of Valley Forge Road aforesaid, four hundred nine and fifty-five one-hundredths feet to a point on the title line in the bed of same; thence extending South forty-one degrees, thirty minutes West along the title line through the bed of Valley Forge Road, one hundred seventy-five feet to the first mentioned point and place of beginning.

BEING Lot #4 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Charles H. O'Byrne and Karen M. O'Byrne, his wife, by Deed from William J. O'Brien and Margaret E. O'Brien, his wife, dated 09/23/2005, recorded 10/05/2005 in Book 5573, Page 2787.

Parcel Number: 67-00-01129-00-1.

Location of property: 2223 Valley Forge Road a/k/a 2223 South Valley Forge Road, Lansdale, PA 19446-5806.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles H. O'Byrne and Karen M. O'Byrne** 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: \$295,145.28.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-26165

ALL THAT CERTAIN lot, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated April 27, 1973, prepared by Ralph E. Shaner & Son, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Northwestern side of Duckworth Court (50 feet wide) which point of beginning is measured the following two courses and distances from a point of curve on the Northwestern side of Shire Drive: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) North 32 degrees, 30 minutes East, 80.18 feet to the point of beginning, being a point in line of Lot No. 5; thence extending along the Northeastly line of Lot No. 5 on a course of North 57 degrees, 30 minutes West the distance of 160.53 feet to a point on a lot; thence extending along said Lot North 26 degrees, 30 minutes East, 80.44 feet to a point in line of Lot No. 7; thence extending along line of Lot No. 7 South 57 degrees, 30 minutes East, 168.94 feet to a point on the Northwestern side of Duckworth Court aforesaid; thence along the line of Duckworth Court South 32 degrees, 30 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on a Plan of Lots of Woodgate Development as prepared for David A. Swinehart.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Demento and Chelsea J. Demento, h/w, by Deed from Albert P. Viola and Maria D. Viola, h/w, dated 05/29/2003, recorded 07/07/2003 in Book 5463, Page 520.

Parcel Number: 42-00-01259-20-2.

Location of property: 727 Duckworth Drive a/k/a 727 Duckworth Court, Pottstown, PA 19464-2749.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Demento and Chelsea J. Demento** 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: \$105,613.22.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-26216

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey made in July, 1965, by Albert G. Newbold, Registered Engineer, as follows:

BEGINNING at an iron pipe, said pipe being the Easterly corner of lands of Leonard Fillman and being distant 160.00 feet from the center line of North State Street measured South 69 degrees, 42 minutes East along a 50 feet wide right-of-way providing free and uninterrupted access to this lot and other; thence South 69 degrees, 42 minutes East, 210.04 feet to a stake; thence by the Northwest edge of the right-of-way of Route 100 along a chord North 17 degrees, 3 minutes East, 100.01 feet to a stake; thence North 69 degrees, 42 minutes West, 208.38 feet to a stake in a line of lands of Merton Raysor; thence along the Western edge of a 50 foot wide right-of-way providing a free and uninterrupted access to this lot adjoining thereon South 18 degrees, West 100.00 feet to the place of beginning.

CONTAINING 20,923 square feet more or less.

TOGETHER with a one sixth undivided interest in the right-of-way providing free and uninterrupted access to this and the five adjoining interest sharing lots, said right-of-way being described, as follows:

BEGINNING at a point in the center line of North State Street, said point being a corner of lands of Leonard Fillman; thence by Fillman South 69 degrees, 42 minutes East, 160.00 feet to an iron pipe; thence North 18 degrees, East 50 feet to an iron pipe, a corner with lands of Merton Raysor; thence North 69 degrees, 42 minutes West, 160.00 feet to the center line of North State; thence South 18 degrees, West 50.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allan E. Les and Linda Monaghan-Les, h/w, by Deed from Michael J. Vargo, dated 11/08/2001, recorded 11/27/2001 in Book 5386, Page 1669.

Parcel Number: 60-00-02851-00-5.

Location of property: 1170 North State Street, Pottstown, PA 19464-1719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allan E. Les and Linda Monaghan-Les** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A., Successor in Interest to Washington Mutual Home Loans, Inc. Debt: \$73,448.04.

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

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

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

12-26236

ALL THAT CERTAIN unit designated as Unit Montgomery C-311 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 Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

TOGETHER with all rights, title and interest in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Steven G. Dryslowski, by Deed from Premium Investment Group LLC, a Pennsylvania Limited Liability Company, dated 03/10/2011, recorded 03/16/2011 in Book 5795, Page 2334.

The said Steven G. Dryslowski departed this life on 11/30/2011, and upon information and belief, his surviving heirs are Michael A. Dryslowski, Sr and Catherine M. Dryslowski.

Parcel Number: 31-00-06895-40-9.

Location of property: 1600 Church Road, Condominium C-311, Wyncote, PA 19095-1952.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Michael A. Dryslowski, Sr. in His Capacity as Heir of Steven G. Dryslowski and Catherine M. Dryslowski, in Her Capacity as Heir of Steven G. Dryslowski, and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Steven G. Dryslowski, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$66,403.93.

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

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

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

12-26281

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to title plan Cha-Mar Annex # 2, made for Oak Crest Village Land Developer, Inc., by Meixner, Civil Engineer & Surveyor dated December 1, 1978 and last revised November 25, 1987 and recorded in Plan Book A-49, Page 133, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the Southwesterly cul-de-sac of Schoolside Court, which point is measured along the arc of a circle, curving to the right, having a radius of 16.00 feet, the arc distance of 23.87 feet from a point of curve on the Northwesterly side of Schoolside Court, (50.00 feet wide); thence from said point of beginning extending along the said Northeasterly side of said cul-de-sac on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 31.18 feet to a point, a corner of Lot #33 on said plan; thence extending along the same, North 45 degrees, 13 minutes West, 110.27 feet crossing a 10.00 feet wide storm water diversion swale easement to a point in line of lands now or late of Springfield School District; thence extending along the Northwesterly side of said easement and along said lands, North 47 degrees, 41 minutes East, 33.00 feet to a point, a corner of Lot #31 on said plan; thence extending along the same South 43 degrees, 13 minutes East, 153.57 feet to a point on the Northwesterly side of Schoolside Court, aforesaid; thence extending along the same South 46 degrees, 47 minutes West, 6.80 feet to a point of curve in the same; thence extending along the arc of a circle, curving to the right, having a radius of 16.00 feet the arc distance of 23.87 feet the first mentioned point and place of beginning.

BEING Lot No. 32 on said plan.

CONTAINING 4,680 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN John B. Byrd and Diana Byrd, h/w, by Deed from John B. Byrd, dated 06/06/2007, recorded 07/13/2007 in Book 5655, Page 1422.

Parcel Number: 61-00-04475-14-4.

Location of property: 18 Schoolside Court, Royersford, PA 19468-2670.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diana H. Byrd a/k/a Diana Byrd and John B. Byrd** at the suit of Wells Fargo Bank, N.A. Debt: \$182,382.52.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-26338

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

BEGINNING at a point on the North side of Fifth Street at the distance of 150 feet Westward from the West side of York Street at a corner of this and Lot No. 128, now or late of William Geiger; thence along said lot Northwardly 140 feet to a 20 feet wide alley; thence along said alley Westward 30 feet to a corner of this and Lot No. 130, now or late of Harry Rhoads; thence along said lot Southward 140 feet to Fifth Street aforesaid; thence along said Fifth Street Eastward 30 feet to the place of beginning.

BEING Lot No. 129 on Plan of George Van Buskirk's Addition to Pottstown.

Parcel Number: 16-00-09320-00-6.

Location of property: 31 East 5th Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Derrick Perkins and Sonya M. Perkins** at the suit of Citibank, N.A., as Trustee for CMLTI Asset Trust. Debt: \$177,893.43.

Jaime R. Ackerman, Attorney.

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

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

12-26724

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan "Robin's Glen" prepared for Sal Lapio Homes, made by Robert E. Blue, Consulting Engineers, P.C. dated 7/14/1999 and last revised 3/17/2000 and recorded in Plan Book A-59, Page 261, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Astor Drive (50 feet wide) said point being the Northernmost terminus of a round corner connecting the Southwesterly side of Astor Drive with the Southeasterly side of Astor Drive (50.00 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Astor Drive, South 49 degrees, 02 minutes, 05 seconds East, 83.93 feet to a point, a corner of Lot No. 15; thence extending along Lot No. 15 South 40 degrees, 57 minutes, 55 seconds West, 117.5 feet more or less to a point, a corner of Lot No. 17; thence extending along Lot No. 17 North 49 degrees, 02 minutes, 05 seconds West, 93.93 feet to a point on the Southeasterly side of Astor Drive; thence extending along the Southeasterly side of Astor Drive, the two (2) following courses and distances, viz: (1) North 40 degrees, 57 minutes, 55 seconds East, 107.35 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 10.00 feet the arc distance of 15.71 feet to a point on the Southwesterly side of Astor Drive; being the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on the above mentioned plan.

TOGETHER with and under and subject, inter-alia to the covenants restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Restrictions of Robin's Glen Planned Community, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5364, Page 1792 and any amendments to the said declaration as the same may be duly adopted from time to time.

AND being the same premises which Sal Lapio, Incorporated, a Pennsylvania Corporation, conveyed to Chong Yong Lee and Sun Hwa Lee by Deed dated the 20th day of December, 2001 and recorded at Deed Book 5392 Page 1008.

Parcel Number: 50-00-00595-36-3.

Location of property: 50 Astor Drive, Harleysville, Lower Salford Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Chong Yong Lee a/k/a Chong Y. Lee and Sun Hwa Lee a/k/a Sun H. Lee** at the suit of First Niagara Bank, N.A. Debt: \$70,850.60.

Jeffrey G. Trauger, Attorney.

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

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

12-29990

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery, State of Pennsylvania, and described according to a survey of properties made for H.C. Veitz on October 9, 1950, by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Grove Street (fifty feet wide) at the distance of seventy feet measured along the said side of Grove Street South sixty-three degrees, nineteen minutes West, from its intersection with the Southwest side of Rambo Street (fifty feet wide).

CONTAINING in front or breadth on the said Grove Street twenty-four and ninety-five one- hundredths feet and extending of that width in length or depth South twenty-six degrees, forty-one minutes East, between parallel lines at right angles to the said Grove Street, the Southwest line thereof extending partly through a party wall between these premises and the premises adjoining to the Southwest one hundred twenty feet.

BEING Lot #26.

TITLE TO SAID PREMISES IS VESTED IN James Petaccio, Jr. and James Petaccio, II, by Deed from James F. Petaccio and Helen P. Petaccio, dated 02/14/1997, recorded 03/17/1997 in Book 5179, Page 2423.

Parcel Number: 02-00-03472-00-9.

Location of property: 508 Grove Street, Bridgeport, PA 19405-1426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Petaccio, Jr. and James Petaccio, II** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$60,030.30.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-31607

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described as follows, according to a survey and plan by George F. Shaner, Civil Engineer, dated March, 1949.

BEGINNING at a point on the Southerly property line of Cherry Street (50 feet wide), said point being distant North 74 degrees, 42 minutes West, 101.62 feet from the Southwesterly property line intersection of the aforesaid Cherry Street and another ordained street known as Washington Street (40 feet wide); thence continuing along the said

Cherry Street North 74 degrees, 42 minutes West, 19.33 feet to a corner of land of Joseph Capara; thence by the same by a course having a bearing South 15 degrees, 34 minutes West, 106 feet to a corner on the Northerly side of a given 15 feet wide private alley; thence along the same South 74 degrees, 42 minutes, 19.33 feet East to a corner of the same; thence by a course passing through the middle of a joint partition wall of a double brick dwelling North 15 degrees, 34 minutes East, 106 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Julia V. Robbins and Michael E. Guidas, by Deed from Kathy Hawkins and Bonnie Pappas, dated 06/18/2008, recorded 06/24/2008 in Book 5697, Page 1631.

Parcel Number: 16-00-04916-00-9.

Location of property: 448 Cherry Street, Pottstown, PA 19464-5936.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julia V. Robbins and Michael E. Guidas** at the suit of Wells Fargo Bank, N.A. Debt: \$110,670.22.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-32254

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 Final Plan - Southerly Section, Perkiomen Greene, prepared by Boucher and James, Inc. dated 4/3/1992, last revised 12/07/1995 and recorded in Plan Book A-56, Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cornwallis Way (50 feet wide), a corner of this and Lot No. 253 on said plan; thence extending from said point of beginning and along the Southeasterly side of Cornwallis Way, aforesaid, along the arc of a circle to the left having a radius of 190.00 feet, the arc distance of 44.19 feet to a point, a corner of Lot No. 251 on said plan; thence extending along the same, South 53 degrees, 23 minutes, 25 seconds East, 107.01 feet to a point in line of Open Area "T"; thence extending along the same, South 38 degrees, 09 minutes, 22 seconds West, 69.92 feet to a point, a corner of Lot No. 253, aforesaid; thence extending along the same, North 40 degrees, 03 minutes, 56 seconds West, 113.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 252 on said plan.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 4/27/2000, given by Westrum Perkiomen Greene II, L.P., Westrum Development Company to David Sobczak, Jr. a married man and Sun Joo Sobczak, a married woman, their heirs and assigns as Tenants by the Entirety and recorded 5/3/2000 in Book 5315, Page 898, Instrument #7901.

Parcel Number: 48-00-01421-23-2.

Location of property: 1136 Cornwallis Way, Collegeville, PA 19426-1887.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Sobczak a/k/a David Sobczak, Jr. and Sun Joo Sobczak** 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: \$313,304.30.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-32565

ALL THAT CERTAIN unit, designated as Unit Number 121 Building 3T being a unit in Stony Creek Condominium, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., as designated in the Declaration of Condominium of Stony Creek bearing date 11/17/1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 11/17/1986 and plats and plans for Condominium of Stony Creek in Deed Book 4819, Page 1495 which Declaration was amended by amendment dated find recorded in Deed Book Page.

TOGETHER with all rights, title and interest being 0.7129272% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Journal Alexandre, by Deed dated February 6, 2007 and recorded February 23, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5636, Page 01481, granted and conveyed unto Larie D. Hudgins, as sole owner. Larie D. Hudgins departed this life on August 15, 2011.

Parcel Number: 33-00-08575-90-5.

Location of property: 121 Stony Way, East Norriton, PA 19403 a/k/a 121 Stony Way, Unit 121, East Norriton, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marion I. Hudgins, Administratrix of the Estate of Larie D. Hudgins** at the suit of U.S. Bank, N.A. as Trustee, et al. Debt: \$128,548.62.

Kevin P. Diskin, Attorney.

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

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

12-33046

ALL THAT CERTAIN unit designated as Unit 68 (The Unit) being a unit in "Declaration of Condominium of Manatawny Village, a Condominium", located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the said Declaration of Condominium dated January 7, 2005 and recorded January 10, 2005 in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto as Exhibit "C".

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Element as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment that may be recorded from time to time.

Title Insurer: First American Title Insurance Company.

BEING the same premises which Manatawny Village Associated, LLC, a Pennsylvania Limited Liability Company, by Deed dated August 03, 2007 and recorded in the Montgomery County Recorder of Deeds Office on September 11, 2007 in Deed Book 5664, Page 00439 as Deed Instrument No. 2007110313, granted and conveyed unto Robert Zangrilli, Sr. and Joan A. Zangrilli.

Parcel Number: 16-00-19968-37-2.

Location of property: 285 East Harmony Drive, Unit #68, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert Zangrilli, Sr. and Joan A. Zangrilli (Deceased)** at the suit of Everbank. Debt: \$163,899.78.

Leonard J. Mucci, III, 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.

13-00307

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to Subdivision Plan I of Chestnut Grove made by Nave Newell, Engineers, Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-61, Page 65, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fallbrook Lane (50.00 feet wide) said point of beginning being a point a corner of Lot 8 as shown on above plan; thence from said point of beginning and along said lot North 43 degrees, 45 minutes, 04 seconds East and crossing a certain steep slope and a certain sanitary sewer easement a distance of 110.00 feet to a point a corner of lands now or late of Eric and Ambler Hepler; thence said lands South 46 degrees, 14 minutes, 56 seconds East, 75.50 feet to a point a corner of Lot 10 as shown on above plan; thence along said lot South 43 degrees, 45 minutes, 04 seconds East recrossing aforesaid easement a distance of 110.00 feet to a point on the Northwesterly side of Fallbrook Lane; thence along same North 46 degrees, 14 minutes, 56 seconds West, 75.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 8,305 square feet.

BEING Lot 9 as shown on above plan.

RESERVING nevertheless to Grantor, its successors and assigns, such easements for construction, installation, repair and replacement of storm water management facilities, sewer facilities, and utilities serving the lots conveyed hereby and other portions of the property owned by the Grantor as depicted on the subdivision plan referenced above, or at such other locations as Grantor may determine to be feasible which do not interfere with the use of the open space areas on the lots conveyed by this deed, which easements may be subsequently assigned or conveyed by Grantor to Upper Pottsgrove Township or other governmental authorities and public utilities in connection with dedication thereof. By accepting delivery of this deed, Grantee, and any successor in interest to Grantee, agrees: (1) to execute such deeds of dedication or other instruments as Upper Pottsgrove Township or other governmental authorities or public utilities may require to effectuate such assignment, conveyance or dedication; and (2) that no change in grade shall be permitted to be made by Grantee or its assigns in the line of any swale or ditch nor shall any obstructions be permitted to be placed therein.

UNDER AND SUBJECT to restrictions which appear on record.

TITLE TO SAID PREMISES IS VESTED IN Oluseyi A. Onibokun and Oluyemisi Onibokun, h/w, by Deed from Rouse/Chamberlin, Ltd., a Pennsylvania Limited Partnership, dated 05/11/2005, recorded 05/17/2005 in Book 5554, Page 831.

Parcel Number: 60-00-00387-08-4.

Location of property: 1016 Fallbrook Lane, Pottstown, PA 19464-1745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Oluseyi A. Onibokun and Oluyemisi Onibokun** at the suit of Wells Fargo Bank, N.A. Debt: \$244,449.90.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-00698

BEGINNING at a point on the Northeasterly side of Carnation Avenue (50 feet wide), situate in **Abington Township**, said point being the 2 following courses and distances from a point of curve on the Southeasterly side of Smith Avenue (50 feet wide): (1) leaving South Avenue on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.52 feet to a point of tangent on the Northeasterly side of Carnation Avenue; and (2) South 47 degrees, 58 minutes East along the Northeasterly side of Carnation Avenue 235.35 feet to the point of beginning; thence extending from said point of beginning North 42 degrees, 04 minutes East, 87.43 feet to a point; thence extending South 46 degrees, 03 minutes East, 60.00 feet to a point; thence extending South 42 degrees, 04 minutes West, 87.56 feet to a point on the Northeasterly side of Carnation Avenue aforesaid; thence extending North 47 degrees, 56 minutes West along the Southeasterly side of Carnation Avenue 60.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on the above mentioned plan.

BEING the same premises which Keith Michael Andrews and V. Latrice Cook also known as La Trice Cook also known as V. Latrice Andrews also known as La Trice Andrews, husband and wife by Deed dated 10/30/2009 and recorded 10/30/2009 in Montgomery County in Deed Book 5748, Page 02542-02547 granted and conveyed unto Jason R. Dowers and Suzanne A. Leonard as Joint Tenants With Rights of Survivorship.

Parcel Number: 30-00-06580-00-5.

Location of property: 2917 Carnation Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason R. Dowers and Suzanne A. Leonard** 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: \$279,220.70.

Michael McKeever, Attorney. I.D. #56129

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

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

13-00781

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Owls Property" made for East Greenville Owls Home, Inc., by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying dated 1/19/2004 and last revised on 3/29/2005 and recorded in Plan Book 24, Page 476, as follows, to wit:

BEGINNING at a point on the Southwesterly side ultimate right-of-way line of Washington Street (to be widened to 30.00 feet from the existing center line thereof) at a corner of this and Lot No. 5 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 5 South 67 degrees, 28 minutes, 00 seconds West, 210.37 feet to a point, a corner on the Northeasterly side ultimate right-of-way line of Hickory Alley (to be widened to 10.00 feet from the existing center line thereof); thence extending along the same North 22 degrees, 55 minutes, 00 seconds West, 35.00 feet to a point, a corner in line of Lot No. 7; thence extending along the same North 67 degrees, 26 minutes, 00 seconds East, 210.46 feet to a point, a corner on the Southwesterly side ultimate right-of-way line of Washington Street; thence extending along the same South 22 degrees, 43 minutes, 34 seconds East, 35.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Shawn R. Leister and Michele A. Leister by Deed from Regent Valley Builders, Inc., a Pennsylvania Corporation dated 08/31/2005 recorded 09/12/2005 in Deed Book 5570, Page 920.

Parcel Number: 06-00-04140-06-6.

Location of property: 274 Washington Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele A. Leister and Shawn R. Leister** at the suit of PNC Bank, National Association. Debt: \$183,726.37.

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.

13-00811

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a plan prepared for A. D. Moyer, Inc., made by John T. Aston dated February 26, 1992, last revised April 28, 1992, said plan recorded in Plan Book A-53, Page 254, as follows, to wit:

BEGINNING at a point on the title line in the bed of East Philadelphia Avenue (SR 0073) (legal right-of-way line 33 feet wide, ultimate right-of-way line 100 feet wide), said point of beginning being a corner of Lot #1 as shown on the above mentioned plan; thence extending from said point of beginning along the title line in the bed of East Philadelphia Avenue, South 43 degrees, 26 minutes, 35 seconds East, 47.59 feet to a point, a corner of land now or late of John J. B. Dierolf; thence extending along the same, South 36 degrees, 13 minutes, 44 seconds West crossing the corner of Lot #2A as shown on the above mentioned plan; thence extending along the same, North 43 degrees, 28 minutes, 18 seconds West, 20.04 feet to a point a corner of Lot #1, as shown on the above mentioned plan; thence extending along the same the five following courses and distances: (1) North 36 degrees, 28 minutes, 01 seconds East, 23.46 feet

to a point; (2) South 53 degrees, 21 minutes, 58 seconds East, 8.30 feet to a point; (3) North 36 degrees, 39 minutes, 02 seconds West, 37.00 feet to a point; (4) North 53 degrees, 21 minutes, 53 seconds West, 10.80 feet to a point; (5) North 30 degrees, 30 minutes, 42 seconds West recrossing the Southwesterly side of East Philadelphia Avenue 123 feet to the first mentioned point and place of beginning.

CONTAINING in area 6.899 square feet.

CONTAINING in area at the ultimate right-of-way line 4,533 square feet.

BEING Lot #2 as shown on the above mentioned plan.

BEING the same premises which Amandus D. Moyer Lumber, Inc. by Deed dated 07/30/09 and recorded 08/05/09 in Montgomery County Deed Book 5739, Page 01404, granted and conveyed unto Adam L. Hess.

Parcel Number: 32-00-05660-00-5.

Location of property: 1234 East Philadelphia Avenue, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Adam L. Hess** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$94,485.64 (total amount of judgment).

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

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

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

13-00812

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania and more particularly described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania, on 4/6/1925 and revised on 10/30/1925, as follows, to wit:

BEGINNING at a point a corner marking the intersection of the Southwest side of 5th Street (as laid out in the Borough of Lansdale, 48 feet wide) with the Northwest side of Ridge Street (as laid out in the Borough of Lansdale, 48 feet wide); thence extending along the Northwesterly side of said Ridge Street, South 45 degrees, West 170.59 feet to a point, a corner of the Northeast side of a 20 feet wide alley, dedicated to a public use forever; thence along the Northeast side of said 20 feet wide alley, North 44 degrees, 16 minutes West, 23.89 feet to a point, a corner of other land of Charles Lichtenwainer and Raymond B. Sellers; thence extending along said other land of the said Charles Lichtenwainer and Raymond B. Sellers and passing through the middle of the partition wall of the building erected on this lot and said adjoining lot, North 43 degrees, East 170.61 feet to a point, a corner on the Southwest side of 5th Street, aforesaid; thence extending along the Southwest side of 5th Street, South 44 degrees, 15 minutes East, 21.65 feet to the place of beginning.

BEING the same premises which Marie E. Nadzan by Deed dated 04/25/2005 and recorded 05/09/2005 in Montgomery County in Deed Book 5553, Page 1179 granted and conveyed unto Lawrence Nadzan.

Parcel Number: 11-00-05748-00-1.

Location of property: 130 East 5th Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lawrence Nadzan** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset-Mortgage Investments II Trust 2007-AR7, Mortgage Pass-Through Certificates, Series 2007-AR7. Debt: \$289,437.00.

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.

13-01603

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate near Narberth in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, on August 1, 1919, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (40 feet wide) at the distance of 333 feet measured North 29 degrees, 17 minutes East along the said middle line of Brookhurst Avenue from its intersection with the middle line of Montgomery Avenue (66 feet wide).

CONTAINING in front or breadth along said middle line of Brookhurst Avenue Northeastward 25 feet and extending of that width in length or depth North 60 degrees, 43 minutes West the Northeast line thereof passing along the middle of the partition wall separating these premises from the premises adjoining to the Northeast 109.5 feet.

BEING the same premises which Eric Miller and Debora Weber-Miller, by Deed dated October 31, 2002 and recorded December 31, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5440, Page 2000, granted and conveyed unto Lisa K. Fetick.

Parcel Number: 40-00-07744-00-1.

Location of property: 518 Brookhurst Avenue, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa K. Fetick** at the suit of Valley National Bank. Debt: \$207,982.60.

Richard J. Nalbandian, Attorney. I.D. #312653

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

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

13-02279

ALL THAT CERTAIN tract 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 Boundary & Topographic Survey, dated February 15, 2008, prepared by Wilkinson & Associates, Inc., Project No. 2008-006, as follows, to wit:

BEGINNING at a point, marked by an iron pin at the intersection of the Northeasterly side of Pottsgrove High School Drive (60.00 feet wide) with the Southeasterly side of North Charlotte Street (of variable widths); thence extending from said point of beginning North 45 degrees, 15 minutes, 04 seconds East, along the Southeasterly side of North Charlotte Street, 20.00 to a point marked by an iron pin; thence extending North 44 degrees, 44 minutes, 56 seconds West, through the bed of North Charlotte Street, 52.65 feet to a point on the title and center line thereof; thence extending along said title and center line on the arc of a curve, curving to the right in a Northeastwardly direction, having a radius of 1,146.28 feet (a chord bearing of North 60 degrees, 20 minutes, 56 seconds East and chord distance of 548.90 feet), the arc distance of 554.28 feet to a point a corner; thence extending South 44 degrees, 45 minutes, 14 seconds East, leaving said center line and crossing the Southeasterly side of North Charlotte Street at a distance of 34.43 feet from said last mentioned point, 540.80 feet to a point marked by an iron pin; thence extending South 45 degrees, 15 minutes, 00 seconds West 550.02 feet to a point marked by an iron pin on the Northeasterly side of Pottsgrove High School Drive aforesaid; thence extending North 44 degrees, 44 minutes, 48 seconds West, along the said side of Pottsgrove High School Drive, 631.13 feet to a point marked by an iron pin, the first mentioned point and place of beginning.

BEING the same premises which David Berman by Deed dated March 6, 2008 and recorded March 14, 2008 in Montgomery County in Deed Book 56865, Page 2184 granted and conveyed unto North Charlotte Road Pottstown, L.P. in fee.

AND BEING the same premises which North Charlotte Road Pottstown, L.P. by Deed of Consolidation dated May 16, 2008 and recorded May 21, 2008 in Montgomery County in Deed Book 5693, Page 1038 granted and conveyed unto North Charlotte Road Pottstown, L.P., in fee.

AND ALSO BEING the same premises which North Charlotte Road Pottstown, L.P. by Deed of Consolidation dated June 17, 2008 and recorded June 25, 2008 in Montgomery County in Deed Book 5697, Page 2161 granted and conveyed unto North Charlotte Road Pottstown, L.P. in fee.

TITLE IS VESTED IN North Charlotte Road Pottstown, L.P.

Parcel Number: 42-00-00913-00-8.

Location of property: 1400 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **North Charlotte Road Pottstown, L.P.** at the suit of Parke Bank. Debt: \$9,473,860.01 plus interest and costs.

Benjamin A. Garber, 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.

13-02331

ALL THAT CERTAIN unit in the property known, named and identified as Hampton Green Condominium located in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 6B, P.A.C.S. 3101 et seq., by the recording in the Montgomery County Recorder of Deeds Office of a certain Declaration and plan attached hereto dated 02/01/2000 and recorded 02/08/2000 in Deed Book 5306, Page 562 and re-recorded 03/29/2000 in Deed Book 5311, Page 1999 and First Amendment to Declaration recorded 03/29/2000 in Deed Book 5311, Page 1805 and a Second Amendment to Declaration recorded 04/18/2000 in Deed Book 5313, Page 2489 and a Third Amendment to Declaration recorded 07/21/2000 in Deed Book 5324, Page 598 and a Fourth Amendment to Declaration recorded 08/02/2000 in Deed Book 5325, Page 2342 and a Fifth Amendment to Declaration recorded 09/19/2000 in Deed Book 5332, Page 725 and re-recorded on 09/28/2000 in Deed Book 5333, Page 954 and a Sixth Amendment to Declaration recorded 10/3/2000 in Deed Book 5333, Page 2208 and a Seventh to Declaration recorded 11/14/2000 in Deed Book 5338, Page 712 and a Eighth Amendment to Declaration recorded 12/04/2000 in Deed Book 5340, Page 2443 and a Ninth Amendment to Declaration recorded 02/21/2001 in Deed Book 5351, Page 263 and a Tenth Amendment to Declaration recorded 02/21/2001 in Deed Book 5351, Page 271 and a Eleventh Amendment to Declaration recorded 03/29/2001 in Deed Book 5354, Page 1542 and a Twelfth Amendment to Declaration recorded on 04/05/2001 in Deed Book 5355, Page 834 and a Thirteenth Amendment to Declaration recorded on 07/26/2001 in Deed Book 5369, Page 59 and a Fourteenth Amendment to Declaration recorded on 07/26/2001 in Deed Book 5369, Page 67 and a Fifteenth Amendment to Declaration recorded on 08/08/2001 in Deed Book 5370, Page 1929 and a Sixteenth Amendment to Declaration recorded on 09/17/2001 in Deed Book 5376, Page 1440 and a Seventeenth Amendment to Declaration recorded on 10/04/2001 in Deed Book 5379, Page 1150 and a Eighteenth Amendment to Declaration recorded on 11/14/2001 in Deed Book 5385, Page 636 and a Nineteenth Amendment to Declaration recorded on 12/21/2001 in Deed Book 5389, Page 1636 and a Twentieth Amendment to Declaration recorded 02/08/2002 in Deed Book 5395, Page 480 and a Twenty-First Amendment to Declaration recorded 03/15/2002 in Deed Book 5400, Page 64 and a Twenty-Second Amendment to Declaration recorded 04/7/2002 in Deed Book 5403, Page 2000 and a Twenty-Third Amendment to Declaration recorded 10/03/2002 in Deed Book 5428, Page 506 and a Twenty-Fourth Amendment to Declaration recorded 02/11/2003 in Deed Book 5445, Page 2122 and a Twenty-Fifth Amendment to Declaration recorded 07/16/2003 in Deed Book 5464, Page 1620.

BEING designated as Unit No. 35 and Plats and Plan for Condominium dated 06/07/1999 and attached as part of the Declaration of Hampton Green, a Condominium.

TOGETHER with the percentage interests in the common elements assigned to said unit, as more fully set forth in the declaration and Plats and Plans, and any amendments thereto, together with all right, title and interest in and to all limited common elements to the unit, as more fully set forth in the declaration and Plats and Plans, and any amendments thereto.

BEING the same premises which Andrea R. Klinkenberg, Executrix of the Estate of Anne M. Austin, deceased by Deed dated January 14, 2004 and recorded February 13, 2004 in the County of Montgomery in Deed Book 5495, Page 1858 conveyed unto Soon J. Lee, Seong Y. Lee and Phillip C. Lee, Joint Tenants With Right of Survivorship, in fee.

TITLE TO SAID PREMISES IS VESTED IN Sang W. Lee and Young S. Lee, by Deed from Soon J. Lee and Seong Y. Lee and Phillip C. Lee, dated 07/10/2006, recorded 07/21/2006 in Book 5609, Page 578.

Parcel Number: 46-00-04142-32-1 Map # 46009G035.

Location of property: 200 Warwick Way, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young S. Lee and Sang W. Lee and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$337,958.18 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-02583

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, and Commonwealth of Pennsylvania, being a Lot in Section H & G Towamencin Village, made by Czop/Specter, Inc., Consulting Engineers and Surveyors, dated 3/20/1986 last revised 4/18/1991 and recorded in Plan Book A-53, Page 37, being Lot #109 as shown on Reference Plan, Phase 4b, dated 6/24/1991 prepared for Charlestowne Village Limited Partnership and attached hereto as an Exhibit.

UNDER AND SUBJECT to the covenants, restrictions, easements, charges, terms, conditions, exceptions, reservations, agreements, and exclusions as contained and set forth in that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Charlestowne dated 11/2/1989 and recorded in Deed Book 4928, Page 1422 and Supplementary Declaration of Covenants, Conditions and Restrictions Wentworth at Charlestowne Village, dated 1/8/1990 and recorded in Deed Book 4934 and 2340, and any Amendments to the said Declaration, as the same may be made from time to time.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline L. Anderson, by Deed from Audrey E. Anderson, by her Attorneys in fact, Pearl B. Anderson and Norris W. Anderson, Sr., dated 07/16/1999, recorded 07/20/1999 in Book 5279, Page 2239.

Parcel Number: 53-00-03480-62-5.

Location of property: 550 Greenwood Court, Harleysville, PA 19438-3095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline L. Anderson** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$74,229.33.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-02584

ALL THAT CERTAIN message and lot of land, situated in **Lower 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 Trooper Road 670.1 feet to a course, North 42 degrees, 11 minutes East from the point of intersection of the center line Egypt Road and the center line of Trooper Road, a corner of this land conveyed to Ernest M. Zollers and Mary H., his wife; thence along the said Zollers property, North 47 degrees, 49 minutes West, 220 feet to an iron pin, a corner of this and land of A.R. Tyson; thence extending along A.R. Tyson's land, North 42 degrees, 11 minutes East, 75 feet to a corner of this and other land of George C. Custer and wife; thence by the said Custer's land, South 47 degrees, 49 minutes East, 220 feet to the center of Trooper Road aforesaid; and thence along the center of said road, South 42 degrees, 11 minutes West, 75 feet to the place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Diehl and Jaala S. Diehl, h/w, by Deed from Kenneth H. Rodgers and Alice E. Rodgers, h/w, dated 09/05/2003, recorded 09/11/2003 in Book 5472, Page 1709.

Parcel Number: 43-00-15178-00-7.

Location of property: 415 South Trooper Road, Norristown, PA 19403-1987.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaala S. Diehl and Daniel J. Diehl a/k/a Daniel Diehl** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$139,278.50.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-02735

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

BEGINNING at a point on the Northwest side of George Street at the distance of 90 feet, 02 inches Northeast of Elm Street, thence Northwesterly the line passing through the partition wall between this and other property now or late of Benjamin Evans, et al, 110 feet to a corner of this and other land now or late of said Evans et al., thence Northeasterly along said land now or late of said Evans et al. 15 feet, 01 inch to a corner of this and land now or late of Sarah E. Baldwin; thence Southeasterly along said now or late of Baldwin's land through the middle of a 02 feet wide alley in common use of the two properties and through the middle of a partition wall of this and said now of late Baldwin's house 110 feet to the Northwest side of said George Street; thence Southwesterly along the said Northwest side of said George Street 15 feet, 01 inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephanie L. Streets by Deed from Michael Marchese and Deborah Marchese, dated October 26, 2007 and recorded November 20, 2007 in Deed Book 5672, Page 01668.

Parcel Number: 13-00-13592-00-3.

Location of property: 811 George Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephanie L. Streets** at the suit of Newbury Place REO IV, LLC. Debt: \$126,128.59.

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.

13-03112

ALL THAT PARCEL of land in County of Montgomery, State of Pennsylvania as more fully described in Book 4318, Page 354 and being more particularly described, as follows:

ALL THOSE THREE CERTAIN lots or pieces of land, situate in Willow Grove, **Abington Township**, County of Montgomery and State of Pennsylvania being described according to a plan made thereof which plan is recorded at Norristown in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book 380, Page 500, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arnold Avenue (50 feet wide) at the distance of 50 feet Southwestwardly from the intersection of the said side of Arnold Avenue with the Northeasterly side of Rusican Avenue (50 feet wide); thence extending Southwesterly along the said side of Arnold Avenue 75 feet to a point, a corner of Lot Number 202 on said plan; thence extending Northwesterly along the said 125 feet to a point; thence extending Northeasterly along the rear of Lots Number 266, 267 and 268 on said plan 75 feet to a point, a corner of Lot Number 198 on said plan, thence extending Southeasterly along the same 125 feet to the first mentioned point and place of beginning.

BEING Lots Number 199, 200 and 201 on said plan.

BEING the same premises which Margaret J. Duvalle, widow by Deed dated 06/20/1978 and recorded 04/11/1978 in Montgomery County in Deed Book 4318, Page 354 granted and conveyed unto Barbara L. Meyers.

Parcel Number: 30-00-02512-00-5.

Location of property: 1670 Arnold Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara L. Meyers** at the suit of Green Tree Consumer Discount Company. Debt: \$207,637.78.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-03122

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan No. 4 prepared for Garrison Greene by Andersen Engineering Associates Incorporated dated 7/17/1999 last revised 5/18/2001 and recorded in Montgomery County in Plan Book A-60, Page 95, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fort Hill Circle (46 feet wide) said point being a corner of Lot 25 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 25 as shown on the above mentioned plan North 11 degrees, 27 minutes, 03 seconds West, 78.67 feet to a point a corner of Lot 99 as shown on the above mentioned plan; thence extending along the same North 78 degrees, 32 minutes, 03 seconds East, 78.69 feet to a point on the Northwesterly side of Fort Hill Circle; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 123.00 feet the arc distance of 2.32 feet to a point of tangent; and (2) South 78 degrees, 32 minutes, 57 seconds West, 17.68 feet to the first mentioned point and place of beginning.

CONTAINING in area of 1573 square feet.

BEING known as Lot Number 26 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eun Hee Kim, by Deed from Roger J. Harrington and Sally A. Harrington, h/w, dated 12/02/2006, recorded 12/15/2006 in Book 5627, Page 2550.

Parcel Number: 65-00-03995-16-1.

Location of property: 431 Fort Hill Circle, Fort Washington, PA 19034-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eun Hee Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$234,511.37.

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.

13-03185

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain plan of a portion of "Wedgewood Park" for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated 1/22/62 and last revised 3/16/62 in Plan Book A-7, Page 123, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wedgewood Drive (60 feet wide) said point being the 8 following courses, and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (40.50 feet wide), viz: (1) leaving Moyers Road on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeasterly side of Wedgewood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Northeasterly side of Wedgewood Drive (30 feet wide), 149.20 feet to a point of curve connecting the Northeasterly side of Wedgewood Drive (80 feet wide) with the Southeasterly side of Andover Road (60 feet wide); (3) on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 37.36 feet to a point of reverse curve on the Southeasterly side of Andover Road (60 feet wide), said point also being the Southwesterly and of a radial line projected Northwestwardly across Andover Road; (4) North 62 degrees, 11 minutes, 55 seconds West along the aforesaid radial line crossing the bed of Andover Road, 60 feet to a point on the Northwesterly side of Andover Road; (5) Southwestwardly and Northwestwardly partly along the Northwesterly side of Andover Road and partly along the Northeasterly side of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right having a radius of 140 feet the arc distance of 267.23 feet to a point of tangent on the Northeasterly side of Wedgewood Drive; (6) North 42 degrees, 50 minutes West along the Northeasterly side of Wedgewood Drive 242.56 feet to a point of curve on the same; (7) Northwestwardly still along the Northeasterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of 335 feet the arc distance of 162.74 feet to a point of tangent on the same; and (8) North 15 degrees, 00 minutes West still along the Northeasterly side of Wedgewood Drive, 101.95 feet to the point of beginning; thence extending from said point of beginning North 15 degrees, 00 minutes West along the Northeasterly side of Wedgewood Drive, 30 feet to a point; thence extending North 75 degrees, 00 minutes East partly passing through a dwelling erected on these premises and a dwelling erected on premises to the Northwest crossing the Southwesterly side of a certain 15 feet wide driveway which extends Northwestwardly connecting with another certain 15 feet wide driveway which extends Southwestwardly into Wedgewood Drive and Northeastwardly into Andover Road, 124 feet to a point in the bed of said driveway; thence extending South 15 degrees, 00 minutes East through the bed of the aforesaid 15 feet wide driveway, 30 feet to a point; thence extending South 75 degrees, 00 minutes West recrossing the Southwesterly side of the aforesaid 15 feet wide driveway, 124 feet to the first mentioned point and place of beginning.

BEING the same premises which Randy Frick and Geraldine Frick, by Deed dated 06-27-07 and recorded 07-11-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5654, Page 2832, granted and conveyed unto Daniel Renaud and Carly Manning, as Joint Tenants With Right of Survivorship and not as Tenants in Common.

Parcel Number: 11-00-18444-00-4.

Location of property: 897 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carly Renaud and Daniel Renaud** at the suit of JP Morgan Chase Bank, National Association. Debt: \$204,848.63.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-03215

ALL THOSE FOUR CERTAIN lots or pieces of land, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, known and described as Lots Nos. 4, 5, 6 and 7 in Block 'I' on plan of Fairview Park, described in accordance with a survey thereof made by James Cresson, C. E., May 1924, as follows, to wit:

BEGINNING at a point on the Southeast side of Bush Street, at the distance of 260 feet, Northeasterly from the Northeast side of Ninth Street, a corner of this and Lot No. 8 on said plan; thence extending along said side of said Bush Street, Northeasterly 80 feet to a point, a corner of this and Lot No. 3 on said plan; thence extending along said Lot No. 3 Southeasterly 110 feet to a point on the Northwest side of Line Alley, Southwestly 80 feet to a point, a corner of this and said Lot No. 8 on said plan; and thence extending along said Lot No. 8 Northwestly 110 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara Alvarez, by Deed from Catherine Santangelo, Successor Trustee of the Christine DeFusco and Salvatore DeFusco, Trust and Catherine Santangelo and Philomena G. Barnhart and Joseph DeFusco and Theresa Della Franziz, Equal Beneficiaries of the Christine DeFusco and Salvatore DeFusco Family Trust, dated 12/29/2005, recorded 01/10/2006 in Book 5586, Page 1091.

Parcel Number: 02-00-00152-00-8.

Location of property: 800 Bush Street, Bridgeport, PA 19405-1342.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Alvarez** at the suit of Wells Fargo Bank, N.A. Debt: \$95,177.03.

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.

13-03221

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

BEGINNING at a point on the Westerly side of Main Street, 25 feet from the center of said street, said point being also at the distance Southerly of 179 feet from the middle of 9th Street; thence along the Westerly side of Main Street North 19°, 40' West, 55 feet to a point, a corner of other land of the said Ernest J. Bitting, of which this was a part; thence by the same South 70°, 20' West, 334 feet to a point, a corner of land of the Perkiomen Railroad Company; thence along the right-of-way of the Perkiomen Railroad Company to a curved line, the arc of a circle curving to the left with a tangent, the length of which is 209.21 feet and whose radius is 2180.17 feet for a distance of 57.2 feet to a point, a corner of land now or late of William Fox; thence by the same North 70°, 20' East, 321.43 feet to the place of beginning.

BEING the same premises which Betty A. Amenheuser, Executrix of the Estate of Russell R. Schantz, Deceased, by Deed dated 4/28/2000 and recorded 5/8/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5315, Page 2088, granted and conveyed unto Edward R. Davis.

Parcel Number: 15-00-01639-00-2.

Location of property: 913 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Administrator of the Estate of Edward Davis, Deceased** at the suit of Local 380 IBEW Credit Union. Debt: \$168,913.85.

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.

13-03231

ALL THAT CERTAIN parcel or strip of land located in **Pottstown Borough**, Montgomery County, Pennsylvania, as shown on plans entitled Minor Subdivision Plan of Peck Tract, prepared by ProTract Engineering, Inc., Pottstown, Pennsylvania, dated August 10, 2001, and being more fully described, as follows:

BEGINNING at a point at the Northwest corner of lands of now or late of John T. Maillie, Elliot M. Menkowitz and Richard P. Whittaker t/a Chesmont Enterprises, said point also in line of lands of a 25 feet wide private driveway as shown on said plan; thence along lands of said now or late of Maillie, Menkowitz and Whittaker t/a Chesmont Enterprises South 01 degree, 00 minutes, 00 seconds East, 928.79 feet to a point in line of lands of now or late of PECO Energy; thence along lands of said now or late PECO Energy along the arc of a circle curving to the left in a Southwesterly direction with a radius of 5,769.65 feet, the arc distance of 443.87 feet, having a chord bearing of North 87 degrees, 52 minutes, 17 seconds West, a chord distance of 443.76 feet to a point, a corner of lands of Proposed Lot 1; thence along lands of said Proposed Lot 1 North 07 degrees, 06 minutes, 51 seconds West, 860.79 feet to a point in line of lands of a 25 feet wide private driveway; thence along lands of said private driveway North 83 degrees, 47 minutes, 56 seconds East, 537.00 feet to the point and place of beginning.

CONTAINING 435,601 square feet of land more or less.

BEING Lot 2 as shown on said plan.

BEING the same premises which Clarence E Peck, Jr. and Sandra S. Sutherland, by Deed dated October 27, 2007 and recorded January 2, 2008 in the Office of the Recorder of Deeds, in and the County of Montgomery in Deed Book 5677, Page 807, et. seq., granted and conveyed unto The Clarence Peck-Sandra Sutherland Trust.

Parcel Number: 16-00-15356-00-9.

Location of property: 426 West High Street a/k/a 451 Keystone Boulevard, Pottstown, PA.

The improvements thereon are: Commercial real estate/warehouse.

Seized and taken in execution as the property of **Warren H. Prince, Esquire, as Trustee of the Clarence Peck-Sandra Sutherland Trust** at the suit of First Cornerstone Bank. Debt: \$356,292.49.

Jessica M. Gulash, 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.

13-03235

PREMISES "A"

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

BEGINNING at a corner in the middle of a public road (33 feet wide) leading from Pottstown to Mauger's Mill, said point being a corner of lands of Grantor; thence along said lands North 41 degrees, 50 minutes East, 196 feet, 6 inches to a corner of other lands of Grantor; thence along the same South 48 degrees, 55 minutes West, 80 feet to a corner, and South 41 degrees, 50 minutes East, 196 feet, 6 inches to a corner in the middle of the aforesaid road; thence along the middle of the same North 48 degrees, 55 minutes East, 80 feet to the place of beginning.

UNDER AND SUBJECT to covenants and restrictions that now appear of record recorded in Deed Book 2008, Page 287.

PREMISES "B"

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

BEGINNING at a joint corner of other lands of Grantees and Lawrence D'Angelo et ux., thence along lands now or about to be conveyed to Lawrence D'Angelo et ux., North 41 degrees, 5 minutes West, 190 feet to a corner of the same and a point on line of other lands of Glendale Realty Company; thence along the same South 48 degrees, 55 minutes West, 80 feet to a corner of lands now or late to be conveyed by Glendale Realty Company to Clarence F. Banker et ux.; thence along the same South 41 degrees, 5 minutes East, 190 feet to a corner of other lands of Grantees; thence along the same North 48 degrees, 55 minutes East, 80 feet to the place of beginning.

UNDER AND SUBJECT to covenants and restrictions that now appear of record recorded in Deed Book 2712, Page 310.

BEING the same premises which Clarence E. Peck, Jr. and Sandra S. Sutherland, by Indenture bearing date October 27, 2007 and recorded January 2, 2008 in the Office of the Recorder of Deeds, in and for the County Montgomery, in Deed Book 5677, Page 803 etc., granted and conveyed unto The Clarence Peck-Sandra Trust, in fee.

Parcel Number: 60-00-00097-00-5.

Location of property: 1415 Orland Road, Upper Pottsgrove, PA.

The improvements thereon are: Residential structure.

Seized and taken in execution as the property of **Warren H. Prince, Esquire, as Trustee of the Clarence Peck-Sandra Sutherland Trust** at the suit of First Cornerstone Bank. Debt: \$356,292.49.

Jessica M. Gulash, 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.

13-03257

ALL THAT CERTAIN lot or piece of ground and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for Elsie Y. Miller by Charles E. Shoemaker, Inc., Engineering and Surveyors of Abington, Pennsylvania, dated December 30, 1974, said plan being recorded in the Office for the Recording of Deeds, etc., for Montgomery County at Norristown, Pennsylvania, in Plan Book B-27, Page 50, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Russell Road (50 feet wide) said point being at the distance of 100.00 feet measured North 47 degrees, 41 minutes, 00 seconds West along the Southwesterly side of Russell Road from as point of intersection with the Northwesterly side of Lawnton Road (50 feet wide); thence extending from said point of beginning South 42 degrees, 19 minutes, 00 seconds West along Lot No. 2 as shown on the above mentioned plan 125.00 feet to a point a corner; thence extending North 47 degrees, 41 minutes, 00 seconds West, 75.00 feet to a point a corner; thence extending North 42 degrees, 19 minutes, 00 seconds East, 125.00 feet to a point on the Southwesterly side of Russell Road; thence extending along same South 47 degrees, 41 minutes, 00 seconds East, 75.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 9,375 square feet of land.

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

ALSO being Lot Nos. 1011, 1012 and 1013 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jose B. Makalintal and Brenda A. Makalintal, by Deed from William J. Foley, Jr., dated 09/29/2006, recorded 10/27/2006 in Book 5621, Page 2628.

Parcel Number: 59-00-15485-00-8.

Location of property: 1104 Russell Road, Willow Grove, PA 19090-2326.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brenda A. Makalintal and Jose B. Makalintal** at the suit of Wells Fargo Bank, N.A. Debt: \$201,659.17.

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.

13-03626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being a Plan of Clover Leaf Apartments, dated February 7, 1979, last revised September 19, 1970 made by Ralph E. Shaner, Engineering Company, Pottstown, Pennsylvania recorded at Norristown, Pennsylvania, in Plan Book A-19, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide), which point is measured North 37 degrees, 39 minutes East, 426.63 feet from a point of curve, which last mentioned point of curve is measured along the arc of a circle curving to the right, having a radius of 10 feet, the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning, along said side of Jay Street, North 37 degrees, 39 minutes East, 18 feet to a point, a corner of Lot No. 22 on said plan; thence extending along the same, passing in part through the middle of a partition wall of this house and the one adjoining South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 foot wide alley; thence extending along the same South 37 degrees, 39 minutes West, 18 feet to a point, a corner of Lot No. 20; thence extending along the same, passing in part through the middle of a partition wall of his house and the one adjoining North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING the same premises which Timothy R. Kurtz and Michelle D. Kurtz, formerly Michelle D. Snyder, his wife by Deed dated 1/19/1993 and recorded 1/29/1993 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5032, Page 628 granted and conveyed unto Michael J. Naimoli.

Parcel Number: 64-00-02827-52-9.

Location of property: 118 Jay Street, Stowe, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Naimoli** at the suit of Secretary of Veterans Affairs. Debt: \$83,722.67.

Salvatore Filippello, Attorney, I.D. #92382

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

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

13-03682

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a map of Cinnamon Hill, property of Morningside Homes Company, made by M.R. And J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 27th, 1954 and revised March 16th, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Firehorn Road (fifty feet wide) at the distance of nineteen and thirty seven one-hundredths feet measured on the arc of a circle curving to the right having a radius of twelve feet from a point of tangent on the Northwest side of Cinnamon Hill Road (fifty feet wide); thence extending from the said beginning point north twenty-four degrees, thirty-seven minutes West, along the Northeast side of Firehorn Road, seventy seven and thirty-seven one-hundredths feet to the center line of a certain ten feet wide utility easement; thence extending North sixty-five degrees, twenty-three minutes East along the said center line of said utility easement, one hundred forty feet to a point on the Southwest side of Henderson Road (forty six and five-tenths feet wide as widened by the addition of thirteen and five-tenths feet on the Southwest side thereof); thence extending South twenty-four degrees, thirty-seven minutes East along the said Southwest side of Henderson Road, seventy-two and thirty-eight one-hundredths feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of twelve feet, the arc distance of eighteen and thirty-three one-hundredths feet to a point of tangent on the Northwest side of Cinnamon Hill Road; thence extending South sixty-two degrees, fifty-five minutes West along the said side of Cinnamon Hill Road, one hundred sixteen and eleven one-hundredths feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of twelve feet, the arc distance of nineteen and thirty-seven one-hundredths feet to the point and place of beginning.

Parcel Number: 58-00-03550-00-1.

Location of property: 105 Cinnamon Hill Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Betty L. Dimarino and Robert A. Dimarino** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1. Debt: \$328,064.63.

Leonard J. Mucci, III, 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.

13-03875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Record Plan of 'Melair Property Subdivision' made by John T. Reilly, dated December 1, 1993 and last revised February 19, 1996 and recorded in Montgomery County in Plan Book A-56, Page 170, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Paxson Avenue (40 feet wide) which point of beginning is at a distance of 373.49 feet measured Southeastwardly along the Northeasterly side of Paxson Avenue from its point of intersection with the Southeasterly side of Keswick Avenue (70 feet wide); thence extending

from said point of beginning, North 26 degrees, 23 minutes, 30 seconds East along land now or formerly of Terrance and Diane Shostak 120.00 feet to a point in line of land now or formerly of SEPTA; thence extending along the same, South 63 degrees, 36 minutes, 30 seconds East, 60.00 feet to a point, a corner of Lot No. 2 as shown on said plan; thence extending along the same, South 26 degrees, 23 minutes, 30 seconds West, 120.00 feet to a point on the said Northeasterly side of Paxson Avenue; thence extending along the same, North 63 degrees, 36 minutes, 30 seconds West, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Peter Morris and Rachel Morris, h/w, by Deed from Maurice A. Willis and Deborah E. Willis, h/w, dated 04/30/2004, recorded 05/20/2004 in Book 5508, Page 904.

Parcel Number: 31-00-22177-00-4.

Location of property: 231 Paxson Avenue, Glenside, PA 19038-4611.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel Morris a/k/a Rachel C. Morris and Peter Morris a/k/a Peter J. Morris** at the suit of Wells Fargo Bank, N.A. Debt: \$156,855.35.

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.

13-03922

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2807 on a certain Development Plan of Walnut Ridge Estates recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-26, Page 19A, described according to a 'Situation Survey' of the 2800 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows, to wit:

BEGINNING at a point a corner on the party wall between this and Lot No. 2806 as shown on said plan, which point is measured the 7 following courses and distances from a spike set at the intersection of the center line of Buchert Road and the center line of Main Drive as shown on said plan: (1) leaving Buchert Road South 28 degrees, 23 minutes, 15 seconds West along the centerline of Main Drive, 169.39 feet to a point; (2) South 69 degrees, 00 minutes, 50 seconds East still along the centerline of Main Drive, 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 00 seconds East still along the center line of Main Drive, 95.00 feet; (4) North 63 degrees, 42 minutes, 00 seconds East along the center line of 'A' Drive, 38.00 feet to a point of curve; (5) on the arc of a curve curving to the right still along the center line of 'A' Drive, having a radius of 116.97 feet the arc distance of 85.91 feet to a point of tangent; (6) South 74 degrees, 13 minutes, 00 seconds East still along the center line of 'A' Drive 128.75 feet; and (7) South 25 degrees, 47 minutes, 00 seconds West, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 74 degrees, 13 minutes, 00 seconds East from said point of beginning 18.00 feet and extending of that width between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Ronald D. Wilson and Sheila A Wilson, by Deed from James S. Bruni and James J. Bruni, dated 09/30/2005, recorded 10/05/2005, Book 5573, Page 2679.

Parcel Number: 42-00-05119-05-9.

Location of property: 2807 Walnut Ridge Estates a/k/a 2807 Walnut Ridge Drive, Pottstown, PA 19464-3071.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald D. Wilson and Sheila A. Wilson** at the suit of U.S. Bank National Association as Trustee for RAMP 2005-EFC6. Debt: \$145,304.43.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-03950

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

BEGINNING at a point on the Northwest side of Hamilton Street at the distance of 81 feet, 9 inches Northeasterly from the North corner of Hamilton Street and Oakwood Avenue, a corner of this and land of Benjamin F. Evans; thence along said Evans' land Northwest 150 feet to the Southeast side of a 20 feet wide alley; thence along the said side of said alley Southwesterly 21 feet to a point, a corner of this and land now or late of John B. Pratt; thence along said Pratt's land Southeasterly and passing through the middle of the partition wall between this and the house on said adjoining lot 150 feet to the Northwest side of said Hamilton Street; and thence along said side of said Hamilton Street Northeasterly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Purdy, by Deed from Robert E. Swartz and Kerima M. Swartz, h/w, dated 11/15/1996, recorded 11/19/1996 in Book 5168, Page 178.

Parcel Number: 13-00-15092-00-6.

Location of property: 547 Hamilton Street, Norristown, PA 19401-4267.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey P. Purdy and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-4. Debt: \$72,297.28.

Adam H. Davis, Attorney, I.D. #203034

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

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

13-04346

ALL THAT CERTAIN two and one-half story brick dwelling house and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of Charlotte Street between diamond and Wilson Streets, known as No. 845 North Charlotte Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of said Charlotte Street at a corner of this and land of J. Howard Vanbuskirk and Edward Saveloni et ux.; thence by the said West side of Charlotte Street Southwardly 90 feet to a point for a corner of this and land of William Weikel; thence by the same Westwardly 150 feet to land late of Elsie R. Starkweather, now of Harry C. Weikel; thence by the same Northwardly 90 feet to land of said Elsie Starkweather, et ux.; thence by the same Eastwardly 150 feet to the place of beginning.

BEING the same premises which Ronald S. Reinhart and Judith A. Reinhart, husband and wife by Deed dated 10/31/2001 and recorded 11/08/2001 in Montgomery County in Deed Book 5384, Page 1735 granted and conveyed unto Ursula Oddo-Kahhan.

Parcel Number: 16-00-04248-00-2.

Location of property: 845 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ursula Oddo-Kahhan** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$161,096.47.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-04376

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1959, as follows, to wit:

BEGINNING at a point on the Northeastly side of Roberts Street (sixty-six feet wide) at the distance of five hundred eighty-five feet measured along Roberts Street on a course of South forty-nine degrees, fourteen minutes East from the Southeastly side of Calamia Drive (fifty feet wide); thence extending from the first above mentioned point of beginning, North forty degrees, forty-six minutes East along line of Lot No. 4 on said plan and partly through the party wall of the house erected on this lot and the house erected on the lot to the Northwest one hundred thirty-one and eleven one-hundredths feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement extends Northwestwardly into Calamia Drive and Southeastwardly and Northeastwardly in to Logan Street (sixty-six feet wide); thence extending South seventy-three degrees, six minutes, forty-nine seconds East through the title line in the bed of said easement and along part of the rear of Lot Numbers 37 and 38 on said plan thirty-two and eighty-one one-hundredths feet to a point; thence extending South forty degrees, forty-six minutes West along line of Lot No. 2 on said plan one hundred forty-four and thirty-nine one-hundredths feet to a point on the Northeastly side of Roberts Street; thence extending North forty-nine degrees, fourteen minutes West along the said Roberts Street thirty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 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 of 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 or 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 World Savings Bank FSC granted and conveyed unto Jessica Calhoun and William Calhoun, father and daughter, by Deed dated February 19, 2002 and recorded March 14, 2002 in Montgomery County Deed Book 5399, Page 1909.

Parcel Number: 13-00-32424-00-8.

Location of property: 639 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jessica A. Calhoun and William J. Calhoun** at the suit of Wells Fargo Bank, N.A. Debt: \$81,789.95 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-04548

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the Recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated 12/10/1987 and recorded on 12/16/1987 in Deed Book 4860, Page 1162, and Amendment to Declaration of Condominium dated 1/15/1988 and recorded in Deed Book 4863, Page 651; Amendment thereto dated 4/28/1988 recorded in Deed Book 4872, Page 792; another Amendment thereto dated 7/27/1988 recorded in Deed Book 4881, Page 1409; another Amendment thereto dated 10/6/1988 and recorded in Deed Book 4891, Page 1218; another Amendment thereto dated 11/30/1988 and recorded in Deed Book 4895, Page 2463; another Amendment thereto dated 3/8/1989 and recorded in Deed Book 4905, Page 1362; another Amendment thereto dated 5/5/1989 in Deed Book 4912, Page 324; another Amendment thereto dated 7/21/1989 and recorded in Deed Book 4918, Page 1836; another Amendment thereto dated 9/7/1989 and recorded in Deed Book 4927, Page 206; another Amendment thereto dated 10/2/1989 and recorded in Deed Book 4927, Page 211, another Amendment to Declaration dated 12/5/1989 and recorded in Deed Book 4932, Page 982; another Amendment to Declaration dated 5/11/1990 and recorded in Deed Book 4946, Page 2006; another Amendment to Declaration dated 6/27/1990 and recorded in Deed Book 4957, Page 1481; and Amendment to Declaration dated 5/6/1991 and recorded in Deed Book 4977, Page 770; and Amendment to Declaration dated 6/24/1991 and recorded in Deed Book 4985, Page 2371; another Amendment to Declaration dated 4/10/1992 and recorded in Deed Book 5003, Page 1579; another Amendment to Declaration dated 3/6/1992 and recorded in Deed Book 5003, Page 2317; and Amendment to Declaration dated 3/6/1992 and recorded in Deed Book 5003, Page 2366; and Amendment to Declaration dated 6/9/1992 and recorded in Deed Book 5011, Page 289; and Amendment to Declaration dated 8/14/1992 and recorded in Deed Book 5019, Page 2148; and any and all Amendments/Supplements thereto.

BEING designated as Unit No. 916.

TOGETHER with a proportionate undivided interest in the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Hayley A. Joiner, by Deed from Matthew T. Patton and Victor P. Gaines, a/k/a Victor P. Gaines, II, dated 04/21/2006, recorded 04/28/2006 in Book 5598, Page 2226.

Parcel Number: 37-00-00744-72-3.

Location of property: 916 Foxmeadow Drive a/k/a 916 Foxmeadow Drive, Building 9, Condominium 916, Royersford, PA 19468-1552.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Hayley A. Joiner a/k/a Hayley Ann Tremblay** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates 2006-EQ1. Debt: \$192,297.37.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-04776

PREMISES "A"

ALL THAT CERTAIN tract of land, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, in accordance with a Survey Plat, prepared by Mommence-King Associates Surveying, Inc., Bryn Mawr, Pennsylvania dated June 12, 1989.

BEGINNING at a point on the Northerly right-of-way line of West Avenue (50 feet wide), said point being located 513.12 feet measured South 68 degrees, 32 minutes, 25 seconds West along the Northerly right-of-way line of West Avenue from its intersection with the extended Westerly right-of-way of Runnymede Avenue (40 feet wide); thence from said beginning point along the Northerly right-of-way line of West Avenue, South 68 degrees, 32 minutes, 25 seconds West, 131.23 feet to a point; thence still by the same, South 44 degrees, 11 minutes, 49 seconds West, 68.86 feet, to a point on the Easterly side line of land now or formerly of the North Pennsylvania Railroad, said line being also the dividing line between the Borough of Jenkintown and the Township of Abington; thence along said line on a line curving to the right in a Northeasterly direction having a radius 1810.07 feet, an arc distance of 685.27 feet and a chord of North 05 degrees, 08 minutes, 22 seconds East, 681.19 feet to an old iron pin; thence by land of various owners, South 45 degrees, 57 minutes, 00 seconds East, 408.53 feet to an old iron pin; thence by land now or formerly of James and Clair Magee, North 44 degrees, 52 minutes, 00 seconds East, 29.25 feet to a point; thence by land now or formerly of Posel Enterprises, South 45 degrees, 08 minutes, 00 seconds East, 21.33 feet to an old pin; thence by land now or formerly of the Montgomery County Industrial Development Authority and land now or formerly of Leroy and Adel Hildebrand and land now or formerly of Thomas H. and Verna A. Huhn, South 44 degrees, 17 minutes, 49 seconds West, 346.38 feet to a point; thence by land now or formerly of Thomas H. and Verna A. Huhn South 21 degrees, 36 minutes, 00 seconds East, 59.03 feet to the first mentioned point; and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, in accordance with a Survey Plat prepared by Mommence-King Associates Surveying, Inc., Bryn Mawr, Pennsylvania dated June 12, 1989.

BEGINNING at a point on the Northerly right-of-way Line of West Avenue: (50 feet wide) said point being located 492.12 feet measured South 68 degrees, 12 minutes, 25 seconds West, along the Northerly right-of-way line of West Avenue from its intersection with the extended Westerly right-of-way line of Runnymede Avenue (40 feet wide); thence from said beginning point along the Northerly right-of-way line of West Avenue South 68 degrees, 32 minutes, 25 seconds West, 21.00 feet to a point; thence by land now or formerly of Posel Enterprises and passing through the party wall, North 21 degrees, 36 minutes, 00 seconds West, 59.03 feet to a point; thence still by the same, North 44 degrees, 17 minutes, 49 seconds East, 23.01 feet to a point; thence by land now or formerly of Leroy and Adel Hildebrand, South 21 degrees, 36 minutes, 00 seconds East, 68.48 feet to the first mentioned point and place of beginning.

Parcel Numbers: 10-00-04840-00-1 and 10-00-04852-00-7.

Location of property: 101 and 105 West Avenue, Jenkintown, PA 19046.

The improvements thereon are: Office building and related structures and improvements.

Seized and taken in execution as the property of **101 West Avenue Partnership, LP** at the suit of U.S. Bank National Association, et al. Debt: \$18,805,168.44.

Derek J. Baker, 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.

13-05091

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan 'Robin's Glen' prepared for Sal Lapio Homes, made by Robert E. Blue, Consulting Engineers P.C. dated 7/14/1999 and last revised 3/17/2000 and recorded in Plan Book A-59, Page 261, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Astor Drive (50 feet wide) said point being the Northernmost terminus of a round corner connecting the Southwesterly side of Astor Drive with the Southeasterly side of Astor Drive (50 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Astor Drive, South 49 degrees, 02 minutes, 05 seconds East, 86.93 feet to a point, a corner of Lot No. 15, thence extending along Lot No. 15, South 40 degrees, 57 minutes, 55 seconds West, 117.5 feet more or less to a point, a corner of Lot No. 17; thence extending along Lot No. 17 North 49 degrees, 02 minutes, 05 seconds West, 93.93 feet to a point on the Southeasterly side of Astor Drive; thence extending along the Southeasterly side of Astor Drive, the two (2) following courses and distances, viz: (1) North 40 degrees, 57 minutes, 55 seconds East, 107.35 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius to 10.00 feet the arc distance of 15.71 feet to a point on the Southwesterly side of Astor Drive, being the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Chong Yong Lee and Sun Hwa Lee, by Deed from Sal Lapio, Incorporated, a Pennsylvania Corporation, dated 12/20/2001, recorded 01/18/2002 in Book 5392, Page 1008.

Parcel Number: 50-00-00595-36-3.

Location of property: 50 Astor Drive, Harleysville, PA 19438-2036.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sun Hwa Lee a/k/a Sun H. Lee and Chong Yong Lee a/k/a Chong Y. Lee** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$170,267.46.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-05110

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, known as No. 533 Walnut Street, and being the Southwesterly side of a double brick dwelling and lot or piece of land thereunto belonging, upon the Northwesterly side of Walnut Street, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Walnut Street, at the Easterly corner of lands No. 531; thence at right angles from the center line of said Street, by lands of No. 531 in a Northwesterly direction, the distance of 200 feet to a stake; thence by lands formerly of the Estate of William Lowin, deceased, parallel with Walnut Street the distance of 17 feet to a stake; thence by lands of No. 535 in a Southeasterly direction, by a line passing along on the center line of the middle wall dividing said double brick dwelling, the distance of 200 feet to a stake in the center line of Walnut Street; thence on the center line of said street in a Southwesterly direction, the distance of 17 feet to the place of beginning.

CONTAINING 3400 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Drake P. Bearden and Cindy F. Bearden, his wife, by Deed from Administrator of Veterans Affairs, an Officer of the United States of America, dated 07/18/1988, recorded 07/28/1988 in Book 4881, Page 623.

Parcel Number: 19-00-04712-00-3.

Location of property: 533 Walnut Street, Royersford, PA 19468-2319.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Drake P. Bearden and Cindy F. Bearden** at the suit of Wells Fargo Bank, N.A. Debt: \$76,414.73.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-05114

ALL THAT CERTAIN unit, designated as Unit Number 2, a Condominium, situate in **Lower Gwynedd Township**, County of Montgomery, and State of Pennsylvania, as shown on a certain Declaration Plan made by William C. Parry, Registered Professional Land Surveyor dated 6 April, 2004, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book _____ Page _____.

BEING part of the same premises which Gregorio Garcia. by Indenture dated 03/01/04 and recorded 03/26/04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5501, Page 980, granted and conveyed unto Michael R. Bruno and Karen A. Bruno, in fee.

TITLE TO SAID PREMISES IS VESTED IN Myriam E. Alva and Eduardo Chipollini, by Deed from Michael R. Bruno and Karen A. Bruno, dated 05/26/2006, recorded 06/07/2006 in Book 5603, Page 1316.

Parcel Number: 39-00-03112-02-6. Map #39026 060.

Location of property: 306 Old Penllyn Pike, Penllyn, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myriam E. Alva and Eduardo Chipollini** at the suit of Federal National Mortgage Association. Debt: \$219,224.86 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-05137

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, being Parcel No. 1, on a Lot Location Plan, prepared for Edward R. Anshutz, by C. Raymond Weir Associates, Inc. Registered Professional Engineers, on 8/30/1963, which plan is recorded in the Office for The Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book 8-9, Page 25, bounded and described, as follows, to wit: Legal Description as recorded in Deed Book 5742, Page 01359.

BEING the same premises which Liberated Property Holdings, IV, LLC, by Indenture bearing even date and intended to be forthwith recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania granted and conveyed unto, Gregory S. Stanislaus, in fee.

Parcel Number: 54-00-02392-00-2.

Location of property: 212 North Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory S. Stanislaus and Betania Stanislaus** at the suit of Beneficial Bank. Debt: \$432,468.10.

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.

13-05324

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 and described according to a certain plan thereof known as Forest Gardens made by Damon and Foster, Civil Engineers dated 10/17/1958 and said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-4, Page 91 and later revised May 28, 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birch Drive (50 feet wide) (intended to be dedicated) said point being the 3 following courses and distances from a point of curve on the Northeasterly side of Elm Street (60 feet wide) (not opened): (1) leaving Elm Street on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of compound curve on the Southeasterly side of Birch Drive; (2) Northeasterly along the Southeasterly side of Birch Drive on the arc of a circle curving to the right having a radius of 130 feet the arc distance of 59.86 feet to a point of tangent on the same; and (3) North 66 degrees, 44 minutes, 55 seconds East still along the Southeasterly side of Birch Drive 77.28 feet to the point of beginning; thence extending from said point of beginning North 66 degrees, 44 minutes, 55 seconds East along the Southeasterly side of Birch Drive 18 feet to a point; thence extending South 23 degrees, 15 minutes, 5 seconds East partly through a party wall between these premises and the premises adjoining to the Northeast 91 feet to a point on the Northwesterly side of a certain 15 feet wide driveway (which extends Northeasterly into Beech Street) (60 feet wide) (not opened) and

Southwestwardly into Elm Street; thence extending South 66 degrees, 44 minutes, 55 seconds West along the Northwesterly side of the aforesaid driveway 18 feet to a point; thence extending North 23 degrees, 15 minutes, 5 seconds West partly through a party wall between these premises and the premises adjoining to the Southwest 91 feet to the first mentioned point and place of beginning.

BEING Lot No. 72 as shown on the above mentioned plan.

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 Christopher B. Logan and Lori M. Logan, by Deed from Susan Angello, dated 01/18/2008, recorded 01/24/2008 in Book 5679, Page 2560.

Parcel Number: 13-00-04660-00-7.

Location of property: 810 Birch Drive, Norristown, PA 19401-3608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lori M. Logan and Christopher B. Logan** at the suit of Wells Fargo Bank, N.A. Debt: \$148,588.15.

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

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

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

13-05364

ALL THOSE FOUR certain lots of land, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, known and designated on a plan of lots laid out for O.M. Height, by Edward Pickering, Jr., Woodbourne, Pennsylvania, August 12, 1926 as Lots #32, #33, #34 and #35, Block A. Map #6, said plan recorded at Norristown, in the Recorder of Deeds Office in Deed Book 1002, Page 600 and described in accordance therewith as one lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Center Avenue (40 feet wide) at the distance of 150 feet Southwestwardly from the Southwestery side of Oscar Avenue or Street (40 feet wide), a corner of Lot #31, Block "A"; thence extending along the Northwesterly side of Center Avenue, South 41 degrees, 40 minutes West, 100 feet to a point in line of Lot #36, Block "A"; thence extending along the line of Lot #16, Block "A"; thence extending along the rear line of Lots #16, #17, #18, #19, Block "A", North 41 degrees, 4 minutes East, 100 feet to the line of Lot #31, Block "A" aforesaid; thence extending along the line of said last mentioned lot, South 48 degrees, 20 minutes East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marc Pascual and Stephanie L. Demchik, by Deed from Jamie Paul Glennon, dated 11/24/2006, recorded 03/30/2007 in Book 5641, Page 541.

Parcel Number: 51-00-00613-00-2.

Location of property: 815 Center Avenue, Collegeville, PA 19426-1109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc Pascual and Stephanie L. Demchik** at the suit of Nationstar Mortgage, LLC. Debt: \$360,803.62.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-05382

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof known as "Providence Hills" Subdivision No. 3 made by Donald H. Schurr, Registered Professional Engineer, dated September 2, 1955, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Henry Road (fifty feet wide), said point of tangent being at the distance of twenty-three and fifty-six one-hundredths feet measured on the arc of a circle curving to the right having a radius of fifteen feet from a point of curve on the Northeasterly side of Mann Road (fifty feet wide); thence extending from said point of beginning North forty-five degrees, no minutes East along the said side of Henry Road eighty-five feet to a point; thence extending South forty-five degrees, no minutes East, one hundred fifty-five feet to a point; thence extending South forty-five degrees, no minutes West, one hundred feet to a point on the Northeasterly side of Mann Road, aforesaid; thence extending North, forty-five degrees, no minutes West along the said side of Mann Road one-hundred forty feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING known as Lot No. 130 Henry Road as shown on the above mentioned plan.

UNDER AND SUBJECT to agreements as appear of record.

TITLE TO SAID PREMISES IS VESTED IN Catherine T. Seymour, by Deed from Glenn Seymour and Catherine T. Seymour, h/w, dated 11/21/2005, recorded 12/06/2005 in Book 5581, Page 2814.

Parcel Number: 43-00-07963-00-4.

Location of property: 105 Mann Road, Norristown, PA 19403-1318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Catherine T. Seymour a/k/a Catherine Seymour a/k/a Cathleen Seymour** at the suit of Wells Fargo Bank, N.A. Debt: \$152,571.05.

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

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

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

13-05441

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Brooke Road Associates-Phase II made by Conner and Smith Engineering, Inc., Spring City, Pennsylvania dated July 20, 1993 and last revised January 16, 1997 and recorded in Plan Book A-56, Page 450, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glen Eagles (50 feet wide), a corner of Lot No 26 on said plan; thence extending along said Lot 26, the two following courses and distances, viz: (1) South 54 degrees, 01 minutes, 48 seconds East, 105.96 feet to a point; and (2) South 63 degrees, 15 minutes, 30 seconds East, 61.95 feet to a point in line of land now or late of Michael J. and Janet L. Maslayak; thence extending along said land, South 42 degrees, 32 minutes, 30 seconds West, 86.19 feet to a point a corner of Lot No. 28 on said plan; thence extending along said Lot No. 28, North 56 degrees, 01 minutes, 23 seconds West, 155.68 feet to a point on the Southeasterly side of Glen Eagles Drive, aforesaid; thence extending along said drive, on the arc of a circle, curving to the right, having a radius of 375.00 feet, the arc distance of 81.29 feet to a point, a corner of Lot No. 26, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

TITLE TO SAID PREMISES IS VESTED IN David G. Train and Margaret Gambone, by Deed from Daniel Mazzenga, Attorney in Fact for Brooke Road Associates by Virtue of a Power of Attorney recorded in Montgomery County letter of Attorney Book A-203, Page 625, dated 11/08/2000, recorded 12/13/2000 in Book 5342, Page 202.

Parcel Number: 42-00-01329-36-5.

Location of property: 1920 Glen Eagles Drive, Pottstown, PA 19464-2575.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Gambone and David G. Train** at the suit of Wells Fargo Bank, N.A. Debt: \$255,936.73.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-05442

ALL THAT CERTAIN brick message, tenement house and lot of land, situate on the North side of Walnut Street, between Franklin and Washington Streets, known as House No. 439 Walnut Street (incorrectly described in preceding Deed as House No. 441 Walnut Street) in **Pottstown Borough**, Montgomery County and State of Pennsylvania, bounded and limited and described, as follows, to wit:

BEGINNING at a point for a corner on the North side of said Walnut Street and lot of land now or late of James Kelley; thence Northwardly along the same 140 feet to a 20 feet wide alley; thence Eastwardly and parallel to said Walnut Street 16 feet, 2 3/4 inches to land now or late of John E. Palsgrove; thence Southwardly along the same 140 feet to said Walnut Street; thence Westwardly along the same 16 feet, 2 3/4 inches to the place of beginning.

BEING the same premises which Tax Claim Bureau, of the County of Montgomery, by Indenture dated 4/3/89 and recorded 6/22/89 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4914, Page 1953 granted and conveyed unto F&R Partners.

Parcel Number: 16-00-30788-00-3.

Location of property: 439 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Francis J. Puleo d/b/a F&R Partners** at the suit of Phoenixville Federal Bank & Trust. Debt: \$29,249.38 plus interest in the amount of \$5.91 per diem from January 25, 2012.

Michael V. Phillips, 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.

13-05551

EXHIBIT A

IT IS HEREBY expressly intended and declared that this mortgage is subject, in lien and payment, to a certain mortgage to secure the payment of the principal sum of \$350,000.00, given by said mortgagor to Phoenixville Federal Bank and Trust, dated, 3/10/2004, and intended to be recorded as a first mortgage; and that the lien of first mortgage shall not be affected or impaired by a judicial sale under a judgment recovered upon this mortgage, but any such sale shall be expressly advertised and made subject to the lien of the said first mortgage.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey of a portion of property of Frank Gersterneier, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, on 12/11/1959, as follows, to wit:

BEGINNING at a spike set on the Northwestwardly side of Egypt Road (50 feet wide) at a corner of land of Donald R. Keen; thence along said land North 50 feet degrees, 52 minutes East, 29 feet and 76 one-hundredths feet to a point a corner of land about to be conveyed to Carl A. F. Romeis and Mary T., his wife; thence along said land the 2 following courses and distances: (1) South 85 degrees, 8 minutes East partly in the bed of a macadam driveway 117 feet and 14 one-hundredths feet to an iron pin set in said driveway; (2) North 50 degrees, 52 minutes East, 172 feet and 5 one-hundredths feet to an iron pin; thence along other land of Frank Gersterneier of which this was part South 42 degrees, 24 minutes East, 149 feet and 95 one-hundredths feet to a point a corner of land of Charles O. Booker; thence along said land the 2 following courses and distances: (1) Southwestwardly on the arc of a circle curving to the right having a radius of 285 feet the arc distance of 152 feet and 54 one-hundredths feet to a point of reverse curve; (2) Southwestwardly on the arc of a circle curving to the left having a radius of 73 feet the arc distance of 146 feet and 64 one-hundredths feet to a point on the Northeast side of Egypt Road; thence along said side of Egypt Road North 46 degrees, 21 minutes West, 281 feet to the first mentioned point and place of beginning,

UNDER AND SUBJECT to certain restrictions of record.

BEING the same premises which Erik Ruppe and Elisa Henry, Executors of the last Will and Testament of Rolf R. W. Ruppe, Deceased, by Deed dated 4/27/1984 and recorded at Montgomery County in Deed Book 4744, Page 1748 granted and conveyed unto Triple T. Farm, in fee.

Parcel Number: 43-00-03682-00-1.

Location of property: 2831 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Francis J. Puleo, d/b/a Triple T. Farm** at the suit of Phoenixville Federal Bank & Trust. Debt: \$396,794.32 plus interest in the amount of \$39.38 per diem from 1/25/12.

Michael V. Phillips, 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.

13-05707

ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof known as "Hatboro Farms", made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, May 11, 1922 and recorded in Plan Book No. 843, Page 600, as follows, to wit:

BEGINNING at a point on the Southerly side of Crooked Billet Road (50 feet wide) at the distance of 268.33 feet Southeast of the radius corner at the Southerly corner of Continental Road (50 feet wide) and said Crooked Billet Road; thence the Southerly side of Crooked Billet Road, South 47 degrees, 16 minutes East, 100 feet to a corner of Lot No. 182; thence along the same South 42 degrees, 44 minutes West, 132.59 feet to a point; thence by Lots Nos. 202, 201, 200 and 199, North 47 degrees, 16 minutes West, 100 feet to a corner of Lot 177; thence along the same North 42 degrees, 44 minutes East, 132.59 feet to the Southerly side of Crooked Billet Road and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne Armstrong and Debbie Armstrong a/k/a Deborah Armstrong, husband and wife by Deed from Paul M. Bundick and Kathy C. Bundick, husband and wife dated 10/08/1997 recorded 10/28/1997 in Deed Book 5204, Page 1355.

Parcel Number: 08-00-01384-00-3.

Location of property: 327 Crooked Billet Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Debbie Armstrong a/k/a Deborah Armstrong and Wayne Armstrong** at the suit of HSBC Bank USA, N.A., as Trustee for Registered Holders of Renaissance Home Equity Loan Trust 2006-1. Debt: \$286,392.17.

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.

13-05863

ALL THAT CERTAIN unit designated as Unit Number 21-E being a unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plans attached thereto as an Exhibit being dated the Fifteenth day of June A.D. 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 22nd day of June, A.D., 1981 in Deed Book 4634, Page 170 etc.

TOGETHER WITH a .361 percent undivided interest of, in and to the Common Elements as set forth on the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Dougherty, by Deed from Alice A. Van Wye and David Van Wye and Marcia Van Wye, Trustees of the Alice A. Van Wye Trust dated August 19, 2003, dated 04/26/2007, recorded 06/26/2007 in Book 5652, Page 986.

Parcel Number: 53-00-00693-82-9.

Location of property: 194 Berwick Place Condominium 21E a/k/a 194 Berwick Place, Lansdale, PA 19446-4945.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Jennifer Dougherty** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$133,641.99.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-05864

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 2 as shown on a plan of subdivision prepared for the Estate of Llewellyn F. Musselman by Urwiler and Walter, Inc. and dated 10/18/1977 and last revised 3/6/1978 bounded and described, as follows, to wit:

BEGINNING at a point on the center line of Morwood Road (60 feet wide) said point being a corner of this and lands now or late of Russell Bauman; thence from said point and along the center line of this and lands now or late of Russell Bauman; thence from said point and along the center line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 6.48 feet to a point on the center line of Morwood Road a corner of this and Lot No. 1 of the above mentioned subdivision; thence from said point and along Lot No. 1 and a deed easement the next two courses and distances: (1) North 12 degrees, 09 minutes, 45 seconds East, 154.36 feet to a point a corner; and (2) North 08 degrees, 30 minutes, 30 seconds West, 188.29 feet to a point a corner of this and Lot No. 1 and said deed of easement and in line of lands now or late of Harold W. Carver, Jr., thence from said point and along lands now or late of Harold W. Carver, Jr., North 49 degrees, 23 minutes, 04 seconds East, 245.91 feet to a point a corner of this and lands now or late of Harold W. Carver, Jr. and in line of lands now or late of Edward Buchenauer; thence from said point and along lands now or late of Edward Buchenauer South 35 degrees, 47 minutes, 37 seconds East, 256.62 feet to a point and corner of this and lands of Edward Buchenauer and in line of lands now or late of Charles Pizza; thence from said point and along lands now or late of Charles Pizza and lands now or late of Russell Bauman, South 49 degrees, 09 minutes, 30 seconds West, 442.76 feet to the point and place of beginning.

UNDER AND SUBJECT to a certain easement as shown on plan of subdivision prepared for the Estate of Llewellyn F. Musselman by Urwiler and Walter, Inc. and dated 10/18/1977 and last revised 3/6/1978, situate in the Township of Franconia, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of Morwood Road (60 feet wide) said point being located the two following courses and distances from a point on the center line of Morwood Road a corner of Lot No. 2 of the above mentioned subdivision and lands now or late of Russell Bauman: (1) along the center line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 6.48 feet to a point; and (2) through the bed of Morwood Road, North 12 degrees, 09 minutes, 45 seconds East, 30.28 feet to the beginning; thence from said point and along the ultimate right-of-way line of Morwood Road North 85 degrees, 33 minutes, 30 seconds West, 50.46 feet to a point, a corner; thence from said point and through Lot No. 1 the next two courses and distances: (1) North 12 degrees, 09 minutes, 45 seconds East, 121.74 feet to a point a corner; and (2) North 08 degrees, 30 minutes, 30 seconds West, 147.80 feet to a point a corner of this and Lot No. 1 and lands now or late of Harold W. Carver, Jr.; thence from said point and along lands now or late of Harold W. Carver, Jr. North 49 degrees, 23 minutes, 04 seconds East, 59.03 feet to a point a corner of this and Lot No. 2 and in line of lands now or late of Harold W. Carver, Jr.; thence from said point and along Lot No. 2 the next two courses and distances: (1) South 08 degrees, 30 minutes, 30 seconds East, 188.29 feet to a point a corner; and (2) South 12 degrees, 09 minutes, 45 seconds West, 124.08 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Wright, by Deed from Allen R. Hibbert and Marianne Hibbert, dated 06/29/2007, recorded 08/07/2007 in Book 5659, Page 881.

Parcel Number: 34-00-03622-50-2.

Location of property: 223 Morwood Road, Telford, PA 18969-2229.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Wright** at the suit of Wells Fargo Bank, N.A. Debt: \$273,949.55.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-06031

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 Subdivision of Montgomery Crossing Phase 1, prepared for The Cutler Group, Inc. by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55, Page 318, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Savory Lane which point is measured along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet from a point of curve on the Southwesterly side of Regency Drive; thence extending from said beginning point along the said Southeasterly side of said Savory Lane the two next following courses and distances, viz: (1) South 42 degrees, 24 minutes, 05 seconds West, 42.10 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 43.97 feet to a point, a corner of this premises and Lot No. 96; thence extending along the same South 34 degrees, 39 minutes, 58 seconds East, 126.00 feet to a point, a corner this premises and said Lot No. 96 on the rear line of Lot No. 129; thence extending partly along the same North 74 degrees, 57 minutes, 50 seconds East, 54.62 feet to a point, a corner of this premises and Lot No. 98; thence extending along the same North 18 degrees, 34 minutes, 48 seconds East, 125.7 feet to a point, a corner of this premises and said Lot No. 98 on the Southwesterly side of Regency Drive aforesaid; thence extending along the same the two next following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 82.41 feet to a point of reverse curve; and (2) along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 97 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Beverly and Valerie Beverly, as Tenants by Entireties by Deed from The Cutler Group, Inc., a Pennsylvania Corporation dated 09/11/1997 and Recorded 9/24/1997 in Plan Book 5200, Page 1755.

Parcel Number: 46-00-03287-19-5.

Location of property: 124 Savory Lane, North Wales, PA 19454-1637.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William D. Beverly and Valerie Beverly** at the suit of Nationstar Mortgage, LLC. Debt: \$449,924.31.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-06235

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

BEGINNING at a point on the Southeasterly side of Edgemont Avenue (50 feet wide) at the distance of 104.82 feet measured on a bearing of South 46 degrees, 31 minutes, 30 seconds West along the said side of Edgemont Avenue from a point of tangent in the same, said point of being at the distance of 76.79 feet Southwestwardly measured still along the said side of Edgemont Avenue on the arc of a circle curving to the right having a radius of 638.80 feet from a point of curve in the same, said point of curve being at the distance of 245.44 feet measured on a bearing of South 39 degrees, 38 minutes, 15 seconds West still along the said side of Edgemont Avenue from a point of tangent in the same, said point of tangent being at the distance of 248.45 feet Southeastwardly and Southwestwardly measured partly along the Northeasterly and partly along the Southeasterly sides of Edgemont Avenue on the arc of a circle curving to the right having a radius of one hundred seventy feet from a point of curve on the Northeasterly side of Edgemont Avenue, said point of curve being at the distance of 356.77 feet measured on a bearing of South 44 degrees, 06 minutes East still along the said Northeasterly side of Edgemont Avenue from a point of tangent in the same, said point of tangent being at the distance of 15.82 feet measured on the arc of a circle curving to the left having a radius of 10 feet from a point of curve on the southeasterly side of Squirrel Lane (40 feet wide).

CONTAINING in front or breadth on the said side of Edgemont Avenue 60 feet and extending of that width in length of depth, Southeastwardly between parallel lines at right angles to Edgemont Avenue, one hundred twenty feet.

BEING known as Lot 59 as shown on the above mentioned plan.

UNDER AND SUBJECT to certain restrictions as in Deed Book 2641, Page 219.

BEING the same premises which Robert N. Definis by Deed dated 12/30/2004 and recorded 1/6/2005 in Montgomery County in Deed Book 5539, Page 1473 conveyed unto Mohammed S. Mazumder, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Mohammed S. Mazumder by Deed from Mohammed S. Mazumder and Kazi S. Mazumder; husband and wife dated 06/06/2005 recorded 06/20/2005 in Deed Book 05558, Page 0644.

Parcel Number: 11-00-04352-00-2.

Location of property: 523 Edgemont Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mohammed S. Mazumder** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB8. Debt: \$245,192.91.

Jordan David, 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.

13-06334

ALL THAT CERTAIN lot or piece of ground, situate in King Manor, **Upper Merion Township**, Montgomery County, Pennsylvania, described by plan thereof made by Milton R. Yerkes Civil Engineer in February 1922, as follows, to wit: BEGINNING at a point in the middle line of Crooked Lane Road (33 feet wide); extending Southeastwardly and the middle line of Crooked Lane Road extending Northeastwardly; thence along the center of Crooked Lane Road, South 20 degrees, 36 minutes East, 91 feet, 6 inches to a spike; thence North 69 degrees, 24 minutes East, 195.68 feet; thence North 23 degrees, 54 minutes West, 102.60 feet to the center of Crooked Lane Road; thence along the middle line of the same, South 66 degrees, 06 minutes West, 190.09 feet to the point and place of beginning.

BEING known as Lot No. 79.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Mosko and Mark Mosko, by Deed from Robert Scintilla, dated 06/29/2007, recorded 07/12/2007 in Book 5655, Page 218.

Parcel Number: 58-00-04771-00-4.

Location of property: 224 Crooked Lane, King of Prussia, PA 19406-2523.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Mosko and Mark Mosko** at the suit of Wells Fargo Bank, N.A. Debt: \$232,872.77.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-06354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan made by Russell S. Lyman, Registered Professional Engineer, Surveyor, Huntingdon Valley, Pennsylvania on 11/9/1953, which said plan is recorded in Plan Book B-1 and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hallowell Drive (50 feet wide) which point is measured South 56 degrees, 48 minutes, 30 seconds West, 189.43 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 290 feet, the arc distance of 82.42 feet from a point, which point is measured South 73 degrees, 05 minutes, 30 seconds West, 109.27 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 350 feet, the arc distance of 82.77 feet from a point, which point is measured South 59 degrees, 32 minutes, 30 seconds West, 165.42 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.41 feet from a point on the Southwesterly side of Feters Mill Road (41.5 feet wide); thence extending along the Northwesterly side of Hallowell Drive South 56 degrees, 48 minutes, 30 seconds West, 125 feet to a point; thence extending North 33 degrees, 11 minutes, 30 seconds West, 102.02 feet to a point; thence extending North 56 degrees, 43 minutes, 30 seconds East, 125 feet to a point; thence extending South 33 degrees, 11 minutes, 30 seconds East, 201.20 feet to a point on the Northwesterly side of Hallowell Drive, the first mentioned point and place of beginning.

BEING Lot 'F', Hallowell Drive.

TITLE TO SAID PREMISES IS VESTED IN Tom Pascale and Rosalyn Pascale, h/w, by Deed from Charlene H. Jurak, Successor Trustees of the Charles A. Hale Trust dated 9/1/2000 and of the Beatrice K. Hale Trust dated 9/1/2000 and Alan Mittelman, Successor Trustee of the Charles A. Hale Trust dated 9/1/2000 and of the Beatrice K. Hale Trust dated 09/02/2006, recorded 03/02/2007 in Book 5637, Page 1051.

Parcel Number: 41-00-03709-00-3.

Location of property: 2534 Hallowell Road, Huntingdon Valley, PA 19006-6108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rosalyn Pascale and Thomas Pascale a/k/a Tom Pascale** at the suit of JP Morgan Chase Bank, National Association. Debt: \$301,126.38.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-06450

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being a part of Lot No. 54 on the Lansdale Land Company Tract, and being bounded and described according to a survey made thereof May 18, 1922, by Metz and Weir, Civil Engineers, of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin set for a corner in the Northeasterly side line of Mount Vernon Street, forty-eight feet wide; distant three hundred and twenty-one feet and twenty-nine one-hundredths of a foot Northwestwardly from the Northwesterly side line of Susquehanna Avenue, forty-four feet wide; thence extending along said Mount Vernon Street, North forty-three degrees and five minutes West, fifteen feet and thirty-three one-hundredths of a foot to an iron pin a corner of this and land of Henry B. Alderfer; thence along same North forty-six degrees and fifty-five minutes East and passing through the middle of the partition walls dividing this and the adjoining dwelling of the said Henry B. Alderfer, one hundred and thirty-nine feet and twenty-six one-hundredths of a foot to an iron pin set for a corner in the Southwesterly side line of a twelve feet wide alley; thence along same South forty-three degrees and

twenty-eight minutes East, fifteen feet and thirty-three one-hundredths of a foot to an iron pin a corner of this and land of William H. and Geneva Poole Howland; thence along same South forty-six degrees and fifty-five minutes West and passing through the middle of the partition walls dividing this and the adjoining dwelling of the said William H. and Geneva Poole Howland, one hundred and thirty-nine feet and thirty-six one-hundredths of a foot to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dwayne Faust and Dina Faust, by Deed from Matthew D. West and Emily J. West, dated 06/09/2006, recorded 06/19/2006 in Book 5605, Page 1.

Parcel Number: 11-00-10836-00-7.

Location of property: 337 West Mount Vernon Street, Lansdale, PA 19446-3507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dina M. Faust a/k/a Dina Faust and Dwayne A. Faust a/k/a Dwayne Faust** at the suit of Wells Fargo Bank, N.A. Debt: \$185,153.37.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-06661

ALL THAT CERTAIN lots or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot Nos. 664 and 665 on a certain plan of lots known as the Plan of Willow Grove Heights which plan is recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery aforesaid in Norristown in Deed Book No. 591 (formerly erroneously written 380) Page 500, bounded and described as two lots as follows beginning at a point on the Southerly side of Lamott Avenue more correctly the Southwesterly side of Lamott Avenue at the distance of one hundred thirty-nine and thirty one-hundredths feet East from the Easterly side of Newport Avenue, more correctly Southeast from a stone set at the intersection of the Southwesterly side of Lamott Avenue and the Southerly side of Newport Avenue.

CONTAINING in front or breadth on said Lamott Avenue fifty feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles to said Lamott Avenue one hundred and ten feet.

BEING the same premises which Victoria Park, LTD. a Pennsylvania Corporation, by Deed dated 6/17/85 and recorded in the Montgomery County Recorder of Deeds Office on 9/18/85 in Deed Book 4778, Page 2037, granted and conveyed unto Carl Neely and Barbara Neely, his wife.

Parcel Number: 30-00-37200-00-3.

Location of property: 2640 Lamott Avenue a/k/a 2640 Lemont Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara E. Neely and Carl Neely (Deceased)** at the suit of Nationstar Mortgage, LLC Successor by Merger to Centex Home Equity Company, LLC. Debt: \$93,882.19.

Leonard J. Mucci, III, 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.

13-06985

ALL THAT CERTAIN lot or piece of ground, with the message or tenement 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 Northeasterly side of Fornance Street, at the distance of 229 feet, 09 inches Northwestwardly from the North corner of Locust and Fornance Streets; thence along said side of said Fornance Street. North 45 degrees, 46 minutes West, 70 feet, 03 inches, more or less, to a point on the East corner of Fornance and Pine Streets; thence along the Southeasterly side of Pine Street, North 44 degrees, 14 minutes East, 140 feet, 00 inches to a point on the South corner of Pine Street and a twenty foot wide alley, called Hayden Alley; thence along the Southwesterly side of said alley, South 45 degrees, 46 minutes East, 70 feet, 03 inches, more or less, to a point, a corner of this and premises now or late of Robert F. Boyle; thence along the same, South 44 degrees, 14 minutes West, 140 feet, 00 inches, to the place of beginning.

FOR information purposes only:

TITLE TO SAID PREMISES IS VESTED IN Luis Gonzalez, Lory Gonzalez, and Rosa M. Gonzalez, their heirs and assigns by Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D, by its Attorney in Fact, Option One Mortgage Corporation dated 11/16/2005 recorded 12/22/2005 in Deed Book 05584, Page 0122.

Parcel Number: 13-00-12208-00-1.

Location of property: 119 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lory Gonzalez, Luis Gonzalez and Rosa M. Gonzalez** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2006-1 Mortgage Loan Asset Backed Notes, Series 2006-1. Debt: \$146,138.08.

Nicole LaBletta, Attorney. I.D. #202194

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

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

13-07162

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, and described according to a survey and plan thereof, made by William T. Muldrew, Civil Engineer, on the Eleventh day of August, A. D., 1920, known as Plan of "Roy-Chester Park", Abington, **Abington Township**, Montgomery County, and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 743, Page 600, as follows, to wit:

BEGINNING at the corner formed by the intersection of the Northeast side of Roy Avenue (forty feet wide) with the Southeast side of Tucker Avenue (forty feet wide).

CONTAINING in front or breadth on the said Roy Avenue fifty feet and extending of that width in length or depth Northeastward between parallel lines at right angles to the said Roy Avenue, the Northwest line thereof along the said Southeast side of Tucker Avenue, one hundred and twenty-five feet.

BEING Lots Nos. 120 and 121 on the aforesaid plan.

UNDER AND SUBJECT to certain building restrictions, now of record.

BEING the same premises which Daniel A. Michener, Executor of the Estate of Jean H. Pletcher, by Deed dated July 2, 2008 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5699, Page 2224, granted and conveyed unto Andrew C. Sanders, Sr. and Taryn P. Sanders, in fee.

Parcel Number: 30-00-60224-00-1.

Location of property: 2057 Roy Avenue, Abington Township, PA 19001.

The improvements thereon are: A two story dwelling containing 6 rooms, 3 bedrooms, one bath and a two car garage on an irregular lot size of 0.14 acres.

Seized and taken in execution as the property of **Andrew C. Sanders, Sr. and Taryn P. Sanders, h/w** at the suit of Hatboro Federal Savings. Debt: \$186,472.83.

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.

13-09134

ALL THAT CERTAIN tract, piece or parcel of land, situated in **Lower Frederick Township**, County of Montgomery, and the Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a concrete monument located along the Southerly roadway right-of-way of Big Road (SR 0073), 25.00 feet from center line, said monument also located along lands now or former of David F. and Nancy A. Hane and the lands herein described, thence along lands now or formerly of David F. and Nancy A. Hane for the next (3) courses: (1) South 18 degrees, 44 minutes, 00 seconds West, 380.83 feet to a concrete monument; thence (2) South 03 degrees, 12 minutes, 50 seconds West, 217.50 feet to a concrete monument; thence (3) South 18 degrees, 55 minutes, 40 seconds East, 236.54 feet to a concrete monument; thence (4) South 83 degrees, 50 minutes, 00 seconds West, 427.35 feet along lands now or former of William E. and Ann Price to a concrete monument; thence, (5) North 47 degrees, 49 minutes, 04 seconds West, 530.51 feet along Parcel 2 of the Camp Arthureeta Yerger Road subdivision to a concrete monument; thence along lands now or former of the Perkiomen Valley School District for the next (4) courses: (6) North 77 degrees, 17 minutes, 13 seconds East, 376.47 feet to a concrete monument; thence; (7) North 88 degrees, 07 minutes, 20 seconds East, 254.00 feet to a concrete monument; thence, (8) North 00 degrees, 28 minutes, 49 seconds East, 139.27 feet to a concrete monument; thence, (9) North 15 degrees, 18 minutes, 17 seconds East, 150.29 feet to a concrete monument; thence (10) North 52 degrees, 59 minutes, 58 seconds East, 205.30 feet along lands now or former of Melvin M. and Betty H. Hoffman to a concrete monument; thence (11) South 81 degrees, 18 minutes, 00 seconds East, 50.45 feet along the Southerly roadway right-of-way of Big Road (SR 0073), 25.00 feet from center line, to the aforementioned monument and place of beginning.

BEING the same premises which Spring Mountain Partnership, L.P. a Pennsylvania Limited Partnership, by Deed dated December 12, 2005 and recorded April 18, 2006 in Montgomery County in Deed Book 5597, Page 1765 conveyed unto T.H. Properties, L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Number: 38-00-02818-00-6.

Location of property: Big Road, Parcel 3, Lower Frederick Township, Montgomery County, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **T.H. Properties, L.P., a Pennsylvania Limited Partnership** at the suit of Carroll Engineering. Debt: \$200,000.00 plus interest in the amount of \$32.38 per diem from March 29, 2013, plus attorney's fees and costs.

Michael D. Vagnoni, 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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 28, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by
Eileen Whalon Behr, Sheriff

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 August 5, 2013, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

First Publication

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

1. BEALE, GREACE S. - Settlor - May 31 - Revocable Trust, Deed dated 10/23/1993, as Amended. Robert C. Gerhard, III, et al., Trustees. **Piggy-Backed Account.** T/D
2. BEASLEY, SR., JAMES E. - Lower Merion - June 7 - James E. Beasley, Jr., et al., Extrs.
3. BEASLEY, SR., JAMES E. - June 7 - James E. Beasley, Jr., et al., Trustees. **Marital Trust.** T/W
4. CELANO, JOSEPH - Horsham - July 2 - Joseph A. Celano, Extr.
5. CLOSE, CHARLES D. - Lower Providence - July 2 - Michael F. Doyle, et al., Extrs.
6. DONNELLY, ELIZABETH - July 3 - Thomas G. Donnelly, Extr. **Piggy-Backed Account.**
7. FRANK, BRINE - Upper Gwynedd - June 27 - Rosanna Lichtenstein, et al., Extrs.
8. HUNTER, CAROLINE - Settlor - June 27 - Stated by Wells Fargo Bank, N.A., et al., Trustees. GST Trust dated October 26, 1989. T/D
9. McLAUGHLIN, ALBERTA MAE - Lower Providence - June 17 - Lawrence F. Sbei, Extr.
10. McLAUGHLIN, PAUL E. - Lower Providence - June 17 - Lawrence F. Sbei, Extr.
11. NILES, JR., CHARLES L. - June 27 - Alice Niles, et al., Trustees. Trust dated 7/25/2006. FBO/ Niles Daughters Trust Under Article Second. T/W
12. STANKUS, MARGARET S. - Limerick - June 21 - Shari L. Stankus, Extr.
13. VAIDYA, VANITHA - July 3 - Stated by Shailendra Vaidya, et al., Trustees. T/W
14. VIVONA, PETER JOHN - Upper Providence - July 3 - Frank S. Piazza, et al., Admsr.
15. WEINBERG, ZOE - July 3 - Michelle Weinberg, Custodian of Bank Account "A".
16. WEINBERG, ZOE - July 3 - Michelle Weinberg, Custodian of Bank Account "B".

REMANETS:

17. DEASY, LILLIAN K. - Settlor - May 29 - Deed dated October 21, 1932, as amended through June 1, 1977. PNC Bank, National Association, Trustee. **FBO, Scott Deasy.** T/D

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 June 24, 2013, by **Brooke's Blossoming Hope for Childhood Cancer Foundation, Inc.**, a foreign nonprofit corporation formed under the laws of the State of Texas, where its principal office is located at 709 Milwaukee Street, Suite A, WI 53018, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Nonprofit 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 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

John K. Bartosz
The Kingsbury Firm, LLC
709 Milwaukee Street, Suite A
Delafield, WI 53018

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-12498

NOTICE IS HEREBY GIVEN that on May 23, 2013, the Petition of Brittany Lloyd Schadel and Gretchen Emily Schadel was filed in the above named Court, praying for a Decree to change their name to BRITTANY LLOYD HENNESSY AND GRETCHEN EMILY HENNESSY.

The Court has fixed July 31, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-12129

NOTICE IS HEREBY GIVEN that on May 20, 2013, the Petition of Caroline Grace Bolognese was filed in the above named Court, praying for a Decree to change her name to CAROLINE GRACE MARTIN.

The Court has fixed July 24, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-15990

NOTICE IS HEREBY GIVEN that on June 27, 2013, the Petition of Jeng Hui Yeun was filed in the above named Court, praying for a Decree to change her name to JANICE JEONGHEE YI.

The Court has fixed August 28, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-13094

NOTICE IS HEREBY GIVEN that on May 30, 2013, the Petition of Lance Cameron Wilson-Pegues was filed in the above named Court, praying for a Decree to change his name to LANCE CAMERON WILSON.

The Court has fixed July 31, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-14114

NOTICE IS HEREBY GIVEN that on June 16, 2013, the Petition of Maria Nave, on behalf of minor child, Ariella Rivera, was filed in the above named Court, praying for a Decree to change her name to ARIELLA NAVE.

The Court has fixed August 28, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-21160

NOTICE IS HEREBY GIVEN that on July 5, 2013, the Petition of Michelle McNamee, on behalf of minor child, Jacob Wyatt Gollan/Guokas was filed in the above named Court, praying for a Decree to change his name to JACOB WYATT MCNAMEE.

The Court has fixed August 28, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-16281

NOTICE IS HEREBY GIVEN that on June 28, 2013, the Petition of Rhona M. Somers was filed in the above named Court, praying for a Decree to change the name to RONNIE SOMERS.

The Court has fixed August 28, 2013, at 9:30 AM in Courtroom "13" 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.

Stewart B. Liebman, Esquire

593-1 Bethlehem Pike
Montgomeryville, PA 18936

CHARTER AMENDMENT

NOTICE OF FILING AN APPLICATION

Notice is hereby given that on July 10, 2013, Fox Chase Bank, with its principal place of business located at 4390 Davisville Road, Hatboro, Montgomery County, Pennsylvania 19040, filed with the Pennsylvania Department of Banking and Securities, pursuant to Section 1609 of the Banking Code of 1965, as amended, an application for approval to convert from a federal savings bank to a Pennsylvania state-chartered savings bank.

The corporate title of the resulting institution will be Fox Chase Bank.

All interested persons may file comments regarding this application, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, Pennsylvania 17101-2290.

In order to be considered, comments regarding this application must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this application is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Website at www.pabulletin.com to determine the due date for filing comments.

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.

Fastrack Builders, 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.

Jacoby Donner, P.C.

1700 Market Street, Suite 3100
Philadelphia, PA 19103

Gabby Enterprises, 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.

Global Coaching Partners, Co. 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.

Reger Rizzo & Darnall LLP, Solicitors

2929 Arch Street, 13th Floor
Philadelphia, PA 19104-2699

ICXC Group, 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.

JSK Pet Treats, 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.

R. Wayne Clemens, Esquire

510 East Broad Street
P.O. Box 64439
Souderton, PA 18964-0439
215-723-5533

TGG Hamilton Investor, 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.

Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors
910 Harvest Drive
Blue Bell, PA 19422

Tuttarossa, 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.

Wendy F. Blecinski, Solicitor

661 Moore Road, Suite 105
King of Prussia, PA 19406

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 June 14, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **2 Sides Equal**

The purposes for which it was organized are: exclusively for educational purposes under Section 501(c)(3) under the Internal Revenue Code, or corresponding section of any future tax code.

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 June 17, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Mohawk Community Investments, Inc.**

The purposes for which it was organized are: to carry out and conduct tax-exempt purposes as enumerated under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, 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: **Snyder Square Community Association**

The purposes for which it was organized are: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Snyder Square Planned Community located partially in the Borough of Hatfield and partially in the Township of Hatfield, Montgomery County, Pennsylvania.

Carl N. Weiner, Solicitor

Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

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 June 19, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Sandra C. Lesser Charitable Foundation**

The purpose for which it was organized is: charitable foundation.

Linda Walters, Solicitor

P.O. Box 168
Flourtown, PA 19031-0168

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

ADELSBERGER, CLAIRE HELEN also known as CLAIRE ADELSBERGER, dec'd.

Late of Upper Dublin Township.
 Executor: JAMES R. ADELSBERGER,
 1256 Browning Court,
 Lansdale, PA 19446.

ATZ, FRANCES S., dec'd.

Late of Borough of Green Lane.
 Administratrix: WENDY J. ASHBY, ESQUIRE,
 246 West Broad Street, Suite 3,
 Quakertown, PA 18951.

BANKS, REGINA, dec'd.

Late of Cheltenham Township.
 Administratrix: ANNA R. BOGANL,
 c/o Randal J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

CARREON, LOUIS EMANUEL also known as LOUIS E. CARREON, dec'd.

Late of Limerick Township.
 Administratrix: JENNIFER CARREON-MONTES,
 c/o J. Kenneth Butera, Esquire,
 630 Freedom Business Center, Suite 212,
 King of Prussia, PA 19046.
 ATTORNEY: J. KENNETH BUTERA,
 BUTERA BEAUSANG COHEN BRENNAN,
 630 Freedom Business Center, Suite 212,
 King of Prussia, PA 19046

CUSAMANO, LILLIAN, dec'd.

Late of Borough of Norristown.
 Executors: DOLORES E. KENNEDY AND
 MICHAEL ENGRO, JR.,
 c/o David J. Picker, Esquire,
 526 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: DAVID J. PICKER,
 PICKER LAW OFFICES,
 526 Swede Street,
 Norristown, PA 19401

DAITER, IRMA, dec'd.

Late of Huntingdon Valley, Pa.
 Co-Executors: STEPHEN DAITER AND
 KAREN DAITER,
 c/o Cheryl Kracoff, Esquire,
 1 West Main Street, Suite 230,
 Norristown, PA 19401.
 ATTORNEY: CHERYL KRACOFF,
 1 West Main Street, Suite 230,
 Norristown, PA 19401,
 610-277-4552

ERLEBACHER, MARTHA MAYER also known as

MARTHA M. ERLEBACHER and MARTHA ERLEBACHER, dec'd.

Late of Cheltenham Township.
 Executor: JONAH ERLEBACHER,
 c/o David S. Workman, Esquire,
 The Bellevue, 6th Floor,
 200 South Broad Street,
 Philadelphia, PA 19102.
 ATTORNEY: DAVID S. WORKMAN,
 ASTOR WEISS KAPLAN & MANDEL, LLP,
 The Bellevue, 6th Floor,
 200 South Broad Street,
 Philadelphia, PA 19102

FRANKEL, DORIS G., dec'd.

Late of Borough of Jenkintown.
 Executor: ROBERT P. FRANKEL, JR.,
 c/o Barbara R. Flacker, Esquire,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103-3222.
 ATTORNEY: BARBARA R. FLACKER,
 FOX ROTHSCHILD LLP,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103-3222

GAN, ROSEMARY, dec'd.

Late of Borough of Hatboro.
 Executrix: JULIA T. GANA,
 386 Maple Street,
 Warminster, PA 18974.
 ATTORNEY: JOHN P. YOUNGLOVE,
 25 West Moreland Avenue,
 Hatboro, PA 19040

GLAZIER, MAMIE MERLE also known as MERLE GLAZIER, dec'd.

Late of Whitmarsh Township.
 Executor: RICHARD B. GLAZIER,
 141 Burnside Avenue,
 Norristown, PA 19403.

GOLDBERGER, JANE S. also known as JANE GOLDBERGER, dec'd.

Late of Lower Gwynedd Township.
 Executor: ARTHUR L. GOLDBERGER,
 339 West Walnut Street,
 Kutztown, PA 19530.

HAY, THELMA PUSEY, dec'd.

Late of Abington Township.
 Executrix: ELAINE P. HAY,
 25 Princess Pine Lane,
 Easton, CT 06612.

HOFFMAN, IRVING MARC, dec'd.

Late of Lake Work, Palm Beach, FL.
 Co-Non-Domicillary Executrix:
 EILEEN S. HOFFMAN,
 9200 Blue Grass Road,
 Apt. G 167 Benjamin Court,
 Philadelphia, PA 19114.
 ATTORNEY: SAMUEL T. SWANSEN,
 510 Township Line Road, Suite 150,
 Blue Bell, PA 19422

HOFFMAN, LOLA H., dec'd.

Late of Douglass Township.
 Co-Executors: SANDRA A. HOFFMAN,
 154 Greenhill Road,
 Barto, PA 19504,
 GREGORY W. HOFFMAN,
 815 Brighton Avenue,
 Reading, PA 19606.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

HUGANIR, MARJORIE C., dec'd.

Late of Worcester Township.
 Executor: FREDERICK I. HUGANIR,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

HUGHES, FRANCIS E. also known as FRANCIS HUGHES, dec'd.

Late of Upper Gwynedd Township.
 Executrix: FRANCES TIZOL,
 2545 Tirjan Avenue,
 Quakertown, PA 18951.

JOYNER, VERNESTENE, dec'd.

Late of Springfield Township.
 Executor: KELVIN JOYNER,
 153 Norfolk Road, Apt. F,
 New York, NY 10002.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD,
 222 South Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

KLIPSTEIN, DONALD L. also known as DONALD L. KLIPSTEIN, SR., dec'd.

Late of Borough of Ambler.
 Executor: GREGORY W. KLIPSTEIN,
 113 Cromwell Drive,
 Mullica Hill, NJ 08062.

KRAUSZ, DENNIS ALLEN also known as DENNIS KRAUSZ, dec'd.

Late of Upper Moreland Township.
 Administratrix: CATHERINE KRAUSZ,
 c/o E. Garrett Gummer, III, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: E. GARRETT GUMMER, III,
 GUMMER ELDER LAW,
 1260 Bustleton Pike,
 Feasterville, PA 19053

KRUGER, ELEANOR W., dec'd.

Late of Lower Merion Township.
 Co-Executors: ROBERT S. KRUGER,
 85 Hillandale Road,
 Westport, CT 06880,
 MARY K. DUPONT,
 124 Price Street,
 West Chester, PA 19382.
 ATTORNEY: EDWARD L. PERKINS,
 GIBSON & PERKINS, P.C.,
 100 West Sixth Street, Suite 204,
 Media, PA 19063

LAWSON, FRANCIS H., dec'd.

Late of Lower Merion Township.
 Executrix: GEORGETTE S. LAWSON,
 West Chester, PA.
 ATTORNEY: JAMES J. RUGGIERO, JR.,
 RUGGIERO LAW OFFICES LLC,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301,
 610-889-0288

LISS, BEA S. also known as**BEA LISS, dec'd.**

Late of Upper Dublin Township.
 Executrix: DEBORAH HILLSLEY,
 c/o Thomas V. Hunt, Esquire,
 2000 Market Street, Suite 2803,
 Philadelphia, PA 19103.
 ATTORNEY: THOMAS V. HUNT,
 2000 Market Street, Suite 2803,
 Philadelphia, PA 19103

MASTROMATTO, LAURA, dec'd.

Late of Borough of Norristown.
 Executrix: MARGUERITE MASTROMATTO,
 510 Waller Way,
 Jeffersonville, PA 19403.
 ATTORNEY: JOSEPH G. CARUSO,
 Two Penn Center, Suite 1205,
 1500 JFK Boulevard,
 Philadelphia, PA 19102

MAZZEO, JANET M. also known as**JANET MAZZEO and JANET MARY MAZZEO, dec'd.**

Late of Borough of Ambler.
 Administrator: PATRICK J. McMONAGLE, ESQUIRE.
 ATTORNEY: PATRICK J. McMONAGLE,
 A. VICTOR MEITNER, JR., P.C.,
 564 Skippack Pike,
 Blue Bell, PA 19422,
 215-540-0575

MILLER, HERMAN also known as HERMAN MILLER, MD, dec'd.

Late of Lower Merion Township.
 Executor: JEFFREY M. MILLER,
 c/o Stephen P. Taylor, Esquire,
 2033 Walnut Street,
 Philadelphia, PA 19103.
 ATTORNEY: STEPHEN P. TAYLOR,
 POZZUOLO RODDEN, P.C.,
 2033 Walnut Street,
 Philadelphia, PA 19103

MORGAN, WILLIAM B., II, dec'd.

Late of Lower Merion Township.
 Executors: BRUCE F. MORGAN,
 NATALIE M. MACY AND
 F. CORLIES MORGAN, II,
 c/o Maurice D. Lee, III, Esquire,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102.
 ATTORNEY: MAURICE D. LEE, III,
 SAUL EWING LLP,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102

OSETEK, MARK EDWARD also known as**MARK E. OSETEK and MARK OSETEK, dec'd.**

Late of Borough of Hatfield.
 Executor: DAVID B. OSETEK,
 c/o Stephen M. Howard, Esquire,
 605 North Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 605 North Broad Street,
 Lansdale, PA 19446

PARTNER-JONES, JEAN, dec'd.

Late of Lower Gwynedd Township.
 Executor: ROBERT SLUTSKY,
 600 West Germantown Pike, #400,
 Plymouth Meeting, PA 19462.

ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 West Germantown Pike, #400,
 Plymouth Meeting, PA 19462

PFENDER, DOROTHY M., dec'd.

Late of Borough of Pottstown.

Executor: ROBERT BRAEM,
 1105 Bryant Street,
 Allentown, PA 18104-3305.

ATTORNEY: JOHN P. SANDERSON,
 One Terrace Drive,
 Olyphant, PA 18447

ROGERS, ANN B., dec'd.

Late of Upper Gwynedd Township.

Executor: EDITH A. KESSLER,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.

ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

SCAGLIONE, MARY C., dec'd.

Late of Hatfield Township.

Administrator: JONATHAN HEMBERGER,
 2157 N. Doran Road,
 Mesa, AZ 85203.

SIEGEL, CHARLES, dec'd.

Late of Lower Merion Township.

Executor: ERIC SIEGEL,
 c/o Jonathan H. Ellis, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

SLOTTER, KENNETH M., dec'd.

Late of Borough of Souderton.

Executor: KENNETH D. SLOTTER,
 1117 Walnut Lane,
 Lansdale, PA 19446.

SPIEGEL, ROSE H., dec'd.

Late of Lower Merion Township.

Executrix: BEATRICE G. MILGRIM,
 c/o Warren J. Kauffman, Esquire,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395.

ATTORNEY: WARREN J. KAUFFMAN,
 WHITE and WILLIAMS LLP,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395

STAUFFER, CATHY ANN also known as

CATHY A. STAUFFER, dec'd.

Late of Horsham Township.

Executors: ROBERT STAUFFER AND
 JOAN M. STAUFFER,
 c/o Holmberg Law Offices,
 193 Easton Road,
 Horsham, PA 19044.

ATTORNEY: GLEN R. HOLMBERG,
 HOLMBERG LAW OFFICES,
 193 Easton Road,
 Horsham, PA 19044

THEISEN, VIRGINIA T., dec'd.

Late of Abington Township.

Executor: WILLIAM S. THEISEN,
 c/o Don J. Solomon, Esquire,
 300 North York Road,
 Hatboro, PA 19040.

ATTORNEY: DON J. SOLOMON,
 300 North York Road,
 Hatboro, PA 19040

TOTH, CHRISTOPHER K. also known as

KIP TOTH, dec'd.

Late of Haverford, PA.

Administrator: ALFRED L. TOTH,
 680 Wetherby Lane,
 Devon, PA 19333.

ATTORNEY: DOLORES M. TROIANI,
 131 Lancaster Avenue,
 Devon, PA 19333

WAXLER, BARBARA CUSHMAN also known as

BARBARA C. WAXLER and

BARBARA C. MOLINSKY, dec'd.

Late of Lower Merion Township.

Executrix: CAROLINE H. WAXLER,
 c/o Theodore H. Cox, Jr., Esquire,
 919 Conestoga Road,

Building Two, Suite 309,

Rosemont, PA 19010-1353.

ATTORNEY: THEODORE S. COXE, JR.,
 919 Conestoga Road,
 Building Two, Suite 309,

Rosemont, PA 19010-1353

WEAVER, ROBERT E., dec'd.

Late of Upper Gwynedd Township.

Executor: MARK WEAVER,
 c/o Stephanie E. Murphy, Esquire,
 40 East Airy Street,

Norristown, PA 19040.

ATTORNEY: STEPHANIE E. MURPHY,
 HIGH SWARTZ LLP,
 40 East Airy Street,

Norristown, PA 19040

WILDEMORE, WILLIAM, dec'd.

Late of Whitemarsh Township.

Executrix: CHRISTINE BRETT,
 c/o Michael S. Connor, Esquire,
 644 Germantown Pike, Suite 2-C,

Lafayette Hill, PA 19444.

ATTORNEY: MICHAEL S. CONNOR,
 LAW OFFICES OF MICHAEL S. CONNOR, LLC,

644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

WOEHRLE, RUTH also known as

RUTH O'DONNELL WOEHRLE, dec'd.

Late of Abington Township.

Executor: CHRISTOPHER P. WOEHRLE,
 449 West Montgomery Avenue,
 Hunter House, #405,

Haverford, PA 19041.

ZENNER, ANNE, dec'd.

Late of Upper Dublin Township.

Executor: ERWIN A. BLACKSTONE,
 c/o Benjamin G. Lipman, Esquire,
 1525 Locust Street, 14th Floor,

Philadelphia, PA 19102.

ATTORNEY: BENJAMIN G. LIPMAN,
 1525 Locust Street, 14th Floor,
 Philadelphia, PA 19102

ZEPP, JAMES R., dec'd.

Late of Borough of Green Lane.
 Executrix: PHYLLIS E. ZEPP,
 c/o Tomlinson & Gerhart,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: BARRY J. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041

Second Publication**ABBOTT, ELIZABETH F., dec'd.**

Late of Springfield Township.
 Executor: JOSEPH E. ABBOTT,
 c/o John F. Walsh, Esquire,
 653 Skippack, Pike, Suite 116,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack, Pike, Suite 116,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

BATTAN, MODESTO M., dec'd.

Late of Lower Gwynedd Township.
 Executor: THOMAS A. BATTAN,
 c/o David R. Elwell, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: DAVID R. ELWELL,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

BECKERS, PENELOPE JOYCE also known as

**PENELOPE J. BECKERS and
 PENNY BECKERS, dec'd.**
 Late of Lower Providence Township.
 Executor: JEFFREY J. BECKERS,
 3550 Ridge Pike,
 Collegeville, PA 19426.
 ATTORNEYS: PORTER & KATZMAN, P.C.,
 1117 Bridge Road, Suite A,
 P.O. Box 268,
 Creamery, PA 19430

BLIEM, MILDRED also known as

MILDRED L. BLIEM, dec'd.
 Late of Borough of Pottstown.
 Executrix: CAROL R. BLIEM,
 144 Snyder Road,
 Pottstown, PA 19464.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

BURKE, MARGARET RUTH also known as

M. RUTH BURKE, dec'd.
 Late of Limerick Township.
 Executrix: JANE COXE,
 2546 Scenic Drive,
 Bath, PA 18014.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

CALLAN, THOMAS J., III also known as

**THOMAS J. CALLAN,
 THOMAS J. CALLAN, JR. and
 THOMAS CALLAN, dec'd.**
 Late of Springfield Township.
 Executrix: MARGARET C. KOLLAR,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726

COHEN, ADELE G. also known as

ADELE COHEN, dec'd.
 Late of Cheltenham Township.
 Executor: MARK E. COHEN,
 c/o Joan Agran, Esquire,
 259 North Radnor-Chester Road, Suite 160,
 Radnor, PA 19087-5257.
 ATTORNEY: JOAN AGRAN,
 McCAUSLAND KEEN & BUCKMAN,
 259 North Radnor-Chester Road, Suite 160,
 Radnor, PA 19087-5257

CONOVER, WALTER G. also known as

WALTER GEORGE CONOVER, dec'd.
 Late of Abington Township.
 Executor: JOSEPH CONOVER, SR.,
 c/o Randal J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

CONRAD, DARLENE J., dec'd.

Late of Douglass Township.
 Executor: RONALD D. CONRAD,
 421 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

DEVLIN, DIANE A., dec'd.

Late of Borough of Lansdale.
 Executor: CHRISTOPHER SCHAUER,
 c/o Derek J. Reid, Esquire,
 Eastburn & Gray, P.C.,
 60 East Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: DEREK J. REID,
 EASTBURN & GRAY, P.C.,
 60 East Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137

DURANT, SAMUEL J., JR., dec'd.

Late of Lower Merion Township.
 Co-Executors: TINA LYNCH AND
 DONNA CASSIDY,
 c/o Donohue & Donohue, P.C.,
 8513 West Chester Pike,
 Upper Darby, PA 19082.
 ATTORNEY: ROBERT J. DONOHUE, JR.,
 DONOHUE & DONOHUE, P.C.,
 8513 West Chester Pike,
 Upper Darby, PA 19082

JEFFERIES, HAROLD J. also known as**HAROLD JEFFERIES, dec'd.**

Late of Borough of Bryn Athyn.
 Executors: WILLIAM LESLIE ALDEN AND
 LELAND HALE,
 c/o John R. Howland, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JOHN R. HOWLAND,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

KALISS, JAMES, dec'd.

Late of Springfield Township.
 Administrator: EDWARD KALISS,
 137 Chaucer Place,
 Cherry Hill, NJ 08003.
 ATTORNEY: DOUGLAS R. MADANICK,
 KULZER & DiPADOVA,
 76 E. Euclid Avenue,
 Haddonfield, NJ 08033

KIERNAN, HANNAH FRANCES also known as**HANNAH F. KIERNAN, dec'd.**

Late of Borough of Ambler.
 Administratrix: DIANNE E. LINDEN,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JAMES M. JACQUETTE,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

KOONCE, MARION H., dec'd.

Late of Borough of Conshohocken.
 Administratrix: MARION KOONCE,
 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

KRIEBEL, NAOMI R. also known as**NAOMI RUTH KRIEBEL, dec'd.**

Late of Frederick Township.
 Executor: THOMAS PAUL KRIEBEL,
 1999 West Philadelphia Avenue,
 Oley, PA 19547.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

MELLODY, WILLIAM M., dec'd.

Late of Upper Merion Township.
 Executrix: CONSTANCE L. MELLODY,
 570 Brookwood Road,
 Wayne, PA 19087.
 ATTORNEY: KATHLEEN A. MALOLES,
 L & M LAW LLC,
 Two Penn Center, Suite 200,
 1500 John F. Kennedy Boulevard,
 Philadelphia, PA 19102

MIKUCKI, PHYLLIS M., dec'd.

Late of Lower Providence Township.
 Executrix: MARYANN POLOWAY,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

NAUMENKO, PAUL, JR. also known as**PAUL NAUMENKO and****PAUL P. NAUMENKO, JR., dec'd.**

Late of Upper Providence Township.
 Administrator: VICTOR NAUMENKO,
 c/o Mark A. Giampietro, Esquire,
 P.O. Box 267,
 Phoenixville, PA 19460.
 ATTORNEY: MARK A. GIAMPIETRO,
 P.O. Box 267,
 Phoenixville, PA 19460

NEITHERCOTT, YVONNE L. also known as**YVONNE NEITHERCOTT, dec'd.**

Late of Upper Moreland Township.
 Executrix: JOYCE K. WOLFE,
 605 Stagecoach Road SE,
 Albuquerque, NM 87123-4124.

REILLY, ELEANOR T., dec'd.

Late of Worcester Township.
 Executor: VINCENT REILLY,
 c/o Michael W. Cassidy, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: MICHAEL W. CASSIDY,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

ROBBINS, MARGARET BIDDLE, dec'd.

Late of Lower Merion Township.
 Executors: MARGARET G. BIDDLE AND
 A.J. DREXEL BIDDLE, III,
 c/o Edward J. Kaier, Esquire,
 1835 Market Street,
 Philadelphia, PA 19103-2968.
 ATTORNEY: EDWARD J. KAIER,
 TEETERS HARVEY GILBOY & KAIER LLP,
 1835 Market Street,
 Philadelphia, PA 19103-2968

SCHIFFRIN, BEVERLY C. also known as**BEVERLY CLAIRE SCHIFFRIN, dec'd.**

Late of Lower Merion Township.
 Executor: PETER D. SCHIFFRIN,
 c/o Barbara E. Little, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103.
 ATTORNEY: BARBARA E. LITTLE,
 SCHNADER HARRISON SEGAL & LEWIS LLP,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103

SLOAN, ROSALYN, dec'd.

Late of Whitpain Township.
 Executrix: SUSAN YABLON,
 c/o Lewis Goodman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726.
 ATTORNEY: LEWIS GOODMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726

SMITH, ELIZABETH J., dec'd.

Late of Whippen Township.
 Executor: EDWARD CHRISTOPHER SMITH,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

Third and Final Publication**AMMLUNG, DORIS J. also known as****DORIS JANE AMMLUNG, dec'd.**

Late of Whitemarsh Township.
 Executrix: DIANE MIKOLASY,
 712 Glenside Road,
 Millville, NJ 08332-2308.
 ATTORNEY: DAVID M. SMILK,
 LAW OFFICES OF SAND GIBBS, LLP,
 2727 West Chester Pike,
 Broomall, PA 19008

BALLENTYNE, WARREN G., dec'd.

Late of Franconia Township.
 Executrix: CHRISTINE A. CURRAN,
 540 Creekview Drive,
 Harleysville, PA 19438.
 ATTORNEY: KATHLEEN A. MALOLES,
 FINEBURG LAW ASSOCIATES, P.C.,
 Two Commerce Square, 34th Floor,
 2001 Market Street,
 Philadelphia, PA 19103

BARNES, CAREY GEORGE, dec'd.

Late of Cheltenham Township.
 Executrix: KERI JENNA BARNES,
 c/o John I. Gordon, Esquire,
 632 Germantown Pike,
 Lafayette Hill, PA 19444.
 ATTORNEY: JOHN I. GORDON,
 632 Germantown Pike,
 Lafayette Hill, PA 19444

BAVIERA, IGVATIO G. also known as**DANIEL BAVIERA,
IGVATIO G. DANIEL BAVIERA and
IGVATIO CAETANO BAVIERA, dec'd.**

Late of Hatfield Township.
 Executor: DANIEL S. BAVIERA,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726

BEATTY, LESLIE R., dec'd.

Late of Borough of Trappe.
 Administratrix: WHITNEY BEATTY,
 3925 Mill Road,
 Collegeville, PA 19426.
 ATTORNEY: ROCHELLE N. BOBMAN,
 1260 Valley Forge Road, Suite 104,
 Phoenixville, PA 19460

BERK, BETTY G. also known as**BETTY BERK, dec'd.**

Late of Horsham Township.
 Executor: DAVID M. BERK.
 ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 400 Maryland Drive, Suite 200,
 Fort Washington, PA 19034

BLUMENTHAL, MARCIA A., dec'd.

Late of Borough of Norristown.
 Executrices: JACQUELINE JAUNSZ AND
 LISA A. EPSTEIN,
 c/o Michael C. McBratnie, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: MICHAEL C. McBRATNIE,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

CONNOR, MARY ANN, dec'd.

Late of Abington Township.
 Executors: PATRICK J. CONNOR AND
 JAMES J. CONNOR,
 c/o George P. O'Connell, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: GEORGE P. O'CONNELL,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

COOK, RICHARD C., II, dec'd.

Late of Upper Providence Township.
 Administrator: ROBERT C. COOK,
 c/o E. Craig Kalemjian, Esquire,
 535 N. Church Street,
 West Chester, PA 19380.
 ATTORNEY: E. CRAIG KALEMJIAN,
 535 N. Church Street,
 West Chester, PA 19380

DAVIS, KENNETH R., dec'd.

Late of Borough of Souderton.
 Executrix: DENISE L. HUSSONG,
 212 Wile Avenue,
 Souderton, PA 18964.
 ATTORNEY: DOUGLAS M. JOHNSON,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

DeGROOT, ROBIN LEE, dec'd.

Late of Borough of Schwenksville.
 Executrix: SHARON KLINE,
 5285 Old Alexandria Turnpike,
 Warrenton, VA 20186.

DIEFFENBACH, JACQUELYN C., dec'd.

Late of Borough of Trappe.
 Administrator: SUSAN A. SCHATZ,
 c/o Robert L. Brant, Esquire,
 Robert L. Brant & Associates, LLC,
 P.O. Box 26865,
 Trappe, PA 19426.

DiLELLO, LOUIS, dec'd.

Late of Borough of Lansdale.
 Executrices: MARGUERITE DiLELLO,
 c/o Vance G. Price, Esquire,
 920 West Broad Street, Suite 6,
 Lansdale, PA 19446,
 PATRICIA A. MUELLER,
 335 East Main Street,
 Lansdale, PA 19446.
 ATTORNEY: VANCE G. PRICE,
 FRANCIS BRYANT & PRICE,
 920 West Broad Street, Suite 6,
 Lansdale, PA 19446,
 SCOTT H. WOLPERT,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 Fort Washington, PA 19034

EWAN, JANE V., dec'd.

Late of Whitemarsh Township.
 Executrix: NANCY D. CHANCLER,
 c/o Mark T. Carlidge, Esquire,
 20 Ash Street, Suite 200,
 Conshohocken, PA 19428-2089.
 ATTORNEY: MARK T. CARLIDGE,
 NACHMIAS MORRIS & ALT, P.C.,
 20 Ash Street, Suite 200,
 Conshohocken, PA 19428-2089

GOODMAN, WARREN B., dec'd.

Late of Lower Merion Township.
 Executors: JOAN L. GOODMAN AND
 WARREN B. GOODMAN, JR.,
 c/o Andrew J. Haas, Esquire,
 One Logan Square, 3rd Floor,
 130 North 18th Street,
 Philadelphia, PA 19103-6998 .
 ATTORNEY: ANDREW J. HAAS,
 BLANK ROME LLP,
 One Logan Square, 3rd Floor,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

HAYN, ROSEMARY A. also known as**ROSEMARY ANN HAYN, dec'd.**

Late of Lower Providence Township.
 Executor: JAMES T. OWENS.
 ATTORNEY: JAMES T. OWENS,
 P.O. Box 85,
 Edgemont, PA 19028-0085

HENNINGER SR., RAYMOND G., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: JUNE ANN HENNINGER.
 ATTORNEY: DAVID G. GARNER,
 1954 East High Street, Suite 4,
 Pottstown, PA 19464

HINDO, CHARLES J., dec'd.

Late of Lower Providence Township.
 Administratrices: NICOLE H. LUCAS AND
 MONICA P. HINDO,
 c/o James M. Pierce, Esquire,
 125 Strafford Avenue, Suite 110,
 Wayne, PA 19087.
 ATTORNEY: JAMES M. PIERCE,
 PIERCE, CANIGLIA & TAYLOR,
 125 Strafford Avenue, Suite 110,
 Wayne, PA 19087

HORAN, RITA J. also known as**RITA HORAN, dec'd.**

Late of Upper Gwynedd Township.
 Administrators: DANIEL J. HORAN AND
 STEPHEN M. HOWARD,
 605 North Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 605 North Broad Street,
 Lansdale, PA 19446

ILNYCKYJ, NYKOLIA M., dec'd.

Late of Springfield Township.
 Executrix: SVETLANA GANELINA,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

JAISWAL, MAYOOR, dec'd.

Late of Plymouth Township.
 Administrators: CYNTHIA DENGLE AND
 JONATHAN SOKOLOFF,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: JONATHAN D. SOKOLOFF,
 DIAMOND POLSKY & BAUER, P.C.,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

KANZINGER SR., RICHARD LAWRENCE, dec'd.

Late of Lower Providence Township.
 Executor: DONALD D. KANZINGER,
 3767 Worthington Circle,
 Collegeville, PA 19426.

KONG, RICHARD, dec'd.

Late of Borough of Lansdale.
 Executrix: GE HEA KIM,
 18 Oak Drive,
 Lansdale, PA 19446.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 VIST Financial Building, Suite 311,
 1767 Sentry Parkway West,
 Blue Bell, PA 19422

LABY, EDWARD, dec'd.

Late of Cheltenham Township.
 Administrator: JOSEPH J. FIANDRA,
 448 N. Easton Road,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH J. FIANDRA,
 448 N. Easton Road,
 Glenside, PA 19038

LION, BETSY also known as**BETSY S. LION, dec'd.**

Late of Towamencin Township.
 Administrator: WILLIAM LION,
 1235 Turnbury Lane,
 North Wales, PA 19454.

LYNN, ANN M., dec'd.

Late of Upper Merion Township.
 Executrix: KATHLEEN LYNN,
 P.O. Box 1321,
 Skippack, PA 19474.

MAJOR, ROBERT L., dec'd.

Late of Upper Providence Township.
 Executrix: MICHELLE MAJOR,
 226 Yocum Road,
 Phoenixville, PA 19460.
 ATTORNEY: RONALD F. BRIEN,
 808 Westfield Avenue,
 Spring City, PA 19475-1136,
 610-948-9451

MANN JR., MELVIN B., dec'd.

Late of East Norriton Township.
 Executrix: MARGARET J. MATHIAS,
 2383 Rhoads Road,
 Pottstown, PA 19464.
 ATTORNEY: DENNIS L. O'CONNELL,
 P.O. Box 303,
 Gilbertsville, PA 19525

McNAMARA, RITA G., dec'd.

Late of Borough of Narberth.
 Executrix: ELIZABETH MICHAEL TRISKELL,
 c/o Joseph A. Walheim, Esquire,
 40 West Eagle Road, Suite Two,
 Havertown, PA 19083-1425.
 ATTORNEY: JOSEPH A. WALHEIM,
 JOSEPH A. WALHEIM & ASSOCIATES, P.C.,
 40 West Eagle Road, Suite Two,
 Havertown, PA 19083-1425

MELLINGER, CHARLES D., JR., dec'd.

Late of Borough of Telford.
 Executor: DAVID MELLINGER,
 20 Branch Avenue,
 Telford, PA 18969.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

MORIARTY, RALPH FLORANZ also known as RALPH F. MORIARTY, dec'd.

Late of Lower Merion Township.
 Executors: THE BRYN MAWR TRUST
 COMPANY,
 10 South Bryn Mawr Avenue,
 Bryn Mawr, PA 19010,
 JOYCE MORIARTY,
 1400 Waverly Road,
 Gladwyne, PA 19035.
 ATTORNEY: FRANCIS J. MURPHY,
 MURPHY AND MURPHY,
 801 Old Lancaster Road,
 Bryn Mawr, PA 19010

MOROSS, SAMUEL JOSEPH also known as SAMUEL JOSEPH MOROSS, JR. and SAMUEL J. MOROSS, JR., dec'd.

Late of Horsham Township.
 Executrix: DEBORAH J. O'NEILL,
 c/o Leonard L. Shober, Esquire,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914-2714.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914-2714

MOSER, CATHERINE TAIT, dec'd.

Late of Towamencin Township.
 Executors: WILLIAM W. MOSER, III AND
 KATHERIN P. PALMISANO,
 c/o Alissa B. Gorman, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: ALISSA B. GORMAN,
 McANDREWS LAW OFFICES, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

NASH, WINIFRED M. also known as**WINIFRED NASH and****WINIFRED M. NASH, ESQUIRE, dec'd.**

Late of Lower Merion Township.
 Co-Executrices: CHRISTINE G. LUCEY AND
 LOUISE M. ROGERS-FEHER,
 c/o Kathleen M. O'Connell, Esquire,
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533.
 ATTORNEY: KATHLEEN M. O'CONNELL,
 SCHUBERT, GALLAGHER, TYLER AND
 MULCAHEY, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533

NOLL, JOHN ALBERT also known as**JOHN A. NOLL, dec'd.**

Late of Towamencin Township.
 Administratrix: MARILYN J. NOLL,
 c/o Andrew C. Salvucci, Esquire,
 1200 Bustleton Pike, Suite 7,
 Feasterville, PA 19053.
 ATTORNEY: ANDREW C. SALVUCCI,
 MORRONE & SALVUCCI, PC,
 1200 Bustleton Pike, Suite 7,
 Feasterville, PA 19053

SELLERS, ALFRED M. also known as ALFRED MAYER SELLERS, dec'd.

Late of Lower Merion Township.
 Executors: DAVID A. SELLERS AND
 J. M. SELLERS,
 c/o Martin A. Heckscher, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: MARTIN A. HECKSCHER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

STINE, AUGUSTUS WILLIAM, II, dec'd.

Late of Upper Merion Township.
 Administratrix: KATHERINE A. STINE,
 c/o Michael A. Clemente, Esquire,
 121 Ivy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: MICHAEL A. CLEMENTE,
 ROBERT P. SNYDER & ASSOCIATES,
 121 Ivy Lane,
 King of Prussia, PA 19406

WECKENMAN, ISABELLA K., dec'd.

Late of Upper Moreland Township.
 Executors: FRANK WECKENMAN AND
 ROBERT WECKENMAN,
 c/o D. Keith Brown, Esquire,
 P.O. Box 70,
 Yardley, PA 18940.
 ATTORNEY: D. KEITH BROWN,
 STUCKERT & YATES,
 P.O. Box 70,
 Yardley, PA 18940

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

Horsely Associates with its principal place of business at 333 Lancaster Ave., P.O. Box 176, Wynnewood, PA 19096.

The name and address of the person owning or interested in said business is: Joel M. Peskin, 333 Lancaster Ave., P.O. Box 176, Wynnewood, PA 19096.

The application was filed on June 21, 2013.

Lundy Beldecos & Milby, PC
450 N. Narberth Ave., Suite 200
Narberth, PA 19072

Shark Bait with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on June 27, 2013.

Soft Surroundings with its principal place of business at 160 N. Gulph Road, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Triad Retail, LLC, a Missouri Limited Liability Company, 1100 N. Lindbergh, St. Louis, MO 63132.

The application was filed on May 20, 2013.

Wynneco Associates with its principal place of business at 333 Lancaster Ave., P.O. Box 176, Wynnewood, PA 19096.

The name and address of the person owning or interested in said business is: Joel M. Peskin, 333 Lancaster Ave., P.O. Box 176, Wynnewood, PA 19096.

The application was filed on June 21, 2013.

Lundy Beldecos & Milby, PC
450 N. Narberth Av., Suite 200
Narberth, PA 19072

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Baan Thai Sabaidee, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Speakeasy Coffee Company, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Christopher P. Mullaney, Esquire
Mullaney Law Offices

598 Main Street
P.O. Box 24
Red Hill, PA 18076
215-679-7931

TERMINATION OF PARENTAL RIGHTS
NOTICE OF HEARING

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 2013-A0078

**TO: ANY UNKNOWN BIRTHFATHERS OF
SHAWN MICHAEL CASSEL**

A Petition has been filed asking the Court to put an end to all rights you have to your child, Shawn Michael Cassel, who was born on August 8, 2008 in St. Luke's Hospital, Lehigh County, Pennsylvania. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom 14, One Montgomery Plaza, Fourth Floor, Norristown, Pennsylvania on August 8, 2013 at 9:30a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right be represented at the hearing by a lawyer.

**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:**

**MONTGOMERY BAR ASSOCIATION
100 WEST AIRY STREET
NORRISTOWN, PA 19404
610-279-9660, EXT. 201**

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 (23 Pa. C.S. §§2731-2742) allows for a voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a birthparent and/or a birth relative of the child. If you are interested in learning more about this option for a voluntary agreement, please contact Ellen M. Sweeney, Esq., at 610-279-5911 or your attorney.

TRUST NOTICES
First Publication

MARIAN E. LEONI TRUST
Marian E. Leoni, Deceased.
Late of Upper Dublin Twp.,
Montgomery County, PA.

This Trust is in existence and all persons having claims or demands against the said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Gregory T. Leoni, **Trustee**
c/o Lisa A. Shearman, Esquire
375 Morris Rd., P.O. Box 1479
Lansdale, PA 19446-0773

Or to the Trustee's Atty.: Lisa A. Shearman
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
375 Morris Rd., P.O. Box 1479
Lansdale, PA 19446-0773

Second Publication**THE PHYLLIS M. MIKUCKI
REVOCABLE LIVING TRUST AGREEMENT**

Notice is hereby given of the death of Phyllis M. Mikucki, late of Lower Providence Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Phyllis M. Mikucki Revocable Living Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee name below:

Trustee: Maryann T. Poloway
c/o King Laird, P.C.

**Trustee's Attorney: Andrew C. Laird, Esquire
King Laird, P.C.**
360 West Main Street
Trappe, PA 19426

EXECUTIONS ISSUED**Week Ending July 9, 2013****The Defendant's Name Appears
First in Capital Letters**

BARBERA, EUGENE - Hudson City Savings Bank; 201119014.
BOYLE, JEFFREY - Drexel University; 201311224; WRIT/EXEC.
BRUNO, JERREL: JERREL:
DUNACUSKY, KIMBERLY, ET AL. -
Hsbc Bank Usa National Association; 201304161;
\$178,651.38.
CARROLL, DORIS: MCCAIN, HAYWARD -
Dlj Mortgage Capital, Inc.; 201131033; \$468,810.96.
CARTWRIGHT, PAUL: LISA - Diamond Credit Union;
201219948; WRIT/EXEC.
CASTELOW, JOHN: PATRICIA - Hatboro
Federal Savings; 201306773; \$169,512.50.
CORTELLESA, ERIN: MICHAEL - Ocwen Loan
Servicing, LLC; 201203577; \$205,554.97.
CRINITI, DAVID - Lower Pottsgrove Township;
200944561; WRIT/EXEC.
DELCONTE, JAMES: JAMES - Bac Homes Loans
Servicing, L.P., et al.; 201304151; WRIT/EXEC.
DELLOSE, TINA: DOMENIC: UNITED STATES
OF AMER - Us Bank Natl Assn Tr, et al.; 200731681;
ORDER/AMEND IN REM JDMT 792,38.
DOB, NANCY - Citimortgage, LLC; 201232278;
\$170,641.55.
DOYLE, JENNIFER: SCOTT - Us Bank
National Association; 201309399; WRIT/EXEC.
FAVORS-WATSON, TRICIA: JAMES, WILLIAM:
UNITED STATES OF AMERICA - Citimortgage, Inc.;
201223908; \$238,031.02.
FUNGLADDA, NUJ - Deutsche Bank National Trust Tr;
201116345; \$186,115.29.
FUQUA, RYAN: BANK OF AMERICA, GRNSH. -
Nco Portfolio Management, et al.; 201228155;
\$13,123.28.
GAVLICK, MAUREEN - Nationstar Mortgage, LLC;
201310036.
GLENN, ROBERT - Citimortgage, Inc., et al.;
201202581; \$45,693.93.

GRANT MANUFACTURING & ALLOYING, INC.:
PENN LIBERTY BANK, GRNSH. -
Mcilvain, Gregory; 201315364; \$10,860.10.
GREGG, RANDY: WELLS FARGO BANK NA,
GRNSH. - Arrow Financial Services, LLC;
200833537; WRIT/EXEC.
GWIN, GRACE: JEFFREY - Us Bank
National Association, et al.; 201221470.
HEAGY, ROBERT: DIAMOND CREDIT UNION,
GRNSH. - Lvnv Funding, LLC; 201129187;
\$1,612.51.
HENRY-GRANT, ANDREA: BANK OF AMERICA,
GRNSH. - Discover Bank; 201209357; \$19,660.63.
JAMES, JOHN: WILAMAE: SCOTT, WILAMAE -
Bank Of America Na, et al.; 201307187;
\$187,907.71.
JOY, DALE: UNITED STATES OF AMERICA -
Wells Fargo Bank Na; 201208969; \$408,964.45.
KAMAN, CATHERINE: AMERICAN HERITAGE
FED CREDIT UNION, GRNSH. - Ford Motor
Credit Company; 201311628; \$10,886.12.
KRONBERG, KEVIN - Hsbc Bank Usa
National Association Trustee; 201008737; \$159,448.10.
KUCZERIAWENKO, ARLEAN: ARLEAN:
UFCW LOCAL 1776, GRNSH. - Asset Acceptance, LLC;
201009993; WRIT/EXEC.
LARSON, NADINE: PNC BANK, GRNSH. -
Capital One Bank Usa Na; 201225209; \$19,034.43.
LUKASAVAGE, JENNIFER - Countrywide
Home Loans Servicing, L.P., et al.; 201301712;
\$80,956.88.
MACGREGOR, MICHAEL: ROBINSON, STEPHANIE:
JEFFREY - Bank Of America Na; 201219098;
WRIT/EXEC.
MARKAKIS, MARIA - Wells Fargo Bank Na, et al.;
201132933; \$105,566.35.
MATOZZO, JOSEPH: CAMILLA - Stonebridge Bank;
201130065.
MATTALIANO, BRUCE: UNITED STATES OF
AMERICA - Nationstar Mortgage, LLC; 201215292;
\$140,853.88.
MCINTYRE, SAUNDRA:
NAVY FEDERAL CREDIT UNION, GRNSH. -
Portfolio Recovery Associates, LLC; 201301600;
WRIT/EXEC.
MCLAUGHLIN, DENNIS: MARTIN: MARTIN, ET AL. -
Citimortgage, Inc., et al.; 201304562; \$164,012.37.
MENDICINO, DANIEL: BANK OF AMERICA,
GRNSH. - Asset Acceptance, LLC; 201313938;
\$1,776.71.
MISSIMER, HILARY - Pottstown School District;
200917401; WRIT/EXEC.
MOSEE-KING, MONIQUE: BANK OF AMERICA,
GRNSH. - Lakeland Bk, et al.; 200408216;
WRIT/EXEC.
PEDRICK, JOSH: HARLEYSVILLE SAVINGS BANK,
GRNSH. - Ram T Corporation; 201308797.
PIFFER, DONALD: AMERICAN HERITAGE
FEDERAL CREDIT UNION, GRNSH. -
Asset Acceptance, LLC; 201310942; \$3,551.87.
PISKO, ROBERT: LINDA: THE UNITED STATES OF
AMERICA DEPARTMENT OF JUSTICE -
Wells Fargo Bank Na Trustee Et Al; 201228091.
REECE, ANNETTE - Jpmorgan Chase Bank
National Association, et al.; 201219401;
ORDER/AMEND IN REM JDMT 146,71.

REYNOLDS, JODY: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201304602; \$3,650.48.
 RODRIGUEZ, JUNIOR: TD BANK, GRNSH. - Asset Acceptance, LLC; 201314154; WRIT/EXEC.
 RODRIQUEZ, LIDIA: BANK OF AMERICA, GRNSH. - Midland Funding, LLC; 201321100; \$8,700.39.
 ROHLOFF, THOMAS: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201226447; \$2,778.55.
 SCOTT, SUSAN - Springleaf Financial Services Of Pennsylvania, et al.; 201312305; \$168,695.84.
 SEVERINI, ROSANNA: FIRST NIAGARA BANK, GRNSH. - Lvnv Funding, LLC; 201106779; WRIT/EXEC.
 SMITH, DINA - Emc Mortgage Corporation, et al.; 200935783; AMEND ORDER/178,782.24.
 STAUFFER, KATHLEEN: TD BANK, GRNSH. - Bluestone Investments C/O Amato; 201310829; \$6,709.18.
 THOMAS, BEVERLY: SUPERIOR CREDIT UNION, GRNSH. - Viriva Community Credit Union, et al.; 201032888; \$2,124.30.
 TOTAL BAKERY SOURCE, LLC:
 JENSEN, CHRISTOPHER - Harvey Hanna Associates, Inc.; 201311046; WRIT/EXEC.
 TOWNSEND, CHARLES: RACHELL - Bank Of New York Mellon, et al.; 201306355.
 UNGER-KELLER, HEATHER: HARLEYSVILLE SAVINGS BANK, GRNSH. - Ford Motor Credit Company, LLC; 201210523; WRIT/EXEC.
 UNITED STATES OF AMERICA:
 DALTON, CHRISTINA: MARK, ET AL. - Pnc Bank National Association; 201309782; WRIT/EXEC.
 WALLIN, LYNDA: PNC BANK, GRNSH. - Target National Bank, et al.; 201216960; WRIT/EXEC.
 WASSER, WENDY: WENDY: BANK OF AMERICA, GRNSH. - State Employee Credit Union Of Maryland, Inc.; 201229066; WRIT/EXEC.
 WILLIAMSON, SUSAN: VALLEY FORGE ASSET MANAGEMENT, GRNSH. - Cornman, Henry; 200825214; 4,865.70 & POSS.
 WUILLERMIN, GREGORY: WELLS FARGO, GRNSH. - Unifund Ccr Partners; 200835793; WRIT/EXEC.
 YOUNG, REBECCA: MESSING, RICHARD: YOUNG, REBECCA - Citimortgage, Inc., et al.; 200909513; \$140,982.47.
 ZAWOJSKI, ROBERT: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201314151; \$1,389.80.

BARCZAK, KATARZYNA - Capital One Bank Usa Na; 201316548; Judgment fr. District Justice; \$3,969.85.
 BARNHART, SHAWNA - Lvnv Funding Llc; 201315729; Judgment fr. District Justice; \$6582.52.
 BATZ, JENNIFER - Lvnv Funding Llc; 201315745; Certification of Judgment; \$1,507.12.
 BISHOP, JOAN - North Penn Fed Credit Union; 201314718; Judgment fr. District Justice; \$4,939.40.
 BUSTARD, JAY - Lvnv Funding Llc; 201316550; Judgment fr. District Justice; \$3099.57.
 CARROLL, LINDA - Capital One Bank Usa Na; 201316726; Judgment fr. District Justice; \$1143.11.
 CONNOR, PAULETTE - Lvnv Funding Llc; 201315856; Certification of Judgment; \$1,691.26.
 CRONLUND, RACHEL - Equable Ascent Financial Llc; 201316544; Judgment fr. District Justice; \$5,266.99.
 DEIKMAN, SUSAN - Litman Law Office; 201315907; Judgment fr. District Justice; \$1947.03.
 DESANTIS, MARYANN - Capital One Bank Usa Na; 201316155; Judgment fr. District Justice; \$6,108.32.
 EAKINS, TWANDA - Showell, E.; 201316227; Judgment fr. District Justice; \$6851.81.
 FICCHI, STEVE: DONNA - Eastern Diversified Services Inc; 201315727; Mechanics Lien Claim; \$681,893.67.
 FLANAGAN, ADAM - Midland Funding Llc; 201315924; Judgment fr. District Justice; \$7,636.29.
 FORT, EDWIN - Lvnv Funding Llc; 201316680; Judgment fr. District Justice; \$1351.75.
 FREDERICK, ANDREW - Lvnv Funding Llc; 201316681; Judgment fr. District Justice; \$1495.73.
 GAINES, JAHANNA - Jmmmpc Company; 201316717; Judgment fr. District Justice; \$698.23.
 GINSBERG, ILENE - Lvnv Funding Llc; 201315752; Judgment fr. District Justice; \$1842.43.
 GONZALEZ, MARY - Lvnv Funding Llc; 201316804; Judgment fr. District Justice; \$935.12.
 GORSKI, MICHELLE - Milke, Deborah; 201316613; Judgment fr. District Justice; \$5308.13.
 GRANT MANUFACTURING & ALLOYING INC. - Williams, Daryl; 201316025; \$WRIT/EXEC.
 GRIMALDI, NICHOLAS - Capital One Bank Usa Na; 201315995; Judgment fr. District Justice; \$6341.33.
 GUENOT, TODD - Lvnv Funding Llc; 201315562; Certification of Judgment; \$1560.66.
 HEFFNER, WILLIAM - Lvnv Funding Llc; 201316148; Judgment fr. District Justice; \$3,544.86.
 HEIN, TAMARA - Capital One Bank Usa Na; 201316092; Judgment fr. District Justice; \$3,473.09.
 HICKSON, WHITNEY - Equable Ascent Financial Llc; 201316214; Judgment fr. District Justice; \$3,381.82.
 HIGH, KIM - Univest National Bank & Trust Co; 201315967; Judgment fr. District Justice; \$3,678.41.
 HINE, MICHAEL - Midland Funding Llc; 201316132; Judgment fr. District Justice; \$4389.16.
 HOFFMAN, ANN - Lvnv Funding Llc; 201315911; Certification of Judgment; \$1217.30.
 IREDIA, OCHOLI: MINUTEMAN PRESS: OCHALA, OCHOLI - De Lage Landen Financial Service Inc; 201316011; Certification of Judgment; \$39920.15.
 IRIZARRY, STEPHANIE - Capital One Bank Usa Na; 201316593; Judgment fr. District Justice; \$985.02.
 IRVIN, RENIQUE - Discover Bank; 201315974; Judgment fr. District Justice; \$5366.83.
 KABINOFF, LAURA - Retailers National Bank; 201316046; Judgment fr. District Justice; \$3,634.20.

JUDGMENTS AND LIENS ENTERED

Week Ending July 9, 2013

**The Defendant's Name Appears
First in Capital Letters**

ADAM, DANA - Lvnv Funding Llc; 201316551; Judgment fr. District Justice; \$5019.76.
 ALLEBACH, RICHARD - Fia Card Services Na; 201316140; Judgment fr. District Justice; \$12,148.24.
 ARAUJO, RICARDO - Capital One Bank Usa Na; 201316607; Judgment fr. District Justice; \$1,811.67.
 ARIZPE, CORNELIO - Lvnv Funding Llc; 201315546; Judgment fr. District Justice; \$1598.80.

- KADING, SARAH - Barclays Bank Delaware;
201315716; Judgment fr. District Justice; \$2,381.97.
- KELLNER, RICHARD - Lvnv Funding Llc;
201315583; Certification of Judgment; \$1101.28.
- KELLY, MARK - Lvnv Funding Llc; 201316313;
Judgment fr. District Justice; \$5,857.45.
- KIEFER, SUSAN - Lvnv Funding Llc; 201315544;
Judgment fr. District Justice; \$996.20.
- LAFFREDO CONSTRUCTION INC -
Peco Energy Company; 201316235; Judgment fr.
District Justice; \$1,906.70.
- LAWHORNE, JOSHUA - National Collegiate
Student Loan Trust; 201316683; Judgment fr.
District Justice; \$4195.73.
- LEASHER, JAMES - American Express Centurion Bank;
201316458; Judgment fr. District Justice; \$3,323.55.
- LEVENTHAL, ROBERT - Gogo, Gregory;
201315998; Foreign Judgment; \$6,579.79.
- LIGHCAP, ROBERT - Lvnv Funding Llc; 201316504;
Judgment fr. District Justice; \$9501.97.
- LOUGHLIN, EUGENE - Capital One Bank Usa Na;
201315025; Judgment fr. District Justice; \$11,396.11.
- LUCAS, ROCHELLE - Capital One Bank Usa Na;
201316762; Judgment fr. District Justice; \$2898.90.
- LUKACS, BERNARD - Lvnv Funding Llc;
201315570; Certification of Judgment; \$1,486.62.
- MANLEY, DARLA - Fia Card Services Na; 201316604;
Judgment fr. District Justice; \$11,578.60.
- MARSHALL, PAMELA - Lvnv Funding Llc; 201315592;
Certification of Judgment; \$1422.49.
- MCCARRON, MEGAN - National Collegiate
Student Loan Trust 2006-2; 201316545;
Judgment fr. District Justice; \$6,109.68.
- MCCONNELL, JUDITH - Target National Bank;
201315710; Judgment fr. District Justice; \$3,227.28.
- MEOLI, MICHAEL - RUDOLPH, GERALDINE -
Ngov, Sam; 201316411; Judgment fr. District Justice;
\$3685.15.
- MERCER, EMMANUEL - National Collegiate
Student Loan Trust; 201315754; Judgment fr.
District Justice; \$8526.33.
- MILLIGAN, KELLY - Lvnv Funding Llc; 201315559;
Judgment fr. District Justice; \$1241.55.
- MOYER, KENNETH - Lvnv Funding Llc; 201316809;
Judgment fr. District Justice; \$1,615.83.
- MURPHY, JOSEPH - Discover Bank; 201316022;
Judgment fr. District Justice; \$8372.79.
- NATION, THERESA - Lvnv Funding Llc;
201315725; Certification of Judgment; \$3,149.27.
- NEAL, JOHN - Midland Funding Llc; 201315985;
Judgment fr. District Justice; \$4425.78.
- NELK, NORMAN - Asset Acceptance Llc;
201315812; Judgment fr. District Justice; \$1,759.23.
- NESTOLOGY INC - Liberty Place Retail Associates Lp;
201316119; Certification of Judgment; \$WRIT/EXEC.
- NEWELL, MARK - Barclays Bank Delaware;
201315704; Judgment fr. District Justice; \$5,019.80.
- OPPER, KATHLEEN - Lvnv Funding Llc; 201316674;
Judgment fr. District Justice; \$2616.32.
- PAUL KATH BUILDERS INC: PHILOMENO &
SALAMONE - Mulhern & Kulp; 201315751;
Judgment fr. District Justice; \$9,852.74.
- PERRY, GREGORY - Lvnv Funding Llc; 201315584;
Certification of Judgment; \$1,421.16.
- PETRO, THOMAS - Lvnv Funding Llc; 201315593;
Certification of Judgment; \$10,151.44.
- POHL, HEATHER - Discover Bank; 201315975;
Judgment fr. District Justice; \$4771.01.
- RAMOS, SILFREDO - Capital One Bank Usa Na;
201315966; Judgment fr. District Justice; \$1,314.51.
- RICKERT, SANDRA - Capital One Bank Usa Na;
201315744; Judgment fr. District Justice; \$1,903.93.
- RODGERS, JEFFREY - Lvnv Funding Llc;
201316110; Judgment fr. District Justice; \$1,245.31.
- ROMAN, AURIA - Lvnv Funding Llc; 201316003;
Judgment fr. District Justice; \$1960.90.
- ROSENBLOOM, RICHARD - American Express
Centurion Bank; 201316399; Judgment fr.
District Justice; \$3,131.66.
- RUBIN, BERNARD - Ge Capital Retail Bank;
201316546; Judgment fr. District Justice; \$2188.00.
- SANDERS, JAMILA - Asset Acceptance Llc;
201315946; Judgment fr. District Justice; \$4,081.69.
- SCHLICK, FREDERICK - Ge Capital Retail Bank;
201316482; Judgment fr. District Justice; \$3451.69.
- SILVERMAN, RICHARD - Discover Bank;
201316309; Judgment fr. District Justice; \$7,703.08.
- SIMON PROPERTY GROUP - Edward B Oreilly &
Assoc Inc; 201316055; Mechanics Lien Claim; \$2,430.19.
- SMOGAR, CHERYL - Midland Funding Llc;
201316002; Judgment fr. District Justice; \$3,896.00.
- SPIETH, DREW - Hagerty, Paul; 201315909;
Judgment fr. District Justice; \$4,097.34.
- SUSZYNSKI, MARITA - Erie Insurance Exchange;
201315688; Judgment fr. District Justice; \$4,544.81.
- TRAIL, THOMAS - Lvnv Funding Llc; 201315765;
Judgment fr. District Justice; \$1175.37.
- TRAUGER, RICHARD - Lupo, Betty; 201316671;
Judgment fr. District Justice; \$9,796.50.
- VANTAGE POINT BANK: VANTAGE POINT
FINANCIAL SERVICES INC - Boeving, Dean;
201316040; Foreign Judgment; \$25,000.00.
- WALKER, CHARLOTTE - Lvnv Funding Llc;
201315561; Judgment fr. District Justice; \$1374.19.
- WALTERS, BRIAN - Applied Bank; 201315895;
Certification of Judgment; \$1997.85.
- WEISSNER, ROBERT - Lvnv Funding Llc;
201315764; Judgment fr. District Justice; \$3899.23.
- WILLIAM, STEPHENS - Lvnv Funding Llc;
201315572; Certification of Judgment; \$1,627.48.

**ABINGTON SCHOOL DIST. -
entered municipal claims against:**

Birkenmaier, Steven; 201316033; \$3476.30.
Ellis, John; 201316138; \$9029.50.
Flamino, John; 201315363; \$758.00.
Gogineni, Guatam; 201315366; \$598.30.
Golf View Properties Lp; 201316307; \$910.05.
Goncalves, Marlene; 201316034; \$3951.06.
Kuber, Michael: Hollie; 201315535; \$3262.30.
Lee, James: Dorothy; 201316032; \$3541.31.
Lee, Naomi; 201316077; \$2962.31.
Makler, Heather; 201316071; \$10486.30.
Miller, Lois; 201316065; \$4216.31.
Pour, Joe; 201316063; \$4100.31.
Rb & Ak Properties Inc; 201315125; \$5,292.30.
Sheridan, Annmarie; 201316061; \$621.31.
Zlobinsky, Yuri; 201316037; \$17916.31.

ABINGTON TWP. -**entered municipal claims against:**

Alexander, Juanita; 201316619; \$778.50.
 Biggans, Ronald; Kelli Ann; Maureen; 201316078;
 \$1035.31.
 Brodzinski, Darryl; Cedeno-Thomas, Francena; 201316626;
 \$381.50.
 Ellis, John; 201316160; \$611.37.
 Folk, Ebonie; 201316627; \$808.50.
 Gibson, Sandra; Holmes, Victor; 201314984; \$619.94.
 Greenberg, Lenore; Ethel; Rose; 201315768; \$5,407.30.
 Gualtieri, Francesco; Caterina; Renato; 201315772;
 \$6,058.30.
 Harrison, Mae; Thomas; 201315051; \$742.50.
 Laidley, Charles; Frances; 201316648; \$535.50.
 Lina Real Estate Ltd Partnership; 201315617; \$15414.30.
 McDermott, Michael; Pursell, Denise; 201315124;
 \$4,006.30.
 Muller, Katherine; 201315591; \$4542.30.
 Rb & Ak Properties Inc; 201315362; \$4,102.30.
 Roberts, Michael; Janice; 201316631; \$1746.92.
 Taylor, Dorotheil; 201315610; \$3578.30.
 Walker, Thomas; Evelyn; 201315775; \$4,593.30.
 Ward, Michael; Porrino, Christine; 201315594;
 \$654.71.

BOYERTOWN AREA SCHOOL DIST. -**entered municipal claims against:**

Moyer, Walter; Margaret; 201316702; \$1343.00.

CHELTENHAM TWP. -**entered municipal claims against:**

Boyd, Bernard; Sandra; 201315370; \$1,557.31.
 Crump, Aaron; 201315565; \$1433.35.
 Dennis, Robert; Rhea; 201315369; \$2,054.31.
 Fisher, Rosalind; 201315368; \$1,416.31.
 Gm Burke Llc; 201315372; \$3,214.31.
 Goss, Peter; Anna; 201315373; \$4,373.31.
 Grey, Fujie; 201315367; \$843.31.
 Hoelsworth, Fred; 201315575; \$746.31.
 Houston, Ronald; Gale; 201315571; \$1152.31.
 Pressley, Sheila; 201315553; \$1441.31.
 Reia Consulting Llc; 201315371; \$1,190.31.
 Vu, Dat; 201315543; \$1471.85.
 Washington, Leumas; Aisha; 201315547; \$1144.31.

CHELTENHAM TWP. SCHOOL DIST. -**entered municipal claims against:**

Boyd, Bernard; Sandra; 201314988; \$6,859.31.
 Ciavardelli, Alfred; Rose; 201315955; \$4891.31.
 Costa, Ilidio; Maria; 201314993; \$1,104.31.
 Crew-Hartman, Barbara; 201316701; \$5,915.31.
 Dennis, Robert; Rhea; 201314995; \$9,111.31.
 Duncan, James; Steele, Lillian; 201316698; \$6,372.31.
 Elliott, Reginald; Robin; 201315969; \$5210.31.
 Fisher, Rosalind; 201315843; \$3699.50.
 Fisher, Rosalind; 201315936; \$5,858.31.
 Goodhart, Marcia; 201315940; \$7,052.31.
 Goss, Peter; 201314986; \$23,080.31.
 Gutierrez, Dealva; 201315942; \$6,255.31.
 Heirs Unknown Heirs Successors Or Assigns Of
 Eugene Jones; 201315948; \$2,770.31.
 Henderson, Kenya; 201314979; \$3,935.25.
 Hoelsworth, Fred; 201315945; \$1,953.31.
 Houston, Ronald; Gale; 201315799; \$4319.15.
 Latif, Khalid; 201315953; \$612.31.

Major, Marie; 201315956; \$1,989.31.
 McCormick, Michael; 201315989; \$8078.31.
 Payne, Shonya; 201316012; \$623.31.
 Peterson, Ada; 201315993; \$4255.31.
 Pressley, Sheila; 201315996; \$5531.31.
 Reia Consulting Llc; 201315835; \$4536.95.

LOWER MERION TWP. -**entered municipal claims against:**

Albrecht, Bruce; 201315837; \$334.00.
 Bailey, Maureen; Bader, Nancy; Bailey, Brian, Et.Al.;
 201315485; \$389.00.
 Bankoff, Leslie; 201315809; \$609.00.
 Berens, Steven; Caroline; 201315377; \$279.00.
 Berkowitz, Irving; Sandra; 201315483; \$279.00.
 Berman, Robert; Republic First Bank;
 Schlesinger, Clifford; 201315480; \$389.00.
 Bowden, John; 201315839; \$394.00.
 Brody, Gary; 201315442; \$389.00.
 Brody-Smith, Alison; 201315487; \$279.00.
 Cairns, Patricia; 201315490; \$279.00.
 Cohen, Andrew; 201315484; \$279.00.
 Copes, William; Mary Jane; 201315932; \$279.00.
 Curran, Patricia; Adrian; James, Et.Al.; 201315381;
 \$279.00.
 David, Shawn; 201315922; \$279.00.
 Davis, Charles; Brenda; 201315878; \$334.00.
 Dowd, Terence; 201315807; \$334.00.
 Downey, William; 201315486; \$389.00.
 Edgerton, Raymond; 201315820; \$499.00.
 Ezzedine, Alan; 201315899; \$334.00.
 Falcone, Nicholas; 201315491; \$334.00.
 Fidelity Realty Investment Partners;
 Bryn Mawr Inverness Llc; Sovereign Bank;
 201315374; \$110.00.
 Generation Mortgage Company; 201315382; \$389.00.
 Kaplan, Barry; Linda; 201315477; \$279.00.
 Klimczak, Catherine; 201315877; \$279.00.
 Lonesome, Ira; Josephine; 201315808; \$279.00.
 Main, Michael; 201315929; \$609.00.
 Marriner, Frank; Cirelli, Susan; 201315819; \$389.00.
 Melchiorre, Joseph; Mary Ann; 201315927; \$279.00.
 Melchiorre, Joseph; Mary Ann; 201315925; \$279.00.
 Melchiorre, Mary Ann; Joseph; 201315926; \$279.00.
 Messick, Richard; 201315375; \$499.00.
 Miller, Craig; Anne; 201315928; \$279.00.
 Morris, Brent; Schuyler; 201315921; \$389.00.
 Mumanachit, Pimchom; Sandra; Sarah; 201315488;
 \$279.00.
 Osterneck, Julian; Maria; 201315879; \$197.00.
 Rafsky, Karen; 201315376; \$334.00.
 Rioux, Francis; Gloria; 201315891; \$197.00.
 Short, Paul; Jeanette; 201315378; \$279.00.
 Silvi, Gary; Monique; 201315930; \$334.00.
 Singer, Jacob; Albert, Martin; 201315479; \$279.00.
 Sobol, Martin; Judith; 201315892; \$609.00.
 Swider, Anna; Gerald; 201315838; \$389.00.
 Vermillion, Gerald; Giblin, James; 201315443; \$389.00.
 Werrin, Ronald; Cama Sdria Llc; 201315931; \$103.00.
 Zito, Arthur; Eleanor; 201315810; \$499.00.

LOWER MORELAND TWP. SCHOOL DIST. -**entered municipal claims against:**

Mastronardo, Joseph; 201315793; \$4,796.11.
 Tomlinson Properties Llc; 201315790; \$16,141.51.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Feldman, Roger; Renee; 201316036; \$725.31.
Gilliland, Charles; 201315950; \$917.31.
Kohalmi, Paul; Susanne; 201315947; \$968.31.
Peck, Gregory; 201315944; \$761.31.
Podbielski, Mary; 201315951; \$547.31.
Pottstown Land Corporation; 201316017; \$1068.31.
Zebley, Katherine; 201316251; \$218.05.

**LOWER POTTS GROVE TWP. MUN. AUTH. -
entered municipal claims against:**

Avery, Charles; Tanjania; 201316047; \$1077.45.
Balkiewicz, John; Alyssa; 201316064; \$1077.44.
Barr, Paul; 201316074; \$1077.45.
Bildstein, James; Christine; 201316079; \$1077.45.
Bitterman, David; Maria; 201316087; \$1229.95.
Bonkoski, Keith; 201316088; \$1070.61.
Booth, Lauren; 201316049; \$1227.36.
Brenen, Kevin; 201316070; \$1077.45.
Carpenter, Kimberly; 201316081; \$1077.45.
Carpenter, Kimberly; 201316193; \$1670.56.
Clark, Neil; 201316480; \$1104.51.
Corcoran, James; Mary; 201315827; \$515.55.
Crocetto, Louis; 201316202; \$1077.44.
Cullen, Patrick; Winella; 201316455; \$927.68.
Deacon, Christopher; Ellen; 201316056; \$1229.95.
Donofrio, Joan; 201316054; \$949.08.
Earl, Tara; 201316053; \$1077.45.
Echols, Gloria; 201316051; \$1229.95.
Foster, Allen; 201316045; \$1077.45.
Fowler, Kevin; Shirley; 201316042; \$1066.95.
Gilliland, Charles; 201316043; \$1229.95.
Glaze, David; 201316073; \$1016.60.
Grace, Edward; Deborah; 201316044; \$927.79.
Groff, Kevin; 201316069; \$957.48.
Hairston, Derek; Dawn; 201316062; \$1118.47.
Hripto, Thomas; 201316057; \$1229.95.
Jackson, Sean; Gretchen; 201316048; \$1077.45.
Leflar, Lawrence; 201316076; \$1229.95.
Mackanich, John; 201315999; \$1230.80.
Maughmer, Jasmine; 201316677; \$1,446.97.
Mccarthy, Michael; Brett; 201316139; \$1132.35.
Mcguill, Kevin; 201316600; \$1,078.13.
Mckenna, Patrick; 201316706; \$1,231.84.
Moncrieffe, Orlando; Yvette; 201316603; \$1,078.13.
Pastorius, Vincent; Patricia; 201316606; \$928.19.
Patch, Lisabeth; 201316609; \$1,230.80.
Peck, Gregory; 201316610; \$1,078.13.
Robinson, John; Brianna; 201316615; \$1,230.80.
Selgrath, Dianna; 201316616; \$1,078.16.
Shivak, John; Kim; 201315917; \$1,078.29.
Smart, William; 201315934; \$1,078.13.
Smith, Micah; 201316021; \$1,078.13.
Tadros, Talal; 201316023; \$1,078.13.
Updegrove, Tina; 201316024; \$1,385.36.
Walters, Leonard; 201315889; \$1,078.13.
White, James; 201315896; \$1,078.14.
Whybrow, John; 201315897; \$1,078.13.
Williams, Maxroy; 201315976; \$1,078.13.
Willman, Karen; 201315978; \$1,230.80.
Wilson, Dawn; 201315982; \$1,543.54.

**NORRISTOWN MUNICIPALITY -
entered municipal claims against:**

Angelichio, Vincent; Carmella; 201316093; \$399.31.
Balabanovic, Jovan; Lijana; 201316090; \$826.31.
Blessing Real Estate Management Llc; 201316099;
\$349.31.
Campbell, Douglas; Debra; 201315763; \$629.31.
Fannie Mae; 201316075; \$717.31.
Reo Rancho Lp; 201316083; \$1,284.31.

**PENNA. DEPT. OF REV. -
entered claims against:**

3 For Peace Inc; Howey, Peter; 201361240; \$617.13.
Altomose, Beverly; 201361223; \$3422.19.
Anglin, Nakeishia; 201361218; \$1059.23.
Anthony, Susan; 201361249; \$318.89.
Arrieta, Jayelemm; 201361217; \$950.04.
Brault, Robert; Matrix Service Center; 201361195;
\$38882.67.
Cameron, Roger; Anne; 201361194; \$4880.44.
Carbone, Amy; 201361200; \$1079.34.
Carr, Joseph; 201361254; \$1498.36.
Cerisier, Norma; 201361216; \$4795.11.
Chughtai, Mohammad; Farzana; 201361212; \$9153.25.
Cocking, Matthew; 201361233; \$1754.50.
Collazo, Agustin; Glorymar; 201361250; \$1260.31.
Deiley, Clinton; Trust Of James A Grundy;
201361245; \$20944.24.
Delong, Arthur; 201361209; \$2191.89.
Epstein, Linda; 201361222; \$2594.95.
Fraginito, Ernesta; 201361228; \$847.12.
Garzillo, M.; Tina; 201361215; \$7571.38.
Geissler, Gary; Natural Bliss Inc; 201361202; \$3004.48.
Geissler, Heather; Natural Bliss Inc; 201361203;
\$3004.48.
Griffin, Alfred; 201361244; \$1261.81.
Gunn, Thomas; 201361253; \$2423.02.
Hann, Arthur; 201361220; \$17949.66.
Hoffman, Beth; Hoffman Turner & Associates Inc;
201361205; \$1488.18.
Jenkins, Gwendolyn; Broadview Group Llc; 201361204;
\$11112.65.
Johnson, Andrew; 201361232; \$2985.86.
Johnston, Timothy; 201361219; \$17762.24.
Kendall, Todd; 201361211; \$2920.24.
Kendall, Todd; Nicole; 201361224; \$4334.87.
Kim, Hak; Seoul Auto Body Works Inc; 201361193;
\$8865.42.
Kwiej, Timothy; Kwiejs Principle Supply Co Inc;
201361238; \$3203.33.
Leban, Sean; 201361227; \$4968.10.
Lebeau, Jack; Sharon; 201361241; \$3759.80.
Londer, David; Dubinsky Londer, Irene; 201361242;
\$3002.32.
Macdonald, Donna; 201361234; \$3135.97.
Malazita, Raymond; Mary; 201361243; \$1840.57.
Margulies, Alex; 201361229; \$859.88.
Mcgreedy, Mark; 201361230; \$2447.94.
Nocks, Aaron; 3 For Peace Inc; 201361239; \$617.13.
Norris, Debra; Douglassville Auto Body Sales Inc;
201361206; \$21743.46.
Norris, Raymond; 201361221; \$9262.22.
Pandolfi, Richard; 201361251; \$1129.74.
Paul, Jarrett; 201361213; \$6442.28.
Pelkowski, Elizabeth; 201361207; \$1425.07.
Pietrangelo, Peter; 201361199; \$3807.58.

Pizzeria Of Glenside Llc; 2013161197; \$5897.79.
 Prendergast, John: Paquette, Elizabeth; 2013161226; \$9720.51.
 Puleo, Yvonne: All Brite & Shine Cleaning Service; 2013161196; \$22069.11.
 Raffle, Frank; 2013161237; \$888.44.
 Ralston, John; 2013161210; \$4240.62.
 Ratner, Charna; 2013161225; \$10219.75.
 Reilly, Kathleen; 2013161236; \$2189.88.
 Santos, Karen; 2013161214; \$1354.88.
 Scarboro, Anthony: Essie; 2013161208; \$1374.39.
 Segal, Allen: Marilyn; 2013161246; \$260930.02.
 Simon, William; 2013161252; \$5905.64.
 Stobicki, Louise; 2013161235; \$628.09.
 Vahey, David; 2013161201; \$10770.90.
 Valley Building And Constructi: Hiser, Roy; 2013161198; \$5787.25.
 Whitman, Mark: Frances; 2013161231; \$2227.36.

**PENNA. UNINSURED EMPLOYERS
 GUARANTY FUND -
 entered municipal claims against:**

Misiriotis, Katina: Golden Crust Pizza Ii; 2013161248; \$9,843.21.
 Misiriotis, Nick: Golden Crust Pizza Ii; 2013161247; \$9,843.21.

**PERKIOMEN VALLEY SCHOOL DIST. -
 entered municipal claims against:**

Cassel, Linda; 201315691; \$2877.13.
 Cooke, Steven; 201315695; \$3023.48.
 Crew, Robert: Vicki; 201315700; \$2706.28.
 Flynn, William; 201315701; \$842.44.
 Hancock, Stephen; 201315703; \$4501.35.
 Knieriem, Michael; 201315706; \$5477.22.
 Kolev, Nikolay: Veselka; 201315713; \$4,465.66.
 Long, Harry; 201315720; \$3,697.97.
 Lutz, Catherine; 201315726; \$1,404.98.
 Sasse, Eleanor; 201315735; \$1,449.31.
 Scavello, Genaro; 201315689; \$1157.91.
 Sims, Randall: Michelle; 201315739; \$6,267.80.
 Stewart, Steven; 201315709; \$3,757.40.
 Tsikas, Bill; 201315707; \$2,746.49.
 Venarchick, Laurence: Lora; 201315653; \$4423.26.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Adams, Patrick; 201316660; \$3,784.59.
 Bellantoni, John: Elizabeth; 201316418; \$4923.22.
 Causey, Donna; 201316398; \$3780.62.
 Feldmen, Roger: Renee; 201316381; \$3275.64.
 George, Ann; 201316368; \$859.69.
 George, Ann; 201316620; \$2,017.08.
 George, Ann; 201316635; \$2,324.04.
 Gilliland, Charles; 201316639; \$6,349.01.
 Gilliland, Charles; 201316638; \$5,822.81.
 Grabowski, Nathaniel: Michelle; 201316509; \$868.80.
 Hindo, Christopher: Angela; 201316563; \$7514.31.
 Kohalmi, Paul: Susanne; 201316575; \$1063.51.
 Kohalmi, Paul: Susanne; 201316582; \$6490.86.
 Long, Stephen: Chrissy; 201316584; \$2489.98.
 McKenna, Patrick; 201316655; \$3,672.43.
 Meyer, Gustave; 201315668; \$2576.94.
 Meyer, Gustave; 201315670; \$2611.76.
 Padgett, James; 201315672; \$672.31.
 Peck, Gregory; 201315673; \$3361.12.

Podbielski, Mary; 201315676; \$940.20.
 Pottstown Land Corporation; 201316479; \$8114.54.
 Robbins, Shannon; 201315680; \$3291.46.
 Weber, Darlene; 201316456; \$943.21.
 Wezel, Steven: Mary Beth; 201316086; \$2015.23.
 Yorgey, John: Pearl; 201315666; \$805.08.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Bagby, Patricia; 201316332; \$709.70.
 Bradley, David: Walker Bradley, Pamela; 201316103; \$274.79.
 Bradley, David: Walker Bradley, Pamela; 201316096; \$189.50.
 C & K Partners; 201315759; \$996.17.
 Cartwright, Paul; 201315766; \$1,052.19.
 Conger, Kelly: Margaret, Mary; 201316153; \$229.98.
 Cribbs Llc; 201315757; \$635.88.
 Crook, Joseph: Mary Katherine; 201315783; \$690.55.
 Cuevas, Elisabeth; 201316154; \$274.79.
 Fretz, William; 201316598; \$1371.24.
 Harper, Robert; 201315774; \$665.00.
 Keim, James: Kiem, Rachel; 201316113; \$319.28.
 Keim, James: Rachel; 201316147; \$324.79.
 Keim, James: Rachel; 201316249; \$326.28.
 Keim, James: Rachel; 201316082; \$449.03.
 Kring, Ralph: Shirley; 201315771; \$847.54.
 Mcavoy, Joshua; 201316608; \$609.29.
 Mccarthy, Michael: Brett; 201316116; \$361.90.
 Mikeles Llc; 201315762; \$740.70.
 Mondress, Eric; 201316617; \$654.08.
 Oneill, Patrick: Fronheiser, Hollis: Oneill, Barbara; 201315664; \$175.64.
 Pell, David: Jennifer; 201316602; \$609.29.
 Price, Donald: Dolores; 201316618; \$609.29.
 Reese, Ryan; 201316642; \$706.58.
 Roehrig, Tammy; 201315935; \$770.76.
 Rogers, Keith: Paula; 201316120; \$416.56.
 Rubright, Mark: Shelly; 201316312; \$669.66.
 Ruyak, Christopher: Jaclyn; 201316647; \$744.95.
 Shuck, Matthew: Christa; 201316649; \$609.29.
 Sima, Frank: Eva; 201316149; \$287.82.
 Sugalski, Christopher; 201316658; \$607.19.
 Taglieber, Arnold: Esther; 201315760; \$1263.65.
 Travis, Kathleen; 201315938; \$540.94.
 Wedgewood Properties Lp; 201315801; \$1094.21.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Credit Suisse First Boston Mortgage; 201316315; \$1011.08.
 Cressman Properties Lp; 201316084; \$1703.20.
 Evelyn, Exzabrial; 201315778; \$1169.14.
 Marine, David: Poole, Arlene; 201316164; \$324.79.
 Morrell, Christine; 201316085; \$1359.67.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

Falgiatore, Thomas; 201315674; \$2733.95.
 Graham, Kenneth: Jean; 201315432; \$3020.26.
 Mikeles Llc; 201315656; \$3452.27.
 Tucker, Michael: Cordova; 201315678; \$2356.75.
 Walker, Pamela; 201315684; \$3892.37.
 Watson, Thomas: Kocher, Kathie; 201316370; \$596.13.
 Wedgewood Properties Lp; 201315660; \$510.93.
 Wedgewood Properties Lp; 201315658; \$4430.00.
 Wedgewood Properties Lp; 201315667; \$4302.97.
 Wedgewood Properties Lp; 201315671; \$1534.54.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Arif, Yaqub; 201315113; \$2,809.33.
Chiodo, Michael; 201315130; \$8,641.44.
Dickson, Eileen: D&D Development Properties LLC;
201315167; \$5,230.98.
Freed, Kevin; 201315182; \$6,116.96.
Hanrahan, Joseph: Lynn; 201315205; \$593.84.
Hanrahan, Joseph: Lynn; 201315240; \$591.999.
Labosh, Michael: Joan; 201315305; \$5,593.85.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Arnold, Wayne; 201370693; \$80,040.82.
Bosk, Charles: Waxman, Marjorie; 201370678; \$36,435.06.
Bucci, Anthony: Sarcones Deli; 201370666; \$15942.23.
Carpentier, Bryon; 201370684; \$4,461.38.
Chicco, Joseph; 201370681; \$39,097.09.
Coles, Scott; 201370670; \$187013.98.
Devoes Music Inc; 201370671; \$10452.78.
Dubil, Bohdan; 201370683; \$12,666.16.
Dubil, Bohdan: Joanne; 201370682; \$17,703.95.
Dwyer, Edward; 201370694; \$88,036.05.
Esg Capital Partners Lp; 201370691; \$43,680.00.
Fellinis Cafe Inc; 201370677; \$6,160.50.
Geffen, Charles: Heidi; 201370688; \$26,310.31.
Giambrone, John; 201370685; \$4,515.33.
Greenbaum, Robert: Amy; 201370680; \$19,065.11.
H Allen Peck Inc; 201370673; \$8409.11.
Howard Miller & Sons Inc; 201370674; \$585.03.
Impaxion Inc; 201370686; \$6,533.85.
Kaiser Auto Care Inc: Kaiser Auto Care; 201370695;
\$12,366.00.
Laessig, Mark; 201370692; \$279,596.85.
Latimer, Robert; 201370676; \$35,316.26.
Law, Tsiwen: Che Mee; 201370667; \$14309.07.
Mason, Gregory; 201370675; \$152428.14.
Reyntech Corp; 201370679; \$23,469.36.
Shore, Jeffrey: Jodi; 201370669; \$83121.46.
Straface, Steven; 201370668; \$50958.82.
Townson, Arthur; 201370690; \$15,033.78.
We Care Cleaning Service Inc; 201370687; \$372.39.
Wilson, Macarthur; 201370689; \$6,153.77.
Yoder, Craig; 201370696; \$1,464.86.
York Road Recreation Inc; 201370672; \$6452.25.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Brandenburger, James: Sheridan, J.; 201316342;
\$4888.54.
Curtis Building Co; 201316107; \$592.59.
Dixon, Mattie; 201316101; \$5001.94.
Rines, Warren: Louise; 201316094; \$2992.29.
Rogers, Russell; 201316091; \$2305.26.

**UPPER MONTGOMERY JOINT AUTH. -
entered municipal claims against:**

Cook, John; 201316330; \$2,719.11.
Slack, Edward; 201316331; \$1,625.83.
Yeung, John; 201316329; \$1,651.83.

**UPPER MORELAND SCHOOL DIST. -
entered municipal claims against:**

Kent, David; 201315539; \$3848.00.
Vendy, Linda; 201315533; \$2701.92.

**UPPER MORELAND TWP. -
entered municipal claims against:**

Acts Inc; 201315965; \$503.50.
Bulau, Judith; 201315962; \$173.50.
Phelan, Thomas; 201315961; \$173.50.
Pietrangelo, Robert; 201315963; \$149.50.
Spencer, Michael; 201315964; \$125.50.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

39 York Rd Llc; 201315733; \$322.11.
Ballerino, William: Eleanor; 201315730; \$359.58.
Casey, Vincent: Caryl; 201315731; \$467.43.
Cjs Enterprises Inc; 201316710; \$822.16.
Cjs Enterprises Llc; 201316711; \$824.46.
Downey, Shawn; 201316709; \$261.69.
Gabriel, Todd: Bernadette; 201316712; \$299.88.
Gruenbaum, Edward; 201316713; \$662.35.
McCloskey, Karen; 201315732; \$310.34.
Oconnor, Thomas: Pamela; 201316714; \$465.11.
Pappas, Aster: Eugenia; 201316715; \$576.90.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Berridge, Thomas; 201315753; \$917.40.
Bieler, Robert; 201315629; \$2840.93.
Chandler, Larry: Tamara; 201315637; \$330.08.
Dibartolo, Salvatore: Pauline; 201315640; \$2403.42.
Kline, Harold: Marian; 201315756; \$373.00.
Mohr, Scott: Debora; 201315761; \$2,523.21.

**UPPER POTTS GROVE TWP. -
entered municipal claims against:**

Newton, John: Jessica; 201316366; \$668.50.
Poust, Pamela; 201315531; \$849.05.

**WISSAHICKON SCHOOL DIST. -
entered municipal claims against:**

Philomeno, Ralph; 201316137; \$2186.29.
Turner, William: Estate Of Teresa M Sergio; 201316670;
\$2,716.65.

LETTERS OF ADMINISTRATION

Granted Week Ending July 9, 2013

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BINANDO, ALICIA N. - New Hanover Township;
Binando, Janet M., 2999 Reifsnnyder Rd
Gilbertsville, PA 19525.
BRODSKO, ALBERT - Lower Merion Township;
Brodsko, Michele, 210 Sycamore Ave
Merion Station, PA 19066; Brodsko, Pamela,
125 Juniper Rd Havertown, PA 19083.
CONDON, JUDITH A. - Abington Township;
Condon, Anne T., 19 Sheffield Circle
Souderton, PA 18964.
COTTOM, VELMA E. - Whitpain Township;
Cottom, Jane A., 326 Railroad Avenue
Ambler, PA 19002.
DALESIO, ANSELMO L. - Hatfield Borough;
Brown, Deborah L., 122 Coventry Cir
Lansdale, PA 19446.

FLEISCHER, OLGA M. - Upper Dublin Township;
Crouse, Deborah A., 306 Elm Ave
North Wales, PA 19454.
HECKLER, IKE JR. - Upper Hanover Township;
Lorah, James S., Po Box 979 Oaks, PA 19456.
JOYNER, VERNESTENE - Springfield Township;
Joyner, Kelvin, 153 Norfolk Street
New York, NY 10002.
KIERNAN, HANNAH F. - Ambler Borough;
Linden, Dianne E., 225 Arbour Court
North Wales, PA 19454.
LAUBHEIM, REBECCA S. - Cheltenham Township;
, 312 West Route 38 Moorestown, NJ 08057.
LEWIS, ELNORA - Abington Township;
Parham, Romell N., 7344 Pittville Avenue
Philadelphia, PA 19126.
NEWTON, BASCINIA - Jenkintown Borough;
Twomey, Edward F., 1501 Mount Royal Blvd.
Glenshaw, PA 15116.
NYSTROM, RICHARD, JR. - Upper Merion Township;
Nikolaou, George M., 705 W Dekalb Pike
King Of Prussia, PA 19406.
PHILLIPS, JAMES G. - ; Phillips, Paul R.,
257 Old State Road Royersford, PA 19468.
ROYCE, WILLIAM L. - Collegeville Borough;
Royce, William L., Jr., 506 Swamp Pike
Schwensville, PA 19473.
RYONS, MARY T. - Pottstown Borough;
Edney, Merle, 434 Topaz Circle Dover, DE 19904.
SPEIZER, DAVID - Lower Merion Township;
Cutler, Beverly, 512 Hamilton Road
Merion Station, PA 19064.
WAGNER, LUCILLE E. - Upper Providence Township;
Wagner, Dennis E., 250 Gay Street
Royersford, PA 19468.
WEAVER, JESSICA L. - Franconia Township;
Weaver, Adel, 620 Hunters Run
Perkasie, PA 18944.

SUITS BROUGHT

Week Ending July 9, 2013

The Defendant's Name Appears First in Capital Letters

AGUIAR, CHRISTIANO: SA, CRISTIANA -
Wells Fargo Financial Pennsylvania Inc; 201316669;
Complaint In Mortgage Foreclosure;
Marin, Ashleigh Levy.
ALLEN, SABRINA - Wells Fargo Financial
Pennsylvania Inc; 201315608; Complaint In
Mortgage Foreclosure; Ackerman, Jaime R.
AMNA TRADE INTERNATIONAL INC:
SIDDIQUE, SHEIKH - Lansdale Candy Company Inc;
201316505; Civil Action; Howard, Richard C.
AMR CONSTRUCTION INC: RUFO CONTRACTING -
Brandywine Valley Concrete Construction Ltd;
201315508; Civil Action; Goncharoff, Jamie W.
ANDERSON, SHEILA - Equable Ascent Financial Llc;
201315554; Civil Action; Markind, Lloyd S.
BACKAL, PEGGY - Balik, Irwin; 201315846;
Complaint Divorce.
BANET, KRISTINA - Portfolio Recovery Associates Llc;
201315711; Civil Action; Brown, Carrie A.
BATISTA, JUAN: ORTIZ, JUAN - State Farm Mutual
Automobile Insurance Company; 201316506;
Civil Action; D'Emilio, Paul F.

BATTY, JAMES: GREBERMAN, LAUREN -
Steele, Jamila; 201316716; Civil Action;
Ogrady, Robert K.
BERARDI, ANTHONY - Citibank Na; 201316060;
Civil Action; Suttell, Brittany J.
BEYER, JAMES - Bank Of America Na; 201316820;
Complaint In Mortgage Foreclosure;
Wooters, Meridith H.
BRADLEY, DERRICK - Joell, Mercedes; 201316636;
Complaint for Custody/Visitation.
BRECHT, ROBERT - Brecht, Pamela; 201315652;
Complaint Divorce; Tropp, Thomas H.
BRIEN, TERENCE - Equable Ascent Financial Llc;
201315675; Civil Action; Markind, Lloyd S.
BROCK-GROHOWSKI, THERESA - Discover Bank;
201315841; Civil Action; Gulko, Ralph.
BROWN, ANTHONY - Whipple, Jasmine; 201314954;
Complaint for Custody/Visitation.
BUTLER, EUGENE - Wright, Charneal; 201315353;
Complaint for Custody/Visitation.
CAAMANO RIVERA, MARIA - Rios Seminario, Wilfredo;
201315906; Complaint Divorce; Campbell, Brendan.
CAMPBELL, DOUGLAS: DEBRA - Citimortgage Inc;
201315715; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.
CANNON, JEFFERY - Portfolio Recovery
Associates Llc; 201315723; Civil Action;
Brown, Carrie A.
CAPITAL SOURCE INC - Wood River
Capital Resources Llc; 201316694; Foreign Subpoena.
CASPER, CHERYLLYN - Portfolio Recovery
Associates Llc; 201315876; Civil Action;
Brown, Carrie A.
CHECK, GLENN - Discover Bank; 201315960;
Civil Action; Dougherty, Michael J.
CHERRY, WARREN: HATBORO BOROUGH:
CHERRY, JOAN, ET.AL. - Mcgrath, Dolores;
201315806; Civil Action; Blumenthal, John D.
CONRAD, EDWIN - Conrad, Amy; 201316666;
Complaint Divorce; Brown, Lisa Kane.
CONSHOCKEN BOROUGH - American
Civil Liberties Union Of Pennsylvania;
201315742; Petition; Lynch, Colleen.
COOPER, LAWRENCE - Citibank Na; 201316039;
Civil Action; Suttell, Brittany J.
CPK INDUSTRIES LLC - Integra Companies;
201316028; Defendants Appeal from District Justice.
DEERY, MICHELE - Equable Ascent Financial Llc;
201315549; Civil Action; Markind, Lloyd S.
DESANTIS, PAULA - Portfolio Recovery
Associates Llc; 201315588; Civil Action;
Brown, Carrie A.
DESERT DRY WATERPROOFING COMPANY -
Concannon, Carol; 201315937; Defendants
Appeal from District Justice.
DIALLO, MAMADOU: AJ NAWA & SONS INC:
INDUSTRIAL GROUNDS MAINTENANCE -
Solomon, Rachelle; 201315392; Civil Action;
Greenfield, Marc.
DISE, DAVID - Citibank Na; 201316004;
Civil Action; Suttell, Brittany J.
DOAN, GINA: GIANG: TA, HUNG -
Wells Fargo Bank Na; 201316292; Complaint In
Mortgage Foreclosure; Federman, Thomas M.
DOLHI, JORDIN - Jensen, Gary; 201316664;
Complaint for Custody/Visitation; Lewis, Gary P.

- DOLT, KIMBERLY - Portfolio Recovery Associates Llc; 201315916; Civil Action; Brown, Carrie A.
- DOTTI, FEDERICO - Zapata, Mercedes; 201315534; Complaint Divorce; Furia, Joanna M.
- DUNNING, CHRISTI - Midland Funding Llc; 201316098; Defendants Appeal from District Justice.
- DUPLAT, SYLVIANE: BUDD, CHARLES - Wells Fargo Bank Na; 201316005; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- DWYER, JAMES: UNITED STATES OF AMERICA - Jpmorgan Chase Bank National Association; 201316583; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- FAGER, AMY - Lazo, Henry; 201315712; Support/Exceptions; Johnson, Wayne F., Jr.
- FARMINGTON CASUALTY COMPANY: ELGIN H LENHARDT & SONS: LENHARDT, ELGIN - Stoltz, Carolyn; 201316661; Civil Action; Georges, James A.
- FETTEROLF, ERICA - Portfolio Recovery Associates Llc; 201315696; Civil Action; Brown, Carrie A.
- FLACK, ROBERT - Us Bank National Association; 201315605; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- FRADI, ANISS: ANISS, FRADI - Bank Of New York Mellon; 201316089; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- FRANCO, BARBARA: BARBARA - Nationstar Mortgage Llc; 201315826; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- FRANCOIS, KERIN - Gregory, Pierre; 201316234; Complaint Divorce.
- FREBOWITZ, FRED: SOUTH 40 MEDIA - Loopez Inc; 201316030; Plaintiffs Appeal from District Justice; Picker, David J.
- FREY, MARISSA - Portfolio Recovery Associates Llc; 201315717; Civil Action; Brown, Carrie A.
- GARIS, CAROL: ESTATE OF STEFANI A GARIS: UNKNOWN HEIRS SUCCESSORS ASSIGNS OF STEFANI A GARIS, ET.AL. - Sovereign Bank Na; 201315579; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- GERMANA, MARIA - Portfolio Recovery Associates Llc; 201315914; Civil Action; Brown, Carrie A.
- GOLDEN, MICHAEL: STEHMAN, TIM - Gahan, Jennifer; 201316080; Civil Action; Grady, Thomas F.
- GOODRIDGE, DAVID: D: DORINE - Wells Fargo Bank Na; 201315813; Complaint In Mortgage Foreclosure; Davis, Adam.
- GREENE, GARY - Greene, Doris; 201316018; Complaint Divorce; Cohen, Richard E.
- GROHOWSKI, THERESA - Portfolio Recovery Associates Llc; 201314143; Civil Action; Polas, Robert N., Jr.
- HALLMAN, WILLIAM - Faust, Ann; 201315415; Complaint for Custody/Visitation.
- HEARY, EDWARD - Remit Corporation; 201315800; Civil Action; Kessler, Raymond.
- HOVE, GARY: REGINA - Puroclean Disaster Restoration Services; 201316009; Plaintiffs Appeal from District Justice.
- JOHN DOES 1-50 - Zo Skin Health Inc; 201315815; Foreign Subpoena; Linkosky, John.
- JOHNSON, GREGG - Jackson-Johnson, Sonya; 201316797; Complaint Divorce.
- JOHNSON, MELANIE - Fortis Capital Iv Llc; 201316159; Civil Action; Kinsey, Kesha D.
- JOHNSTON, STEPHEN - Thunderbolt Holdings Ltd Llc; 201315738; Civil Action; Pirillo, Melissa.
- JONAS, DONALD: DONALD: WENDY, ET.AL. - Bank Of New York Trust Company; 201315994; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- KALAMON, MICHAEL - Portfolio Recovery Associates Llc; 201315685; Civil Action; Brown, Carrie A.
- KASPAR, MARY - Ferguson, Valerie; 201316029; Civil Action; Thomas, Leno P.
- KEOGH, BETH: JACKONSKI KEOGH, BETH: KEOGH, DANIEL - Wells Fargo Bank Na; 201316592; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- KIM, MYONG - Kim, Mi; 201315698; Complaint Divorce; Silver, Lynn B.
- KIRSCHNER, RONALD: OLIVIA - First Savings Bank Of Perkasio; 201315941; Complaint In Mortgage Foreclosure; Berger, Phillip D.
- KNOEBEL, DAVID: DAVID: DAVID, ET.AL. - Belco Community Credit Union; 201316396; Complaint In Mortgage Foreclosure; Pepinsky, Eugene E., Jr.
- KONRAD, BARTHOLOMEW: BARTHOLOMEW - Nationstar Mortgage Llc; 201316000; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- KREIDER, RACHEL - Portfolio Recovery Associates Llc; 201315755; Civil Action; Brown, Carrie A.
- KREMZUKOU, SIARHEI - Portfolio Recovery Associates Llc; 201315988; Civil Action; Brown, Carrie A.
- LANE, BETTY - Remit Corporation; 201315705; Civil Action; Kessler, Raymond.
- LAWSON, WILLIAM - Portfolio Recovery Associates Llc; 201315574; Civil Action; Brown, Carrie A.
- LEDDY, JENNIFER - Leddy, Mark; 201316822; Complaint Divorce; Deangelo, Rachel M.
- LEE, KAREEM: BROOKER, MICHELLE - Pnc Bank National Association; 201316016; Complaint in Ejectment; Vitti, Louis P.
- LEONARD, DOROTHY: DOROTHY - Thunderbolt Holdings Ltd Llc; 201315968; Civil Action; Pirillo, Melissa.
- LICHTMAN, CRAIG - Robbins, Anne; 201315904; Complaint Divorce; Deseife, Suzanne A.
- LITTLEJOHN, WENDY - Jackson, Andre; 201315493; Complaint for Custody/Visitation.
- LIU, JUN - Luo, Zheyuan; 201315073; Complaint for Custody/Visitation; Badali, Christian V.
- LIU, SSU-YUAN - Liu, Pamela; 201316430; Complaint Divorce; Mirabile, Carolyn R.
- LOOPEEZ INC - South 40 Media; 201316031; Defendants Appeal from District Justice.
- LOUALLEN, KAREN - Portfolio Recovery Associates Llc; 201315694; Civil Action; Brown, Carrie A.
- LOUIS J PIANTONE REALTOR AGENT III - Pak, Chae; 201315719; Plaintiffs Appeal from District Justice.

- LUZI, JOE - Portfolio Recovery Associates Llc; 201316705; Civil Action; Polas, Robert N., Jr.
- MANOLICO, MARTIN - Equable Ascent Financial Llc; 201315677; Civil Action; Markind, Lloyd S.
- MARKLE, RAY - First National Bank Of Omaha; 201315829; Civil Action; Markind, Lloyd S.
- MARTIN, KATHRYN - Wells Fargo Financial Pennsylvania Inc; 201316007; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- MARTIN, YOLANDA - Robinson, Timothy; 201315638; Complaint for Custody/Visitation; Browning, Deon.
- MARTINEZ, LESBY - Lorenzo, Miguel; 201316688; Complaint Divorce; Campbell, Brendan.
- MASTERGEORGE, CHRISTOPHER: CHRISTOPHER - Wells Fargo Bank Na; 201315952; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- MASTRACOLA, MICHELINA: MICHELLE - Marikanti, Ramesh; 201315681; Civil Action; Diamond, Scott E.
- MCNEILL, DONALD: NANCY - Pennymac Loan Services Llc; 201315844; Complaint In Mortgage Foreclosure; Krohn, John.
- MEANS, DEXTER - Willard, Christopher; 201315824; Petition.
- MERCURIO, PAUL - Booth, Stephanie; 201315026; Complaint for Custody/Visitation.
- PASCHALL, LIAMANT - Fulmer, Kaleigh; 201314842; Complaint for Custody/Visitation.
- PATEL, HETAL - Patel, Sanjay; 201315620; Complaint Divorce; Dobaria, Vishal.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kahn, Charles; 201315746; Petition; Kerns, Robert J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Albright, Richard; 201315587; Appeal from Suspension/Registration/Insp; Beck, Basil D. Iii.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mcclain, Ronald; 201315641; Appeal from Suspension/Registration/Insp; Walko, John F.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Croasdale, Stephen; 201315669; Appeal from Suspension/Registration/Insp; Sopin, Craig A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Osinski, Donna; 201315741; Appeal from Suspension/Registration/Insp; Jenkins, Arthur L., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Avery, Ateya; 201316020; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Desorbo, Patrick; 201316058; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lowry, Kyle; 201315992; Appeal from Suspension/Registration/Insp; Marinelli, Carmen C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Maniscalco, Michele; 201316178; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bayer, Susan; 201315915; Appeal from Suspension/Registration/Insp.
- PERRY, SONJA: MICHAEL - Wells Fargo Bank Na; 201315428; Complaint In Mortgage Foreclosure; Davis, Adam.
- PIEKARSKI, JOHN - Jpmorgan Chase Bank National Association; 201316549; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- POTTSTOWN DINER LLC - Partington, Nancy; 201316019; Civil Action; Baldwin, Bruce L.
- REESE, ERIC - Bobak, Janina; 201315626; Complaint for Custody/Visitation; Johnson, Douglas M.
- REILLY, DANIEL - Equable Ascent Financial Llc; 201315551; Civil Action; Markind, Lloyd S.
- REINHARDT, WILLIAM - Reinhardt, Carol; 201316684; Complaint Divorce; Lentz, Erin C.
- REMCO INTERNATIONAL INC - Jrp Recovery Inc; 201316412; Plaintiffs Appeal from District Justice.
- RHODES, FRANCYNE: UNITED STATES OF AMERICA - Springleaf Financial Services Of Pennsylvania Inc; 201316429; Complaint In Mortgage Foreclosure; Fox, Craig H.
- RODENBAUGH, JANETTE - Rodenbaugh, Ronald; 201316010; Complaint for Custody/Visitation; Johnson, Wayne F., Jr.
- RUBY, THIMIOS - Bank Of America Na; 201315697; Complaint In Mortgage Foreclosure; Krohn, John.
- SABAG, SIMON - Remit Corporation; 201315724; Civil Action; Kessler, Raymond.
- SADOWSKI, DANIEL - Sadowski, Melissa; 201315901; Complaint Divorce.
- SANTOSO, HENRY: HENDRA - Santoso, Margaret; 201315991; Complaint Divorce; Perry, Allan C.
- SARBOCCA, MICHAEL: MATHIS, ASHLEY - Acevedo, Jamie; 201315550; Defendants Appeal from District Justice.
- SAVOCA, MELANIE - Savoca, Dominick; 201316736; Complaint Divorce.
- SCHMID, CYNTHIA - Portfolio Recovery Associates Llc; 201315721; Civil Action; Brown, Carrie A.
- SCICCHITANO, ROSANNA - Portfolio Recovery Associates Llc; 201315758; Civil Action; Brown, Carrie A.
- SEPHAKIS, NANCY - Sephakis, Thomas; 201316665; Complaint Divorce.
- SEPTA: KIDD, LARRY - State Farm Mutual Automobile Insurance Company; 201316336; Civil Action; Gluck, James.
- SHARKEY, JOHN - Discover Bank; 201315958; Civil Action; Dougherty, Michael J.
- SOBEL, ELLEN - Portfolio Recovery Associates Llc; 201315802; Civil Action; Brown, Carrie A.
- SOUL, CAROL - Som, Long; 201315903; Defendants Appeal from District Justice.
- SPIELBERG, WILLIAM - Smith, Sheldon; 201316014; Defendants Appeal from District Justice.
- TABBAN, FAHD: AMERICAN WRAP INC - Tuff Wrap Installations Inc; 201316708; Civil Action.
- TROY, CHRISTOPHER - Troy, Tatia; 201315054; Complaint for Custody/Visitation; Vetrano, Kathleen B.
- UOSIKKINEN, TAMI - Uosikkinen, David; 201316601; Complaint Divorce.
- USAA INSURANCE CO - Ellison, Samuel; 201315845; Civil Action.
- VARGAS, KATELYN - Kennebrew, Donte; 201315332; Complaint for Custody/Visitation.

WASYLUKA, THOMAS - Hoang, Janet; 201315972;
Civil Action; Krause, Russell.
WHEELER, BARBARA - Portfolio Recovery
Associates Llc; 201315679; Civil Action;
Brown, Carrie A.
WILLIAMS, LEVI - Portfolio Recovery
Associates Llc; 201315604; Civil Action;
Brown, Carrie A.
WRIGHT, MICHAEL - Wright, Dionne; 201316675;
Complaint Divorce; Patterson, Marie A.
WUNDER, C. - Wunder, Donna; 201316729;
Complaint Divorce.
YU, JUN - Citibank Na; 201315822; Civil Action;
Suttell, Brittany J.
ZABALA, NOE - Yanes, Santos; 201316802;
Complaint for Custody/Visitation.
ZEITZ, JASON: BERNOCO, HELEN -
Jpmorgan Chase Bank National Association;
201316457; Complaint In Mortgage Foreclosure;
Zuckerman, Allison F.

WILLS PROBATED

Granted Week Ending July 9, 2013

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ALTMAN, LOUISE H. - Whitpain Township;
Altman, Brett, 8216 Ardmore Avenue
Wyndmoor, PA 19038; Altman, David,
1075 Blyth Court Blue Bell, PA 19422.
ATKINS, ESTHER C. - Montgomery Township;
Atkins, Edward K. Iii, Po Box 186
Janesville, WI 53547.
ATKINSON, LEONA M. - Lower Gwynedd Township;
Bailey, Nancy L., 623 Wadsworth Ave
Philadelphia, PA 19119; Grubb, Susannah,
234 Cadwalader Ave Elkins Park, PA 19027.
BERK, BETTY G. - Horsham Township; Berk, David M.,
37 West Avenue Wayne, PA 19087.
BOGDAN, JOANNE M. - Trappe Borough;
Bogdan, Joseph, 33 Ursinus Avenue Trappe, PA 19426.
BOLGER, FLORENCE - Upper Moreland Township;
Ahlstrom, James C., 221 Pleasant Plains Road
Stirling, NJ 07980-1018.
CASSIDY, HELEN L. - Horsham Township;
Mcsparron, Lisa M., 800 Golden Drive
Blandon, PA 19510.
CHRISTMAN, ROBERT A. - New Hanover Township;
Christman, Bambi L., 102 Crestwood Court
Douglassville, PA 19518.
COBURN, STEPHANIE A. - Lower Merion Township;
Coburn, Amy B., 312 Gayley St Media, PA 19063;
Coburn, Jennifer L., 2401 Pennsylvania Ave
Philadelphia, PA 19130; Coburn, Robin G.,
7556 Ne Stanton St Portland, OR 97213.
COHEN, ADELE - Cheltenham Township;
Cohen, Mark E., 11903 Reynolds Ave
Potomac, MD 20854.
DEASY, RICHARD D. - Whitemarsh Township;
Deasy, Richard P., 311 Elliger Avenue
Fort Washington, PA 19034.
ERLBAUM, MICHAEL C. - Lower Merion Township;
Erlbaum, Gary E., Taylor And Harvest Lane
Haverford, PA 19041; Erlbaum, Steven H.,
922 Mt. Pleasant Road Bryn Mawr, PA 19010.

ERLEBACHER, MARTHA M. - Cheltenham Township;
Erlebacher, Jonah, 3402 Kenilworth Dr
Chevy Chase, MD 20815.
FEINBERG, SAUL - Lansdale Borough; Sturza, Kim,
257 Beth Drive Lansdale, PA 19446.
FESTA, MARY F. - Montgomery Township;
Baldock, Michele, 116 Providence Avenue
Doylestown, PA 18901.
FISK, RICHARD D. - Lower Merion Township;
Fisk, Shannon, 2120 Brandywine St
Philadelphia, PA 19130.
FLANEGAN, THOMAS - Norristown Borough;
Flanagan, Elaine C., 1728 Kendrick Ln
Norristown, PA 19401.
FLYNN, DOROTHY R. - Cheltenham Township;
Gallagher, Len, 7608 Woodlawn Avenue
Melrose Park, PA 19027.
FUREY, ANNE M. - Abington Township;
Furey, Cheryl A., 806 Rhoads Avenue
Jenkintown, PA 19046.
GALANTE, CHRISTINE F. - Abington Township;
Galante, Joseph, 2361 Anastasia Drive South
Daytona, FL 32119-3303.
GANA, ROSEMARY - Hatboro Borough;
Gana, Julia T., 386 Maple Street
Warminster, PA 18974.
GRENFELL, BETSY L. - Hatfield Township;
Grenfell, Albert T., 2795 Valley Woods Rd
Hatfield, PA 19440.
GROSS, ALBERT - Upper Moreland Township;
Gross, Maurice D., 1959 Huntingdon Road
Huntingdon Valley, PA 19006-4301.
HERITAGE, DORIS L. - Whitpain Township;
Heritage, Stephen W., 333 West Logan Street Apt C4
Norristown, PA 19404.
HIBBETS, SUSANNE I. - Lower Providence Township;
Dangelo, Virginia E., 5116 Brandywine Drive
Eagleville, PA 19403.
IANNELLI, JOSEPH A., JR. - Plymouth Township;
Iannelli, Patricia A., 441 School Ln
Plymouth Meeting, PA 19462.
JEFFERIES, HAROLD F. - Bryn Athyn Borough;
Alden, William L., 2919 Cherry Ln
Bryn Athyn, PA 19009-0461; Hale, Leland E.,
103 Buttercup Blvd Warrington, PA 18976.
KISH, RUTH E. - Worcester Township;
Kish, Timothy B., 1100 Pheasant Lane
Oreland, PA 19075.
KRIEBEL, NAOMI R. - Upper Frederick Township;
Kriebel, Thomas, 1999 West Philadelphia Avenue
Oley, PA 19547.
LAWSON, FRANCIS H. - Lower Merion Township;
Lawson, Georgette S., 622 Beaumont Circle
West Chester, PA 19380.
LUCKENBACH, BARBARAC. - Lower Pottsgrove Township;
Luckenbach, J. K., 21 Tibbals Bridge Road
Madison, CT 06443.
MCFALLS, LORRAINE R. - Lower Merion Township;
Mckale, Joyce-Anne, 719 Fallon Dr
Lancaster, PA 17601.
MENDEZ, DOMINGO - Pennsburg Borough;
Mendez, Jodell R., 337 Main St
E Greenville, PA 18041.
MILLER, HERMAN - Lower Merion Township;
Miller, Jeffrey M., 1064 Public Ledger Bldg
Philadelphia, PA 19106.

OELBAUM, RICHARD S. - East Norriton Township;
Rieder, Ross, 211 Maple Hill Rd
Gladwyne, PA 19035.

OSETEK, MARK E. - Hatfield Borough;
Osetek, David B., 1914 Buckingham Drive
Jamison, PA 18929.

PAPIRO, THEODORE G. - ; Jede, Lorraine H.,
2009 Wolfs Bane Drive Apex, NC 27539.

PELLECHIA, LOUIS J., SR. - Limerick Township;
Pellechia, John V., 8 Robbins Nest Lane
Pottstown, PA 19465.

PORTOLESE, ANTHONY - Springfield Township;
Portolese, Jo Ellen M., 103 Erdenheim Road
Springfield, PA 19038.

PYNE, KEVIN - Whitpain Township; Pyne, Carole R.,
1598 Thayer Dr Blue Bell, PA 19422.

RAGAN, IRENE M. - Abington Township;
Ragan, Michael J., 920 Red Stone Lane
Ambler, PA 19002.

ROBBINS, MARGARET B. - Lower Merion Township;
Biddle, Aj D. Iii, 5622 Rock Harbor Dr
Rock Hall, MD 21661; Biddle, Margaret G.,
121 Montecito Ave Monterey, CA 93940.

ROGERS, ANN B. - Upper Gwynedd Township;
Kessler, Edith A., 407 W Prospect Ave
North Wales, PA 19454.

SIEGEL, CHARLES - Lower Merion Township;
Siegel, Eric, 834 Deerfield Lane
Bryn Mawr, PA 19010.

SLOAN, ROSALYN - Whitpain Township;
Yablon, Susan, 181 Birkdale Drive
Blue Bell, PA 19422.

SMITH, ELIZABETH J. - Whitpain Township;
Smith, Edward C., 2108 Bridle Lane
Oreland, PA 19075.

STAUFFER, CATHY A. - Horsham Township;
Stauffer, Joan M., 827 Herman Road
Horsham, PA 19044; Stauffer, Robert,
827 Herman Road Horsham, PA 19044.

STOCKEL, DORIS H. - Worcester Township;
Stockel, David H., 3 N. Columbus Blvd.
Philadelphia, PA 19106.

TABAS, PHYLLIS J. - Lower Merion Township;
Tabas, Francine R., 1012 Indian Creek
Wynnewood, PA 19096; Tabas, Lawrence J.,
Bryn Mawr Ave Narberth, PA 19072.

ZIPPER, JEFFREY - Upper Dublin Township;
Zipper, Faith N., 3131 Burn Brae Drive
Dresher, PA 19025.

RETURN DAY LIST

July 29, 2013
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Abate v. Moore-Jenkins - Defendant's Motion to Compel Plaintiffs' Answer to Interrogatories, Potential Lien Interrogatories and Request for Production of Documents (Seq. 6 D) - **B. Kreda - T. Klosinski.**
2. Alliance National Insurance Company v. Union One Insurance Group, LLC - Petition of The Harleysville Garnishees to Interplead Kendall State Bank (Seq. 59) - **A. Rauch.**
3. Alliance National Insurance Company v. Union One Insurance Group, LLC - Garnishees' Petition to Stay Execution, Strike and/or Open Judgment (Seq. 66) - **A. Rauch.**
4. American Home Assurance Company v. Wentworth Group, Inc. - Motion to Compel Appearance at Deposition and Request for Sanctions (Seq 37 D) - **B. Zicherman - M. Conley.**
5. Antonas v. Vassiliadis - Motion to Compel Plaintiff's Deposition (Seq. 135 D) - **J. Pearson.**
6. Babcock v. Aqua America, Inc. - Petition to Withdraw as Counsel (Seq. 55) - **D. Kaplan - J. Sweet - G. Knoell, III.**
7. BAC Home Loans Servicing, L.P. v. Groff - Motion to Reassess Damages (Seq. 43) - **J. Davey - M. Cantwell.**
8. Bank of America, N.A. v. Smith - Motion to Dismiss (Seq. 1) - **A. Oflazian.**
9. Bolden v. Rest Haven Nursing Center Whitemarsh, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 61 D) - **B. Strauss - R. Dillon - J. Tebay.**
10. Bowman v. Fryling - Motion to Break and Enter (Seq. 5) - **S. Feldman.**
11. Brandywine Valley Concrete Construction, LTD v. Gambone Construction Company - Motion for Protective Order (Seq. 72 D) - **D. Makara - K. McWhirk.**
12. Burda v. Metcalf - Motion for Lower Court to Submit an Opinion to Pending Appeal (Seq. 74 II) - **G. Dugan.**
13. Burda v. Metcalf - Petition for Clarification of Finality and Explanation of December 2012 Order and Action Requested (Seq. 73 II) - **G. Dugan.**
14. Burda v. Metcalf - Plaintiff's Motion for Protective Order and Plaintiff's Objections to Oral Deposition (Seq. 88 D) - **G. Dugan.**
15. Burda v. Metcalf - Plaintiff's Motion to Transcribe, Approve, File and Transmit Record (Seq. 81) - **G. Dugan.**
16. Burda v. Metcalf - Plaintiff's Petition to Enforce Rule (Seq. 83 II) - **G. Dugan.**

17. Callen v. Callen - Motion to Deem Request for Admissions Admitted (Seq. 440) - **J. Gilliland Vanasdale - M. Parrish - M. Gottlieb - M. Demarco - J. Connor.**
18. Carbone v. Dietrich - Defendants' Motion to Compel Plaintiff's Answer to Discovery (Seq. 11 D) - **J. Rosenbaum - D. Maher.**
19. Carter v. Kravco Investments, L.P. - Motion to Compel Answer to Supplemental Interrogatories and Response to Request for Production of Documents (Seq. 77 D) - **R. Madden - J. Campbell.**
20. Chea v. May - Motion of Defendant to Apply the Protections of the Dead Man's Statute to Blair T. May (Seq. 3 D) - **L. Parks - E. Uehling.**
21. Citibank, N.A. v. Hook - Motion to Determine Sufficiency (Seq. 5 D) - **B. Suttell.**
22. Citimortgage, Inc. v. Kratz - Defendant's Motion to Compel Production of Original Documents and to Compel Plaintiff to Provide Full and Complete Answer to Discovery (#53) - **C. Dunn - G. Barr - D. Gifford.**
23. Clark v. Park - Plaintiff's Motion to Compel Responses to Plaintiffs' Request for Production of Documents Interrogatories (Seq. 16 D) - **S. Lupin - W. Taylor.**
24. Clyde S. Walton, Inc. v. Horgan Brothers, Inc. - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories and Requests for Production of Documents (Seq. 21 D) - **J. Ladov - W. Bishop.**
25. Cohen v. Griffin - Motion to Compel Plaintiff's Discovery Responses (Seq. 27 D) - **M. Greenfield - L. Janiczek.**
26. Cosnowsky v. Nemeyer - Motion for Leave to File Amended Answer to Plaintiffs' Complaint With Amended New Matter (Seq. 8) - **C. Suprenuk - M. Katz.**
27. Creedon & Feliciani, P.C. v. Lang - Second Motion to Compel Defendant James Lang's Responses to Request for Production of Documents (Seq. 69 D) - **J. Feliciani.**
28. Deutsche Bank Trust Company Americas v. Gibbs - Motion for Leave to File an Amended Complaint in Mortgage Foreclosure (Seq. 26) - **M. Thomas.**
29. Enterprise Bank v. Eagle Interiors, Inc. - Motion of Plaintiff Enterprise Bank to Compel Defendants Irwin and Leighton and Edward Babcock's Answer to Interrogatories Nos. 4, 5, 7, 8, 9, 12, 13 and 14 (Seq. 62) - **P. Stapleton.**
30. Gabes Plumbing Heating and General Contracting, LLC v. Cilluffo - Motion to Compel (Seq. 9 D) - **B. Rothman - J. Marraccini.**
31. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Motion to Overrule Objections to Issuance of Subpoena Directed to Mallie, Falconiero & Company, LLC (Seq. 195 D) Only Docket 0-937480 - **H. Pass - S. Baker.**
32. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Motion to Overrule Objections to Issuance of Subpoena Directed to John Quigg (Seq. 197 D) Only Docket 0937480 - **H. Pass - S. Baker.**
33. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Motion to Overrule Plaintiff's Objections to Issuance of Subpoena Directed to R. Paul Hulsebusch (Seq. 199 D) Only Docket 0937480 - **H. Pass - S. Baker.**
34. Glenn v. Puthe - Motion to Compel Discovery (Seq. 6 D) - **D. Sherman - K. Bhavsar.**
35. Grimm Brothers Realty Company v. Corral - Petition to Withdraw as Counsel (Seq. 150) - **G. Delfiner - M. Smith.**
36. Groark v. Guidas - Defendant Michael Guidas's Motion to Compel Plaintiff Sheila Groark's Discovery Responses (Seq. 9 D) - **K. Riechelson - J. Shaffer.**
37. Hammond v. Touey - Motion for Leave to File Amended Answer With New Matter and Cross Claim Against Defendant Charles V. Touey, M.D. (Seq. 85 II) - **D. Abrams - D. Camhi.**
38. Harris v. Rite Aid of Pennsylvania, Inc. - Motion to Compel Discovery of Co-Defendant (Seq. 33 D) - **W. Averona - J. Evans.**
39. Hartford Insurance Company of the Midwest v. Murray - Motion to Compel Responses to Discovery Requests (Seq. 25 D) - **J. McHaffie - E. Wilber - K. Nosari.**
40. Hinkle v. Meade - Petition to Withdraw as Counsel (Seq. 23) - **J. Lubon.**
41. Hughes v. Hbglederach, Inc. - Petition for Leave to Join Wire Lathe, Inc. as an Additional Defendant (Seq. 71) - **D. Makara - M. Kracht - C. Spitz.**
42. J&J Environmental, Inc. v. Robinson - Additional Defendant Nationwide Mutual Insurance Company's Motion to Dismiss Count III of Joinder Complaint (Seq. 21 II) - **G. Ozorowski - D. Ginsburg.**
43. Jaworski v. Genuardis - Motion to Compel Against Defendant Dare Living Associates, Inc. (Seq. 47 D) - **J. Sigman - W. Swayze.**
44. JPMorgan Chase Bank, N.A. v. Kizhakkechethipuzha - Motion to Reassess Damages (Seq. 8) - **A. Zuckerman.**
45. Kidd v. Narisi - Petition to Withdraw as Counsel (Seq. 42) Only Docket #2010002-70 - **E. Fabick - D. Carter.**
46. Klugman v. National Elevator Inspection Services, Inc. - Plaintiffs' Motion to Compel Discovery (Seq. 24 D) - **G. Solomon - S. Simon - J. Essis.**
47. Kreidie v. Loss Management Consultants, Inc. - Motion to Compel Discovery (Seq. 46 D) - **M. Shaffer - L. Hockman.**
48. Lamont v. Lamont - Petition to Withdraw as Counsel (Seq. 33) - **N. O'Leary - B. Bricklin.**
49. Leedom v. Leedom - Petition to Withdraw as Counsel (Seq. 33) - **R. Tompkins.**
50. Lewcun v. Griska - Motion to Compel Plaintiffs' Answer to Defendants' Expert Witness Interrogatories and More Complete Answers to Defendants' Requests for Production of Documents (Seq. 49 D) - **H. Spirt - J. Young.**
51. Lewis v. John Kennedy Ford Lincoln Mercury - Motion to Compel Production of Things (Seq. 19 D) - **C. Roseman - W. Barragree.**
52. Librett v. Marran - Petition to Withdraw as Counsel (Seq. 499) - **S. Anderer - C. Consolo.**
53. Lion v. Home Modernization, Inc. - Plaintiffs' Motion to Compel Defendants to Provide Full and Complete Responses to Interrogatories and Request for Production of Documents (Seq. 39 D) - **M. Goodman - M. Gold.**
54. Marcus v. Appel - Motion to Compel Subpoenaed Records and Deposition of Plaintiff (Seq. 32 D) - **R. Pollack - V. Verbeke.**

55. Mazda American Credit v. Farnell - Motion to Transfer Venue (Seq. 11) - **C. Taylor.**
56. Medical Capital Management, Inc. v. Greenbriar Ob/Gyn, P.C. - Motion for Leave to Supplement Petition to Strike or Open Judgment (Seq. 41) - **L. Rowland - W. Levant.**
57. Mehta v. Mehta - Petition to Withdraw as Counsel (Seq. 76) Only Docket #200630211 - **M. Patterson - M. Modesti.**
58. Ochs v. Ochs - Petition to Withdraw as Counsel (Seq. 22) - **D. Solomon - L. Pauker.**
59. One West Bank, FSB v. Garg - Motion for Reassessment of Damages (Seq. 21) - **S. Woodbine.**
60. Ornstein v. Balshi - Motion of Defendants to Extend the Time to File the Errata Sheet of Defendant Dr. Balshi (Seq. 113 D) - **M. Bomstein - J. Bates.**
61. Pereira v. Figueroa - Motion to Compel Discovery (Seq. 9 D) - **J. Orchinik - M. Moore.**
62. Phoenix Contractors, Inc. v. Henderson Constructors, Inc. - Petition for Leave to File Amended Complaint (Seq. 12) - **M. Sack - K. Smith.**
63. Ram v. Freedom Valley Young Mens Christian Association - Motion to Compel Depositions (Seq. 41 D) - **J. Flood - F. Deasey.**
64. Randa Family Realty Partnership v. Powell - Plaintiff's Motion to Overrule Objections and Compel More Specific Discovery Responses (Seq. 209 D) - **D. Utain - W. Hirsch.**
65. RBP Millennium, LLC v. Conshohocken Associates, L.P. - Petition to Strike/Open Confession of Judgment and Stay (Seq. 9) - **R. Currie - S. Coren.**
66. Reed v. Reed - Petition to Withdraw as Counsel (Seq. 81) Only Docket #200703275 - **R. Scolnick - K. Atzert.**
67. Relief Rentals v. Gigliotti Group, Inc. - Petition to Compel Deposition (Seq. 9 D) - **C. Knapp.**
68. Richter v. Richter - Motion to Compel Full and Discrete Discovery (Seq. 40 D) - **J. Leffler - T. Simmons - G. Ray.**
69. Romano v. Gowe - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 10 D) - **P. Murphy - C. Groff.**
70. Romano v. Gowe - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 9 D) - **P. Murphy - C. Groff.**
71. Rybicki v. Grossman - Motion to Compel Answer to Discovery (Seq. 9 D) - **T. Hornak - A. Griffith.**
72. Soza Clinic Northeast Limited v. Chaney - Petition to Withdraw as Counsel (Seq. 5) - **A. Milstein - S. Kapustin.**
73. Spencer v. Claimstar, Inc. - Petition to Withdraw as Counsel (Seq. 46) - **R. Plummer - K. Siegel.**
74. Stone v. Joseph - Motion to Withdraw as Counsel (Seq. 33) - **N. Stein - P. McDonnell.**
75. Tyre v. Aloia Distribution, Inc. - Motion to Compel Directed to Plaintiff to Answer Interrogatories (Seq. 3 D) - **B. Swartz - G. Ricketti.**
76. U.S. Bank National Association Trust v. Grove - Motion for Leave to Amend Complaint (Seq. 3) - **A. Marin.**
77. Volvo Car Finance North America v. Sorge - Petition to Open and/or Strike Judgment (Seq. 52) - **C. Taylor.**
78. Wanner v. Ikea - Motion of Defendant Ikea Pennsylvania, LLC to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 32 D) - **V. Martini - A. Benedict.**
79. Welhaf v. Stadium North, LLC - Motion to Amend Complaint (Seq. 26) Only Docket #201221167 - **J. Sutton - J. Evans.**
80. Wells Fargo Bank, N.A. v. Mullock - Motion to Reassess Damages (Seq. 14) - **J. Kolesnik.**
81. Wells Fargo Bank, N.A. v. Camacci - Motion to Reassess Damages (Seq. 25) - **R. Cusick - D. Mudrick.**
82. Wells Fargo Bank, N.A. v. Chichilnitsky - Petition to Strike Confession of Judgment (Seq. 45) - **M. Tashman - R. Bovarnick.**
83. Wells Fargo Bank, N.A. v. Davis - Motion for Leave to Amend Complaint (Seq. 4) - **J. Ackerman.**
84. Wells Fargo Bank, N.A. v. Feretti, Inc. - Petition to Strike Confession of Judgment (Seq. 39) - **M. Tashman - R. Bovarnick.**
85. Wells Fargo Bank, N.A. v. Hofstetter - Motion for Leave to Amend Complaint (Seq. 5) - **J. Ackerman.**
86. Wells Fargo Bank, N.A. v. Philmont Business Center, LLC - Petition to Strike Confession of Judgment (Seq. 73) - **M. Tashman - R. Bovarnick.**
87. Wells Fargo Bank, N.A. v. Philmont Business Center, LLC - Petition to Strike Judgment (Seq. 28) - **M. Tashman - K. McWhirk.**
88. Wilmington Savings Fund Society v. Devon Health Services, Inc. - Motion to Compel Deposition (Seq. 26 D) - **L. Zabel - G. Samms.**
89. Wilmington Savings Fund Society v. Jabmd, LLC - Motion to Compel Deposition (Seq. 31 D) - **L. Zabel - G. Samms.**
90. Wynn v. Ponte - Motion to Withdraw as Counsel (Seq. 60) - **T. Wolpert.**