

## 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 August 28, 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 September 25, 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

06-14161

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Final Plan of Terwood Park Section C" made by Russell S. Lyman, Registered Professional Engineer, dated May 25, 1956 and last revised October 3, 1958, as follows, to wit:

BEGINNING at a point on the Northwestern side of Greyhorse Road (50 feet wide), said point of beginning being the two following courses and distances from a point of curve on the Northeasterly side of Overlook Avenue (45 feet wide): (1) leaving Overlook Avenue on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwestern side of Greyhorse Road; and (2) North 34 degrees, 36 minutes, 40 seconds East along the Northwestern side of Greyhorse Road 90.00 feet to the place of beginning; thence extending from said point of beginning North 55 degrees, 23 minutes, 20 seconds West, 157.43 feet to a point; thence extending North 40 degrees, 38 minutes, 45 seconds East, 35.07 feet to a point; thence extending North 46 degrees, 38 minutes, 24 seconds East, 135.00 feet to a point on the Southwesterly side of Greyhorse Road; thence extending South 43 degrees, 21 minutes, 36 seconds East along the Southwesterly side of Greyhorse Road 22.34 feet to a point of curve on the same; thence extending Southeastwardly and Southwestwardly partly along the Southwesterly and partly along the Northwestern side of Greyhorse Road on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 170.11 feet to a point of tangent on the Northwestern side of Greyhorse Road aforesaid; thence extending South 34 degrees, 36 minutes, 40 seconds West along the Northwestern side of Grey Horse Road 39.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Foley and Elizabeth Foley, their heirs and assigns, as Tenants by the Entireties by Deed from Barbara J. Belfatti, dated 07/18/2003 and recorded 08/07/2003 in Book 5468, Page 465.

Parcel Number: 59-00-08899-00-6.

Location of property: 445 Greyhorse Road, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Foley a/k/a Elizabeth A. Foley a/k/a Elizabeth A. Rogacz and Christopher Foley a/k/a Chris J. Foley** at the suit of Deutsche Bank National Trust Company, as Trustee for Certificateholders of the Morgan Stanley ABS Capital I, Inc., Trust 2003-NC10. Debt: \$344,968.12.

**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.

07-27254

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

08-02337

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Charlestowne Record Plan Phase 3B, made by Czop/Specter, Inc., Consulting Engineers, dated 3-1-1990, last revised 7-31-1992 and recorded in Plan Book A-54, Page 12, as follows, to wit:

BEGINNING at a point on the Northerly side of Dorchester Way (50 feet wide), a corner of this and Lot No. 135 on said plan; thence extending from said point of beginning and along Lot No. 135 aforesaid, North 13 degrees, 61 minutes, 50 seconds West, 130.26 feet to a point in line of Open Space "B" on said plan; thence extending along the same, North 64 degrees, 05 minutes, 50 seconds East, 45.00 feet to a point a corner of Lot No. 133 on said plan; thence extending along the same, South 27 degrees, 34 minutes, 45 seconds East, 117.00 feet to a point on the Northerly side of the cul-de-sac at the terminus of Dorchester Way; thence extending along the same, the two following courses and distances, viz: (1) along the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 27.19 feet to a point of reverse curve therein; and (2) along the arc of a circle curving to the right, having a radius of 50.00 feet, the arc distance of 52.36 feet to the first mentioned point and place of beginning.

BEING Lot No. 134 on said plan.

CONTAINING 7,665 square feet.

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 any Amendments to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Kymberly A. Curcie and Guilio K. Kitao by Deed from Kymberly A. Curcie and Orde C. Curcie, wife and husband, dated May 5, 2004 and recorded June 16, 2004 in Deed Book 5512, Page 187.

Parcel Number: 53-00-02464-22-8.

Location of property: 111 Dorchester Way, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kymberly A. Curcie and Guilio K. Kitao** at the suit of JP Morgan Chase Bank, National Association. Debt: \$329,542.14.

**Joseph F. Riga**, Attorney.

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

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

08-03875

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania and being Lot No. 21 according to a plan thereof made by George B. Mebus, R.P.E. on 12/7/1948 as last revised 2/8/1949 and being more fully bounded and described, as follows:

BEGINNING at a point in the Easterly side of Woodland Road (40 feet wide) said point being at the distance of 13.38 feet measured North 24 degrees, 45 minutes, 38 seconds West from the intersection of said side of Woodland Road with the Northerly side of Rothley Avenue (50 feet wide); thence along the Easterly side of Woodland Road, North 24 degrees, 45 minutes, 38 seconds East a distance of 36.69 feet to a point of curve in said side of Woodland Road; thence still along said side of Woodland Road by a line to the left having a radius of 165 feet, the arc distance of 5 feet to a point; thence leaving said side of Woodland Road and along Lot No. 20, North 63 degrees, 30 minutes, 12 seconds East a distance of 120.13 feet to a point; thence South 24 degrees, 45 minutes, 38 seconds East a distance of 72.41 feet to a point in the Northerly side of Rothley Avenue; thence along the said side of Rothley Avenue, South 71 degrees, 45 minutes, 24 seconds West a distance of 107.40 feet to a point of curve in said side of Rothley Avenue; thence in a Northwesterly direction by a line curving to the right having a radius of 15 feet, the arc distance of 21.86 feet to the first mentioned point and place of beginning.

BEING the same premises which Charlotte Hall Williams, by Indenture dated September 21, 2005 and recorded October 19, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5575, Page 2274, granted and conveyed unto Charlotte Hall Williams and Natasha Shelly-Ann Mattis.

Parcel Number: 30-00-59724-00-6.

Location of property: 1404 Rothley Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Natasha Shelly-Ann Mattis and Charlotte Hall Williams** at the suit of U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America, National Association, as Indenture Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1999-4. Debt: \$210,188.41.

**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.

08-06285

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as 1531 Rothley Avenue, also known as Lot Numbers 972 and 973 on a Certain Plan of Willow Grove, Division Number Two.

BEING the same premises which Shawn P. Cooley, by his Attorney-in-Fact, Angela K. Cooley, and Angela K. Cooley, by Deed dated June 28, 1999 and recorded August 13, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5283, Page 1791, granted and conveyed unto David I. Coy and Barbara O. Coy.

Parcel Number: 30-00-60016-00-2.

Location of property: 1531 Rothley Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David I. Coy a/k/a David Ian Coy and Barbara O. Coy** 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: \$258,621.57.

**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.

08-35212

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of Blair Mill Run, made for Aboon, Inc., by Pennsylvania, dated November 17, 1975 and last revised April 13, 1976, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Home Road (50 feet wide), which point is at the distance of 15.71 feet measured on a line curving to the right having a radius of 10 feet from a point of curve on the Northwesterly side of Blair Mill Road (55 feet wide); thence extending from said beginning point along the Northeasterly side of Home Road, North 47 degrees, 42 minutes West, 22.38 feet to a point of curve in the same; thence extending along the Northeasterly, Easterly and Southeasterly side of said Home Road on a line curving to the right having a radius of 100 feet, the arc distance of 144.82 feet to a point of tangent on the Southeasterly side of same; thence extending still along the Southeasterly side of said Home Road, North 35 degrees, 16 minutes, 25 seconds East, 40 feet to a point; thence extending South 54 degrees, 43 minutes, 35 seconds East, 137.55 feet to a point on the Northwesterly side of Blair Mill Road, aforesaid; thence extending along the same, South 42 degrees, 18 minutes West 34.29 feet to a point of curve in the same; thence extending on a line curving to the right having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Home Road the first aforementioned point and place of beginning.

BEING Lot No. 23, as shown on said plan.

BEING the same premises which Richard Jiles and Joan Ashford-Hickson a/k/a Joan Ashford-Jiles, husband and wife by Deed dated 07/13/2005 and recorded 08/05/2005 in Montgomery County in Deed Book 5565, Page 00865 granted and conveyed unto Joan Ashford-Jiles and Richard Jiles, husband and wife.

Parcel Number: 36-00-05265-21-6.

Location of property: 91 Home Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan Ashford-Jiles and Richard Jiles** at the suit of LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC Asset-Backed Certificates, Series 2007-HE1. Debt: \$350,077.52.

**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.

09-05372

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania described according to a plan of part of Cedarbrook Hills made for Ashley J. Altman by George B. Mebus, Registered Professional Engineer, Glenside Pennsylvania, dated 9/6/1951, last revised 10/18/1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Greenwood Avenue (36 and 5/10 feet wide) at the distance of 100 feet measured, North 75 degrees, 32 minutes, 11 seconds East along the Northwesterly side of Greenwood Avenue (if extended), from the intersection with the Northeasterly side of Salisbury Road (40 feet wide) (if extended); thence extending North 75 degrees, 32 minutes, 11 seconds East along the Northwesterly side of Greenwood Avenue 129 and 16/100 feet to a point; thence leaving the said side of Greenwood Avenue and extending North 48 degrees, 03 minutes, 45 seconds West, 120 and 6/100 feet to a pole set for a corner in Lot 80 on said plan; thence extending along line of Lot 80 on said plan, South 75 degrees, 32 minutes, 11 seconds West, 62 feet, 72/100 feet to a point a corner of Lot 81 on said plan; thence extending South 14 degrees, 27 minutes, 49 seconds East, 100 feet to the Northwesterly side of Greenwood Avenue the first mentioned point and place of beginning.

BEING Lot No. 82 on said plan.

TITLE TO SAID PREMISES IS VESTED IN M Selle Diallo, as sole owner, his heirs and assigns, by Deed from William H. Reynolds and Evelyn R. Reynolds, Trustee of the Reynolds Family Trust, dated 11/20/2000, dated 10/20/2004, recorded 11/15/2004 in Book 05532, Page 2645.

Parcel Number: 31-00-12610-00-4.

Location of property: 1111 Greenwood Avenue, Wyncote, PA 19095-2009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **M Selle Diallo a/k/a M. Selle Diallo a/k/a Mamadou Selle Diallo** at the suit of Citimortgage, Inc., s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$219,465.76.

**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.

09-09923

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

BEGINNING at a point a corner on the Northwest side of Arch Street 168 feet Northeasterly from the North corner of Arch and Summit Streets in said Borough; thence at right angles to said Arch Street, the line passing through the middle of the partition wall between the dwelling house erected upon this and the adjoining lot belonging to now or late of George C. Morgan, Northwestely 111.5 feet to Morgan Avenue (opened 20 feet); thence along the Southeast side of said alley parallel to the said Arch Street Northeasterly 24 feet to a corner; thence along another lot belonging to now or later of Edward E. Long and at right angles to the said Arch Street Southeasterly 111.5 feet to Arch Street aforesaid; and thence along the Northwest side thereof Southwesterly 24 feet to the place of beginning.

BEING the same premises which Cheri Williams a/k/a Cheri Robinson, by Deed dated October 18, 2006, and recorded in the Recorder of Deeds Office of Montgomery County on October 30, 2006, at Deed Book Volume 5622, Page 398, granted and conveyed unto Brandon Robinson and Cheri Robinson.

Parcel Number: 13-00-02540-00-3.

Location of property: 1539 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cheri Robinson and Brandon Robinson** at the suit of IB Property Holdings, LLC. Debt: \$290,939.69.

**Matthew R. Lubniewski**, Attorney. I.D. #208244

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

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

09-20647

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

BEGINNING at a point on the Northwestern side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwesterly side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwestern side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwestern side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwestern side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwestern side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeasterly side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwestern side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

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

BEING Lot No. 163 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, National Association, as Trustee for The MLMI Surf Trust Series 2005-BC2. Debt: \$359,390.81.

**Alyk L. Offazian**, Attorney. I.D. #312912

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

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

09-21316

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northwestern side of Robinson Avenue (formerly known as Berkley Avenue) (50 feet wide), said point being at the distance of two hundred ninety-three and fifty-four one-hundredths feet measured along the said Northwestern side of Robinson Avenue, South seventy-two degrees, eighteen minutes West from the point formed by the intersection of the said Northwestern side of Robinson Avenue; thence extending from the place of beginning, South seventy-two degrees, eighteen minutes West along the said Northwestern side of Robinson Avenue fifty-two and no one-hundredths feet to a point; thence North seventeen degrees, forty-two minutes West, one hundred twenty-five and no one-hundredths feet to a point; thence North seventy-two degrees, eighteen minutes East, fifty-two and no one-hundredths feet to a point; thence South seventeen degrees, forty-two minutes East, one hundred twenty-five and no one-hundredths feet to a point on the said Northwestern side of Robinson Avenue and place of beginning.

BEING part of Lot #927 and Lots #928 and #929, on plan of Willow Grove, Division No. 21.

UNDER AND SUBJECT to restrictions as may appear of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph B. Huff and Dorothy L. Huff, his wife, as Tenants by the Entireties by Deed from Melvin Smith and Layruth Purnell Smith, his wife dated 12/15/1972, recorded 12/22/1972 in Deed Book 3815, Page 260.

Parcel Number: 30-00-56996-00-7.

Location of property: 1552 Robinson Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorothy L. Huff** at the suit of U.S. Bank National Association, as Trustee for The GSAMP Trust 2006-NC1 Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$177,033.58.

**David Neeren**, Attorney. I.D. #204252

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

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

09-21975

ALL THAT CERTAIN message and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a part of Lots Numbered 33 and 34 in a certain plan of lots laid out by Amos W. Barnes, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Markley Street at the distance of three hundred feet and six tenths of a foot Northeastly from the North corner of Markley Street and the boulevard, a corner of this and a message and lot of land now or late of Mary E. Schull; thence Northwesternly along the line of said Mary E. Schull's adjoining property one hundred five feet to other ground of said Harry L. Borches; thence along the line of Harry L. Borches's, adjoining ground Northeastly twenty feet to other ground of the said Harry L. Borches; thence along said Harry L. Borches adjoining ground parallel with the first line and passing through the middle of the partition wall between the premises hereby conveyed and said Harry L. Borches, adjoining premises Southeastly one hundred five feet to the Northwest side of Markley Street aforesaid and along said side of said Markley Street, Southwestly twenty feet to the place of beginning.

BEING the same premises by Deed from Anthony Y. Banton to Leo Thomas, recorded 01/21/2003 in Deed Book 5443, Page 515 granted and conveyed unto Leo Thomas.

Parcel Number: 13-00-23700-00-2.

Location of property: 1137 Markley Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leo Thomas** at the suit of LNV Corporation. Debt: \$141,887.47.

**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.



09-27230

ALL THOSE CERTAIN lots or pieces of land, situate on the North side of the North portion of Circle of Progress Street, 3rd Ward, **Pottstown Borough**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner and Son Engineering Company, Pottstown, Pennsylvania, known as "Pottstown Airport Industrial Park" also known as "Pottstown Airport Business Campus" dated May 28, 1981, as revised April 19, 1984, and recorded May 2, 1984 in Plan Book A-45, Page 287, and more fully described, as follows, to wit:

BEGINNING at a joint corner of Lots No. 12 and 13 said point being on the North side of the North portion of Circle of Progress Street and distant Northeasterly along said street and Lot No. 12 from a point of curvature on the Westerly portion of Circle of Progress Street by a line curving to the right having a radius of 100 feet, a central angles of 37 degrees, 00 minutes, an arc length of 64.57 feet; thence from said point of beginning leaving said street and along the Easterly side of Lot No. 12 and along a radial line, North 9 degrees, 19 minutes East, 239.93 feet to a point a corner on a curve of the Southerly side of the right-of-way of the Colebrookdale Branch of the former Reading Company; thence along said railroad right-of-way by a line curving to the right having a radius of 1689.12 feet, an arc length of 56.92 feet to a point of compound curvature; thence continuing along said railroad right-of-way and crossing a joint corner of Lots No. 13 and 14, 438.05 feet from said last mentioned point, by a line curving to the right having a radius of 868.78 feet, a central angle of 52 degrees, 17 minutes, 52 seconds, an arc length of 626.87 feet to a point on the curve and a corner of lands of W. Richard Schwab; thence leaving said railroad right-of-way and along lands of W. Richard Schwab, South 37 degrees, 19 minutes West, 335.24 feet to a corner of Lot No. 15 on the Easterly side of a 30 foot wide storm sewer easement; thence along Lot No. 15 and crossing said easement, North 78 degrees, 14 minutes West, 275.65 feet to a corner of a sanitary sewer Pump Station site of the Borough of Pottstown; thence along said lands of the Borough of Pottstown, North 11 degrees, 46 minutes East, 56 feet to a corner; thence continuing by said lands of the Borough of Pottstown, North 78 degrees, 14 minutes West, 57.15 feet to a point of a curve on the Northerly side of Circle of Progress Street, thence along said street by a line curving to the left having a radius of 100 feet, an arc length of 942 feet to a point of tangency; thence continuing along said street and crossing a corner of Lots No. 13 and 14, 55.25 feet from said last mentioned point, North 27 degrees, 41 minutes West, 110.50 feet to a point of curvature; thence continuing along said street by a line curving to the left having a radius of 100 feet, a central angle of 53 degrees, 00 minutes, an arc length of 92.50 feet to the place of beginning.

CONTAINING 5.070 acres of land.

Parcel Number: 16-00-22842-16-4.

Location of property: 371 Circle of Progress Street, Pottstown, PA 19464.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Tridon Holdings, L.L.C.** at the suit of Pottstown School District. Debt: \$26,990.38.

**James R. Wood**, Attorney.

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

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

09-31442

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan for "Burnside Village, Inc." made by Yerkes Associates, Consulting Engineers, Surveyors, Bryn Mawr, Pennsylvania, dated 3/14/1977, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Deacon Drive (no width set out), said point being measured along the said Deacon Drive, the three following courses and distances from a point on the Northeasterly side of Davis Drive (no width set out): (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; (2) North 40 degrees, 40 minutes, 10 seconds East, 271.06 feet to a point; and (3) on the arc of a circle curving to the right, having a radius of 215 feet, the arc distance of 370.56 feet to the point of beginning; thence extending from the point of beginning, leaving the Northeasterly side of Deacon Drive and extending along Lot #100 on said plan, North 49 degrees, 25 minutes, 10 seconds East, 144.51 feet to a point; thence along Lot #82 on plan South 48 degrees, 57 minutes, 15 seconds East, 116.69 feet to a point; thence along Lot #83 on plan, South 41 degrees, 55 minutes, 15 seconds East, 50.89 feet to a point; thence along Lot #108 on plan, South 73 degrees, 11 minutes, 10 seconds West, 197.69 feet to a point on the Northeasterly side of Deacon Drive; thence along the same on the arc of a circle curving to the left, having a radius of 215 feet, the arc distance of 89.18 feet to the first mentioned point and place of beginning.

BEING Lot #101 on said plan.

BEING the same premises which Michael Giuffrida, by Indenture hearing date July 24, 1992 and recorded July 27, 1992 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5013, Page 2264 etc., granted and conveyed unto Simpson Christian and Patricia Christian, husband and wife, in fee.

Parcel Number: 63-00-01881-07-2.

Location of property: 167 Deacon Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Simpson L. Christian and Patricia Christian, his Wife** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, N.A., Successor by Merger to LaSalle Bank National Association, as Indenture Trustee Under that Certain Indenture dated as of January 1, 2003, as the same may be amended from time to time for the benefit of the SBA and holders of the Business Loan Express SBA Loan-Backed Notes Series, 2003-1, as their interests may appear subject to the Multi-Party Agreement dated January 1, 2003, c/o Business Loan Center, LLC, as Servicer. Debt: \$754,058.80.

**John J. Winter**, 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.

09-31732

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, Montgomery County, Pennsylvania and described according to a record plan of the Easterly Section of Perkiomen Greene made by Boucher and James, Inc. dated April 3, A-58, Page 60, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Musket Court (50 feet wide) said point being a corner of this and Lot No. 158 as shown on Second Plan; thence extending from said beginning point and along Musket Court North 82 degrees, 46 minutes, 25 seconds West, 22.83 feet to a point a corner of Lot No. 160; thence extending along Lot No. 160 North 07 degrees, 13 minutes, 35 seconds East, 140.00 feet to a point a corner in line of Open Area E; thence extending along the same South 82 degrees, 46 minutes, 25 seconds East, 22.83 feet to a point a corner of Lot No. 158; thence extending along Lot No. 158 South 07 degrees, 13 minutes, 35 seconds West, 140.00 feet to said beginning point.

BEING Lot No. 159 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Paul Parente and Austia Batista Parente, his wife, by Deed from Paul Parente, dated 06/09/2006, recorded 06/21/2006 in Book 5605, Page 1218.

Parcel Number: 48-00-01643-14-5.

Location of property: 543 Musket Court, Collegeville, PA 19426-1874.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Parente and Austia Batista Parente** at the suit of Sovereign Bank N.A., formerly known as Sovereign Bank. Debt: \$279,225.30.

**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.

09-32425

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

BEGINNING at a point formed by the intersection of the center line of County Line Road (33 feet wide) with the extension of the center line of Clairemont Road (60 feet Wide); thence extending from said point of beginning North 65 degrees, 12 minutes East partly along the extension of the center line of Clairemont Road 175.00 feet to a point; thence extending South 24 degrees, 48 minutes East crossing the Southeasterly side of Clairemont Road 230.81 feet to a point on the center line of a certain 10.00 feet wide utility easement; thence extending South 65 degrees, 12 minutes West partly along the center line of aforesaid utility easement and crossing the Northeasterly side of County Line Road 175.00 feet to a point on the center line of County Line Road aforesaid; thence extending North 24 degrees, 48 minutes West along the center line of County Line Road 230.81 feet to the first mentioned point and place of beginning.

BEING Lot 2 on above mentioned plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

09-34602

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, State of Pennsylvania, described according to a certain plan or survey made by Herbert H. Metz, Civil Engineers, Lansdale, Pennsylvania, dated June 20, 1919 and revised May 20, 1935 and February 12, 1936, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mill Road which point is measured South 40 degrees, West 1847.08 feet from the intersection of the Southeast side of Mill Road with the Southwest side of Whitemarsh Church Road; and thence from the said beginning point continuing along the said Southeast side of Mill Road South 40 degrees, West 150 feet; thence on a line at right angles to the said Mill Road and crossing the said Mill Road North 50 degrees, West 429.12 feet to a point; thence North 45 degrees, 5 minutes East, 150.80 feet to a point; thence South 50 degrees, East 415.74 feet to the first mentioned point and place of beginning.

BEING the same premises which Randall L. Rolfe and Robert Lazar by Deed dated 12/12/1991 and recorded 6/7/1992 in Montgomery County in Deed Book 4995, Page 2448 conveyed unto John F. Cummings, Jr., in fee.

Parcel Number: 52-00-11653-00-4.

Location of property: 113 East Mill Road, Flourtown, PA 19031.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John F. Cummings, Jr.**, 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 2006-5T2 Mortgage Pass-Through Certificates, Series 2006-5T2. Debt: \$708,179.49.

**Salvatore Filippello**, Attorney, I.D. #313897

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

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

10-04697

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a survey or plan thereof by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated June 14, 1962, as follows, to wit:

BEGINNING at a point in the center line of Skippack Pike (fifty feet wide) at the distance of four hundred thirty-five and sixty-five one-hundredths feet measured on a course South forty-eight degrees, fifty-five minutes East, along the center line of Skippack Pike aforesaid from the intersection of the center line of Wentz Church Road, from said beginning point continuing along the center line of Skippack Pike aforesaid South forty-eight degrees, fifty-five minutes East, two hundred eighty and ninety-eight one-hundredths feet to a point in line of lands now or late of Malcolm and Blanche Schweiker; thence along the same South forty-three degrees, twenty-six minutes West, three hundred nineteen and twenty-six one-hundredths feet to a corner; thence along lands now or late of the said Malcolm and Blanche Schweiker North forty-eight degrees, fifty-five minutes West, two hundred sixty-seven and ninety one-hundredths feet to an iron pin, a corner in line of lands now or late of Michael R. and Anna I. Sparano; thence along the same North forty-one degrees, five minutes East, three hundred eighteen and ninety-nine one-hundredths feet to the point and place of beginning.

CONTAINING 2.194 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Christopher S. Rennie and Jacquelyne H. Rennie, husband and wife, by Deed from Jerry M. Hays and Judith Hays, husband and wife, dated October 26, 2004 and recorded November 4, 2004 in Deed Book 05533, Page 2107 Instrument #2004224812.

Parcel Number: 67-00-03370-00-1.

Location of property: 3232 Skippack Pike, Worcester, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher S. Rennie and Jacquelyne H. Rennie** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-29, Mortgage Pass-Through Certificates, Series 2004-29. Debt: \$431,453.27.

**Christine L. Graham**, Attorney.

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

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

10-10003

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438, and a First Amendment of Code of Regulations thereto dated September 16, 1987 and recorded February 25, 1988 in Deed Book 4866, Page 294, and a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 241; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded in Deed Book 4230, Page 97; and an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded in Deed Book 4262, Page 411; and a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded in Deed Book 4270, Page 291; and an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; and a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66; and a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 417; and a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; and Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; and a Sixteenth Amendment to Declaration of Condominium dated August 22, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; and a Seventeenth Amendment to Declaration of Condominium dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and an Eighteenth Amendment to Declaration of Condominium dated May 9, 1984 and recorded May 10, 1984 in Deed Book 4735, Page 2402; and an Amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735, Page 2402; and Declaration Plan recorded December 20, 1979 in Condominium Plan Book 6, Page 76, being and designated on the Declaration Plan as Building 13, Unit 1502, as more fully described in such Amendments to Declaration of Condominium and Declaration Plan.



TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .2380%, which interest may be reduced to not less than an undivided .1786% interest within seven years from the date of recordation of the Declaration of Condominium by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey G. Anderson and Megan J. Anderson, husband and wife, by Deed from Aplans, L.P., a Pennsylvania Limited Partnership by its Attorney-in-Fact GMH Residential, Inc., Realty, Inc., duly constituted and appointed by Letter-of-Attorney dated March 3, 1999 and recorded in Letter of Attorney Book 200, Page 1931, with an address at c/o General Electric Capital Corporation, Commercial Rent Estate Financing and Servicing, 1528 Walnut Street, 9th Floor, Philadelphia, Pennsylvania, dated August 13, 1999 and recorded September 24, 1999 in Deed Book 5289, Page 1558.

Parcel Number: 53-00-00056-00-8.

Location of property: 1502 Aberdeen Court, Lansdale, PA 19446.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Jeffrey G. Anderson and Megan J. Anderson** at the suit of Bank of America, N.A. Debt: \$184,098.54.

**Heidi R. Spivak**, 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.

#### 10-10904

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof known as "Final Plan of Lots for Woodhill Gardens, Number 2, Section B" made by Harris, Henry and Potter, Inc., Registered Engineer and Surveyors, dated January 24, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Carlson Drive (50 feet wide) said point being the three following courses and distances from a point of curve on the Southwesterly side of Geoffrey Road (50 feet wide): (1) leaving Geoffrey Road on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Carlson Drive; (2) South 69 degrees, 05 minutes, 22 seconds West along the Southeasterly side of Carlson Drive, 170.73 feet to a point of curve on the same; and (3) Southwestwardly along the Southeasterly side of Carlson Drive on the arc of a circle curving to the left, having a radius of 350 feet the arc distance of 43.73 feet to the place of beginning; thence extending from said point of beginning, South 38 degrees, 24 minutes, 48 seconds East, 157.19 feet to a point; thence extending South 42 degrees, 35 minutes, 52 seconds West, 75.00 feet to a point; thence extending North 45 degrees, 10 minutes, 14 seconds West, 75.00 feet to a point; thence extending North 45 degrees, 10 minutes, 14 seconds West, 174.37 feet to a point on the Southeasterly side of Carlson Drive, aforesaid; thence extending Northeastwardly along the Southeasterly side of Carlson Drive on the arc of a circle curving to the right, having a radius of 350 the arc distance of 94.99 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 30 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Robert S. Monahan and Kimberly A. Monahan, by Deed from Agnes Marie Monahan, dated 03/31/2008, recorded 04/04/2008 in Book 5687, Page 2255.

Parcel Number: 59-00-02323-00-3.

Location of property: 2175 Carlson Drive, Willow Grove, PA 19090-2210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert S. Monahan and Kimberly A. Monahan** at the suit of Wells Fargo Bank, N.A. Debt: \$297,443.56.

**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.

#### 10-11567

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Franklin and Lindsey, Registered Engineers, Philadelphia on the Twenty-Fifth day of August, A.D., 1952, as follows, to wit:

BEGINNING at a point on the Northwest side of Brookfield Road (fifty feet wide) which point is measured South fifty-nine degrees, forty-four minutes, thirty seconds West, one hundred thirty-five feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and four-hundred sixteen-thousandths feet from a point on the Southwest side of Bell Road (fifty feet wide).

CONTAINING in front or breadth on said Brookfield Road sixty-five feet and extending of that width in length or depth Northwest between parallel lines at right angles to the said Brookfield Road, one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Danuta Bezpalko and Orest Bezpalko, II and Roman Nazar, by Deed from Sheldon R. Mandel, Executor of the Estate of Daniel G. Mandel, Deceased, dated 04/19/1994, recorded 06/13/1994 in Book 5080, Page 1990.

Parcel Number: 31-00-03589-00-7.

Location of property: 7628 Brookfield Road, Cheltenham, PA 19012-1314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danuta Bezpalko, Orest Bezpalko, II and Roman Nazar** at the suit of Citimortgage, Inc. Debt: \$171,381.76.

**Joseph E. Debarberie**, Attorney. I.D. #315421

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

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

10-14612

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, designated as Lot No. 2704 in a Certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an As Built Plan of House No. 2704 prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point a corner of the party wall between this and Lot No. 3102 as shown on said plan, which point is measured the 6 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, 35 seconds West along the center line of Main Drive, 169.39 feet to a point; (2) South 69 degrees, 00 minutes, 50 seconds East, still along the center line of Main Drive, 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 00 seconds still along the same, 148.06 feet to a point of curve; (4) along same on the arc of a curve, curving to the right, having a radius of 209.34 feet the arc distance of 151.08 feet; (5) South 74 degrees, 13 minutes, 00 seconds East, 75.08 feet; and (6) South 15 degrees, 47 minutes, 00 seconds West, 52.08 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 45 degrees, 18 minutes, 0 seconds East from the said point of beginning 18.00 feet and extending of that width East between parallel lines at right angles thereto 38 feet.

TITLE TO SAID PREMISES IS VESTED IN **Joseph C. Allen, Sr.** by Deed from Daniel Joseph DiMarcella dated June 30, 2005 and recorded July 6, 2005 in Deed Book 5561, Page 147.

Parcel Number: 42-00-05119-27-5.

Location of property: 3103 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph C. Allen, Sr.** at the suit of JP Morgan Chase Bank, National Association as Successor to Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$124,405.34.

**Joseph F. Riga**, Attorney.

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

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

10-25704

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of Blue Bell Farms, made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on March 23, 1944 and revised April 17, 1944, and again revised September 11, 1944, as follows, to wit:

BEGINNING at a point in the middle line of Meeting House Road (33 feet wide) at the distance of 1758.73 feet measured along the middle of said Meeting House Road South 37 degrees, 21 minutes West from the intersection thereof with the middle line of Skippack Pike (50 feet wide); thence along said middle line of Meeting House Road South 37 degrees, 2 minutes West, 187.15 feet to the Southwesterly line of Valley Road (extended) (50 feet wide); thence along the Southwesterly side of Valley Road North 51 degrees, 46 minutes West, 277.67 feet to a stone set in the Southwesterly side thereof where said Valley Road makes a curve; thence crossing Valley Road at said curve, North 51 degrees, 46 minutes West, 75 feet to a point on the Northwesterly side thereof; thence extending North 11 degrees, 2 minutes East, 202.74 feet to a point of intersection of the Southwesterly line of Lot No. 9-A, with the Southeasterly line of Lot No. 10; thence along the Southwesterly line of Lot No. 9-A, South 52 degrees, 39 minutes East, 441.52 feet to a point in the center line of Meeting House Road and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Kathleen Fischetti**, as Sole Owner by Deed from Diane M. Maze and spouse if any, and Carolyn Parzale, and spouse if any dated 10/24/2007 and recorded 11/5/2007 in Deed Book 5671, Page 135.

Parcel Number: 66-00-07741-00-5.

Location of property: 1075 Union Meeting Road, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen Fischetti** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$357,587.40 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.

10-29577

ALL THAT CERTAIN message or tenement and lot of land, situate in the 8th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Westerly line of Evans Street distant 94 feet, 7 1/2 inches Southerly from the Southerly line of West Street; thence Westerly at right angles to Evans Street 140 feet to a 20 feet wide alley; thence by said alley Southerly 15 feet to a stake; thence Easterly 140 feet to Evans Street aforesaid; thence by said Street Northerly 15 feet to the place of beginning.

BEING the Southerly half of double message.

TITLE TO SAID PREMISES IS VESTED IN Grace Dietterick and John Lightcap by Deed from Grace Dietterick, John Lightcap, and Jay Lightcap, dated October 23, 2006 and recorded December 18, 2006 in Deed Book 5628, Page 00117. Parcel Number: 16-00-08256-00-8.

Location of property: 475 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Grace Dietterick and John Lightcap** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$173,324.69.

**Joseph F. Riga**, Attorney.

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

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

11-05211

ALL THAT CERTAIN piece or parcel of land, with the brick message thereon erected, situate in **Hatfield Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Metz and Weir, on October 26, 1921, as follows, to wit:

BEGINNING at a point in the Northeasterly side line of Maple Avenue, as now laid out thirty-eight feet wide (formerly called East Avenue) distant six hundred twenty-three and eight-tenths feet Southeasterly from the Southeast side of Union Street (forty-six feet wide), said point being also a corner of this and land now or late of Milton G. Wasser; thence along said Wasser's land, and passing through the middle of the party wall dividing this and said Wasser's land North eighty-four degrees, twenty-one minutes East, one hundred forty-seven and five-tenths feet to an iron pin; thence South five degrees, thirty-nine minutes East, thirty-eight and eighteen one-hundredths feet to an iron pin, a corner of this and land now or late of the Estate of George S. Snyder; thence along the same South eighty-four degrees, twenty-one minutes West, one hundred forty-seven and five-tenths feet to a point in said side line of Maple Avenue; and thence along the same North five degrees, thirty-nine minutes West, thirty-eight and eighteen one-hundredths feet to the place of beginning.

UNDER AND SUBJECT to Restrictions as of Record.

TITLE TO SAID PREMISES IS VESTED IN Allen G. Wesner and Doreen M. Wesner, husband and wife, by Deed from David V. Baldwin and Karen A. Baldwin, husband and wife, dated August 18, 1989 and recorded September 6, 1989 in Deed Book 4922, Page 1163.

Parcel Number: 09-00-01261-00-8.

Location of property: 29 North Maple Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Allen G. Wesner and Doreen M. Wesner** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for The Certificateholders CWALT, Inc., Alternative Loan Trust 2005-21CB Mortgage Pass-Through Certificates, Series 2005-21CB. Debt: \$198,960.73.

**Joseph F. Riga**, Attorney.

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

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

11-08706

ALL THAT CERTAIN dwelling or lot, piece or parcel of land, situate and known as 898 Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point at the Southwest corner of Montgomery Street and Queen Street; thence Westwardly along Queen Street 30 feet to a point; thence Southwardly 140 feet to a 20 feet wide alley; thence Eastwardly along said alley 30 feet to the West side of Montgomery Street; thence Northwardly along Montgomery Street 140 feet to the point or place of beginning.

BEING Lot 98 on a plan of lots laid out by Joseph Potts and Company, in Potts Addition to the Borough of Pottstown.

Parcel Number: 16-00-23176-00-1.

Location of property: 898 Queen Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jane T. Dougherty** at the suit of Borough of Pottstown. Debt: \$1,211.02.

**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.

11-11506

ALL THAT CERTAIN message and tract of land, known as No. 44 West Broad Street, situate in **Souderton Borough**, Montgomery County Pennsylvania bounded and described according to a plan and survey made by Stanley F. Moyer, Registered Surveyor dated 11/18/1939 and being Lot No. 1 on said plan.

BEGINNING at a mark on the South curb line of West Broad Street (49 feet wide) being a corner of property of Samuel Fronheiser; thence along the curb line of West Broad Street, North 54 degrees, 47 minutes East, 25.00 feet to another mark a corner of Lot No. 2 on said plan; thence along the same part of the line passing through the party wall of the dwelling on this and adjoining lot and the garage erected on this and adjoining lot South 35 degrees, 13 minutes East, 162.06 feet to a point in the center line of a 20 feet wide alley or Meadow Street; thence along the same, South 53 degrees, 55 minutes West, 33.10 feet to a point a corner; thence along lands of Samuel Fronheiser and across and iron pins set in the side of the alley, North 32 degrees, 21 minutes West, 162.76 feet to the mark in the curb line of West Broad Street, the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN James K. Ruschmann, by Deed from Kimberly A. Doherty, dated 12/14/2006, recorded 01/03/2007 in Book 5629, Page 2285.

Parcel Number: 21-00-00412-00-8.

Location of property: 44 West Broad Street, Souderton, PA 18964-1502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James K. Ruschmann** at the suit of Citimortgage, Inc. Debt: \$186,783.83.

**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.

11-12494

ALL THAT CERTAIN three story brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of High Street between Eden and Montgomery Streets, known as 866 High Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of High Street, a corner of this and Lot No. 51 now or late of the Estate of George Hyde; thence by the same Southwardly 150 feet to Lot No. 54; thence by the same Westwardly 30 feet to Lot No. 55 now or late of John Scheetz; thence by the same Northwardly 150 feet to High Street aforesaid; thence by the same Eastwardly 30 feet to the place of beginning.

Parcel Number: 16-00-14300-00-3.

Location of property: 866 High Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Patricia B. Bagby** at the suit of Borough of Pottstown. Debt: \$1,975.72.

**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.

11-12719

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 621 1/2 Walnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of Walnut Street at the distance of one hundred twenty feet West of Adams Street at a corner of Lot No. 73, late of Elam Trout; thence by the same North 16 degrees, East one hundred forty feet to a twenty feet wide alley; thence by said alley South 74 degrees, East fifteen feet more or less, to land now or late of Howard Trout; thence by the same South 16 degrees, West one hundred forty feet to the North side of Walnut Street aforesaid; thence by the same North 74 degrees, West fifteen feet more or less to the place of beginning.

Parcel Number: 16-00-30876-00-5.

Location of property: 621 1/2 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Todd E. M. Shawell and Theresa L. Shawell** at the suit of Borough of Pottstown. Debt: \$1,029.77.

**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.

11-12923

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

BEGINNING at the North line of Chestnut Street, a corner of land now or late of Reuben Geist; thence by the same Northwardly one hundred forty feet to a twenty feet wide alley; thence by the same Westwardly twenty-three feet, six inches to a corner of land now or late of Reuben Geist; thence by the same Southwardly one hundred forty feet to Chestnut Street aforesaid; thence Eastwardly twenty-three feet, six inches to the place of beginning.

Parcel Number: 16-00-06340-00-7.

Location of property: 541 Chestnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Annette Atkins** at the suit of Borough of Pottstown. Debt: \$1,619.08.

**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.

#### 11-13013

ALL THAT CERTAIN lot or piece of land, together with the brick message since thereupon erected, situated in **Pottstown Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Southwest corner of Hanover and Beach Streets; thence along Beach Street, Westwardly 120 feet to Lot No. 130 late belonging to Sarah Whelen, now F.G. Fegley; thence Southwardly along Lot No. 130. 35 feet to land of Phillip Sotter; thence Eastwardly along the same 120 feet to said Hanover Street; thence Northwardly along the same 35 feet to the place of beginning.

Parcel Number: 16-00-13164-00-5.

Location of property: 175 North Hanover Street, Pottstown, PA.

The improvements thereon are: Residential conversion 5 or more apartments.

Seized and taken in execution as the property of **William B. Fretz, Jr.** at the suit of Borough of Pottstown. Debt: \$2,598.38.

**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.

#### 11-19632

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, known and designated as Lot No.511 on a Certain Plan of Lots at Horsham, surveyed by Muldrew & Aucott, Civil Engineers, and recorded in Deed Book No. 707, Page 500, etc. bounded and described, as follows:

BEGINNING at a point in the middle line of Avenue "C" (as laid out forty feet wide) the distance of one hundred ninety-four and eighty-three one-hundredths feet Southwest from a line in Horsham Road as widened to forty-one feet, six inches which line is drawn at the distance of twenty -five feet Northeast from and running parallel with the Southwesterly side thereof.

CONTAINING together in front or breadth on the said middle line of Avenue "C" twenty feet and extending Southeastwardly of that width in length or depth between parallel lines at right angles to said middle line of Avenue "C", one hundred forty-five feet to the rear line of Lot No. 546 on said plan.

TOGETHER with an easement or right to take, receive and draw water from a well on an adjoining property (Lot #512) owned by the grantor or vendee, which is to accrue to grantee their heirs and assigns.

BEING the same premises which Equal Properties Partnership, by Deed dated April 20, 2005 and recorded April 26, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05551, Page 1794, granted and conveyed unto Mark A. Cooper.

Parcel Number: 36-00-01666-00-8.

Location of property: 405 Avenue C, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark A. Cooper** at the suit of Deutsche Bank Trust Company Americas as Trustee. Debt: \$236,046.24.

**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.

#### 11-22151

##### TRACT NO. 1

ALL THAT CERTAIN message and tract or piece of ground, being Lot No. 4 as shown on a plan of lots laid out by Earl M. Frankhouser, Registered Professional Engineer of Reading, Pennsylvania, in April, 1950, Situate on the Northeastly side of the concrete public road known as "Swamp Pike" between Gilbertsville and Limerick, in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at a point in the middle of the concrete road known as "Swamp Pike", said place of beginning being Northwestwardly a distance of 179.87 feet from the division line between Lot No. 1 and land now or late of Clarence Gabel, Jr., and Anna J. Gabel, his wife, measured along the arc of the curve in said "Swamp Pike"; thence extending along the middle of said "Swamp Pike" being along the arc of a curve deflecting to the right having a radius of 1,220.24 feet a central angle of 2 degrees, 49 minutes, 2 seconds, the chord of said curve bearing North 43 degrees, 45 minutes, 33 seconds West for a distance of 59.99 feet, a distance along the arc of 60 feet to a point; thence leaving "Swamp Pike" and extending along Lot No. 5 North 47 degrees, 38 minutes, 58 seconds East passing thru an iron pin on line at a distance of 60 feet, a total distance of 168.87 feet to an iron pin; thence extending along land now or late of Allen G. Renninger, et ux., South 44 degrees, 32 minutes East a distance of 51.68 feet to an iron pin; thence extending along Lot No. 3, South 44 degrees, 49 minutes, 56 seconds West a distance of 169.57 feet to the place of beginning. The last described line passing thru an iron pin online at a distance of 60 feet from said place of beginning.



## TRACT NO. 2

ALL THAT CERTAIN lot or piece of ground, being Lot No.4-A, as shown on the plan of small lots laid out by Allen G. Renninger and Annie F. Renninger, his wife, in April, 1952, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Easterly corner of Lot No. 4, as shown on the plan of lots laid out by Allen G. Renninger, et ux., in April 1950; thence extending along the rear of Lot No. 4, North 44 degrees, 32 minutes West a distance of 51.68 feet to an iron pin; thence extending along Lot No. 5-A, North 47 degrees, 38 minutes, 58 seconds East a distance of 49.89 feet to an iron pin; thence extending along land now or late of Allen G. Renninger, et ux., South 44 degrees, 32 minutes East a distance of 49.23 feet to an iron pin; thence extending along Lot No. 3-A, South 44 degrees, 49 minutes, 56 seconds West a distance of 49.77 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey S. Reinert and Cherie Y. Weller, by Deed from Gregory L. Maskrey and Deborah R. Maskrey, his wife, dated 06/02/1995, recorded 06/07/1995 in Book 5114, Page 1135.

Parcel Number: 47-00-06860-00-5.

Location of property: 1771 Swamp Pike, Gilbertsville, PA 19525-9659.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey S. Reinert and Cherie Y. Weller** at the suit of Wells Fargo Bank, N.A. Debt: \$149,332.50.

**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.

## 11-23200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made for Jostum Realty Company by George B. Petum, Registered Engineer, Glenside, Pennsylvania dated October 29, 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Pike (75 feet wide) at the distance of 468 feet measured South 68 degrees, 30 minutes East along said side of Ridge Pike from its intersection with the Southwesterly side of Edward Road (50 feet wide) (both lines produced); thence extending from said beginning point North 22 degrees, 30 minutes East, 90.83 feet to a point; thence extending South 39 degrees, 12 minutes West, 157.45 feet to a point on the Northeasterly side of Ridge Pike, aforesaid; thence extending the same North 68 degrees, 30 minutes West, 42.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Kochanowicz, by Deed from Christopher M. Davis, dated 10/07/2005, recorded 10/26/2005 in Book 5576, Page 2557.

Parcel Number: 65-00-09724-00-3.

Location of property: 425 Ridge Pike, Lafayette Hill, PA 19444-2020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony M. Kochanowicz** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset Backed Certificates, Series 2005-4. Debt: \$337,056.89.

**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.

## 11-24727

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate on the Southeasterly side of West Summit Street, **Souderton Borough**, Montgomery Township, Commonwealth of Pennsylvania bounded and described according to a survey thereof made on June 27, 1935 by S.F. Moyer, R.S. as follows:

BEGINNING at a mark in the Southeasterly curb line of West Summit Street (30 feet between curbs) and in line of land of Fred K. Cressman; thence along land of Fred K. Cressman, South 41 degrees, East 209.5 feet to an iron pin, a corner in line of land now or late of Lizzie Moyer; thence along the same South 46 degrees, 15 minutes West, 25.07 feet to an iron pin in line of land of the grantors; thence along the same North 41 degrees, West 210.85 feet to the said Southeasterly curb line of West Summit Street; thence along the same North 49 degrees, 30 minutes East, 25 feet to the place of beginning.

CONTAINING 5,254.38 square feet of land, more or less.

AND ALL THAT CERTAIN small parcel or tract of land lying to the South of building lots fronting on West Summit Street, between Main Street and Wile Avenue, **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated 05/18/1947 as prepared by Stanley F. Moyer, R.S., Souderton, Pennsylvania and being designated on said plan as Lot No. 5, as follows, to wit:

BEGINNING at an iron pin in the South side of a 20 feet wide alley along the rear of West Summit Street building lots; thence along Lot No. 4 intended to be conveyed to Alvin Gilbert, South 41 degrees, 10 minutes East, 60.43 feet to an iron pin; thence along lands now or late of Morris S. Landis and Henry S. Landis, South 46 degrees, 10 minutes West, 25.07 feet to an iron pin; thence along Lot No. 6, intended to be conveyed to Lloyd Nase, North 41 degrees, 10 minutes West, 60.52 feet to an iron pin in the South side of the 20 feet wide alley; thence along the same and lands of said grantee, North 46 degrees, 20 minutes East, 25.07 feet to the place of beginning.

CONTAINING 1,510 square feet of land, more or less.

BEING the same premises which Brian L. Knaub and Kim M. Knaub, husband and wife, by Deed dated December 27, 2001 and recorded January 30, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5393, Page 2219, granted and conveyed unto Christopher T. Maine and Karen F. Maine, husband and wife, as Tenants by the Entirety.

Parcel Number: 21-00-07172-00-7.

Location of property: 36 West Summit Street, Souderton, PA 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher T. Maine and Karen F. Maine, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$202,094.47.

**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.

11-24988

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being more particularly bounded and described according to a survey made thereof by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on the 27th day of November, A.D., 1929, as follows, to wit:

BEGINNING at a point, a corner on the Northeast side of Third Street, as laid out fifty feet wide, at the distance of ninety-nine and eighty-five one-hundredths feet Southeast of the Southeast side of Fourth Avenue, also known as Mitchell Avenue, as laid out forty feet wide, being a corner of other land of the said Mary B. Clifton; thence extending along the Northeast side of said Third Street South forty-three degrees, thirty minutes East, sixteen feet to a point, a corner of other land now or late of the said Mary B. Clifton, and extending of that width in length or depth, both the Northwest side line and the Southeast side line passing through the middle of the partition walls of dwellings on this lot and said adjoining lots North forty-six degrees, thirty minutes East, one hundred fifty feet to the Southwest side of a twenty feet wide alley.

BOUNDED on the Southeast by other land now or late of the said Mary B. Clifton, on the Southwest by Third Street, on the Northwest by other land now or late of the said Mary B. Clifton and on the Northeast by said twenty foot wide alley.

BEING the same premises which Paul W. Ciccotosto and Donna L. Ciccotosto, husband and wife, by Deed dated December 28, 2000 and recorded January 9, 2001 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5345, Page 02119, granted and conveyed unto Craig W. Miller.

Parcel Number: 11-00-16404-00-1.

Location of property: 731 West Third Street, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Craig W. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$67,979.90.

**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.

11-26923

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

BEGINNING at a point on the North side of Chestnut Street, a corner of this and lot of Francis Duval; thence, Northwardly through middle of division wall of said properties and along Duvall's line, 140 feet to a 20 feet wide alley; thence Westerly along same 30 feet to a corner of this and land late of Mrs. Mack; thence by the same Southwardly 140 feet to the North line of said Chestnut Street; thence, Eastwardly 30 feet to the place of beginning.

Parcel Number: 16-00-06100-00-4.

Location of property: 329 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Natalie M. Austin** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,163.51.

**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.

11-29481

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on June 4, 1952, known as Plan of Sunnycrest Homes, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sunnycrest Road (fifty feet wide) which point is measured South forty-seven degrees, forty minutes, twenty-eight seconds East, three hundred forty-nine and three-one hundredths feet from a point of curve, which point is measured on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred ninety-six and thirty-five one-hundredths feet from a point of tangent on the Southeasterly side of Sunnycrest Road, which point is measured North forty-two degrees, nineteen minutes, thirty-two seconds East, eighty-seven feet from a point of curve, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Northeasterly side of Goentner Road (fifty feet wide).

CONTAINING in front or breadth on the said Southwesterly side of Sunnycrest Road sixty-two feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Sunnycrest Road one hundred and sixteen feet.

BEING Lot No. Forty-Four on said plan.

BEING the same premises which Elaine M. Conboy by Her Agent Kathleen Lewis Appointed by Power of Attorney, dated June 1, 1987, by Deed dated April 30, 2010 and recorded May 10, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5766, Page 01393, granted and conveyed unto Mark A. Johnson and Nicole Johnson, as Tenants by the Entirety.

Parcel Number: 30-00-64140-00-9.

Location of property: 2948 Sunnycrest Road, Willow Grove, PA 19090-3821.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mark A. Johnson and Nicole Johnson a/k/a Nicole R. Johnson, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$257,259.81.

**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.

11-29525

ALL THAT CERTAIN two and one-half story dwelling, tenement and tract of land, situate on the Southwest side of Front Street, in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Front Street, at the distance of 182.4 feet Southeasterly from Mill Street, a corner of this and a 3.7 feet wide alley belonging to Pamfilo Duco; thence along said alley and said Duco's land South 24 degrees and 40 minutes West, 70 feet and 10 inches to a point in the land of Mary Jane Smith; thence along Mary Jane Smith's land parallel with Second Street, South 65 degrees and 20 minutes East, 12.55 feet to a stake a corner of this and land of Julian Azerski; thence by the same line passing through the middle of the partition wall between this and the house of Azerski's land, North 24 degrees, and 40 minutes East, 70 feet and 10 inches to a point on the Southerly side of said Front Street; thence North 65 degrees and 20 minutes West, 12.55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chris Hipwell, by Deed from George S. Hripto, dated 12/17/2004, recorded 12/30/2004 in Book 5538, Page 1646.

Parcel Number: 02-00-02976-00-1.

Location of property: 32 West Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Hipwell** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$69,957.17.

**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.

11-29604

ALL THAT CERTAIN lot or piece of ground, situate and lying in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and being Lot Nos. 225, 226, 227 and the Southwestern most 10 feet of Lot No. 228 as appears on a plan of Fox Chase Hills as prepared by Albright and Mebus, Civil Engineers and as recorded in Deed Book 920, Page 600 and described, as follows:

BEGINNING at a point on the Southeasterly side of Wesley Avenue (10 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Mankin Avenue (40 feet wide): (1) leaving Mankin Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.47 feet to a point of tangent on the Southeasterly side of Wesley Avenue; and (2) North 40 degrees, 23 minutes, 19 seconds East along the Southeasterly side of Wesley Avenue 229.05 feet to the place of beginning; thence extending through Lot No. 228 of which this was a part, South 48 degrees, 15 minutes, 30 seconds East, 156.25 feet to a point a corner in line of Lot No. 252; thence extending along same and also along Lot Nos. 251, 250, 249 respectively South 41 degrees, 44 minutes, 30 seconds West, 85.02 feet, more or less, to a point a corner in line of Lot No. 244; thence extending along same North 48 degrees, 15 minutes, 30 seconds East, 156.25 feet to a point a corner in line of Lot No. 252; thence extending along same and also along Lot Nos. 251, 250, 249 respectively South 41 degrees, 44 minutes, 30 seconds West, 85.02 feet more or less, to a point a corner in line of Lot No. 224; thence extending along same North 48 degrees, 15 minutes, 30 seconds West along said Lot No. 224, 154.74 feet to a point a corner on the Northeasterly side of Wesley Avenue (40 feet wide); thence extending along the same North 40 degrees, 23 minutes, 19 seconds East, 85.02 feet to the point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Kenneth S. Curry and Beth Ann Curry, his wife, by Deed from Raymond F. McFadden and Mary Rita McFadden, his wife, dated 02/17/1995, recorded 02/23/1995 in Book 5106, Page 455.

Parcel Number: 30-00-71592-00-9.

Location of property: 961 Wesley Avenue, Huntingdon Valley, PA 19006-8728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth S. Curry and Beth Ann Curry** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$177,934.29.

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

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

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

11-29646

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof made for Leonard Blair, by Yerkes Engineering Company Civil Engineers and Surveyors dated November 12, 1962 and revised December 7, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7, Page 17, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac (of irregular width) at the end of Kathwood Lane, also on the Northeast side of a certain 10.00 foot wide storm sewer easement said point being the six following courses and distances from a point of curve on the Northwestern side of Croton Road: (1) leaving Croton Road on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 10.33 feet to a point of tangent on the Southwestern side of Kathwood Lane (50 feet wide); (2) North 25 degrees, 42 minutes 50 seconds West along the Southwestern side of Kathwood Lane (50 feet wide) 287.93 feet to a point or curve on the same; (3) Northwesternly still along the Southwestern side of Kathwood Lane (50 feet wide) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 29.02 feet to a point of tangent on the same; (4) North 16 degrees, 12 minutes, 50 seconds West still along the Southwestern side of Kathwood Lane (50 feet wide) 67.18 feet to a point of curve on the same; (5) Northwesternly along the Southwestern side of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 41.46 feet to a point of reverse curve on the same; and (6) Northwestwardly and Northeastwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50.00 feet crossing the bed of the two aforesaid 10.00 foot wide storm sewer easement to the arc distance of 77.07 feet to a point of beginning thence extending from said point of beginning North 33 degrees, 43 minutes West along the Northeast side of said easement 97.00 feet to a point on the Northeast side of said easement, and angle in same; thence extending South 67 degrees, 52 minutes, 40 seconds West along the Northwestern side of said easement 202.67 feet to a point; thence extending North 22 degrees, 07 minutes, 20 seconds West, 167.38 feet to a point; thence extending North 53 degrees, 28 minutes, 10 seconds East, 222.58 feet to a point; thence extending South 23 degrees, 46 minutes, 30 seconds East, 216.71 feet to a point; thence extending South 333 degrees, 43 minutes East, 95.00 feet to a point on the Northwestern side of the aforesaid cul-de-sac; thence extending Southwesternly along the Northwestern side of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distances of 20.57 feet to the first mentioned point and place of beginning.

SUBJECT to any restrictions, easements and/or adverse that pertain to this property.

Parcel Number: 58-00-11689-00-7.

Location of property: 355 Kathwood Lane, Wayne, PA 19087.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael C. Parella and Betsy H. Parella** at the suit of Manufacturers and Traders Trust Company. Debt: \$528,847.05.

**Eugene E. Pepinsky, Jr.**, 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.

11-30044

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, hereditaments and appurtenances, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2507 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "As Built" Plan of House No. 2507 prepared by Serdy, Bursich & Huth, Inc., as endorsed hereon, as follows, to wit:

BEGINNING at a point, a corner on the center line of the party wall between this and Lot No. 2506 of Walnut Ridge Estates, which point is at the distance of 86.10 feet measured South 44 degrees, 42 minutes, 0 seconds West from a point, which point is at the distance of 152.72 feet measured North 45 degrees, 18 minutes, 0 seconds West from a point, which point is at the distance of 145 feet measured South 39 degrees, 42 minutes, 0 seconds West from a point on the center line of Main Drive, which point is 6 feet measured South 26 degrees, 18 minutes, 0 seconds East along said center line from its point of intersection with the center line of "A" Drive, as shown on said plan.

CONTAINING in front or breadth on a course measured North 45 degrees, 18 minutes, 0 seconds West from said point of beginning 17.83 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38 feet.

BEING the same premises which James Paul Kelly, by Deed dated November 10, 2009 and recorded November 20, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5751, Page 0092 and re-recorded 05/11/2010, granted and conveyed unto Paul D. Johnson and Tita A. Johnson, as Tenants by the Entireties and Billy L. Kennon and April M. Kennon, as Tenants by the Entireties; ownership between both couples as Joint Tenants With Rights of Survivorship.

Parcel Number: 42-00-05118-81-6.

Location of property: 2507 Walnut Ridge Estates, Pottstown, PA 19464-3070.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Paul D. Johnson and Tita A. Johnson, as Tenants by the Entireties and Billy L. Kennon and April M. Kennon, as Tenants by the Entireties; Ownership between both couples as Joint Tenants With Rights of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$101,480.36.

**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.

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11-31774

ALL THAT CERTAIN brick messuage 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 Northern 15 feet of Lot No. 20 in a plan of lots as laid out by Richards and Swinehart.

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

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

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Erick M. O'Brien** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,039.87.

**James R. Wood**, Attorney.

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

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

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11-33486

ALL THAT CERTAIN unit in the property known, named and identified as River Walk at Royersford, a Condominium located in **Royersford Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C. S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 7/25/2006 and recorded in Deed Book 5610, Page 317, and any Amendments thereto, being and designated as Building 19 Unit No.10 together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 6.25%.

TITLE TO SAID PREMISES IS VESTED IN Brenda A. Shepperd from The Riverfront at Royersford, L.P. by Deed dated 8/29/2006 and recorded 9/8/2006 in Montgomery County in Deed Book 5615, Page 1891.

Parcel Number: 19-00-01412-04-5.

Location of property: 10 Cameron Court a/k/a 10 Cameron Court Building 19, Condominium 10, Royersford, PA 19468-2259.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brenda A. Shepperd** at the suit of GMAC Mortgage, LLC. Debt: \$203,045.52.

**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.

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11-35285

ALL THAT CERTAIN lot or tract of land situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania as shown on a certain plan of lots belonging to Grantor.

BEING bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Fruit Farm Road, said point being a corner of land belonging to William C. Centrella and Karen R. Centrella his wife; thence along said land South forty-eight degrees, forty-five minutes East, four hundred twenty-two and nine hundred sixty-five one-thousandths feet to another corner of said land and in line of land now or late of Hopwood; thence along said Hopwood's land South forty degrees, fifty-nine minutes, thirty seconds West, one hundred three and two hundred seventy-one one-thousandths feet to a corner of land about to be conveyed unto Elizabeth G. Baumgard Lesser; and thence along said land North forty-eight degrees, forty-five minutes West, four hundred twenty-three and forty-one one-hundredths feet to the center line of Fruit Farm Road aforesaid; thence along said road North forty-one degrees, fifteen minutes East, one hundred three and twenty-one one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Jacob and Cheryl M. Lamb-Jacob by Deed from Robert L. Jacob and Cheryl M. Jacob a/k/a Cheryl M. Lamb-Jacob, dated April 27, 1993 and recorded May 4, 1993 in Deed Book 5040, Page 0557.

Parcel Number: 61-00-01879-00-4.

Location of property: 476 Fruit Farm Road, Royersford, PA 19468.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert L. Jacob and Cheryl M. Lamb-Jacob** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-4. Debt: \$175,101.92.

**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.

11-35660

ALL THAT CERTAIN message and lot known as #2811 Saylor Avenue, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan laid out for Pauline R. Scheffey Estate dated February 15, 1978 by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin marking the Northeast property line intersection of Saylor Avenue (legal width of 33 feet and ultimate width of 50 feet) and an unopened portion of Park Road (33 feet wide); thence along the unopened portion of Park Road, North 38 degrees, 30 minutes East, 212.56 feet to the Southerly side of a given unopened 20 foot wide alley; thence along the Southerly side of said alley, South 76 degrees, 45 minutes East, 131.35 feet to a corner of Lot No. 2 other lands of the grantors now or about to be conveyed to Gregory J. Churach, singleman; thence leaving said alley and along the Westerly side of Lot No. 2, also known as #2821 Saylor Avenue, South 44 degrees, 07 minutes West, 115.04 feet to a corner and South 13 degrees, 15 minutes West, 93.5 feet to a corner on the Northerly right-of-way line of Saylor Avenue; thence along the Northerly side of Saylor Avenue and distant 16.5 feet from the center line thereof, North 76 degrees, 45 minutes West, 163.0 feet to the place of beginning.

CONTAINING a total area of 25,535 square feet and a net area clear of the ultimate right-of-way line of Saylor Avenue of 24,167 square feet of land.

BEING all of Lot No. 1 on the above plan of lots.

EXCEPTING AND RESERVING a strip of land eight and one-half feet in width along the Southerly side of the herein described premises for the future widening on Saylor Avenue and such other lawful purposes as public road right-of-ways may be lawfully used.

TOGETHER WITH the free and uninterrupted joint use of an unopened portion of Park Road (33 feet wide) and alley (20 feet wide) in the rear of the herein described premises as more fully set forth in Deed Book No. 1181, Page 85.

TITLE TO SAID PREMISES IS VESTED IN James W. Bildstein and Christine A. Bildstein, husband and wife, by Deed from George W. Leonhardt, Jr. and Diane Leonhardt, husband and wife, dated December 27, 2002 and recorded January 22, 2003 in Deed Book 5444, Page 0454.

Parcel Number: 42-00-04531-00-8.

Location of property: 2811 Saylor Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine A. Bildstein a/k/a Christine Bildstein and James W. Bildstein a/k/a James Bildstein** at the suit of Residential Credit Solutions, Inc. Debt: \$252,206.62.

**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.

12-00619

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan made for Joseph R. Galasso made by Donald R. Schorr, Consulting Engineer, Norristown, Pennsylvania dated June 11, 1973, as follows, to wit:

BEGINNING at a point in the center line of Plymouth Boulevard (fifty feet wide), being at the distance of two hundred forty-five and sixty-four one-hundredths feet measured North forty-six degrees, fourteen minutes West, along said center line from its point of intersection with the center line of Sandy Hill Road (fifty feet wide); thence extending from said point of beginning along the aforesaid center line of Plymouth Boulevard, North forty-six degrees, fourteen minutes West, one hundred forty-three and eighteen one-hundredths feet to a point, a corner of lands now or late of Dr. Reno Fahbri Estate; thence extending along said lands the two following courses and distances: (1) South forty-six degrees, thirty-eight minutes East, crossing the Southeasterly side of Plymouth Boulevard one hundred twenty-seven and six one-hundredths feet to a point, an angle; and (2) North forty-three degrees, forty-six minutes East, one hundred forty-two and eight one-hundredths feet to a point in line of Lot No. 34 on a Plan of "Country Club Terrace"; thence extending along same, South forty-six degrees, fourteen minutes East, one hundred feet to a point, a corner of Lot No. 3 and said plan; thence extending along rear of Lot No. 3 and Lot No. 1 South forty-three degrees, forty-six minutes West, recrossing the Northeasterly side of Plymouth Boulevard two hundred sixty-one and fifty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard J. Cianciulli and Annie S. Cianciulli, by Deed from Richard J. Cianciulli and Henrietta S. Cianciulli, dated 07/07/1997, recorded 07/21/1997 in Book 5192, Page 2486.

Parcel Number: 49-00-09077-00-9.

Location of property: 1515 Plymouth Boulevard, Plymouth Meeting, PA 19462-2680.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annie S. Cianciulli a/k/a Annie Cianciulli and Richard J. Cianciulli a/k/a Richard Cianciulli** at the suit of Pennymac Corporation. Debt: \$287,876.59.

**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.

12-01588

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

BEGINNING at a point on the Northeasterly side of Eighth Avenue at the distance 196.47 feet Northwesterly from Forrest Street, a corner of this and other property now or late of Joseph McFarland, said point of beginning being opposite to the center of the partition wall located between these premises and Joseph McFarland's adjoining premises; thence Northeasterly at right angles to said Eighth Avenue the line being through the center of the partition wall between the premises hereby conveyed and the said Joseph McFarland's adjoining premises, 76 feet to a point a corner of this and other property now or late of Annie Harvey; thence along the line of said Annie Harvey's adjoining land 14.73 feet Northwesterly to a point a corner of this and other property now or late of LaLance Bert Clemens; thence along the line of said adjoining property and passing through the center of the partition wall of these premises and the said LaLance Bert Clemens premises Southwesterly 76 feet to the Northeasterly side of Eighth Avenue and along the said side of said Eighth Avenue Southeasterly 14.73 feet to the place of beginning.

BEING the same premises which Gerald E. Rath, Jr. and Rita I. Rath, by Deed dated August 14, 1992 and recorded August 21, 1992 in Montgomery County in Deed Book 5016, Page 1379 granted and conveyed unto Gerald E. Rath, III and Christine Marie Amento.

Parcel Number: 05-00-00612-00-4.

Location of property: 120 West Eighth Avenue, Conshohocken Borough, Montgomery County, PA.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Gerald E. Rath, III and Christine Marie Amento a/k/a Christine A. Rath** at the suit of Susquehanna Bank formerly Susquehanna Bank DV formerly Susquehanna Patriot Bank. Debt: \$77,981.36.

**Keith Mooney**, Attorney.

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

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

12-01602

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

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**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.

12-01827

ALL THAT CERTAIN lot or piece of ground, situate in the Third Ward (formerly the Ninth Ward) in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey of plan of Pottsgrove Manor, Inc., dated 12/24/1951, made by George F. Shaner, Registered Engineer, said plan being recorded in the Office for the Recording of Deeds in Deed Book 2315, Page 601, as follows, to wit:

BEGINNING at a point on the Northerly side of Chestnut Street (50 feet wide) which point is measured North 63 degrees, 39 minutes West, 433 feet from a point of curve which point of curve is measured on the arc of a circle curving to the right having a radius of 22 feet the arc distance of 34.50 feet from a point on the Northwest side of Gable Avenue (50 feet wide); thence extending along said side of Chestnut Street North 63 degrees, 39 minutes West, 55 feet to a point, a corner of Lot No. 139 on said plan; thence extending along North 26 degrees, 21 minutes East, 100 feet to a point in the bed of a 10 feet wide utility easement; thence extending along the same South 63 degrees, 39 minutes East, 55 feet to a point a corner of Lot No. 137; thence extending along the same South 26 degrees, 21 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 138 on said plan.

Parcel Number: 16-00-06628-00-7.

Location of property: 333 West Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Barbara Purr** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,220.85.

**James R. Wood**, Attorney.

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

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

12-02633

PARCEL A:

ALL THOSE TWO CERTAIN lots or pieces of ground, known and designated as Lots Nos. 1 and 2, Block C, plan of Norristown Park, Map No. 6 recorded in Deed Book 853, Page 600, situate in **Lower Providence Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a survey thereof made May 11, 1923, by James Cresson, C.E., as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Hillside Avenue and the Southwest side of Main Street; thence extending along the said Southwest side of Main Street Southeasterly forty and twelve one-hundredths feet to a point a corner of Lot No. 3; thence extending along said lot Southwesterly one hundred seventy-five feet to a point a corner of Lot No. 43; thence extending along said lot Northwesterly forty and twelve one-hundredths feet to a point on the Southeast side of Hillside Avenue aforesaid; thence extending along the said Southeast side of Hillside Avenue Northeasterly one hundred seventy-five feet to the first mentioned point and place of beginning.

BEING the same premises which Dorothy Volia Cooper, widow, by Indenture dated February 19, 1976 and recorded February 20, 1976, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 4088, Page 512, granted and conveyed unto Francis Puleo and Richard Puleo, Co-Partners, in fee.

UNDER AND SUBJECT to certain building restrictions and conditions.

PARCEL B:

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, State of Pennsylvania known and designated as Lots #5 and #6 on a certain plan of lots, "Map No. 6 of Norristown Park", surveyed by James Cresson Civil Engineer, and Surveyor, Norristown, Pennsylvania, dated May, 1923, said map being on file in the Recorder's Office of Montgomery County, State of Pennsylvania.

BEING 40.12 feet facing Main Street and 40.12 feet in rear by 175 feet in depth more or less.

BEING the same premises which Dorothy Volia Cooper, widow, by Indenture dated February 19, 1976 and recorded February 20, 1976, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 4088, Page 510, granted and conveyed unto Francis Puleo and Richard Puleo, Co-Partners, in fee.

UNDER AND SUBJECT to restrictions as now of record.

PARCEL C and PARCEL D:

ALL THOSE CERTAIN seven lots or pieces of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lots Numbered 3, 4, 7, 8, 9, 10, 11, Block "C" on a certain Plan of Lots of Norristown Park, Map #6, recorded at Norristown in Deed Book 853, Page 600 and bounded and described in accordance therewith as follows, to wit:

LOTS Numbered 3 and 4, Block "C", BEGINNING at a point on the Southwest side of Main Street at the distance of 40.12 feet Southeastwardly from the Southeasterly side of Hillside Avenue, a corner of Lot #2; thence along the Southwest side of Main Street, South 13 degrees, 48 minutes East, 40.12 feet to a point, a corner of Lot #5; thence along Lot #5, South 71 degrees, 41 minutes West, 175 feet to a point in line of Lot #43; thence along Lot #43, North 13 degrees, 48 minutes West, 40.12 feet to a point, a corner of Lot #2 aforesaid; thence along Lot #2 North 71 degrees, 41 minutes East, 175 feet to the place of beginning.

LOTS numbered 7, 8, 9, 10 and 11, Block "C". Beginning at a point on the Southwest side of Main Street at the distance of 120.36 feet Southeastwardly from the Southeasterly side of Hillside Avenue, a corner of Lot #6; thence along the Southwest side of Main Street South 13 degrees, 48 minutes East 100.3 feet to a point, a corner of Lot #12; thence along Lot #12 South 71 degrees, 41 minutes West, 175 feet to a point, a corner of Lot #31; thence along Lots #31, 32, 33, 34, and 35, North 13 degrees, 48 minutes West, 100.3 feet to a point, a corner of Lot #6, aforesaid, thence along Lot #6, North 71 degrees, 41 minutes East, 175 feet to the place of beginning.

BEING the same premises which Frank Puleo, by Indenture dated August 6, 1974 and recorded August 13, 1974, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 3968, Page 240, granted and conveyed unto Francis J. Puleo, in fee.

Parcel Numbers: A. 43-00-11566-00-1; B. 43-00-11560-00-7; C. 43-00-11563-00-4; D. 43-00-11557-00-1.

Location of property: 2938 Ridge Pike, Trooper, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Francis J. Puleo and Richard J. Puleo (as to Premises "A" and "B") and Francis J. Puleo (as to Premises "C" and "D")** at the suit of Phoenixville Federal Bank & Trust. Debt: \$310,484.40 plus interest in the amount of \$45.51 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.

12-03299

ALL THAT CERTAIN unit in the property known; named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 8, 1980 in Deed Book 4523, Page 519 and First Amendment thereto dated November 30, 1980 and recorded on November 26, 1980 in Deed Book 4584, Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980 in Condominium Plan Book 8, Page 1, 2, and 3 and a Code of Regulations dated December 27, 1979 and recorded May 5, 1980 in Deed Book 4523, Page 552 and an Amendment thereto dated November 24, 1980 and recorded in Deed Book 4584, Page 100, being and designed on Declaration Plan as Unit 338 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 .867568.

BEING the same premises which M.J. Patrick, Inc. by Deed dated 05/25/2007 and recorded 06/07/2007 in Montgomery County in Deed Book 5650, Page 492 granted and conveyed unto Stacey Solomon.

Parcel Number: 63-00-04864-83-3.

Location of property: 318 Centre Avenue, Unit #338 a/k/a Condominium 318, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stacey Solomon** 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: \$133,930.83.

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

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

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

12-06889

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Donald H. Schurr, Registered Surveyor on May 17, 1954 designated as Subdivision #4 Penn Square Village and recorded at Norristown in Plan Book A-1, Page 4, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Norwood Lane (60 feet wide) at the distance of 535.71 feet Northwestwardly (as measured along Norwood Lane) from a point of curve forming the intersection of the Northeasterly side of Norwood Lane and the Northwesterly side of Stoney Creek Road (60 feet wide); thence extending along Norwood Lane North 45 degrees, 12 minutes West, 70 feet to a point; thence extending North 44 degrees, 48 minutes East, 128.02 feet to a point; thence extending South 46 degrees, 08 minutes, 20 seconds East, 70.01 feet to a point; thence extending South 44 degrees, 48 minutes West, 129.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 472 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stacie Lube and John Lube by Deed from Stacie Lube dated August 14, 2009 and recorded August 20, 2009 in Deed Book 5741, Page 141.

Parcel Number: 33-00-06337-00-2.

Location of property: 117 Norwood Lane, East Norriton, PA 19401.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Stacie Lube and John Lube** at the suit of TD Bank. Debt: \$172,512.30.

**Everett K. Sheintoch**, 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.

12-08016

ALL THAT CERTAIN brick message or tenement and lot or piece of land upon which the same is erected, situate on the West side of South Washington Street and designated as 170 South Washington Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, a corner of this and property adjoining to the North and belonging to Michael and Elizabeth Sheperak, distance 16 feet, 4 inches from the Southwest corner of a 20 feet wide alley and Washington Street; thence along the Sheperak property in a Westerly direction 85.8 feet to a 10 feet wide alley, passing in part of said course and distances thru the middle of this and the Sheperak property; thence along said 10 feet wide alley Southerly and parallel with Washington Street 16 feet, 3 inches to a point, a corner of this and other property of the party of the first part; thence along said other Printz's property in an Easterly direction 85.8 feet to Washington Street, passing in part of said course and distances thru the middle of this and other Printz's property adjoining to the South; thence along said Washington Street North 16 feet, 3 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald D. Cochran, Sr. and Ruth L. Cochran, h/w, by Deed from Mel Samsel, dated 09/08/1995, recorded 09/15/1995 in Book 5125, Page 1232.

As the property is owned by Donald D. Cochran, Sr. and Ruth L. Cochran as Tenants by the Entireties, upon the death of Donald D. Cochran, Sr. on April 15, 2001, Ruth L. Cochran became Sole Owner of the mortgaged premises as Surviving Tenant by the Entireties.

Parcel Number: 16-00-32540-00-6.

Location of property: 171 South Washington Street a/k/a 170 South Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ruth L. Cochran a/k/a Ruth L. Warsheski** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$59,374.64.

**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.

12-08028

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, drawn according to a plan of subdivision made for the Estate of George T. Downs and T. George Downs, made by George B. Mebus, Inc., Engineers dated November 25, 1968 revised January 6, 1969 and recorded in Plan Book B15, Page 54, bounded and described, as follows:

BEGINNING at a point of tangent of the radius corner in the Northwesterly side of Old York Road (70 feet wide) as widened 10 feet on the Northwesterly side at the distance of 11.25 feet Southwestwardly from the point of intersection at the aforesaid Northwesterly side of Old York Road, produced, and the Southwesterly side of Melrose Avenue (40 feet wide) (formerly Kenwood Road) produced; thence along the Northwesterly side of Old York Road South 11 degrees, 43 minutes, 10 seconds West, 104.18 feet to a point; thence leaving Old York Road North 71 degrees, 15 minutes, 30 seconds West, 164.90 feet to a point; thence South 86 degrees, 01 minute, 02 seconds West, 26.88 feet to a point a corner of Lot #3; thence along Lot #3 and crossing over a 10 feet wide right-of-way for drainage North 28 degrees, 11 minutes, 37 seconds East, 151.41 feet to a point on the Southwesterly side of Melrose Avenue (40 feet wide); thence along Melrose Avenue South 62 degrees, 02 minutes, 35 seconds East, 141.47 feet to a point; thence along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 19.34 feet to the point and place of beginning.

BEING Lot #4 on the above mentioned plan.

BEING the same premises which Anita Shmukler, by Deed dated June 30, 2010 and recorded July 9, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5773, Page 0006, granted and conveyed unto Bryan S. Lowes, as Sole Owner.

Parcel Number: 31-00-18973-00-4.

Location of property: 1400 Melrose Avenue, Elkins Park a/k/a 1400 Melrose Avenue, Cheltenham, PA 19027-3155.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Bryan S. Lowes, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$451,469.19.

**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.

12-08813

ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania according to a plan prepared by Mease Engineering, P.C. dated August 13, 2001 revised April 30, 2003 and recorded in Plan Book Page A-61, Page 306, bounded and described, as follows:

BEGINNING at a point for a corner on the ultimate right-of-way line of Hendricks Road (T312); thence along Lot 8 of the Lang Subdivision South forty-five degrees, thirty minutes, forty-two seconds West (South 45 degrees, 30 minutes, 42 seconds West) one hundred and zero one-hundredths feet (100.00 feet) to a point for a corner in the middle of a 20 feet wide sanitary sewer easement; thence along Lot 6 of the Lang Subdivision North forty-four degrees, twenty-nine minutes, eighteen seconds West (North 44 degrees, 29 minutes, 18 seconds West) two hundred nineteen and



forty-three one-hundredths feet (219.43 feet) to it point for a corner on the ultimate right-of-way line of Fourth Street (T337); thence along the ultimate right-of-way line of Fourth Street North forty-seven degrees, three minutes, forty seconds East (North 47 degrees, 3 minutes, 40 seconds East) eighty and fifty-seven one-hundredths feet (80.57 feet) to a point for a corner; thence along the ultimate right-of-way line of Hendricks Road the two (2) following courses and distances: (1) along a curve deflecting to the right with a radius of twenty and zero one-hundredths feet (20.00 feet) for an arc length of thirty and eighty-eight one-hundredths feet (30.88 feet) and a chord of South eighty-eight degrees, forty-two minutes, forty-nine seconds East (South 88 degrees, 42 minutes, 49 seconds East) twenty-seven and ninety one-hundredths feet (27.90 feet) to a point for a corner; (2) South forty-four degrees, twenty-nine minutes, eighteen seconds East, (South 44 degrees, 29 minutes, 18 seconds East) one hundred ninety-seven and twenty-five one-hundredths feet (197.25 feet) to the place of beginning.

CONTAINING 21,726 square feet.

EXCEPTING a 20 feet wide sanitary sewer easement as shown on the Lang Subdivision Plan recorded in Plan Book \_\_\_, Page \_\_\_.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Lehman and Bridgette Lehman by Deed from River Rock Properties, LLC, a Pennsylvania Limited Liability Company, dated 06/18/2004, recorded 07/01/2004 in Book 5514, Page 2000.

Parcel Number: 57-00-01545-05-4.

Location of property: 1012 East Fourth Street, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Lehman a/k/a Robert William Lehman and Bridgette Lehman** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2004RS8. Debt: \$420,982.95.

**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.

12-09356

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Chestnut Lane Estate, made by Tri-State Engineers and Land Surveyors, Inc., dated April 27, 1976, and revised December 15, 1976, said plan being recorded in the Office of the Recorder of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-27, Page 98, as follows, to wit:

BEGINNING at a point on the title line in the bed of a certain access easement (50 feet wide) said point being at the distance of 555.00 feet measured South 43 degrees, 13 minutes, 00 seconds West from its point of intersection formed by a point on the title line in the bed of the said access easement at a point on the Southwesterly side of County Line Road (L.R. 09003), said point of beginning also being a corner of Lot 5 as shown on the above mentioned plan; thence extending from said point of beginning South 43 degrees, 13 minutes, 00 seconds West crossing the Northeasterly side a portion of a 50 feet wide utility easement 331.92 feet to a point in the bed of said easement, said point also being a corner of Lot 7 as shown on the above mentioned plan; thence extending along the same North 78 degrees, 47 minutes, 00 seconds West crossing the Northwesterly side of said 50 feet wide access easement 672.94 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending along the same North 46 degrees, 57 minutes, 15 seconds West crossing the Southeasterly side of another certain utility easement 229.31 feet to a point in the bed of said easement, also being a corner of Lot 3 as shown on the above mentioned plan; thence extending along the same North 43 degrees, 13 minutes, 00 seconds East recrossing the Southwesterly side of the first aforementioned utility easement 689.21 feet to a point a corner of Lot 5, as shown on the above mentioned plan; thence extending along the same South 46 degrees, 47 minutes, 00 seconds East recrossing the Southwesterly side of said 50 feet wide access easement and also recrossing the Northeasterly side of the aforesaid utility easement 800.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 10.3109 acres.

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

TITLE TO SAID PREMISES IS VESTED IN Kim Toan Phuong and Linh Tu La, his wife, by Deed from Angelo Rossillo and Anna Rossillo, his wife, dated 08/26/1994, recorded 09/19/1994 in Book 5091, Page 1112.

Parcel Number: 36-00-10280-10-6.

Location of property: 104 Rose Lane, Chalfont, PA 18914-3304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kim Toan Phuong and Linh Tu La** at the suit of Nationstar Mortgage, LLC. Debt: \$131,520.80.

**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.

12-10995

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

BEGINNING at a point on the Northeastly side of Sandy Street at the distance of two hundred and twenty feet Northwestly from Violet Street a corner of this and land of Sebastino Casseano; thence Northeastly at right angles to said Sandy Street said point being on the middle of the partition wall between the house on this lot and the house on the adjoining lot one hundred and forty-five feet to a point on the Southwestly side of Airy Street; thence Northwestly along said side of said Airy Street twenty feet to a point a corner of this and land of Matteo Baldassano and others; thence Southwestly along said land and parallel with the first line one hundred and forty-five feet to a point on the Northeastly side of Sandy Street aforesaid; and thence Southeastly along said side of said Sandy Street twenty feet to the place of beginning.

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

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

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

The improvements thereon are: Residential single family dwelling.

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

**Chandra Arkema**, Attorney.

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

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

12-12288

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

**Alyk L. Ofazian**, Attorney. I.D. #312912

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

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

12-12383

ALL THAT CERTAIN lot or piece of land, with buildings and improvements erected thereon, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by C. Raymond Weir, Registered Engineer, on April 28, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Holmes Road (fifty feet wide) said point being measured the four following courses and distances from a point on the Northeasterly side of Bell Lane (fifty feet wide): (1) on the arc of a curve curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point on the Southeasterly side of Holmes Road; (2) North forty-seven degrees, eleven minutes East, sixty-four and four one-hundredths feet to a point, a curve; (3) on the arc of a curve curving to the right, having a radius of one hundred fifty feet the arc distance of one hundred twenty-six and sixty-two one-hundredths feet to a point; and (4) South eighty-four degrees, twenty-seven minutes East, fifty-six and eighty-six one-hundredths feet to the place of beginning; thence extending from said beginning point: and extending along the Southwesterly side of Holmes Road South eighty-four degrees, twenty-seven minutes East, two hundred sixty-two and eighty six one-hundredths feet to a point a corner of Lot #14; thence extending along Lot #14 South five degrees, thirty-three minutes West, one hundred eighty-nine and forty-four one-hundredths feet to a point a corner in line of Lot #10; thence extending partly along Lot #10 and along Lot #11 North sixty-seven degrees, fifty minutes, thirty seconds West, two hundred fourteen and ninety-eight one-hundredths feet to a point a corner of Lot #12; thence extending along Lot #12 North five degrees, thirty-three minutes East, one hundred twenty-eight feet to a point on the Southwesterly side of Holmes Road the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING the same property as Doris R. Fournier and Rita M. Fournier, by their Deed dated January 29, 1993 and recorded March 1, 1993 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Book #5035, Page 811 did grant and convey unto Raymond Ross and Sandra D. Dixon-Ross, husband and wife.

Parcel Number: 54-00-08659-00-8.

Location of property: 1721 Holmes Road, Ambler, Montgomery County, PA 19002.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Raymond Ross and Sandra D. Dixon-Ross** at the suit of AmeriChoice Federal Credit Union. Debt: \$113,998.57.

**Darrell C. Dethlefs**, 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.

12-12949

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

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

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

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

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

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

**Robert S. Esposito**, Attorney.

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

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

12-14658

ALL THOSE TWO CERTAIN lots or parcels of land, situate on the Westerly side of North Franklin Street in the Tenth (now Fifth) Ward, of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly side of Franklin Street at the distance of 100 feet Southwardly from the Southwest corner of Franklin and Wilson (formerly Orange) Streets, at a corner of this and Lot No. 37, other lands of the Grantors described in Tract No. 1 above; thence by the same Westwardly along said Lot No. 31 a distance of 140 feet to a 20 feet wide alley; thence by the same Southwardly 60 feet to a corner of this and Lot No. 40; thence by the same Eastwardly 140 feet to Franklin Street aforesaid; thence by the same Northwardly along the line of Franklin Street a distance of 60 feet to the point or place of beginning.

Embracing and including in said description Lots Nos. 38 and 39 as laid out by Brown and Bernhart.

BEING the same premises which Brian S. Moeller and Erin Leigh Moeller, husband and wife by Deed dated 07/11/2007 and recorded 07/23/2007 in Montgomery County in Deed Book 5656, Page 2292 granted and conveyed unto Damon W. Dietz and Denise A. Elsasser, husband and wife.

Parcel Number: 16-00-10724-00-6.

Location of property: 795 North Franklin Street, Pottstown, PA, 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Damon W. Dietz and Denise A. Elsasser** at the suit of JP Morgan Chase Bank, National Association. Debt: \$195,770.85.

**Salvatore Filippello**, Attorney. I.D. #313897

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

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

12-15321

ALL THAT CERTAIN building lot, with messuage thereon erected, situate in **Telford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, on October 27, 1943, as follows, to wit:

BEGINNING at an iron pin in the center line of West Broad Street, forty-two feet wide, said pin being one hundred eighty-seven feet West of the intersection of the center line of West Broad Street, with the center line of North Fourth Street, and also being the West side line of a twenty feet wide alley, parallel with Fourth Street; thence along the West side line of the alley, South thirty-five degrees, forty-four minutes East, the distance of two hundred thirty-seven feet and forty-nine one-hundredths of a foot to an iron pin a corner; thence along lands of which this was a part, conveyed to Edwin A. Souder and wife, South fifty-four degrees, forty-six minutes West, the distance of one hundred ten feet and sixty-seven one-hundredths of a foot to an iron pin a corner; thence along the premises above described, North forty degrees, twenty-eight minutes West, the distance of two hundred fifty-two feet and two-tenths of a foot to the center line of West Broad Street; thence along the center line thereof, North sixty degrees, forty-one minutes East, the distance of one hundred twenty-eight feet and one-tenth of a foot to the place of beginning.

CONTAINING seven hundred eighty-eight one-thousandths (.788) of an acre of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Dale M. Michener, by Deed from Sally R. Michener, dated 06/09/2006, recorded 09/13/2006 in Book 5616, Page 601.

Parcel Number: 22-02-00367-00-5.

Location of property: 486 West Broad Street, Telford, PA 18969-1975.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dale M. Michener** at the suit of Wells Fargo Bank, N.A. Debt: \$171,876.70.

**Allison F. Zuckerman**, Attorney. I.D. #309579

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

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

12-15859

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

BEGINNING at a point on the Southeast side of Pine Street (66 feet wide), at the distance of 274.67 feet Southwest from its point of intersection with the Southwest side of Brown Street; thence extending along the said side of Pine Street Southwesterly 27.165 feet to a point in line of land now owned by Charles G. Robertson; thence extending along said land now owned by said Robertson and through the middle of the partition wall between this dwelling and said Robertson's dwelling, Southeasterly 140 feet to a point on the Northwest side of an alley 20 feet in width; thence extending along said side of said alley Northeasterly 27.165 feet to a point in line of land now owned by Domenic DeSimona; thence extending along said land, Northwesterly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Blake, by Deed from Kenneth M. Gasser and Andrea A. Gasser, h/w, dated 01/16/1997, recorded 01/21/1997 in Book 5174, Page 2200.

Parcel Number: 13-00-30328-00-7.

Location of property: 1514 Pine Street, Norristown, PA 19401-3215.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly A. Blake a/k/a Beverley A. Blake** at the suit of U.S. Bank, National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-4. Debt: \$232,419.14.

**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.

12-16882

ALL THAT CERTAIN message and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of King Street, between Franklin and Washington Streets, being known as No. 435 King Street, bounded and described, as follows, to wit:

BEGINNING at the North side of King Street at a corner of land now or late of Eli Nagle; thence by the same Northerly one hundred forty feet to a twenty feet wide alley; thence by the same Westwardly sixty feet to land now or late of George B. Lessig; thence by the same Southwardly one hundred forty feet to King Street aforesaid; thence by the same Eastwardly sixty feet to the place of beginning.

BEING the same premises which Anthony P. Giangiacomo and Rosemary Giangiacomo and Donald C. Giangiacomo by Deed dated November 4, 2002 and recorded November 13, 2002 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Record Book 5434, Page 705, granted and conveyed unto Pamela L. Walker, her heirs and assigns.

AND THE SAID Pamela L. Walker is also known as Pamela L. Walker Bradley.

Parcel Number: 16-00-17884-00-1.

Location of property: 435 King Street, Pottstown Borough, PA.

The improvements thereon are: 5 Unit Residential.

Seized and taken in execution as the property of **Pamela L. Walker** at the suit of Acquired Capital II, L.P., Successor in Interest to Fulton Bank, N.A., as Successor by Merger to Premier Bank. Debt: \$62,004.61.

**Scott F. Landis**, Attorney.

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

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

12-17105

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate at Willow Grove, **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a plan and survey made thereof by J. Walter Ruddach Estate, Civil Engineers, on 6/10/1924 known as Schull's Plan of Grandview Heights, which plan is recorded at Norristown, in Deed Book 690, Page 504, as follows, to wit:

BEGINNING at a point, on the Southwesterly side of Grant Avenue (40 feet wide), at the distance 986.91 feet, Southeastwardly from the intersection of the said side of Grant Avenue with the Southeasterly side of Lincoln Avenue (40 feet wide).

CONTAINING in front or breadth, on the said side of Grant Avenue, 50 feet and extending of that width in length or depth Southeastwardly between parallel lines 150 feet.

BEING a part of Lot Nos. 79 and 80 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Todd Gabriel and Bernadette M. Gabriel, by Deed from Kathryn Bellina, dated 01/25/2002, recorded 02/21/2002 in Book 5396, Page 2411.

Parcel Number: 59-00-08509-00-9.

Location of property: 494 Grant Avenue, Willow Grove, PA 19090-2630.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd Gabriel and Bernadette M. Gabriel** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for SASCO 2005-RF1. Debt: \$160,276.78.

**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.

12-19097

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Plan of Property for York Gardens Homes, Inc., made by George C. Gilmore, Registered Surveyor, on 5/31/1943, as follows, to wit:

BEGINNING at a point in the bed of County Line Road (60 feet wide said point being 35 feet Northeast from the Southwest side of County Line Road) at the distance of 495.53 feet Northwest from the center of York Road (60 feet wide); thence extending South 37 degrees, 52 minutes West parallel to Township Line Road 158.71 feet to a point; thence extending North 52 degrees, 8 minutes West, 52 feet to a point; thence extending North 37 degrees, 52 minutes East, 158.91 feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road; South 51 degrees, 55 minutes East, 52 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adriana Arena by Adriana Arena a/k/a Adriana Arena, dated 01/06/2005, recorded 01/26/2005, Book 5541, Page 01833.

Parcel Number: 08-00-01060-00-3.

Location of property: 17 West County Line Road, Hatboro, PA 19040-2060.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adriana Arena a/k/a Adriana Arena** at the suit of Morequity, Inc. Debt: \$138,480.06.

**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.



12-19494

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, Whitney Farms, prepared for Forge Homes, Inc., by Stout, Tacconelli and Associates, Inc., dated 3-31-1987 last revised 4-5-1988 and recorded in Plan Book A-50, Page 6, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac at the terminus of Whitney Drive (irregular width at this point) a corner of Lot No. 6 on said plan, which point is measured along Whitney Drive on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 114.75 feet from a point of curve on the Northeasterly side of Whitney Drive which point is measured along the same, North 38 degrees, 00 minutes, 00 seconds East, 403.27 feet from a point of tangent herein, which point is measured along the same on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 104.72 feet from a point of curve therein, which point is measured along the same North 68 degrees, 00 minutes, 00 seconds East, 161.64 feet from a point of tangent therein, which point is measured along the same along the arc of a circle curving to the right having a radius of 260 feet the arc distance of 136.14 feet from a point of curve therein, which point is measured along the same North 38 degrees, 00 minutes, 00 seconds East, 316.53 feet from a point on the Northeasterly side of Skippack Pike L.R. 197 U.S.T.R. (60 feet wide); thence extending from said point of beginning and along Lot No. 6 aforesaid, North 79 degrees, 29 minutes, 21 seconds East, 217.18 feet to a point in line of lands now or late of Mary Bourne Strumburger; thence extending along the same South 51 degrees, 00 minutes, 00 seconds East, 5.00 feet to a point, in line of lands now or late of Thomas F. and Beatrice McKeown; thence extending along the same South 38 degrees, 00 minutes, 00 seconds West, 235.00 feet to a point a corner of Lot No. 8 on said plan; thence extending along the same North 52 degrees, 00 minutes, 00 seconds West, 149.29 feet to a point on the Southeasterly side of the cul-de-sac at the terminus of Whitney Drive; thence extending along the same on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 81.10 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

CONTAINING 23,135 square feet.

BEING the same premises which Joseph DeSantis, etc. and Terry Curtis, etc. by Deed dated 12-15-1993 and recorded at Norristown, Pennsylvania in Deed Book 5064, Page 511, granted and conveyed unto Terry Curtis, in fee.

TITLE TO SAID PREMISES VESTED IN James J. Dimezza and Sandra A. Dimezza, husband and wife by Deed from Terry Curtis dated 11/10/95 and recorded 11/29/95 in the Montgomery County Recorder of Deeds in Book 5132, Page 2177.

Parcel Number: 66-00-08351-12-4.

Location of property: 720 Whitney Drive, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James Dimezza** at the suit of LPP Mortgage, LTD. Debt: \$367,374.10.

**Patrick J. Wesner**, Attorney.

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

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

12-21110

ALL THAT CERTAIN message and lot or piece of land, known as 708 Kohn Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Kohn Street at the distance of 70 feet Northeasterly from the East corner of Oak Street, a corner of this and House of Mary Custer; thence by the same, the line passing through the middle of partition wall between this house and the House of Custer's adjoining lands Southeasterly 85 feet to a 20 feet wide alley; thence Northeasterly along said alley, 20 feet to the lands of Joseph Anderson; thence along said Anderson's land Northwesterly 85 feet to Kohn Street aforesaid and along the Southeast side thereof Southwesterly 20 feet to the place of beginning.

BEING the same premises which Francis Coyne, by Deed dated 3/8/2001 and recorded 3/3/2007 at Norristown, Pennsylvania in Deed Book 5638, Page 2619, granted and conveyed unto Michael Butler, in fee.

Parcel Number: 13-00-18516-00-2.

Location of property: 708 Kohn Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael T. Butler** at the suit of Green Tree Consumer Discount Company. Debt: \$100,329.83.

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

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

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

12-21448

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

BEGINNING at a point on the North side of Locust Street, now Race Street, at the distance of 180 feet eastward from Venus Street; thence Northwardly and parallel to Venus Street 140 feet to a 20 feet wide alley; thence by the said alley Eastwardly 30 feet to a point; thence Southwardly 140 feet to the North side of Locust Street, now Race Street, aforesaid, thence by the same Westwardly 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roberta F. Drost, by Deed from Francis R. Drost and Patricia Ellen Drost, h/w, dated 12/23/2004, recorded 01/07/2005 in Book 5539, Page 1966.

Parcel Number: 64-00-03994-00-1.

Location of property: 311 West Race Street, Stowe, PA 19464-6729.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roberta F. Drost** at the suit of JP Morgan Chase Bank, National Association. Debt: \$79,737.99.

**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.

12-22325

ALL THAT CERTAIN property located in **Abington Township**, Montgomery County, Pennsylvania, being more fully described.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain plan thereof made known as Plan of Rolling Hills, made by Charles E. Shoemaker, Registered Professional Engineer dated August 18, 1964 said plan being recorded in the Office for the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 51, as follows, to wit:

BEGINNING at a point on the Southeast side of Susan Drive (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Township Line Road (50 feet wide): (1) leaving Township Line Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32 feet to a point of tangent on the Southeasterly side of Susan Drive; (2) North 41 degrees, 12 minutes East along the Southeasterly side of Susan Drive 188.27 feet to the point of beginning; thence extending from said point of beginning North 41 degrees, 12 minutes East along the Southeasterly side of Susan Drive 50 feet to a point; thence extending South 48 degrees, 48 minutes East crossing the head of a certain 20 feet wide easement for drainage 164.90 feet a point on the Southeasterly side of said easement; thence extending South 41 degrees, 12 minutes West along the Southeasterly side of the aforesaid easement for drainage 50 feet to a point; thence extending North 48 degrees, 48 minutes West recrossing the bed of the aforesaid 20 feet wide easement for drainage, 164.96 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right liberty and privilege of a certain 18 foot wide driveway as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the premises adjoining on the Southwest.

TITLE TO SAID PREMISES IS VESTED IN Levodes Veney, by Deed from Raleigh Veney, dated 07/30/2005, recorded 05/04/2006 in Book 5599, Page 1741.

Parcel Number: 30-00-70616-00-4.

Location of property: 1587 Washington Avenue, Willow Grove, PA 19090-4823.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Levodes Veney** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$138,516.50.

**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.

12-22640

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 21 on Plan of "Erdenheim Terrace" laid out for Henry B. Auch, said plan recorded in the Recorder's Office at Norristown, Montgomery County, in Deed Book 602, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the Chestnut Hill and Springhouse Turnpike at the distance of 100 feet Northeastwardly from the Northeasterly side of Yeakel Avenue (50 feet wide); thence extending along said side of Chestnut Hill and Springhouse Turnpike, North 21 degrees, 48 minutes East, 57 feet to a point; thence extending North 81 degrees, 40 minutes, 30 seconds East, 173 feet, 5-1/8 inches to a point in line of Lot No. 23 on said plan; thence extending partly along the said Lot No. 23 and partly along Lot No. 22 Southwestwardly, 144 feet, 1/2 of an inch to a point in line of Lot No. 20 on said plan; thence extending along the said Lot No. 20 Northwestwardly 150 feet to the place of beginning.

UNDER AND SUBJECT to certain restrictions as now of record.

BEING the same premises Decor Development Company, by Deed dated June 28, 2000 and recorded July 20, 2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5324, Page 363, granted and conveyed unto Climate Technologies, LLC.

Parcel Number: 52-00-01747-00-1.

Location of property: 804 Bethlehem Pike, Springfield Township, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Climate Technologies, LLC** at the suit of SMS Financial XXVIII, L.L.C., Successor in Interest to Fulton Bank, N.A., Successor by Merger to Premier Bank. Debt: \$341,590.01.

**Scott F. Landis**, Attorney.

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

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

12-22977

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 101 on a certain Development Plan of Walnut Ridge Estates recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 101 prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the extended center line of the party wall between this and Lot No. 102, which point is measured the two following courses and distances from a point of intersection of the center line of Main Drive with the property line in the bed of Kepler Road: (1) leaving said property line and extending South 48 degrees, 38 minutes West, 134.75 feet to a point; and (2) South 41 degrees, 22 minutes West, 54.99 feet to the point of beginning.

BEING the same premises which Thomas Constance and Karen Constance, husband and wife by Deed dated March 10, 2008 and recorded April 16, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5689, Page 1163, granted and conveyed unto Thomas Constance, an individual.

Parcel Number: 42-00-05117-00-7.

Location of property: 101 Walnut Ridge Estates, Pottstown, PA 19464-3056.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas Constance a/k/a Thomas C. Constance, an Individual** at the suit of Wells Fargo Bank, N.A. Debt: \$111,550.56.

**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.

12-23342

ALL THAT CERTAIN message, being the Southwesterly side of a double brick message and lot or piece of ground thereunto belonging, known as No. 242 Washington Street, situate upon the Southeasterly side of Washington Street, between Second Avenue and Third Avenue in **Royersford Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a survey thereof made by Francis W. Wack, Registered Surveyor, April 6, 1945, as follows:

BEGINNING at a point in the center line of Washington Street at the distance of 368.85 feet Southwesterly from the point of intersection of the center line of the said Washington Street with the center line of Third Avenue, a corner of this and other land late of George Thomas, deceased; thence along said other land South 41 degrees, East 200 feet, passing in part of said course and distance on the center line of the middle or party wall dividing said double brick dwelling house, to an iron pin, a corner in the line of land of Geoffrey Golie and Tony Golie; thence along said lands South 49 degrees, West 22.65 feet to an iron pin a corner of land formerly of Eliza Wilson, now of Mary Ziebart; thence along the land of said Mary Ziebart North 41 degrees, West 200 feet to a point in the center line of the aforesaid Washington Street; thence along on the center line of said Street North 49 degrees, East 22.65 feet to the place of beginning.

BEING the same premises which Venture Holdings, LLC by Deed dated 06/30/2006 and recorded on 07/12/2006 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Deed Book Volume 5607, Page 2213, granted and conveyed unto David M. Wagner, III and Karen L. Richards.

Parcel Number: 19-00-04968-00-8.

Location of property: 242 Washington Street, Royersford, PA 19468.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **David M. Wagner, III and Karen L. Richards** at the suit of First Niagara Bank, N.A. Debt: \$193,836.26.

**Louis P. Vitti**, Attorney.

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

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

12-23469

ALL THAT CERTAIN lot or parcel of land, situate on the south side of Sanatoga Road L.R. 46153 in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan dated 4/21/1982 and recorded 8/11/1982 in Plan Book B 40, Page 118 made for Milton I. Eshbach and Blanche C. Eshbach, his wife by Ralph E. Shaner & Son Engineering Company Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Sanatoga Road L.R. 46153 legal width of 33 feet and ultimate width by lot plan of 50 feet, said point being a joint corner of Lot No. 2 and Lot No. 3 and being located 398.39 feet from the centerline of North Pleasantview Road; thence from said point of beginning in and along the center line of Sanatoga Road South 53 degrees, 15 minutes East, 104.0 feet to a corner; thence leaving Sanatoga Road along lands of Peter Ititis,

South 36 degrees, 45 minutes West, 277.25 feet to a corner in line of lands of the Estate of Clarence Fry; thence along the Clarence Fry Estate, North 53 degrees, 15 minutes West, 104.0 feet to a joint corner of Lot No. 2 and Lot No. 3; thence along Lot No. 2, North 36 degrees, 45 minutes East, 277.25 feet to a corner in the center of Sanatoga Road and place of beginning.

BEING all of Lot No. 3 on said subdivision plan.

CONTAINING 28,834 square feet of land, more or less.

UNDER AND SUBJECT to the following restriction that no mobile home or trailer shall be constructed or placed upon the premises.

BEING the same premises which Gary D. Brown and Susanne A. Bowden, his wife by Deed dated July 30, 2010 and recorded August 2, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5775, Page 01251, granted and conveyed unto Lawrence M. LeFlar.

Parcel Number: 42-00-04475-00-1.

Location of property: 1693 North Sanatoga Road, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lawrence M. LeFlar** at the suit of Wells Fargo Bank, N.A. Debt: \$289,083.18.

**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.

12-24479

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 "Dresher View Farms" made by Barton and Martin, Engineers, Philadelphia, Pennsylvania dated December 10, 1954, which plan is recorded in Plan Book A-2, Page 2, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Harris Road (50 feet wide) at the distance of 125.76 feet measured North 55 degrees, 21 minutes East from a point of curve in the same, which point of curve is at the arc distance of 349.07 feet measured on the arc of a circle curving to the right in a Northeasterly direction having a radius of 625.00 feet from a point of tangent in the same, which point of tangent is at the distance of 133.96 feet measured North 23 degrees, 21 minutes East from another point of curve in the same, which point of curve is at the arc distance of 112.10 feet measured on the arc of a circle curving to the left in an Easterly direction having a radius of 125.00 feet from another point of curve in the same, which point of reverse curve is at the arc distance of 15.71 feet measured on the arc of a circle curving to the left in an Easterly direction having a radius of 10.00 feet from a point of tangent on the Northeasterly side of Limekiln Turnpike (55 feet wide); thence extending from said point of beginning along line of Lot No. 6 on said plan, North 34 degrees, 39 minutes West, 225.00 feet to a point; thence extending North 55 degrees, 39 minutes West, 225.00 feet to a point; thence extending North 55 degrees, 21 minutes East, 112.00 feet to a point in line of Lot No. 8 on said plan; thence extending along the same, South 34 degrees, 39 minutes East, 225.00 feet to a point on the said side of Harris Road; thence extending along the same, South 55 degrees, 21 minutes West, 112.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

UNDER AND SUBJECT to certain rights-of-ways, agreements and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Eugene J. McGonagle and Beth E. S. McGonagle by Deed from Florence M. Maple, dated March 29, 2001 and recorded April 19, 2001 in Deed Book 356, Page 2246.

Parcel Number: 54-00-07789-00-5.

Location of property: 1323 Harris Road, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eugene J. McGonagle and Beth E. S. McGonagle** at the suit of Cenlar, FSB. Debt: \$260,773.10.

**Joseph F. Riga**, Attorney.

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

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

12-25967

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to an Amended Plan of Subdivision for a portion of Tannerle Wood prepared for B.G.S.P. Corporation made by Alan Engineering Associates, Inc., Southampton, Pennsylvania dated June 29, 1982, as follows, to wit:

BEGINNING at a point of intersection which the Southeasterly side of Monroe Lane (of irregular width) makes with the Northeasterly side of Honey Run Road (50 feet wide) (a private road); thence extending along the said side of Monroe Lane the two following courses and distances: (1) North 18°, 30' East, 30 feet to a point; and (2) South 71°, 39' East, 20 feet to a point, said point being a corner of Lot No. 1903 as shown on the above mentioned plan; thence extending along the aforesaid lot North 54°, 1', 22" East and crossing a certain 20 feet wide right-of-way for storm drainage and also crossing a certain 6 feet wide easement for walk 142.47 feet to a point a corner of lands now or late of PA School of Hort. for Women-Temple University; thence extending along the aforesaid land

South 35°, 47' East, 51.38 feet to a point of Lot No. 2001 as shown on the above mentioned plan; thence extending from said point and along the aforesaid lot South 54°, 1', 22" West and re-crossing the aforementioned 6 feet wide easement for walk and also re-crossing aforementioned 20 feet wide right-of-way for storm drainage 151.96 feet to a point of curve on the Northeasterly side of Honey Run Road; thence extending from said point and along the Northeasterly side of Honey Run Road on the arc of a circle curving to the left having a radius of 359.61 feet the arc distance of 56.85 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which James B. Master and Shirley B. Master, husband and wife, by Deed dated 8/15/2001 and recorded 9/5/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5374, Page 907, granted and conveyed unto Kyung M. Suh, by her Attorney in Fact, Chung W. Suh.

Parcel Number: 54-00-08680-40-1.

Location of property: 2000 Honey Run Road, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyung M. Suh and Chung W. Suh** at the suit of Citizens Bank of Pennsylvania. Debt: \$236,946.94.

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

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

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

12-26129

ALL THAT CERTAIN unit, designated as Unit Number 12-C being a Unit Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium by Chatham Village of Towamencin Condominiums, including the plans attached thereto as an Exhibit. Being dated the 15th 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.

TOGETHER with a 3 12% undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Nichole R. Steel by Deed from Benjamin B. Kulp and Abigail L. Kulp, husband and wife, dated June 29, 2007 and recorded July 25, 2005 in Deed Book 5656, Page 02827.

Parcel Number: 53-00-09497-29-6.

Location of property: 158 Wellington Terrace, Unit 12-C, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nichole R. Steel** at the suit of M&T Bank. Debt: \$163,887.81.

**Christine L. Graham**, Attorney.

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

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

12-26135

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Subdivision of Gwynedale prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated 12/8/1986, last revised 3/30/1987, said plan being recorded in Plan Book A-48, Page 363 and 364, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot #74; thence extending from said point of beginning along Lot #74 North 04 degrees, 24 minutes, 57 seconds East, 109.00 feet to a point; thence extending South 85 degrees, 35 minutes, 03 seconds East, 32.00 feet to a point; thence extending South 04 degrees, 24 minutes, 57 seconds West, partly along Lot #76, 108.20 feet to a point; thence extending North 85 degrees, 35 minutes, 03 seconds West, 32.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 75 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN David A. Rapoport and Elizabeth R. Rapoport, by Deed from J. Michael Helveston and Nijole Helveston, dated 06/27/2008, recorded 06/30/2008 in Book 5698, Page 753.

Parcel Number: 56-00-00838-68-1.

Location of property: 1229 Browning Court, Lansdale, PA 19446-5385.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. Rapoport and Elizabeth R. Rapoport** at the suit of JP Morgan Chase Bank, National Association. Debt: \$261,308.09.

**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.



12-28862

THE land referred to herein below is situated in the County of Montgomery, State of Pennsylvania, and is described, as follows:

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 certain plan of property made for Pompilli Construction Company by Charles E. Shoemaker, Registered Professional Engineer, dated December 9, 1963, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jarrett Avenue (fifty feet wide) said point being the two following courses and distances measured along the Southeasterly side of Jarrett Avenue from its point of intersection with the Northeasterly side of Montgomery Avenue (fifty feet wide): (1) leaving Montgomery Avenue Northeastwardly two hundred feet to a point; and (2) North forty-one degrees, forty-eight minutes East, twenty-five feet to the point of beginning; thence extending from said point of beginning forty-one degrees, forty-eight minutes East along the Southeasterly side of Jarrett Avenue twenty-five feet to a point; thence extending South forty-eight degrees, twelve minutes East, one hundred fifty feet to a point; thence extending South forty-one degrees, forty-eight minutes West, twenty-five feet to a point; thence extending North forty-eight degrees, twelve minutes West partly through a party wall between these premises and the premises adjoining to the Southwest one hundred fifty feet to the first mentioned point and place of beginning.

FOR informational purposes only:

BEING part of Lot Number 161 on a plan of the Borough of Rockledge, as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN John A. Wajda and Joan M. Wajda, husband and wife by Deed from James R. Costello, Jr., and June E. Costello, husband and wife dated 09/20/1996 and recorded 10/17/1998 in the Montgomery County Recorder of Deeds in Book 5164, Page 1450.

Parcel Number: 18-00-01432-00-8.

Location of property: 118 Jarrett Avenue a/k/a 118 North Jarrett Avenue, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John A. Wajda and Joan M. Wajda** at the suit of GMAC Mortgage, LLC. Debt: \$227,072.64.

**Patrick J. Wesner**, Attorney.

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

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

12-29249

ALL THAT CERTAIN lot or piece of land, together with the building and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded by a survey made by Charles K. Aimen, March 14, 1898, A.D., as follows:

BEGINNING at a stone set for a corner of this land and land of Frederick F. Gunther, on the North side of a public road leading from Glenside to Mermaid Road (now known as Willow Grove Avenue); thence by said Gunther's land North twelve degrees, sixteen minutes East, two hundred four and three quarters feet to a stone; thence by land laid out in lots North seventy-eight degrees, forty-eight minutes West, sixty feet to a stone; thence by other land of George D. Heist, South twelve degrees, fourteen minutes West, two hundred eleven and one-tenths feet to a stone; thence along the North side of the aforesaid road, South eighty-three degrees and thirty-six minutes East, sixty feet to the place of beginning.

CONTAINING twelve thousand four hundred eighty square feet.

TITLE TO SAID PREMISES IS VESTED IN Alfred Ciavardelli and Rose A. Ciavardelli, his wife, by Deed from Martha D. Whittook, Executrix Under the Will of Tacy A. Whittook, deceased, dated 05/25/1967, recorded 06/15/1967 in Book 3471, Page 883.

Rose A. Ciavardelli was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Rose A. Ciavardelli's death on or about 11/17/2011, her ownership interest was automatically vested in the Surviving Tenant by the Entirety, Alfred Ciavardelli. Mortgagor Alfred Ciavardelli died on 04/11/2012 and, upon information and belief, his surviving heir(s) are Albert Ciavardelli, Alfred Ciavardelli, Jr, and Brian Ciavardelli. By executed waiver(s), Albert Ciavardelli, Alfred Ciavardelli, Jr, and Brian Ciavardelli waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 31-00-11344-00-1.

Location of property: 505 West Glenside Avenue, Glenside, PA 19038-2905.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Alfred Ciavardelli, Deceased** at the suit of GMAC Mortgage, LLC. Debt: \$211,404.25.

**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.

12-29431

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

BEGINNING at a point on the Southeasterly side of Valley Stream Drive, said point being a corner in line of Lot No. 36; thence extending from said point of beginning along Valley Stream Drive, North 20 degrees, 52 minutes, 29 seconds East, 21.00 feet to a point a corner in line of Lot No. 38; thence extending along the same and through a partition wall South 69 degrees, 07 minutes, 31 seconds East, 110.15 feet; thence extending South 20 degrees, 56 minutes, 42 seconds West 21.00 feet to a point a corner in line of Lot No. 36; thence extending along the same and through a partition wall North 69 degrees, 07 minutes, 31 seconds West, 110.12 feet to the point and place of beginning.

BEING Lot No. 37 on said plan.

BEING the same premises which Rosemary B. Croke, by Deed dated July 21, 2000 and recorded August 2, 2000 in the Office of the Recorder of Deeds for Montgomery County in Deed Book Volume 5326, Page 291, granted and conveyed unto Michael E. Anders.

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

TITLE TO SAID PREMISES VESTED IN Gerald Leflar by Deed from Michael E. Anders dated 07/30/2004 and recorded 08/16/2004 in the Montgomery County Recorder of Deeds in the Book 5522, Page 268.

Parcel Number: 55-00-01704-24-3.

Location of property: 1160 Valley Stream Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gerald Leflar** at the suit of Citimortgage, Inc. Debt: \$187,442.95.

**Patrick J. Wesner**, Attorney.

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

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

12-29531

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

BEGINNING at a point, the Southeast corner of South and Mount Vernon Streets; thence along the South side of said South Street Eastwardly 90 feet to land, now or late, of Swinehart Estate; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 90 feet to the East side of Mount Vernon Street; thence by the same Northwardly 140 feet to the place of beginning.

BEING the same premises which Franya Lichtman, widow by Elliott C. Lichtman, Attorney-in- Fact by Deed dated 04/28/2000 and recorded 06/29/2000 in Montgomery County in Deed Book 5321, Page 1833 granted and conveyed unto Alex R.M. Turner and Valerie S.M. Turner, husband and wife.

Parcel Number: 16-00-21304-00-1.

Location of property: 104 South Mount Vernon Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alex R.M. Turner and Valerie S.M. Turner** at the suit of Midfirst Bank. Debt: \$125,331.79.

**Salvatore Filippello**, Attorney, I.D. #313897

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

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

12-31090

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, being known as Unit 4 of Building U of a certain plan known as the Eagle, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania dated 7/15/75 and last revised 2/18/76 recorded in the Office for the Recording of Deeds in Plan Book A-28, Page 51.

THE HEREIN described premises shall include the full wall thickness of all external walls which enclose the premises referred to herein and shall include one half of all exterior walls which enclose an adjoining unit.

UNDER AND SUBJECT to declaration of covenants, restrictions, easements, charges and liens set forth in Deed Book 4199, Page 367.

UNDER AND SUBJECT to agreements of record.

BEING the same premises which Joyce L. Lauver and Ronald V. Long, Co-Executors of the Estate of Susan Marie Long, a/k/a S. Marie Long, a/k/a Marie Long, a/k/a Susan Long by Deed dated 10/5/95 and recorded 10/20/95 in Montgomery County, in Deed Book 5129, Page 391, granted conveyed unto Karen L. Ertle, in fee.

TITLE TO SAID PREMISES VESTED IN Karen L. Ertle by Deed from Joyce L. Lauver and Ronald V. Long, Co-Executors of the Estate of Susan Marie Long, a/k/a S. Marie Long, a/k/a Marie Long, a/k/a Susan Long dated 10/05/1995 and recorded 10/20/1995 in the Montgomery County Recorder of Deeds in Book 5129, Page 391.

Parcel Number: 43-00-01994-30-3.

Location of property: 3051 Cardin Place, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Karen L. Ertle a/k/a Karen Long-Ertle** at the suit of Citimortgage, Inc. Debt: \$131,685.93.

**Patrick J. Wesner**, Attorney.

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

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

12-31111

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section No. 5 Whitemarsh Valley Farms made by Alva L. Rogers Civil Engineer and Surveyor dated on May 1, 1958, as follows, to wit:

BEGINNING at a point on the Northwestern side of Fields Drive (fifty feet wide), said point being the five following courses and distances from a point of curve on the Southwesterly side of Presidential Drive (fifty feet wide): (1) leaving Presidential Drive on the arc of a circle curving to the right having a radius of twenty and no one-hundredths feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Northwestern side of Fields Drive; (2) South eighty-five degrees, forty-seven minutes, fifty-six seconds West along the Northwestern side of Fields Drive forty-one and forty-three one-hundredths feet to a point of curve on the same; (3) Southwestwardly along the Northwestern side of Fields Drive on the arc of a circle curving to the left having a radius of five hundred seventy-five and no one-hundredths feet the arc distance of one hundred twenty-one and eighty-nine one-hundredths feet to a point of tangent on the same; (4) South seventy-three degrees, thirty-nine minutes, twelve seconds West along the Northwestern side Fields Drive three hundred forty-seven and twenty-one one-hundredths feet to a point of curve on the same; and (5) Southwestwardly along the Northwestern side of Fields Drive on the arc of a circle curving to the right having a radius of two hundred sixty-five and no one-hundredths feet the arc distance of thirty-seven and eighty-one one-hundredths feet to the place of beginning; thence extending from said point of beginning Southwestwardly and Northwestwardly partly along the Northwestern and partly along the Northeastly sides of Fields Drive on the arc of a circle curving to the right having a radius of two hundred sixty five and no one hundredths feet the arc distance of two hundred forty and thirty-nine one-hundredths feet to a point of tangent on the Northeastly side of Fields Drive; thence extending North forty-three degrees, forty-eight minutes, twelve seconds East, two hundred and no one-hundredths feet to a point; thence extending North sixty-six degrees, thirteen minutes, thirty seconds East, twenty-three and sixty-six one-hundredths feet to a point; thence extending South fifteen degrees, ten minutes, thirty seconds East, two hundred thirty-three and six one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which James V. Izzo and Sandra L. Izzo, husband and wife by Deed dated 10/29/2008 and recorded 11/05/2008 in Montgomery County in Deed Book 5713, Page 70 granted and conveyed unto Southwest Properties, LLC.

Parcel Number: 65-00-03730-00-3.

Location of property: 4111 Fields Drive, Lafayette Hill, PA 19444.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Southeast Properties, LLC, James V. Izzo, Sandra L. Izzo a/k/a Sandra L. Stevens and the United States of America** at the suit of Scott Consumer Discount Company. Debt: \$592,392.28.

**Salvatore Filippello**, Attorney, I.D. #313897

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

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

12-33006

ALL THAT CERTAIN tract or piece of ground, situate in **Perkiomen Township and Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a survey and plan thereof dated 4/26/1967 and last revised 12/6/1967 and recorded in Montgomery County in Plan Book A-26, Page 2, as follows, to wit:

BEGINNING at a point on the title line in the bed of Township Line Road (L.R. 46190) (ultimate width of 50 feet) which point of beginning is common to Lots Nos. 2 and 3 as shown on said plan; thence extending from said point of beginning along Lot No. 2, the two following courses and distances, viz: (1) North 49 degrees, 32 minutes, 00 seconds West crossing the Northwestern side of Township Line Road, 346.21 feet to a point; and (2) South 40 degrees, 17 minutes, 30 seconds West, 250.00 feet to a point in line of land now or late of Austin Gavin; thence extending along the same North 49 degrees, 32 minutes, 00 seconds West, 79.38 feet to a point, a corner of land now or late of Robert M. Smith; thence extending along the same North 40 degrees, 28 minutes, 00 seconds East, 425.04 feet to a point, a corner of land now or late of Joseph Calabrese; thence extending along the same South 83 degrees, 59 minutes, 30 seconds East recrossing the Westerly side of Township Line Road, 422.03 feet to a point on the title line in the bed of same; thence extending South 09 degrees, 09 minutes, 30 seconds West along the said title line in the bed of Township Line Road, 167.97 feet to a point, a corner of now or late of Victor Satlinski; thence extending along the same South 77 degrees, 20 minutes, 30 seconds East crossing the Southeastly side of Township Line Road 268.62 feet to a point, a corner of land now or late of Ralph B. Huber; thence extending along the same South 25 degrees, 39 minutes, 00 seconds East, 196.41 feet to a point in line of land now or late of Arthur H. Reed; thence extending along the same South 78 degrees, 50 minutes, 30 seconds West, 140.14 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along the same North 64 degrees, 03 minutes, 00 seconds West recrossing the said Southeastly side of Township Line Road, 344.22 feet to a point on the title line in the bed of the same; thence extending South 42 degrees, 42 minutes, 30 seconds West along the said title line in the bed of Township Line Road, 121.2 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Schroyer and Robert I. Connor, by Deed from Aurora Australis Publishing and Company, Inc., dated 10/27/2004, recorded 11/03/2004 in Book 5531, Page 794.  
Parcel Numbers: 48-00-02236-00-2 and 37-00-05263-00-1.

Location of property: 50 Township Line Road a/k/a 541 Township Line Road, and Vacant Land, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert I. Connor and Karen L. Schroyer** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC. Debt: \$432,569.04.

**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.

13-00572

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Mervine Road or Buchert Road (33 feet wide) 461.75 feet Northwestwardly from the corner of lands of Saint Aloysius Roman Catholic Cemetery; thence along the middle or center line of Buchert Road; North 54 degrees, 45 minutes West, 194 feet to a point and land of Frank Philips; thence along Philips' land North 35 degrees, 30 minutes East, 200.20 feet to a point and lands of Price Alderfer; thence along said Alderfer's land South 54 degrees, 45 minutes East, 193.13 feet to a point and land of Joseph Spacek; thence along lands of Spacek South 35 degrees, 15 minutes West, 200 feet to the place of beginning.

UNDER AND SUBJECT NEVERTHELESS to the free and uninterrupted use, liberty and privilege of and passage in and along to a certain 50 feet right-of-way along the Eastern boundary of the premises herein conveyed and adjacent to land now of Joseph Spacek, a distance of 200 feet, more or less, with free ingress, egress and regress to and for the said Price Alderfer and Eliza R. Alderfer, his wife, their heirs and assigns, tenants, occupiers and possessors of the said Price Alderfer and Eliza R. Alderfer, at all times and seasons, forever hereafter, in common with the said Michael Joseph Hayes and Helen Bernadette Hayes, his wife, their heirs, assigns, tenants, occupiers and possessors: subject, nevertheless, to the expense provision that the original expanse of opening and paving said right-of-way shall be borne solely by the party seeking to do so, thereafter all the separate lots or parties which shall from time to time make use thereof or for which improvement is made shall bear an equal portion of the expenses incurred in paving, amending, repairing and cleaning the said alley or right-of-way.

BEING the same premises which Steven R. Morrissey and Beth A. Morrissey, by Deed dated October 27, 2006 and recorded November 2, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5622, Page 02120, granted and conveyed unto Lisabeth Patch.

Parcel Number: 42-00-00610-00-5.

Location of property: 817 Buchert Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lisabeth Patch** at the suit of U.S. Bank, National Association, as Trustee, et al. Debt: \$283,112.89.

**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.

13-01204

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and being Lot No. 137 according to a plan thereof made by George S. Mebus R.P.E. on December 7, 1947 and last revised March 9, 1949 and being more fully bounded and described, as follows:

BEGINNING at a point on the Southerly lot line of Woodland Road 40 feet wide said place of beginning being South 78 degrees, 30 minutes, 10 seconds East a distance of 363.82 feet from the corner stone marking the Easterly end of the curve having a radius of 15 feet connecting the Southerly lot line of Woodland Road with the Northeasterly lot line of Edwards Road; thence along the Southerly lot line of Woodland Road South 78 degrees, 30 minutes, 10 seconds East a distance of 24 feet to a corner stone at the point of curvature in the Southerly lot line of Woodland Road; thence continuing along the Southerly lot line of Woodland Road in a Southeasterly direction along the arc of a curve deflecting to the right having a radius of 125 feet a distance along the arc of 40 feet to a point; thence along Lot No. 138 South 33 degrees, 15 minutes, 4 seconds West a distance of 104.70 feet to a point; thence along Lot No. 141 North 70 degrees, 58 minutes, 4 seconds West a distance of 24.72 feet to a point; thence along Lot No. 136 North 11 degrees, 29 minutes, 50 seconds East a distance of 100.36 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Edward J. Ambrozets, by Deed from John Roberts and Dorthanne Roberts, dated 05/30/2006, recorded 08/01/2006 in Book 5610, Page 1081.

Mortgagor Edward J. Ambrozets died on 10/18/2011 and upon information and belief, his surviving heir(s) Elizabeth Ambrozets And Alice Ambrozets.

Parcel Number: 30-00-73740-00-3.

Location of property: 2212 Woodland Road, Abington, PA 19001-2421.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Edward J. Ambrozetes, Deceased, Elizabeth Ambrozetes, in Her Capacity as Heir of Edward J. Ambrozetes, Deceased, Alice Ambrozetes, in her Capacity as Heir of Edward J. Ambrozetes, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$235,495.67.

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.

13-01336

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, on the South side of South Street, between Mount Vernon Street and Moser Road, being known as No. 1328 South Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of South Street at the distance of three hundred ninety feet Eastwardly from the Southeast corner of Mount Vernon and South Street, a corner of this land late of Stanley Swinehart; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence by the same Eastwardly thirty feet to land late of Swinehart; thence by the same Northwardly one hundred forty feet to the South side of South Street, aforesaid passing in part of said course and distance through the middle of the partition of division wall of this House No. 1330 South Street adjoining to the East; thence by the South side of South Street Westwardly thirty feet to the place of beginning.

BEING the same premises which David D. Dykie and Angela T. Dykie by Deed dated December 9, 2005 and recorded in the Montgomery County Recorder of Deeds Office on December 27, 2005 in Deed Book 5584, Page 1139.

Parcel Number: 16-00-26652-00-8.

Location of property: 1328 South Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marie C. Stewart** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$116,450.92, plus interest to the date of the sheriff's sale, plus costs, if later than 8/28/13.

William J. Levant, Attorney.

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

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

13-01597

ALL THOSE FOUR CERTAIN lots of piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as Lot Numbers 31, 32, 16 and 39, Block "D" according to a Revised Plan of "Elmwood Terrace" recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 1367, Page 601 and being more particularly described together, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Chain Street (50.00 feet wide), said point being 240.82 feet Southwestwardly from the Southwesterly side of Johnson Highway (50.00 feet wide), said point being in the dividing line between Lot Numbers 30 and 31; thence by and along said dividing line and line dividing Lot Numbers 39 and 40, South 49 degrees, 34 minutes East, 199.64 feet to land formerly of Augustus Henning; thence by and along said Henning's land South 43 degrees, 34 minutes West, 37.50 feet, more or less to a point; thence continuing along said Henning's land Southeastwardly 22.50 feet to the Northwesterly side of Astor Street; thence by and along said side of Astor Street South 41 degrees, 00 minutes West, 12.50 feet to a point in the dividing line between Lot Numbers 15 and 16; thence by and along said dividing line and line dividing Lot Numbers 32 and 33, North 49 degrees, 34 minutes West for a distance of 220.46 feet to the Southeasterly side of Chain Street; thence by and along said side of Chain Street North 41 degrees, 00 minutes East, 50.00 feet to the first mentioned point and place of beginning.

BEING the same property which Mary I. Salter, Executrix of the Estate of Dominick A. Ianozzi, Deceased by Deed dated July 31, 2006 and recorded on August 8, 2006 with the Montgomery County Recorder of Deeds Office in Deed Book 05611, Page 1064, granted and conveyed unto Jacques Golson and Annies R. Golson.

Parcel Number: 13-00-07188-00-8.

Location of property: 1808 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annies R. Golson and Jacques Golson** at the suit of Citizens Bank of Pennsylvania. Debt: \$208,056.29, plus interest at \$36.40/per day and costs from April 17, 2013.

Lauren Berschler Karl, 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.



13-02136

ALL THAT CERTAIN message and tenement and lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being part of Lot No. 36 on a certain plan of lots recorded at Norristown in Deed Book 398, Page 500, bounded and described according to a recent survey and plan thereof made 1/22/1929, by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (40 feet wide) at the distance of 374.65 feet Northeastwardly from the Northeastly side of Moreland Road; thence extending North 52 degrees, 39 minutes West passing through the center of the party wall of said message, 76.57 feet to a point; thence extending North 51 degrees, 39 minutes West, 88.44 feet to a point; thence extending North 37 degrees, 21 minutes East, 23.33 feet to a point; thence extending South 52 degrees, 39 minutes East, 165 feet to a point on said Church Street; thence South 37 degrees, 21 minutes West, 24.93 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Smith and Rose Mattio, h/w, by Deed from H&W Property Renovations, LLC., dated 08/31/2006, recorded 09/08/2006 in Book 5615, Page 1602.

Parcel Number: 59-00-02992-00-9.

Location of property: 28 Church Street, Willow Grove, PA 19090-3402.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert F. Smith and Rose Mattio a/k/a Ross Sam Mattio** at the suit of Wells Fargo Bank, N.A. Debt: \$165,701.11.

**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.

13-02306

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

BEGINNING at a point on the Southeast side of Haws Avenue, formerly called Franklin Avenue, at the distance of 178 feet Northeastly from the Northeast side of Washington Street, a corner of this and land of Issac Landis; thence by same and through the middle of the partition wall between this and the adjoining house, Southeastly 210.44 feet more or less to a point, a corner of this and land of James Burnette; thence by the same, Northeastly, 22 feet or more to a point, a corner of this and land of Gertrude May Turner; thence by the same, parallel with Lafayette Street, Northwesterly 212.68 feet to Haws Avenue aforesaid and along the Southeast side thereof, Southwesterly, 22 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Mullock, by Deed from James W. Ankeny, dated 10/07/2004, recorded 11/16/2004 in Book 5533, Page 81.

Parcel Number: 13-00-15852-00-2.

Location of property: 118 Haws Avenue, Norristown, PA 19401-4517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward A. Mullock** at the suit of Wells Fargo Bank, N.A. Debt: \$76,801.89.

**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.

13-02673

ALL THAT CERTAIN tract of land, situate in **Telford Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of survey made for Harvey Alderfer by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/12/1973 and revised 8/6/1973, as follows, to wit:

BEGINNING at a point in the center line of Hamlin Avenue (ultimate width 40 feet), said point being located 380 feet, more or less measured Northeastly from the intersection of said center line with the center line of 2nd Street; thence continuing along said center line of Hamlin Avenue, North 45 degrees, 00 minutes East, 52 feet to a point in line of lands now or late of Edward G. Fritter; thence extending along said lands, South 45 degrees, 00 minutes East, 192.09 feet to a point in the center line of a 20 feet wide alley; thence extending along said center line, South 45 degrees, 03 minutes West, 82 feet to a point in line of lands now or late of Harvey A. Yeakel; thence extending along said lands, North 43 degrees, 00 minutes West, 191.90 feet to the point and place of beginning.

BEING House Number 64 Hamlin Avenue.

TITLE TO SAID PREMISES IS VESTED IN Francis Patrick O'Neill by Deed from Michael W. Dickey, dated December 27, 1999 and recorded in Deed Book 5303, Page 0627.

Parcel Number: 22-02-00817-00-5.

Location of property: 64 West Hamlin Avenue, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francis Patrick O'Neill** 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: \$177,799.37.

**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.

13-03353

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

BEGINNING at a point on the Northwestern side of Lismore Avenue, at the distance of one hundred three and fourteen one-hundredths feet Northwestwardly from the North side of Waverly Road.

CONTAINING in front or breadth on said side of Lismore Avenue twenty-five feet and extending of that width in length or depth between parallel lines at right angles to Lismore Avenue Northwestwardly one hundred fifty feet to lead of G.D. Heist, the Northeastly line thereof passing through the center of a party wall.

TITLE TO SAID PREMISES IS VESTED IN William J. Battersby, by Deed from Edward J. Halton, dated 11/26/2001, recorded 12/07/2001 in Book 5388, Page 367.

Parcel Number: 31-00-17878-00-1.

Location of property: 174 Lismore Avenue, Glenside, PA 19038-4011.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William J. Battersby** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$211,790.95.

**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.

13-03426

ALL THAT CERTAIN message and tract of land, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a spike for a corner in Fennel Road in line of land now or late of Hildegard Blair; thence in and along said Fennel Road, South fifty-one degrees, seventeen minutes West crossing a 30 feet wide A.T. & T. underground cable right-of-way, one hundred forty-one and twenty-seven one-hundredths feet (South 51°, 17' West, 141.27') to a spike for a corner; and South forty-one degrees, twelve minutes West, one hundred seventy-eight and thirty-three one-hundredths feet (South 41°, 12' West, 178.33') to a point for a corner; thence along land now or late of John and Gloria D. Oswald, North forty-four degrees, twelve minutes West, two hundred twenty feet (North 44°, 12' West, 220') to an iron pin for a corner; and North forty-five degrees, forty-three minutes East (North 45°, 43' East) recrossing the thirty feet wide A.T. & T. underground cable right-of-way, three hundred five and eighty-four one-hundredths feet (305.84') to a point for a corner in line of land now or late of Hildegard Blair; thence along said land and along the Northerly side of a fifty feet wide right-of-way to be retained by John and Gloria D. Oswald, South forty-seven degrees, twenty-eight minutes East, two hundred twenty feet (South 47°, 28' East, 220') to the place of beginning.

EXCEPTING AND RESERVING unto John Joseph Oswald and Gloria Dawn Oswald, their heirs and assigns, the full free, liberty and right at all lines hereafter forever to have and use all that certain fifty feet wide right-of-way along Northeastly side of above described tract:

BEGINNING at the point of beginning of said tract in said Fennel Road; thence in and along said road, South fifty-one degrees, seventeen minutes West (South 51, 17' West) crossing thirty feet wide A.T. & T. underground cable right-of-way, fifty and fifty-nine one-hundredths feet (50.59') to a point for a corner, thence through the above described tract, North forty-seven degrees, twenty-eight minutes West, two hundred fifteen and eighty one-hundredths feet (North 47°, 28' West, 215.08') to a point for a corner in line of land now or late of John and Gloria Oswald; thence along said land, North forty-five degrees, forty-three minutes East (North 45°, 43' East) recrossing said thirty feet wide A.T. & T. underground cable right-of-way, fifty and eight one-hundredths feet (50.08') to a point for a corner in line of land now or late of Hildegard Blair; thence along said land, South forty-seven degrees, twenty-eight minutes East, two hundred twenty feet (South 47°, 28' East, 220') to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick K. Fels by Deed from Frederick K. Fels and Carol L. Fels, dated August 10, 2007 and recorded August 27, 2007 in Deed Book 5662, Page 00144.

Parcel Number: 57-00-00478-00-5.

Location of property: 3247 Fennel Road, Pennsburg, PA 18073-2316.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frederick K. Fels** at the suit of Bank of America, N.A. Debt: \$205,039.62.

**Joseph F. Riga**, Attorney.

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

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

13-03628

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in the **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to Site Plan of Belvoir Woods made by Czop/Spector, Inc., Consulting Engineers and Surveyors dated 08/04/1989 and last revised 07/29/1994, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Land Site Plan Book 2, Page 473, as follows, to wit:

BEGINNING at an interior point, said interior point being a point a corner of Lot #15 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid lot, North 20 degrees, 4 minutes West, 40.00 feet to a point, a common corner of the aforesaid Lot 15 and Lot 16 as shown on the above mentioned plan; thence extending along the aforesaid lot North 69 degrees, 56 minutes East, 59.67 feet to a point; thence extending from the said point South 20 degrees, 4 minutes East, 40.00 feet to a point; thence extending from said point South 69 degrees, 56 minutes West, 59.67 feet to the first mentioned interior point and place of beginning.

BEING Lot #17 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Moyer and Francis X. O'Neill, by Deed from Sharon Naudasher, dated 08/19/2005, recorded 01/05/2006 in Book 5585, Page 1887.

Francis X. O'Neill was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Francis X. O'Neill's death on or about 01/23/2012, his ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 49-00-04955-04-5.

Location of property: 417 Highland Drive, Plymouth Meeting, PA 19462-2687.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna M. Moyer** 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: \$302,405.86.

**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.

13-03700

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

BEGINNING at a point on the Northeasterly side of Marshall Street at the distance of 25 feet Southeasterly from the Easterly corner of Haws Avenue and Marshall Street; thence by land of Gustave Lanz by a line parallel to Haws Avenue and passing through the middle of the partition wall between these premises being conveyed and the adjoining property of Gustave Lanz, Northeasterly 116 feet more or less, to a corner in the line of other lands of the said Gustave Lanz; thence by said land Southeasterly parallel to said Marshall Street 47 feet, more or less, to a point in the land late of Morgan Wright and George W. Marsh; thence by said land Southwesterly in a line parallel to said Haws Avenue, 116 feet to a said side of said Marshall Street; and thence along the said side of said Marshall Street Northwesterly 47 feet, more or less, to the place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and described, as follows:

BEGINNING at a point on the Southwestwardly side of Blackberry Alley at a distance of 25 feet Eastwardly from Haws Avenue; thence along said side of Blackberry Alley, Eastwardly 47 feet to a corner of this in lands now or late of Edward Tompkins; thence along said land Southwestwardly 24.4 feet to a point in line of other lands of the said Mary Ann Stinson; thence along said land Mary Ann Stinson, Westwardly 47 feet to a point in other land of Gustave Lanz; thence along said other land of Gustave Lanz by a line parallel to Haws Avenue, Northeastwardly 24.4 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rachel K. Jackson and Rhoda K. Jackson, by Deed from Wilshire Servicing Corporation, Attorney-in-Fact for U.S. Bank National Association, and f/k/a, First Bank National Association, dated 08/30/2000, recorded 12/20/2000 in Book 5348, Page 880.

Parcel Number: 13-00-25644-00-2.

Location of property: 723 West Marshall Street, Norristown, PA 19401-4514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rhoda K. Jackson and Rachel K. Jackson** 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 Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5. Debt: \$114,932.27.

**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.

13-03768

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Amended Plan of Huntingdon Dales Section Number 3" made by Charles E. Shoemaker, Registered Professional Engineer, dated November 18, 1955, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-2, Page 112, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sleighride Road (50 feet wide), said point being the four following courses and distances from a point of curve on the Southwesterly side of Buckboard Road (50 feet wide): (1) leaving Buckboard Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet

to a point of tangent on the Southeasterly side of Sleighride Road; (2) South 40 degrees, 35 minutes, 35 seconds West along Southeasterly side of Sleighride Road 492.90 feet to a point of curve in the same; (3) Southwestwardly along the Southeasterly side of Sleighride Road on the arc of a circle curving to the right having a radius of 400 feet the arc distance of 129.04 feet to a point of tangent in the same; and (4) South 59 degrees, 04 minutes, 35 seconds West along the Southeasterly side of Sleighride Road 93.50 feet to the place of beginning; thence extending from said point of beginning South 30 degrees, 55 minutes, 25 seconds East, 133.44 feet to a point; thence extending South 59 degrees, 04 minutes, 35 seconds West, 69.63 feet to a point; thence extending North 30 degrees, 55 minutes, 25 seconds West, 133.44 feet to a point of tangent on the Southeasterly side of Sleighride Road aforesaid; thence extending North 59 degrees, 04 minutes, 35 seconds East along the Southeasterly side of Sleighride Road 69.63 feet to the first mentioned point and place of beginning.

BEING known and identified as Lot No. 154 on said plan, 180 Sleighride Road, Block 7-B, Unit 61.

TITLE OF RECORD IS VESTED IN Ruth G. Weiner, by virtue of Deed from Glenn Weiner, Trustee of the Glenn Weiner Family Trust Dated September 19, 2006, dated 9-27-2011 and recorded 9-28-2011 at Norristown, Pennsylvania in Deed Book 5814, Page 1760.

Parcel Number: 59-00-16237-00-3.

Location of property: 180 Sleighride Road, Willow Grove, PA 19090.

The improvements thereon are: Single family, two story brick and siding.

Seized and taken in execution as the property of **Beth M. Cohen, Executrix of the Estate and of Ruth G. Weiner and Ruth G. Weiner, Deceased** at the suit of TruMark Financial Credit Union, f/k/a Philadelphia Telco Credit Union. Debt: \$86,178.53.

**Craig H. Fox**, Attorney.

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

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

13-03771

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

BEGINNING at a point on the Northwest side of Corson Street at the distance of 224 feet Southwestward from the Southwest side of Marshall Street; thence extending Northwestward, passing through the middle of the alley partition wall between these premises and the premises adjoining on the Northeast, now or late of William H. March, 100 feet to a point in line of lots fronting on Astor Street; thence extending Southwestward, along said lots fronting on Astor Street, 16 feet to a corner of land now or late of John Dettra; thence extending Southeastward along said land now or late of John Dettra, 100 feet to a point on the Northwest side of Corson Street; thence extending Northeastward along the said Northwest side of Corson Street, 16 feet to the first mentioned point and place of beginning.

BEING the same premises which Helen Katsias, widow by Deed dated July 10, 1974 and recorded in Montgomery County in Deed Book 3959, Page 207 granted and conveyed unto Horace Miles Kinsey and Barbara P. Kinsey, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Johnny P. Wallace and Virginia A. Wallace, h/w, by Deed from Horace Miles Kinsey and Barbara P. Kinsey, his wife, dated 02/20/1987, recorded 02/24/1987 in Book 4830, Page 164.

Parcel Number: 13-00-09036-00-5. Map #13004 056.

Location of property: 537 Corson Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Virginia A. Wallace and Johnny P. Wallace (Deceased)** at the suit of Nationstar Mortgage, LLC. Debt: \$78,228.34 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.

13-03912

ALL THAT CERTAIN message and tract of land, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, and bearing the address of 989 North Franklin Street, bounded and described, as follows, to wit:

BEGINNING at a corner on the Westerly property line of Franklin Street, 50 feet wide, distant South 44 degrees, 27 minutes West, 70.40 feet from the Southwesterly property line intersection of said Franklin Street and Mineral Street, 50 feet wide; thence North 45 degrees, 33 minutes West, 140 feet to a corner on the Easterly side of a 20 feet wide alley; thence along the Easterly side of said alley South 55 degrees, 27 minutes West, 60 feet to a corner of No. 985 North Franklin Street; thence by said property South 45 degrees, 33 minutes East, 140 feet to a corner on the Westerly property line of Franklin Street; thence along the Westerly side of Franklin Street North 44 degrees, 27 minutes East, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marisa D. White and Alvin Cain, by Deed from Stephen Norris, Jr. and Victoria A. Norris, dated 03/31/1995, recorded 04/05/1995 in Book 5109, Page 1056.

Marisa D. White was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Marisa D. White's death on or about 09/30/2011, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 16-00-10876-00-7.

Location of property: 989 North Franklin Street, Pottstown, PA 19464-4071.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alvin Cain** at the suit of Flagstar Bank, FSB. Debt: \$217,781.05.

**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.

13-04379

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to an As-Built Unit 93, as part of "Oakwood at Plymouth", prepared for Gambone Brothers Development Company, by Stout, Tacconelli & Associates, Inc. Civil Engineers and Land Surveying, dated 8/18/1999 endorsed hereto, as follows, to wit:

BEGINNING at a point a common corner of Unit No. 93 and Unit No. 94 as shown on said As-Built; thence extending from said point of beginning North 15 degrees, 20 minutes, 12 seconds East, 57.30 feet to a point; thence extending South 74 degrees, 39 minutes, 48 seconds East, 11.20 feet to a point; thence extending South 15 degrees, 20 minutes, 12 seconds West, 1.10 feet to a point; thence extending South 74 degrees, 39 minutes, 48 seconds East, 13.50 feet to a point; thence extending South 15 degrees, 20 minutes, 12 seconds West, 18.50 feet to a point; thence extending South 74 degrees, 39 minutes, 48 seconds East, 3.30 feet to a point; thence extending South 15 degrees, 20 minutes, 12 seconds West, 7.30 feet to a point; thence extending North 74 degrees, 39 minutes, 48 seconds West, 3.30 feet to a point; thence extending South 15 degrees, 20 minutes, 12 seconds West, 43.40 feet to a point; thence extending South 64 degrees, 26 minutes, 43 seconds West, 4.20 feet to a point; thence extending North 74 degrees, 39 minutes, 48 seconds West, 8.40 feet to a point; thence extending North 33 degrees, 48 minutes, 19 seconds West, 4.20 to a point; thence extending North 15 degrees, 20 minutes, 12 seconds West, 13.00 feet to a point; thence extending North 74 degrees, 39 minutes, 48 seconds West, 9.95 feet to the first mentioned point and place of beginning.

BEING Unit No. 93 as shown on above As-Built.

BEING the same premises which Oakwood Estates, Ltd., a Pennsylvania Corporation, granted and conveyed unto Kelly Defeo, by Deed dated December 22, 1999 and recorded January 11, 2000 in Montgomery County Deed Book 5303, Page 760 for the consideration of \$288,716.00.

BEING the same premises which Oakwood Estates, Ltd., a Pennsylvania Corporation, granted and conveyed unto Kelly Defeo, by Deed dated December 22, 1999 and recorded January 11, 2000 in Montgomery County Deed Book 5303, Page 760.

Parcel Number: 49-00-03071-25-5.

Location of property: 211 Donna Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kelly Defeo** at the suit of Wells Fargo Bank, N.A. Debt: \$420,177.28 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.

13-04394

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 thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Diamond Street (40 feet wide), at the distance of 1,365.86 feet Southeastwardly from the Southeast side of Bergey Road (33 feet wide), a corner of land now or formerly of Neil W. Moyer and Arlene D. Moyer, his wife; thence along said land, North 49 degrees 15 minutes East, 162.05 feet to an iron pin; thence South 20 degrees, 54 minutes East, 143.38 feet to an old pin on the Westerly side of a 20 feet wide alley; thence along said side of said alley, South 00 degrees, 53 minutes West, 93.85 feet to a point; thence South 49 degrees, 15 minutes West, 51.25 feet to a point on the Northeast side of Diamond Street; thence along said side of Diamond Street, North 40 degrees, 45 minutes West, 205 feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph C. Gerber and June Gerber, husband and wife, granted and conveyed unto Richard Lee Henning, Jr. and Jennifer A. Henning, husband and wife, by Deed dated April 25, 1997 and recorded April 29, 1997 in Montgomery County Deed Book 5183, Page 1908.

TITLE TO SAID PREMISES IS VESTED IN Richard Lee Henning, Jr., and Jennifer A. Henning, husband and wife by Deed from Joseph G. Gerber and June Gerber, husband and wife, dated 4/25/1997 and recorded 4/29/1997 in Deed Book 5183, Page 1908.

Parcel Number: 35-00-02977-00-3.

Location of property: 2725 Diamond Street, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer A. Henning and Richard L. Henning, Jr. a/k/a Richard Lee Henning, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$144,954.67 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.



13-04464

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 survey and plan made of Oak Lane Manor, Section No. 6 A made by Franklin and Lindsey, Registered Engineers, Philadelphia, on 5/19/1950, as follows, to wit:

BEGINNING at a point on the Northwestern side of Ivinetta Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.416 feet from a point on the Northeastly side of Johns Avenue (50 feet wide); thence extending along the Northwestern side of Ivinetta Road along the arc of a circle curving to the left having a radius of 475 feet the arc distance of 72.27 feet to a point; thence extending North 59 degrees, 53 minutes, 20 seconds West, 115 feet to a point; thence extending South 38 degrees, 49 minutes, 42 seconds West, 74.561 feet to a point on the Northeastly side of Johns Avenue; thence extending along the Northeastly side of Johns Avenue South 51 degrees, 10 minutes, 18 seconds East, 99.159 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.416 feet to a point on the Northwestern side of Ivinetta Road, the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Roberto C. Quevada and Flora C. Jamil, by Deed from Mary F. Ward, dated 10/15/2004, recorded 11/09/2004 in Book 5532, Page 326. By virtue of the death of Flora C. Jamil on or about 06/21/2012, Roberto C. Quevada became the sole owner of the premises as Surviving Joint Tenant With the Right of Survivorship.

Parcel Number: 31-00-15043-00-1.

Location of property: 7606 Ivinetta Road, Cheltenham, PA 19012-1823.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roberto C. Quevada** at the suit of Sovereign Bank, N.A. Debt: \$175,210.59.

**Meredith Wothers**, 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.

13-04774

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

BEGINNING at a corner in the center line of the public highway leading from Congo to Gilbertsville; thence along the same South 38 degrees, West 16 feet to a corner of lands of Paul Jacobs; thence along the same and lands of Richard Erb; North 52 degrees, 30 minutes West, 394 feet to a corner near a cherry tree; thence along lands of Elizabeth Nagle North 38 degrees, East 100 feet to a corner; thence South 52 degrees, 30 minutes East, 228 feet to a corner; thence South 38 degrees, West 84 feet to a corner; thence South 52 degrees, 30 minutes East, 166 feet to the place of beginning.

CONTAINING 93.5 perches.

ALL THAT CERTAIN tract of land situate in **Douglass Township** Montgomery County, Pennsylvania, shown on a plan by John T. Aston, Registered Surveyor, Gilbertsville, Pennsylvania, Plan No. 171-0A, known as Tract No. 2 on the said plan, bounded on the Northeast by tract other land of William C. and Shirley M. Showers, on the Southwest by the land of Rayford E. and Dorothy A. Boulden, on the Southwest by Tract No. 3 below mentioned and on the Northwest by the land of Richard J. and Myrtle R. Erb, of which this was a part, being more fully described, as follows:

BEGINNING at a point, a corner of this and the land of Rayford E. and Dorothy A. Boulden, and in the line of other land of William C. and Shirley M. Showers, being located North 52 degrees, 30 minutes West, 175.45 feet measured from the center line of Congo Road L.R. 46009 along the land of Boulden aforementioned; thence from the point of beginning along the land of Rayford E. and Dorothy A. Boulden South 41 degrees, 33 minutes West, 30.00 feet to a point, a corner of this and Tract No. 3 on the above mentioned plan; thence along Tract No. 3 North 52 degrees, 30 minutes West, 216.70 feet to a point, a corner of this and the land of Richard J. and Myrtle R. Erb, of which this was a part; thence along the land of Richard J. and Myrtle R. Erb, North 38 degrees, 00 minutes East, 29.93 feet to a point, a corner of this and Tract No. 1 on the above mentioned plan; thence along Tract No. 1, the other land of William C. and Shirley M. Showers South 52 degrees, 30 minutes East, 218.55 feet to the point of beginning.

CONTAINING 6,513 square feet in area.

ALL THAT CERTAIN tract of land situate in **Douglass Township** Montgomery County, Pennsylvania shown on a plan by John T. Aston, Registered Surveyor, Gilbertsville, Pennsylvania Plan No. 171-0A dated February 21, 1972 being located and abutting to the immediate Southwest of the above described tract:

BEGINNING at a point, a corner of this and the above described Tract 2 and being in the line of the land of Rayford E. and Dorothy A. Boulden; thence from the point of beginning along the land of Rayford E. and Dorothy A. Boulden South 41 degrees, 33 minutes West, 10.00 feet to a point, a corner of this and the land of Richard J. and Myrtle R. Erb, of which this was a part; thence along the land of Richard J. and Myrtle R. Erb, North 52 degrees, 30 minutes West, 216.08 feet to a point, a corner; thence still along Erb's land North 38 degrees, 00 minutes East, 9.97 feet to a point, a corner of this and Tract No. 2 above described South 52 degrees, 30 minutes East, 216.70 feet to the point of beginning.

CONTAINING 2,157 square feet of land in area.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Wilde and Emma Wilde, his wife, by Deed from Forrest H. Kierbow and Rose M. Kierbow, his wife, dated 08/08/1977, recorded 08/16/1977 in Book 4228, Page 540. Parcel Number: 32-00-01048-00-9.

Location of property: 443 Congo Road, Gilbertsville, PA 19525-8632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward A. Wilde and Emma Wilde** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$295,509.21.

**Jonathan Lobb**, Attorney. I.D. #312174

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

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

13-04793

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, State of Pennsylvania, on the Northwestern side of Yerger Road, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner other lands late Julius Koren, said point being in the middle of Yerger Road (33 feet wide) leading from North Keim Street to Bliem Road and being distant along said road from a corner lands late W. Earl Nester, North 41 degrees, 45 minutes East, 58 feet, 6 inches; thence from said point of beginning along other lands of late Julius Koren, North 48 degrees, 15 minutes West, 227 feet, 2 1/4 inches (erroneously described in a previous description as 205 feet, 1 inch) to a corner on line of lands Robert Neiman; thence along the same North 50 degrees, 35 minutes East, 108 feet, 4 inches to a corner other lands of late Julius Koren; thence along the same South 46 degrees, 20 minutes East, 210 feet, 8 inches to a corner in the aforesaid Yerger Road; thence along and in said road South 41 degrees, 45 minutes West, 100.0 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig A. Endy, Sr., by Deed from Anita A. Whitlock, Executrix of the Estate of Rita M. Conway, a/k/a, Rita Conway, Deceased, dated 09/26/2008, recorded 10/06/2008 in Book 5709, Page 2793.

Parcel Number: 42-00-05446-00-2.

Location of property: 2159 Yerger Road, Pottstown, PA 19464-2029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Craig A. Endy, Sr.** at the suit of Sovereign Bank, N.A. Debt: \$135,484.67.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

13-04915

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision, prepared as part of May Street Crossing, prepared for Genesis Housing Corporation, by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, dated 1/15/2004 last revised 6/7/2005 and recorded in Plan Book 25, Page 72, as follows, to wit:

BEGINNING at a point on the Southwesterly side of May Street (Paper) (50 feet wide), a corner of this and Lot No. 27 on said plan; thence extending from said point of beginning and along the Southwesterly side of May Street, aforesaid, South 47 degrees, 09 minutes, 43 seconds East, 29.86 feet to a point, a corner of lands of Faith Tabernacle Apostolic Church; thence extending along the same, South 42 degrees, 17 minutes, 30 seconds West, 135.00 feet to a point on the Northeasterly side of Pine Alley; thence extending along the same, North 47 degrees, 09 minutes, 43 seconds West, 31.15 feet to a point, a corner of Lot No. 27, aforesaid; thence extending along the same, North 42 degrees, 50 minutes, 17 seconds East, 134.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 28 on said plan.

UNDER AND SUBJECT to real estate taxes for 2006 and all subsequent years not yet due and payable and any and all restrictions, covenants, easements, permits, licenses and such other matters as may be of record, as well as to any facts which may be shown by a complete and accurate survey of the premises herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Eric A. Mondress, by Deed from May Street Home Ownership, Inc., a Pennsylvania Non-Profit Corporation, dated 09/08/2006, recorded 10/20/2006 in Book 5620, Page 2537.

Parcel Number: 16-00-20868-11-1.

Location of property: 520 May Street, Pottstown, PA 19464-4768.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric A. Mondress and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$129,611.59.

**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.

13-04960

ALL THAT CERTAIN message and piece or tract of land, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Earl W. Moyer, dated June 20, 1955, and revised July 5, 1955, by John E. Burkhardt, R.S. Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point in Finland Road four hundred fifty-one and nineteen one-hundredths feet Southeast from a spike placed at the right angle turn in Finland Road (Hillegass Road branching off at this point to the Northeast), said point being sixteen and five-tenths feet from the Northeasterly side of Finland Road and twenty-five feet from the Southwesterly side of Finland Road; thence along said line in Finland Road South forty-six degrees, ten minutes East, eighty-two feet to a corner of Lot #8; thence along Lot #8 South forty-three degrees, fifty minutes West, two Hundred seventy feet to a corner of lands now or late of David Wood and Dorothy W. Wood; thence along lands of now or late of David Wood and Dorothy W. Wood North forty-six degrees, ten minutes West, eighty-two feet to a corner of Lot #6; thence along Lot #6 North forty-three degrees, fifty minutes East, two Hundred seventy feet to the point or place of beginning.

BEING known as Lot #7 of said plan.

TITLE TO SAID PREMISES IS VESTED IN Linda A. Mapplebeck, by Deed from Lillian R. Shupe, acting herein by and through her Agent, James H. Shupe duly appointed by Letter of Attorney dated March 28, 2008 and intended to be recorded herewith, dated 04/17/2009, recorded 04/21/2009 in Book 5727, Page 2129.

Parcel Number: 57-00-00586-00-5.

Location of property: 3060 Finland Road, Pennsburg, PA 18073-2207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Mapplebeck** 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: \$218,836.49.

**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.

13-05117

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Estates at Chestnut Lane North made by Charles E. Shoemaker, Inc., Engineers and Surveyors dated 2/5/2001 and last revised 8/1/2003 and recorded in Plan Book 22, Page 462 to 467, as follows to wit:

BEGINNING at a point on the Northwesterly side of Chestnut Lane said point of beginning being a point a corner of Lot 21 as shown on above plan; thence from said point of beginning and along said lot North 50 degrees, 53 minutes, 39 seconds West, and crossing certain, 100 year flood plain, waters of the United States wetlands, wetland buffers, storm water detention basin easement and conservation easement 425.77 feet to a point a corner of lands now or late of Charles W. Kohler, Jr. and Patricia K. Kohler; thence along said lands North 35 degrees, 14 minutes, 29 seconds East and recrossing aforesaid buffers, wetlands, waters of the United States, Conservation Easement 195.44 feet to a point a corner of Lot 23 as shown on above plan; thence along said lot South 50 degrees, 53 minutes, 39 seconds East and recrossing aforesaid easements and also crossing a certain unmarked easement 438.62 feet to a point on the Northwesterly side of Chestnut Lane; thence along same South 39 degrees, 06 minutes, 21 seconds West, 195.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 81,674 square feet.

BEING Lot 22 as shown on above plan.

BEING the same premises which Patricia M. Pasceri by Deed dated 02/02/2007 and recorded 03/07/2007 in Montgomery County in Deed Book 55638, Page 898 granted and conveyed unto Han J. Chong and Cynthia L. Chong, his wife.

Parcel Number: 36-00-03034-11-6.

Location of property: 12 Chestnut Lane, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han J. Chong and Cynthia L. Chong** at the suit of U.S. Bank National Association, as Trustee for the Benefit of the Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-AR8. Debt: \$525,784.39.

**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.

13-05351

ALL THAT CERTAIN unit in the property, known, named and identified in the Declaration Plan referred to below as the Llanfair Condominium, 22 Llanfair Road, Ardmore, **Lower Merion Township**, County of Montgomery and 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 of a Declaration dated April 12, 1973 and recorded on July 3, 1973 in Deed Book 3865, Page 404, a Declaration Plan

dated February 15, 1973 and recorded on July 3, 1973 in Condominium Plan Book No. 1, Page 79, and a Code of Regulations dated April 12, 1973 and recorded on July 3, 1973 in Deed Book 3865, Page 354, and a Secretary's Certificate of Amendments to the Code of Regulations dated September 25, 1974 and recorded on February 20, 1975 in Deed Book 4007, Page 359 and a Secretary's Certificate of Amendments to the Code of Regulations dated October 5, 1981 and recorded on January 27, 1982 in Deed Book 4677, Page 686, being designated on said Declaration Plan as Unit No. 1; 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 14%.

TITLE TO SAID PREMISES IS VESTED IN John Woznisky, by Deed from Kathleen M. Shay, dated 06/27/2008, recorded 08/04/2008 in Book 5702, Page 1364.

Parcel Number: 40-00-33112-00-4.

Location of property: 22 Llanfair Road #1 a/k/a 22 Llanfair Road, Condominium 1, Ardmore, PA 19003-2320.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **John Woznisky** at the suit of Bank of America, N.A. Debt: \$332,344.12.

**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.

13-05545

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of "The Butera Tract" overall plan of subdivision prepared for Michael Anthony Homes, Inc. by Irick & Eberhardt, Inc. dated 02/11/2001 and last revised 10/23/2002 and recorded in Plan Book A-61, Pages 67-69, as follows, to wit:

BEGINNING at a point a common corner in line of this lot and Lot No. 1, as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 1, South 44 degrees, 40 minutes, 00 seconds West, 60.00 feet to a point, a corner in line of open space; thence extending along said open space, North 45 degrees, 20 minutes, 00 seconds West, 40.00 feet to a point, a corner of Lot No. 3; thence extending along Lot No. 3 North 44 degrees, 40 minutes, 00 seconds East, 60.00 feet to a point, a corner; thence extending South 45 degrees, 20 minutes, 00 seconds East, 40.00 feet to a point, a corner of Lot No. 1, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 2 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 Covenants, Easements and Restrictions of The Courtyards at Collegeville, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5468, Page 972 and any amendments to the said Declaration as the same may be duly adopted from time to time.

THE GRANTEES, for and on behalf of the Grantees, their heirs, personal representatives, successors and assigns, by the Acceptance and Recordation of this Indenture, acknowledge that this Indenture is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of The Courtyards at Collegeville Homeowners Association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Gale L. Banmiller, by Deed from The Courtyards at Collegeville, L.P., a Pennsylvania Limited Partnership, dated 04/04/2005, recorded 04/12/2005 in Book 5550, Page 56.

Parcel Number: 43-00-08156-01-8.

Location of property: 184 Lattice Lane, Collegeville, PA 19426-3375.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gale L. Banmiller** 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: \$411,870.19.

**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.

13-05587

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 State of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer, of Pottstown, Pennsylvania, on December 24, 1951; and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 177, as indicated, on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315, Page 601.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Ellis and Margaret L. Ellis, by Deed from Norma J. Rush, First successor trustee of the Dorris W. Barrett Revocable Living Trust, dated 05/19/2009, recorded 06/03/2009 in Book 5732, Page 1059.

Parcel Number: 16-00-22460-00-6.

Location of property: 169 Potts Drive, Pottstown, PA 19464-6417.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald J. Ellis and Margaret L. Ellis** at the suit of Sovereign Bank, N.A. Debt: \$156,084.73.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

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13-05732

ALL THAT CERTAIN tract of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan July 18, 1961 prepared by Donald N. Schurr, Civil Engineer and Surveyor, Norristown, as follows:

BEGINNING at the point of intersection of the center line of Highland Avenue (40 feet wide) and the center line of Chester Avenue (40 feet wide and unopened); thence along the center line of Highland Avenue North 49 degrees, 25 minutes East, 88.25 feet to a point a corner of this and other lands of Donald K. Rittenhouse of which this was a part; thence along the same South 40 degrees, 35 minutes East, 118 feet to a point a corner; thence South 49 degrees, 25 minutes West, 88.25 feet to a point a corner in the center line of Center Avenue aforesaid; thence along the center line of Center Avenue North 40 degrees, 35 minutes West, 118 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Denise Brunswick, by Deed from Christine McKenna, dated 07/28/2006, recorded 08/11/2006 in Book 5612, Page 329.

Parcel Number: 61-00-02353-00-7.

Location of property: 201 Highland Avenue, Phoenixville, PA 19460-6118.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Brunswick** at the suit of Wells Fargo Bank, N.A. Debt: \$239,402.05.

**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.

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13-05865

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on April 10, 1952 and revised July 9, 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Harrison Avenue (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and 41/100 feet from a point on the Southwest side of County Line; thence extending along the Southeast side of Harrison Avenue South forty-two degrees, forty-five minutes West, eighty-one and 87/100 feet to a point; thence extending South forty-seven degrees, fifteen minutes, eighty-one and 87/100 feet to a point; thence extending North forty-two degrees, forty-five minutes East, one hundred six and 43/100 feet to a point on the Southwest side of County Line; thence extending along the South side of County Line North forty-six degrees, fifty-five minutes West, seventy-six and 85/100 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and 41/100 feet to a point on the Southwest side of Harrison Avenue the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dawn Lynn Doucette, by Deed from Dawn Lynn Doucette, f/k/a, Dawn Lynn Seeton and Christopher D. Canale, dated 05/10/2002, recorded 05/20/2002 in Book 5409, Page 1909.

Parcel Number: 08-00-02086-00-3.

Location of property: 484 Harrison Avenue, Hatboro, PA 19040-2210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dawn Lynn Doucette f/k/a Dawn Lynn Seeton** at the suit of Sovereign Bank, N.A. Debt: \$128,074.15.

**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.

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13-05880

ALL THAT CERTAIN lot of land 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 stake on the Northwest side of DeKalb Street 30 feet Southwest from Elm Street, a corner of this and lot late of Samuel High and by said lot Northwest parallel with said Elm Street, 150 feet to a stake on the Southeast side of Willow Alley, said out 20 feet wide and along said alley Southwest 30 feet to a stake; thence by land now or late of Charles Munsicker, Southeast parallel with Elm Street 150 feet to DeKalb Street, aforesaid and along the Northwest side thereof Northeast 30 feet to the place of beginning.



**PREMISES "B"**

ALL THAT CERTAIN message and piece or parcel 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 West corner of DeKalb and Elm Streets; thence extending Southwesterly along the Northwest side of said DeKalb Street 30 feet to a stake, a corner of this and lot now or late of Harrison M. Lutz; thence by the same Northwesterly parallel to said Elm Street 150 feet to a stake on the Southeast side of Willow Alley, laid out 20 feet wide; and thence along said alley Northeasterly 30 feet to a stake on the Southwest side of said Elm Street; and thence along the said side thereof Southeasterly 150 feet to the place of beginning and known as 911 DeKalb Street.

BEING the same premises which Resources For Human Development, Inc. by Deed dated December 30, 2003 and recorded February 2, 2004 in Montgomery County in Deed Book 5493, Page 743 conveyed unto DeKalb Street, LLC in fee.

Parcel Numbers: 13-00-10040-00-9 and 13-00-10044-00-5.

Location of property: 909-911 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: 11 unit apartment complex.

Seized and taken in execution as the property of **DeKalb Street, LLC** at the suit of CRE Venture 2011-1, LLC. Debt: \$416,006.06 plus accrued interests and costs.

**James T. Shoemaker**, 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.

13-06022

ALL THAT CERTAIN stucco message and lot of land, situate at the Southeast corner of Warren Street and Lincoln Avenue, known as No. 230 North Warren Street, in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, the Southeast corner of Warren Street and Lincoln Avenue; thence along the South side of Lincoln Avenue Eastwardly 100 feet to a 20 feet wide alley; thence by the same Southwardly 24 feet, 6 inches to a corner of this and land of Sakiewicz; thence by the same Westwardly 115 feet to the East side of Warren Street aforesaid, passing in part of said course and distance thru the middle of the concrete division or partition wall of this and house of said Sakiewicz; thence by the East side of Warren Street Northwardly 28 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Norman E. Hedenberg and S. Maxine Hedenberg, his wife, by Deed from Charles Arthur S. Koch, widower, dated 10/23/1956, recorded 10/26/1956 in Book 2731, Page 518.

Norman E. Hedenberg was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Norman E. Hedenberg's death on or about December 1, 1986, his ownership interest was automatically vest in the surviving Tenant by the Entirety, Sadie Maxine Hedenberg a/k/a S. Maxine Hedenberg.

Mortgagor Sadie Maxine Hedenberg a/k/a S. Maxine Hedenberg died on 12/08/2011, leaving a Will dated 06/06/2011. Letters Testamentary were granted to Karen A. Glaser a/k/a Karen Glaser on 12/22/2011 in Montgomery County, No. 46- 2011-4505. Decedent's devisee(s) is Karen A. Glaser.

Parcel Number: 16-00-31516-00-4.

Location of property: 230 North Warren Street, Pottstown, PA 19464-4728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen A. Glaser a/k/a Karen Glaser, in her Capacity as Executrix and Devisee of The Estate of Sadie Maxine Hedenberg a/k/a Maxine Hedenberg** 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: \$57,698.34.

**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.

13-06035

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Northerly side of Rhoads Avenue, to the East of Montgomery Avenue, in the subdivision known as Section No. 2, Boyertown Realty Corporation Development, situate in **Douglass Township**, Montgomery County, Pennsylvania, described, as follows, to wit:

BEGINNING at a point in the Northern line of Rhoads Avenue, said point being a corner of lot of Joseph A. Pike, et ux., and said point also being 58 feet East of the Northeastern corner of said Rhoads Avenue (66 feet wide) and Montgomery Avenue (30 feet wide) as they are shown on said Plan of Section No. 2 Boyertown Realty Corporation Development, a copy of which is recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown in Plan Book Volume 1920, Page 363; thence Northwardly, along the Eastern line of said lot of Joseph A. Pike, et ux., by a line which is radial to the 2,769.21 feet radius curve which forms the Northern line of Rhoads Avenue at this lot, a distance of 145.41 feet to a point, said point being in line of other property of Amandus H. Moyer; thence Eastwardly, along said property of Amandus H. Moyer, by a line curving to the left and having a radius of 1,585 feet and a central angle of 2 degrees 40.175 minutes, a distance of 73.85 feet to a point, a corner of other lands of Joseph Pike, et ux. (the last described line being 125 feet South of and parallel to the Southern line of Philadelphia Avenue as shown on the plan aforesaid); thence Southwardly, along said other property of Joseph A. Pike, et ux., by a line which is radial to the said 2,769.21 feet radius curve which forms the Northern line on Rhoads Avenue, along this lot, a distance of 136.91 feet to a point; thence Westwardly, along the Northern line of said Rhoads Avenue, by a line curving to the right and having a radius of 2,769.21 feet, a distance of 77.29 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles B. Buchsbaum and Louise C. Buchsbaum, his wife, by Deed from Elvira Beltramo, single woman, dated 09/07/2001, recorded 10/01/2001 in Book 5378, Page 1701.

By virtue of Louise C. Buchsbaum's death on or about 04/05/2012, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 32-00-05872-00-9.

Location of property: 805 Rhoads Avenue, Boyertown, PA 19512-1708.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles B. Buchsbaum** at the suit of Central Mortgage Company.  
Debt: \$156,240.02.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

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13-06038

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 32 on plan of lots of "Fair Oaks Subdivision" which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book No. 873, Page 600.

BEGINNING at a point in the center line of the Doylestown and Willow Grove Turnpike, also known as the Philadelphia and Easton Post road (fifty feet wide) at the distance of forty feet measured South one degree, forty-five minutes West from the intersection of the center line of the Doylestown and Willow Grove Turnpike with the Southerly side of Maple Avenue (forty feet wide) produced.

CONTAINING in front or breadth on the said center line of the Doylestown and Willow Grove Turnpike forty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Doylestown and Willow Grove Turnpike two hundred feet.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 33 on plan of lots of "Fair Oaks Subdivision", which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book No. 873, Page 600.

BEGINNING at a point in the center line of the Doylestown and Willow Grove Turnpike, also known as the Philadelphia and Easton Post Road (fifty feet wide) at the intersection of the produced Southerly line of Maple Avenue (forty feet wide).

CONTAINING in front or breadth on the said center line of the Doylestown and Willow Grove Turnpike South one degrees, forty-five minutes West, forty feet, and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Doylestown and Willow Grove Turnpike two hundred feet, the Northeastly line extending along the Southerly line of Maple Avenue.

TITLE TO SAID PREMISES IS VESTED IN Charles T. Bellinger, by Deed from Oscar F. Smith, Jr., dated 11/15/2006, recorded 11/29/2006 in Book 5625, Page 02414.

Parcel Number: 36-00-03757-00-5.

Location of property: 258 Easton Road, Horsham, PA 19044-3103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles T. Bellinger** at the suit of Wells Fargo Bank, N.A.  
Debt: \$222,791.48.

**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.

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13-06169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of survey thereof, made by M.R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, dated July 10, 1952, last revised December 8, 1952, as follows, to wit:

BEGINNING at a point on the Northeastly side of the cul-de-sac (having a radius of 45 feet) forming the easternmost terminus of Kingwood Road (50 feet wide) which point is at the distance of 45 feet measured North 27 degrees, 46 minutes East on a radial line thru the bed of said cul-de-sac, from the point in the center thereof; which latter point is at the distance of 15 feet measured South 7 degrees, 7 minutes East from a point in the bed of said cul-de-sac at the Northeastly end of the extended middle line of Kingwood Road, which latter point is at the distance of 376.14 feet measured North 82 degrees, 53 minutes East along said middle line of Kingwood Road, from a point formed by the intersection of the said middle line of Kingwood Road with the middle line of Bluebuff Road (50 feet wide); thence extending from said point of beginning North 27 degrees, 46 minutes East passing partly along the middle line of a driveway (8 feet wide) which extends Southwestward into said cul-de-sac, 88.53 feet to a point; thence extending South 68 degrees, 23 minutes, 30 seconds East, 86 feet to a point; thence extending South 23 degrees, 4 minutes East, 42.71 feet to a point; thence extending South 73 degrees, 28 minutes West, 120.74 feet to a point on the Northeast side of said cul-de-sac on the arc of a circle having a radius of 45 feet (chord bearing to the left) the arc distance of 35.89 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Puller, III by Deed from Robert L. Puller, III and Hallie Bleiman dated 01/10/2007 recorded 02/05/2007 in Deed Book 5634, Page 951.

Parcel Number: 58-00-12034-00-4.

Location of property: 372 Kingwood Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert L. Puller, III** at the suit of Bank of America, N.A. Debt: \$240,989.30.

**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.

13-06205

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan of property of George Fad made on 10/11/1952 and revised 7/14/1953 by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania and recorded in Deed Book 1789, Page 601, as follows:

BEGINNING at a point on the Northerly side of Stuart Lane as laid out fifty feet in width, said point of beginning being located as follows, beginning on the Northerly side of Stuart Lane aforesaid at a point of tangency of the radial round corner connecting the Easterly side of Ambler Road (as laid out 45 feet in width) and the said Northerly side of Stuart Lane; thence along said side of Stuart Lane North 75 degrees East, seventy and thirty-three one-hundredths feet; thence still along the Northerly side of Stuart Lane and along the arc of a curve bearing to the right in a generally Southeasterly direction with a radius of three hundred fifty feet the arc distance of one hundred and eighty-nine one-hundredths feet; thence still along said side of Stuart Lane South 88 degrees, 29 minutes East, one hundred six and sixty-four one-hundredths feet; thence still along said side of Stuart Lane and along the arc of a curve bearing to the left in a generally Northeastwardly direction with a radius of three hundred fifty feet the arc distance of seventy-five and fifty-seven one-hundredths feet; thence still along the Northerly side of Stuart Lane North 77 degrees, 05 minutes East, twenty-one feet to the point and place of beginning, said point being a corner of this and Lot No. 28 on the aforesaid plan; thence along Lot No. 28 North 12 degrees, 55 minutes West, three hundred thirty-four and fifty-five one-hundredths feet to a point in the center line of a forty feet wide right-of-way for township drainage; thence along said center line of said right-of-way and along the rear of Lots Nos. 2 and 3 on the aforesaid plan North 89 degrees, 44 minutes East, sixty-one and forty-nine one-hundredths feet to a point a corner of this and Lot No. 30 on the aforesaid plan; thence along Lot No. 30 South 12 degrees, 55 minutes East, three hundred twenty-one and five one-hundredths feet to the Northerly side of Stuart Lane aforesaid; thence along said side of Stuart Lane South 77 degrees, 05 minutes West, sixty feet to the point and place of beginning.

BEING Lot No. 29 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Gloria D. Willans and John E. Willans, by Deed from Michael J. O'Brien and Gloria J. O'Brien, his wife, dated 08/20/2004, recorded 08/27/2004 in Book 5523, Page 1403. Parcel Number: 54-00-14446-00-8.

Location of property: 412 Stuart Lane, Ambler, PA 19002-5612.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria D. Willans and John E. Willans** at the suit of Citimortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$189,635.08.

**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.

13-06505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Plan of a Portion of Wedgewood Park Lot Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors, dated August 5, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 90, as follows, to wit:

BEGINNING at a point on the Northeastly side of Wedge wood Drive sixty feet wide) said point being the six following courses and distances from a point of curve on the Southwestly proposed side of Schwab Road (forty six and fifty one-hundredths feet wide): (1) leaving Schwab Road on the arc of a circle curving to the left having a radius of twenty-five feet the arc of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeastly side of Wedge wood Drive; (2) South forty-nine degrees, nine minutes, thirty seconds West along the Southeastly side of Wedgewood Drive one one-hundred twenty-five and fifty-five one-hundredths feet to a point of curve on the same; (3) Southwestwardly and Southwardly partly along the Southeastly and sides of Wedgewood Drive on the arc of a circle curving to the left having a radius of two hundred ninety-five feet the arc distance of two hundred ninety-one and sixty-five one-hundredths feet to a point of tangent on the Easterly side of same; (4) South seven degrees, twenty-nine minutes, eleven seconds East along the Easterly side of Wedgewood Drive forty-nine and sixty-six one-hundredths feet to a point of curve on the same; (5) Southwardly and Southeastwardly partly along the Easterly and Northeastly sides of Wedgewood Drive on the arc of a circle curving to the left having a radius of two hundred feet the arc distance of one hundred twenty-two and sixteen one-hundredths feet to a point of tangent on the Northeastly side of same; and (6) South forty-two degrees, twenty-nine minutes East along the Northeastly side of Wedge wood Drive fifty-eight and fourteen one-hundredths feet to the point of beginning; thence extending from said point of beginning

North forty-seven degrees, thirty-one minutes East partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Northwest crossing the Southwesterly side of a certain driveway as shown on said plan one hundred twenty-seven and forty-five one-hundredths feet to a point in the bed of driveway; thence extending South thirty-three degrees, forty-three minutes, fifty seconds East through the bed of the aforesaid driveway sixteen thirty-six one-hundredths feet to a point; thence extending South forty-seven degrees, thirty-one minutes West partly through the bed of and recrossing the Southwesterly side of the aforesaid Driveway passing partly through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Southeast one hundred twenty-four and ninety-seven one-hundredths feet to a point on the Northeasterly side of Wedgewood Drive aforesaid extending North forty-two degrees, twenty-nine minutes West along the Northeasterly side of Wedgewood Drive sixteen and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 104, as shown on the above mentioned plan.

TOGETHER with free and common use, right, liberty and privilege of the above mentioned driveways as shown or said plan as and for passageways, water courses at all times hereafter, forever, in common with the owners, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject to the proportionate part of the expense of keeping the same in good order and repair.

BEING the same premises which Karl H. Wuebber and D. Louise Wuebber, husband and wife by Deed dated July 31, 1991 and recorded in Deed Book 4983, Page 1979 did grant and convey unto Mark S. Cory.

Parcel Number: 11-00-18500-00-2.

Location of property: 931 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mark S. Cory a/k/a Mark Stewart Cory** at the suit of Midfirst Bank. Debt: \$63,534.02.

**Alyk L. Ofazian**, Attorney. I.D. #312912

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

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

13-06543

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Colonial Village dated February 26, 1974 and revised April 25, 1974, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Blaker Drive, said point being a common corner of this lot and Lot 75 on the above mentioned plan; thence along the Northeasterly side of Blaker Drive, North 24 degrees, 06 minutes, 10 seconds West, 20.00 feet to a point a corner of Lot 77 on the above mentioned plan; thence along Lot 77 North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point; thence from said point South 24 degrees, 06 minutes, 10 seconds East, 20.00 feet to a point, a corner of Lot 75 on the above mentioned plan; thence along Lot 75 South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to the first mentioned point and place of beginning.

BEING Lot 76 on the above mentioned plan.

BEING the same premises which Mark J. Fox and Corinne R. Fox by Deed dated 08/22/08 and recorded 08/25/08 in Montgomery County Deed Book 9705, Page 01085 granted and conveyed unto Alex Carire and Melissa Jimenez. Parcel Number: 06-00-00372-00-9.

Location of property: 439 Blaker Drive, Colonial Village, East Greenville, PA 18041.

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

Seized and taken in execution as the property of **Alex Carire and Melissa Jimenez** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$140,989.32 (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.

13-06563

ALL THAT CERTAIN 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 an iron pin on the inside of the Westerly curb line of Dotts Street at the line of George J. Thornbore's land; thence along the same, South 72 degrees, 59 minutes West, 205 feet and 5/8 inches to an iron pipe, a corner; thence by the same and land of the Perkiomen Trunk and Bag Company, North 27 degrees, 15 minutes West, 54 feet, 6 1/2 inches to an iron pin, a corner; thence by other land of the said Daniel K. Graber (retained), North 72 degrees, 59 minutes East, 217 feet, 3 inches to the aforesaid curb line; thence along the same, South 17 degrees, 01 minute East, 53 feet, 6 inches to the place of beginning.

BEING the same premises which Scott R. Eisenhauer and Maria T. Eisenhauer, husband and wife by Deed dated 07/02/2007 and recorded 07/19/2007 in Montgomery County in Deed Book 5656, Page 949 granted and conveyed unto Bradley Kull and Susan Auckland.

Parcel Number: 15-00-00262-00-2.

Location of property: 571 Dotts Street, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Susan Auckland and Bradley Kull** at the suit of Green Tree Consumer Discount Company. Debt: \$196,330.52.

**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.



13-06632

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by John E. Burkhardt, Registered Surveyor, Lansdale, Pennsylvania, on March 15, 1956 and revised April 16, 1956, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Valley Forge Road (50 feet wide) with the Southwesterly side of Derstine Avenue, as laid out in said Borough of Lansdale (48 feet wide); thence extending along the Southwesterly side of Derstine Avenue, South 44 degrees, 19 minutes East, 100 feet to a point; thence extending South 45 degrees, 41 minutes West, 85 feet to a point; thence extending North 44 degrees, 19 minutes West, 98.98 feet to a point on the Southeasterly side of said Valley Forge Road; and thence extending along the same, North 45 degrees, 00 minutes East, 85 feet to the Southwesterly side of said Derstine Avenue, the first mentioned point and place of beginning.

UNDER AND SUBJECT to building restrictions of record.

BEING the same premises which Phong V. Tiet and Thu Kim Le, by Deed dated 09/23/10 and recorded 10/08/10 in Montgomery County Deed Book 5781, Page 02062, granted and conveyed unto Christopher Sferruzza.

Parcel Number: 11-00-17548-00-9.

Location of property: 43 South Valley Forge Road, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Christopher Sferruzza** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$188,979.06 (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.

13-06635

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, hereditaments and appurtenances, situate in **Jenkintown Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on the 13th day of August, 1949, as follows, to wit:

BEGINNING at a stone on the Westerly side of Leedom Street (35 feet wide) at the distance of 166.26 feet Southwardly from a stone at angle point, which last mentioned stone is at the distance of 328.33 feet Southwardly from the point of intersection of the Westerly side of Leedom Street and the Southerly side of Hillside Avenue (35 feet wide); thence extending South 1 degree, West along the Westerly side of said Leedom Street 55 feet to a point; thence extending North 89 degrees, West 150 feet to a stake; thence extending North 1 degree, East 55 feet to a point; thence extending South 89 degrees, East crossing over a stone 1.74 feet to a point; thence extending North 1 degree, East 0.70 of a foot to a point; thence extending South 89 degrees, 26 minutes, 30 seconds East, 19.46 feet to a point; thence extending North 89 degrees, 1 minute East, 13 feet to a point; thence extending South 1 degree, West 1.30 feet to a point; thence extending South 89 degrees, East partly along a stone wall and crossing over a stone 115.80 feet to the first mentioned point and place of beginning.

BEING the same premises which Arthur C. Argue, Jr. and Norah S. Argue by Deed dated 01/05/00 and recorded 01/19/00 in the County of Montgomery in Deed Book 5304, Page 00953, conveyed unto Douglas A. Maddox Jr., and Thomas Conti, Jr. in fee.

Parcel Number: 10-00-02188-00-7.

Location of property: 441-443 Leedom Street, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas Conti, Jr. and Douglas A. Maddox, Jr.** at the suit of Midfirst Bank. Debt: \$263,559.82.

**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.

13-06657

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in the 9th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows:

BEGINNING at the Southeasterly property line intersection of Johnson Street (40 feet wide) and Sixth Street (30 feet wide); thence along the Southerly side of Sixth Street South 54 degrees, 26 minutes East, 23.04 feet to a corner of Lot No. 73; thence along the same South 35 degrees, 34 minutes West, 101.12 feet to a corner of other lands now or late Florence Hoffman; thence along the same North 54 degrees, 26 minutes West, 28.19 feet to a corner on the Easterly side of Johnson Street; thence along the same North 38 degrees, 29 minutes East, 101.25 feet to the place of beginning.

BEING the Northerly portion of Lot No. 72 of plan of lots as laid out by the late Harry Saylor.

BEING the same premises which Robert J. Weimar, II and Laurie E. Weimar by Deed dated 04/29/2005 and recorded 05/06/2005 in Montgomery County in Deed Book 5553, Page 774 granted and conveyed unto Paul Francis Koster and Mary M. Koster.

Parcel Number: 16-00-25896-00-8.

Location of property: 2 East 6th Street, Pottstown, PA 19464.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul Francis Koster and Mary M. Koster** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities, L.L.C., Asset-Backed Certificates, Series 2005-HE9. Debt: \$130,417.51.

**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.

13-06662

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, and described according to a subdivision prepared for P.M. Godshall by Urwiler & Walter, Inc., dated November 19, 1985 and last revised December 3, 1986 and recorded in Montgomery County in Plan Book A-48, Page 82, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hampton Circle which point of beginning is common to this lot and Lot No. 15 as shown on said plan; thence extending from said point of beginning, along the said Northwesterly side of Hampton Circle the two following courses and distances, viz: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 60.00 feet to a point of tangent thereon; and (2) South 34 degrees, 13 minutes, 50 seconds West, 120.16 (erroneously stated as 170.16 in previous deed) feet to a point a corner of Lot No. 17 as shown on said plan; thence extending along the same, North 55 (erroneously stated as 53 in previous deed) degrees, 46 minutes 10 seconds West, 122.00 feet to a point in line of Lot No. 18; thence extending along the same, due North 87.00 feet to a point, a corner of Lot No. 15, aforesaid; thence extending along the same, South 89 degrees, 36 minutes, 15 seconds East, 191.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 (erroneously stated as 15 in previous deed) as shown on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Bryan D. Hemmerle and Tracy L. Hemmerle, by Deed from Michael Daylida and Susan Daylida, dated 08/25/1997, recorded 09/11/1997 in Book 5199, Page 955.

Parcel Number: 32-00-02567-40-7.

Location of property: 201 Hampton Circle, Gilbertsville, PA 19525-9485.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracy L. Hemmerle and Bryan D. Hemmerle** at the suit of Wells Fargo Bank, N.A. Debt: \$132,733.12.

**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.

13-06738

ALL THAT CERTAIN message and tract of land, situate in the Third Ward (formerly Fifth), **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner of lands now or late of Nicholas Dinnini, said point being on the Southerly property line of King Street (60.00 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of the aforesaid King Street and North Warren Street, North 74 degrees, 45 minutes West, 144.0 feet; thence from said point of beginning, along property of the said Nicholas Dinnini, South 15 degrees, 06 minutes West, 140.0 feet to a corner on the Northerly side of Buttonwood Alley (20 feet wide); thence along the same, North 74 degrees, 45 minutes West, 58.5 feet to a corner other lands of Pomeroy J. Lucci; thence along the same, the following three (3) courses and distances, to wit: (1) North 15 degrees, 06 minutes East, 65.0 feet to an iron pin; (2) South 74 degrees, 45 minutes East, 25.5 feet to an iron pin; and (3) North 15 degrees, 06 minutes East, 75.0 feet to a drilled hole, a corner on the Southerly property line of King Street; thence along the same, South 74 degrees, 45 minutes East, 33.0 feet to the place of beginning.

BEING the same premises which Barton Sacks, by Deed dated 7/5/2001 and recorded 8/2/2001 at Norristown, Pennsylvania in Deed Book 5369, Page 2306, granted and conveyed unto Craig Clark and Bernice Clark, husband and wife, in fee.

AND by Final Decree dated 5/27/2008 and filed in the Court of Common Pleas of Montgomery County, Pennsylvania as to file #03-19404 the said Bernice Jane F. Clark and Craig Clark were divorced.

TITLE TO SAID PREMISES IS VESTED IN Craig Clark and Carol A. Clark, h/w, by Deed from Craig Clark and Carol A. Clark, f/k/a, Carol A. Hunsicker, h/w, dated 08/24/2009, recorded 08/24/2009 in Book 5741, Page 1718.

Parcel Number: 16-00-17504-00-3.

Location of property: 548 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Craig Clark and Carol A. Clark** at the suit of Guaranty Bank. Debt: \$125,218.69 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.

13-06978

ALL THAT CERTAIN lot or piece of ground, situate in the **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision made for Holly Acres, dated January 19, 1973, last revised February 19, 1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide), 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; and (2) North 48 degrees, 34 minutes, 06 seconds West, 194.00 feet to the place of beginning; thence extending from said point of beginning North 48 degrees, 34 minutes, 06 seconds West along the said Northeasterly side of Holly Drive 40.00 feet to a point, a corner of Lot No. 87; thence extending along the same, North 39 degrees, 08 minutes, 54 seconds East, 90.00 feet to a point, a corner of Lot No. 76; thence extending along the same, South 48 degrees, 34 minutes, 06 seconds East, 42.51 feet to a point, a corner of Lot No. 85; thence extending along the same South 41 degrees, 25 minutes, 54 seconds West, 90.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 86 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN T' Pring Williams, as sole owner by Deed from Michael Gaines, Jr. dated 05/31/2006 recorded 06/30/2006 in Deed Book 05606, Page 1264.

Parcel Number: 64-00-02446-11-8.

Location of property: 711 Holly Drive, Pottstown, PA 19464-3605.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of T' **Pring Williams a/k/a T' Pring L. Williams** at the suit of HSBC Bank USA, N.A., as Trustee on Behalf of ACE Securities Corporation Home Equity Loan Trust and for the Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-ASAP5, Asset-Backed Pass-Through Certificates. Debt: \$150,635.10.

**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.

13-06980

ALL THAT CERTAIN lot or piece of ground, situate in Gwynedd Garden in **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, described according to a plot plan made by Myers Richardson Association Consulting Engineers Norristown, Pennsylvania on 8/1/1950 and revised 1/5/1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Marlyns Lane (50 feet wide) at the distance of 465.55 feet Southwestwardly from the Southwesterly side of Webers Road (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said side of Marlyns Lane 100 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Marlyns Lane 200 feet.

BEING known as Lot No. 24 Section 1, Block A on said plan.

BEING the same premises which Todd D. Brooks and Kristen A. Brooks, by Deed dated 9/25/03 and recorded 10/30/2003 in the Montgomery County Recorder of Deeds in Deed Book 5479, Page 1292 granted and conveyed unto Art Kosmin, in fee.

TITLE TO SAID PREMISES IS VESTED IN Art Kosmin and Kathleen A. Kosmin, h/w, by Deed from Art Kosmin, dated 10/11/2004, recorded 11/10/2004 in Book 5532, Page 960.

Parcel Number: 56-00-05269-00-3. Map #56026A078.

Location of property: 1449 Marlyns Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Art Kosmin a/k/a Arthur Kosmin and Kathleen A. Kosmin** at the suit of Wells Fargo Bank, N.A. Debt: \$271,440.42 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.

13-07084

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, Registered Surveyor on 5/17/1954 and designated as Subdivision No. 4 Penn Square Village and recorded at Norristown, in the Office for the Recording of Deeds etc. in and for the County of Montgomery in Plan Book A-1, Page H-4, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Swede Street (50 feet wide) at the distance of 92.37 feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Swede Street with the Southwesterly side of Stony Creek Road (60 feet wide); thence extending along Swede Street South 67 degrees, 46 minutes, 40 seconds West, 70 feet to a point; thence extending North 22 degrees, 13 minutes, 20 seconds West 190 feet to a point; thence extending South 73 degrees, 11 minutes, 39 seconds East, 90.65 feet to a point; and thence extending South 22 degrees, 13 minutes, 20 seconds East, 132.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 447 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Erin K. Dietrich and Emily D. Dietrich, by Deed from Bonnie A. Sinclair, dated 11/14/2005, recorded 12/14/2005 in Book 5583, Page 9.

Parcel Number: 33-00-08845-00-5.

Location of property: 3109 Swede Road, Norristown, PA 19401-1339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erin K. Dietrich and Emily D. Dietrich** at the suit of Citimortgage, Inc. Debt: \$106,972.11.

**Meredith Wooters**, Attorney. I.D. #307207

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

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

13-07107

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by W. O. Weisel, Civil Engineer, Doylestown, Pennsylvania, on 8/10/1921, as follows:

BEGINNING at an iron pin in the middle of Easton Road (formerly known as Doylestown and Willow Grove Turnpike Road) at a corner of land now or late of George Lukens, Deceased; thence by the said land now or late of George Lukens, Deceased, South 52 degrees, 58 minutes East, 322.5 feet to an iron pin in line of remaining land now or late of the Estate of Hannah P. Satterwaite, Deceased; thence by the same South 74 degrees, 58 minutes West, 237.2 feet to an iron pin in the middle of Easton Road aforesaid; thence by the middle of Easton Road aforesaid, North 11 degrees, 47 minutes West, 254.2 feet to the place of beginning.

BEING the same premises which Paul J. Panebianco and Peter J. Madden, by Indenture dated 11/10/2005 and recorded 11/18/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5579, Page 2526, granted and conveyed unto Village Properties II, LLC, in fee.

Parcel Number: 36-00-03871-00-8.

Location of property: 890 Easton Road, Horsham Township, Montgomery County, PA.

The improvements thereon are: Multi-use building containing 27,181 square feet.

Seized and taken in execution as the property of **Village Properties II, LLC** at the suit of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A. Debt: \$484,751.12.

**Jerry R. DeSiderato**, 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.

13-07115

ALL THAT CERTAIN message and 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 Lafayette Street at the distance of 185 feet, 4 inches Northwesterly from Chain Street.

CONTAINING in front or breadth on said side of Lafayette Street 15 feet, 4 inches more or less and extending of that width in length or depth Southwesterly between parallel lines (the Southeasterly one of which extends along the middle of the partition wall between this house and house of Hugh C. Bowden on the lot adjoining to the Southeasterly and Northwesterly one of which extends along the middle of the partition wall between this and another house of J. Frank Boyer and Samuel Roberts on the lot adjoining to the Northwesterly) at right angles to the said side of said Lafayette Street one hundred feet to the middle of a certain four feet wide alley, laid out, parallel to said Lafayette Street for the use of this and other lands abutting thereon, bounded on the Northeasterly by Lafayette Street aforesaid on the Southeasterly by Premises of Hugh C. Bowden on the Southwesterly by said four feet wide alley, and on the Northwesterly by other premises of the said J. Frank Boyer and Samuel Roberts.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along a certain alley or passageway four feet wide in the rear of the above described tract and commencing at Potts Alley and extending through McKinley Avenue said alley to be kept in good condition and repair at the joint and equal expense of the owners, occupiers of land abutting thereon, their heirs and assigns forever.

TITLE TO SAID PREMISES IS VESTED IN Gigi J. Kizhakkechethipuzha and Raichel B. Joseph, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington D.C., by Lew Carlson, their Attorney in Fact, dated 10/18/2004, recorded 11/03/2004 in Book 5531, Page 927.

Parcel Number: 13-00-19476-00-5.

Location of property: 522 West Lafayette Street, Norristown, PA 19401-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gigi J. Kizhakkechethipuzha and Raichel B. Joseph** 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: \$49,940.63.

**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.

13-08232

ALL THAT CERTAIN dwelling and lot or tract of land, situate in **Green Lane Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stone, a corner in the East side of Main Street; thence by said street, South 68 degrees, East (old course) 3.03 perches to an iron pin, a corner, in said Main Street; thence by land formerly of Joseph J. Smith then Arthur Offiner, now or late of Frank and Anna W. Zepp, South 37-3/4 degrees, West 14.06 perches to an iron pin, a corner in the middle of Maple Alley; thence on said alley North 52 degrees, West 4.36 perches to a stone in said alley, a corner; thence by land formerly of J. Hillegas Steltz North 43- 1/2 degrees, East 13.85 perches to the place of beginning.

CONTAINING 49.37 square perches of land more or less.

BEING the same premises which Dieter H. Kedrowitsch and Rose M. Kedrowitsch, husband and wife by Deed dated 2/28/2005 and recorded 3/2/2005 in Montgomery County in Deed Book 5545, Page 884 conveyed unto Christine M. Spritzler, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christine M. Spritzler, as sole owner by Deed from Dieter H. Kedrowitsch and Rose M. Kedrowitsch, his wife dated 02/28/2005 recorded 03/02/2005 in Deed Book 5545, Page 884. Parcel Number: 07-00-00283-00-7.

Location of property: 408 Main Street, Green Lane Borough, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine M. Spritzler** at the suit of Homeward Residential, Inc., f/k/a American Home Mortgage Servicing, Inc. Debt: \$289,216.85.

**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.

13-08313

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Creamery Road, said point being located approximately nine hundred ninety feet Southwesterly from the center line of Heller Road; thence leaving the center line of Creamery Road and extending along lands of Warren B. Gehman South forty-seven degrees, fifty-two minutes East, two hundred fifty-two and sixty-five one-hundredths feet to an iron line of lands of Robert Kratz; thence extending along same South forty-six degrees, one minute West, one hundred sixty-seven and eighty one-hundredths feet to an iron pin in line of lands of Gerald B. Souder; thence extending along same North forty-seven degrees, fourteen minutes West, two hundred forty-nine and ninety one-hundredths feet to a point in the center line of Creamery Road; thence extending along the center line of Creamery Road North forty-five degrees, seven minutes, twenty-two seconds East, one hundred sixty-four and eighty-eight one-hundredths feet to a point and place of beginning.

CONTAINING 0.958 acres of land, more or less.

BEING the same premises which Clarence B. Godshall (Deceased) and Hattie K. Godshall, husband and wife, by Deed dated March 9, 2006 and recorded March 29, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5695, Page 543, granted and conveyed unto Roger Bernd, grandson.

Parcel Number: 34-00-03934-00-1.

Location of property: 740 Morwood Road, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Roger Bernd, grandson** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-21. Debt: \$469,169.66.

**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.

13-08479

ALL THAT CERTAIN property, situate in the County of Montgomery, and the Commonwealth of Pennsylvania, being described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 11 on a Plan of Section No. 1, Whitemarsh Village, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof made by Barton and Martin Engineers, Philadelphia, dated July 7th, 1947 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book No. 3877, page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Macarthur Road (50 feet wide) at the distance of 525.3 feet measured Northwestwardly from the Northwesterly terminus of an arc having a radius of 10 feet, which arc is at the intersection of the Southwesterly side of Macarthur Road with the Northwesterly side of Churchill Road (50 feet wide); thence extending along Lot No. 12, South 38 degrees, 30 minutes West, 165 feet to a point a common corner of Lot Nos. 10, 7 and 8; thence extending along Lot No. 8, North 35 degrees, 11 minutes, 17 seconds West, 93.78 feet to a point, a corner of Lot Nos. 8 and 10; thence extending along Lot No. 10, North 38 degrees, East 138.66 feet to a point on the Southwesterly side of Macarthur Road; and thence extending along the same, South 51 degrees, 30 minutes East, 90 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Arthur S. Mapp, Jr. and Yvonne J. Mapp as Tenants by the Entirety by Deed from Arthur S. Mapp, Jr., Yvonne J. Mapp and Anthony M. Johnson recorded 09/22/2009 in Deed Book 5744, Page 1807, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

Parcel Number: 52-00-10966-00-7.

Location of property: 8202 Macarthur Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Yvonne J. Mapp and Arthur S. Mapp, Jr.** at the suit of Nationstar Mortgage, LLC. Debt: \$268,203.24.

**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.

13-08628

ALL THAT CERTAIN unit in the property known, named, and identified as Stuart's Keep Condominium, located 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 C.S.A. 3101 et seq., by the recording in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, a Declaration and plan attached thereto dated 8/8/1998 and recorded 6/28/1999 in Deed Book 5277, Page 604 and First Amendment to Declaration recorded in Deed Book 5291, Page 1935, and Second Amendment to Declaration recorded in Deed Book 5302, Page 233, and Third Amendment to Declaration recorded in Deed Book 5307, Page 861 and Fourth Amendment to Declaration recorded in Deed Book 5315, Page 280 and Fifth Amendment to Declaration recorded in Deed Book 5320, Page 1390; Sixth Amendment to Declaration recorded in Deed Book 5325, Page 2337; Seventh Amendment to Declaration recorded in Deed Book 5333, Page 236; Eighth Amendment to Declaration recorded in Deed Book 5342, Page 1377; Ninth Amendment to Declaration recorded in Deed Book 5355, Page 2376; Tenth Amendment to Declaration recorded in Deed Book 5359, Page 1320; and Eleventh Amendment to Declaration recorded in Deed Book 5363, Page 371; and a Twelfth Amendment to Declaration in Deed Book 5373, Page 2238 and Thirteenth Amendment to Declaration recorded in Deed Book 5378, Page 1091; and a Fourteenth Amendment to Declaration recorded in Deed Book 5378, Page 2397; and Fifteenth Amendment to Declaration recorded in Deed Book 5388, Page 777; and Sixteenth Amendment recorded in Deed Book 5392, Page 2487; Seventeenth Amendment recorded in Deed Book 5402, Page 282; and Eighteenth Amendment recorded in Deed Book 5408, Page 2042; and Nineteenth Amendment recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_

BEING designated as Unit No. T52.

TOGETHER with all right, title and percentage interest in the common elements assigned to said unit, as more fully set forth in the aforesaid Declaration of Condominium, and as the same may be changed by any amendments thereto.

AND the grantor represents and warrants to the said grantee that the said grantor has complied with the provisions of Section 3410(B) of the said Uniform Condominium Act.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of the Stuart's Keep Condominium and any amendments to the said Declaration as the same may be made from time to time.

ALSO UNDER AND SUBJECT to other matters of record.

THE grantee, for and on behalf of the grantees and the grantees heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for maintenance of repairs to, replacements of and other expenses in connection with the common elements appurtenant to said unit as may be assessed against him/her, them or said unit from time to time by the Executive Board of Stuart's Keep Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania or by said Master Association and further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407(C) of the said Uniform Condominium Act or the Declaration may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the unit hereby conveyed and all subsequent owners thereof.

BEING part of the same premises which Abby Novey by indenture bearing date the 1st day of April A.D., 1998 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 27th day of April A.D., 1998 in Deed Book No. 5223, Page 1410 etc., granted and conveyed unto Stuart's Keep, Inc. (a Pennsylvania Corporation), in fee.

AND ALSO being the same premises which Irving P. Eney by indenture bearing date the 17th day of April A.D., 1998 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 4th day of May A.D., 1998 in Deed Book No. 5224, Page 603 etc., granted and conveyed unto Stuart's Keep, Inc. (a Pennsylvania Corporation), in fee.

TITLE TO SAID PREMISES IS VESTED IN Chian Kim, by Deed from Stuarts Keep, Inc., a Pennsylvania Corporation, dated 07/02/2002, recorded 08/16/2002 in Book 5420, Page 1178.

Parcel Number: 33-00-06728-61-9. Map #33014A152.

Location of property: 8 Patterson Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chian Kim a/k/a Chi An Kim** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB. Debt: \$252,583.75 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.



13-08717

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

BEGINNING at a point in the Northern right-of-way line of the Philadelphia & Reading Railway Company, now the Reading Company, and at the Western side of a public road leading from Sanatoga to the bridge over the Schuylkill River at Sanatoga; thence along the said public road South 84 degrees, 28 minutes East, 212 feet, 6 inches to an iron pin; thence by lands of William H. Moser North 25 degrees, 56 minutes West, 228 feet, 9 inches to an iron pin in the road leading from Sanatoga to Pottstown; thence partly on said road and still by lands of the said Moser South 71 degrees, 51 minutes East, 82 feet to a walnut tree; thence still by lands of said Moser South 52 degrees, 30 minutes East, 118 feet, 9 inches to a Buttonwood tree; thence by lands of Harry C. Brant North 49 degrees, 15 minutes West, 248 feet, 4 inches to a stake in lands of said Harry C. Brant; thence still by the same South 27 degrees, West 34 feet, 8 inches to an iron pin in the said road leading from Sanatoga to Pottstown; thence along a vacated public road and lands of Harry C. Brant North 60 3/4 degrees, West 275 feet, 6 inches to a stake in said vacated public road; thence still by the same lands and in said vacated road South 89 degrees, West 252 feet, 6 inches to the Northern right-of-way of the said The Reading Company; thence along the said right-of-way Southeastwardly on the arc of a circle curving to the right having a radius of 29.00 feet the arc distance of 385 feet to the place of beginning.

CONTAINING 3 acres of land, more or less.

BEING the same premises which Patricia Y. Gromis, by Deed dated 3/30/06 and recorded in the Montgomery County Recorder of Deeds Office on 5/2/06 in Deed Book 5599, Page 221, granted and conveyed unto Scott A. Mahr and Ingrid A. Mahr.

Parcel Number: 42-00-04525-00-5.

Location of property: 2242 Sanatoga Station, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Scott A. Mahr and Ingrid A. Mahr** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2006-S3. Debt: \$172,834.56.

**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.

13-08732

ALL THAT CERTAIN message and lot of land known as 17 East Jacoby Street, situate at the East corner of Jacoby Street and Church Alley, in **Norristown Borough**, aforesaid:

CONTAINING in front or breadth on said Jacoby Street twenty-one feet and extending of that width in length or depth Northeasterly between parallel lines along the line of Church Alley one hundred and ten feet to a twenty feet wide alley; bounded Northwesterly to said Church Alley; Northeasterly by the said twenty feet wide alley; Southeasterly by land now or late of Joseph M. Hilles and Southwesterly by Jacoby Street.

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2003-W9 by Indenture bearing date the 1st day of July 2011 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 4th day of August 2011 in Deed Book 5809, Page 589 granted and conveyed onto CPI Housing Fund, LLC, in fee.

Parcel Number: 13-00-17124-00-8.

Location of property: 17 East Jacoby Street, Norristown, PA 19401.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **The Fresh Start Group, LLC Robert P. Warnock and Swedesford Properties, LLC** at the suit of Capital Value Plays Jacoby Trust. Debt: \$110,999.10.

**Everett K. Sheintoch**, 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.

13-08901

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan known as "Perkiomen Crossing", made for G.I.D.A., Incorporated, by Bursich Associates, Inc., Consulting Engineers, dated October 30, 1990, last revised April 10, 1997, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-57, Pages 66, 67 and 68, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Westview Drive, at a corner of this and Lot Number 201; thence extending from said point of beginning and along Lot Number 201, South 85 degrees, 35 minutes, 00 seconds West, 112.37 feet to a point, a corner in line of open space; thence extending along the same North 09 degrees, 47 minutes, 27 seconds West, 20.09 feet to a point, a corner of Lot Number 199; thence extending along the same North 85 degrees, 35 minutes, 00 seconds East, 114.25 feet to a point on the said Southwesterly side of Westview Drive; thence extending along the Southwesterly side of Westview Drive South 04 degrees, 25 minutes, 00 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 200, as shown on the above mentioned plan.

BEING the same premises which Gerald P. Healy, Jr., by Deed dated April 29, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5405, Page 1844 &c., granted and conveyed unto Paula Pezzano, her heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Karen Pezzano and Matthew P. Gribosh, by Deed from Paula Pezzano, dated 11/21/2003, recorded 01/13/2004 in Book 5490, Page 137.

Parcel Number: 55-00-01704-39-2. Map #55016A105.

Location of property: 3454 Westview Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen Pezzano and Matthew P. Gribosh** at the suit of Federal National Mortgage Association. Debt: \$114,539.83 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.

13-09017

ALL THAT CERTAIN message or tenement and lot of land, situate on the South side of Queen Street, between Montgomery and Keim Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Queen Street at the distance of 200 feet East of Montgomery Street, a corner of this and land late of William D. Hertzog, now of George W. and Elsie G. Devinney; thence by the same Southwardly and parallel with Montgomery Street 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the brick division or partition wall of this and house immediately adjoining to the West of the said Devinney's; thence by the North side of a 20 feet wide alley Eastwardly and parallel with Queen Street 20 feet to land late of William D. Hertzog, now of Ernest S. Williams; thence by the same Northwardly 140 feet to the South side of Queen Street aforesaid; thence by the same Westwardly 20 feet to the place of beginning.

BEING the same premises which George McHale and Marie McHale, his wife, by Deed dated 4/22/1988 and recorded 5/3/1988 in Deed Book Volume 4871, Page 2053, Berks County records, granted and conveyed unto Susan K. Frederick Geiger and Samuel L. Geiger, her husband.

TITLE TO SAID PREMISES IS VESTED IN Dennis Dry, by Deed from Susan K. Frederick Geiger and Samuel L. Geiger, her husband, dated 11/30/1999, recorded 12/06/1999 in Book 5299, Page 303.

Parcel Number: 16-00-23196-00-8. Map #16092 053.

Location of property: 922 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis Dry** at the suit of The Home Guardian Trust. Debt: \$62,263.05 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.

13-09083

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Lots Section Number 3 Abington Woods" made by George B. Mebus, Inc., Engineers dated 11-30-1955, said plan being recorded in the Office of Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 141, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Grisdale Road (60 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Bishop Avenue (50 feet wide): (1) leaving Bishop Avenue on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.88 feet to a point of tangent on the Southwesterly side of Grisdale Road; and (2) North 47 degrees, 38 minutes, 35 seconds West along the Southwesterly side of Grisdale Road 71.23 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Grisdale Road 65.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Grisdale Road 100.00 feet.

BEING Lot No. 136 as shown on the above mentioned plan.

BEING the same premises which Anthony A. Cowsette and Audra C. Cowsette by their Attorney-in-Fact, John Schlegel, by Deed dated June 30, 1999 and recorded July 16, 1999 in Montgomery County in Deed Book 5279, Page 1596 granted and conveyed unto Brian J. Stevens and Laura S. Stevens, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Liora Jenny Kirby and Frederick Kirby, by Deed from Brian J. Stevens, by Jerry W. Carradice Attorney-in-Fact and Laura S. Stevens, by Jerry W. Carradice Attorney-in-Fact, dated 11/15/2004, recorded 11/30/2004 in Book 5534, Page 2091.

Parcel Number: 30-00-24908-00-1.

Location of property: 2948 Grisdale Road, Roslyn, PA 19001-3528.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frederick Kirby and Liora Jenny Kirby** at the suit of Wells Fargo Bank, N.A. Debt: \$267,082.83 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.

13-09214

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, on 5/28/1952, as follows, to wit:

BEGINNING at a pin in the center line of State Highway Route No. 113 leading from Trappe to Skippack, at the distance of two hundred forty feet Southwestwardly from line of land of Claire Bachman; thence in the bed of said State Highway, South forty-seven degrees, five minutes West, fifty-five and nine-tenths feet to an iron bar, on the South side of said highway; thence continuing in the bed of said State Highway, North eighty-one degrees, thirty-two minutes West, seventy and sixty-five one-hundredths feet to a point; thence along other land of James B. Elseaser and Margaret, his wife, North five degrees, West one hundred eighty-five and six-tenths feet to an iron pin in line of land of Claire Bachman; thence along said land South seventy-one degrees, forty minutes East, forty feet to an iron pin; thence along other land of James B. Elseaser and Margaret, his wife, the 2 following courses and distances South forty-seven degrees, five minutes West, seventeen and five-tenths feet to an iron pin; thence South thirty-eight degrees, fifty-two minutes West, one hundred seventy and forty-two one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia Dise, by Deed from Betty A. Willouer, dated 12/09/2005, recorded 12/13/2005 in Book 5582, Page 2545.

Parcel Number: 51-00-00394-00-5.

Location of property: 969 Bridge Road, Creamery, PA 19430.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Dise a/k/a Patricia Dise** at the suit of Citimortgage, Inc. Debt: \$134,892.06.

**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.

13-09238

ALL THAT CERTAIN parcel of land, situate in **Douglass Township**, County of Montgomery and State of Pennsylvania, being fully described by metes and bounds in that certain Warranty Deed dated 07/28/2006, wherein John Jani, Jr., a/k/a John J. Jani, Jr., and Valerie K. Jani, husband and wife, conveyed 100% of their fee simple interest in the subject property to Floyd R. Lias, Jr., and Nichole A. Myers, as Joint Tenants, which Warranty Deed having been recorded on 08/30/2006 among the land records in the Office of the County Recorder in and for Montgomery County, Pennsylvania, in Book 5614, at Page 1551.

BEING the same property as conveyed from John Jani, Jr., a/k/a John J. Jani, Jr., and Valerie K. Jani, husband and wife to Floyd R. Lias, Jr., and Nichole A. Myers, as Joint Tenants, as described In the Warranty Deed dated 07/28/2006, which Warranty Deed was recorded 08/30/2006 among the Land Records in the Office of the County Recorder in and for Montgomery County, Pennsylvania, in Book 5614, at Page 1551.

TITLE TO SAID PREMISES IS VESTED IN Floyd R. Lias, Jr., and Nichole A. Lias, husband and wife by Deed from Floyd R. Lias, Jr., and Nichole A. Myers a/k/a Nichole A. Lias, who acquired title as unmarried individuals and who are now husband and wife, as Joint Tenants dated 11/20/2010 recorded 01/11/2011 in Deed Book 5790, Page 1625.

Parcel Number: 32-00-01684-00-3.

Location of property: 176 Estate Road (Douglass Township), Boyertown, PA 19512.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nichola A. Lias a/k/a Nichole Myers a/k/a Nichole A. Myers a/k/a Nichole Lias a/k/a Nichole A. Lias and Floyd Lias a/k/a Floyd Lias, Jr. a/k/a Floyd R. Lias a/k/a Floyd R. Lias, Jr.** at the suit of PNC Bank, National Association. Debt: \$183,355.57.

**David Neeren**, Attorney. I.D. #204252

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

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

13-09376

ALL THAT CERTAIN message and lot of land known as No 34 on a certain plan laid out by the Richardson Ross Quarry Company, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at a point on the Southeast side of Ross Street at the distance of 179.5 feet Southwesterly from Richardson Street, a corner of this and the Church Property known as Lot "E" on said plan; thence Southeasterly the line passing through the partition wall of this and the Church Property 195.2 feet to the Northwesterly side of a 12 feet wide public road; thence along said side of said public road Southwesterly 16 feet to the line of Lot No. 35 on said plan; thence along the line of Lot No. 35 and passing through the partition wall between the premises adjoining; known as No. 35 on said plan Northwesterly 190 feet to the Southeast side of Ross Street and along said side of Ross Street Northeasterly 14.5 feet to the place of beginning.

BEING the same premises which James Muscarella and Michael Muscarella Administrators of the Estate of Mary C. Muscarella, Deceased, by Indenture dated 12-07-98 and recorded 01-27-99 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5257, Page 642, granted and conveyed unto Richard Burkmire.

BEING the same premises which Richard Burkmire by Deed dated July 28, 2004 and recorded in the Montgomery County Recorder of Deeds Office on September 13, 2004 in Deed Book 11250, Page 542, granted and conveyed unto Danielle Lawless.

Parcel Number: 49-00-10684-00-4.

Location of property: 34 Ross Street, Plymouth Meeting, PA 19462.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Danielle Lawless** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Trust 2004-S2, Mortgage Pass-Through Certificates. Debt: \$59,316.27.

**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.

13-09480

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, in August 1944, as follows, to wit:

SITUATE on the Southwest side of Moore Street, at the distance of 129.95 feet Southeast from the Southeast side of High Street.

CONTAINING in front or breadth on the said side of Moore Street Southeastwardly 14.90 feet and extending of that width in length or depth between parallel lines at right angles to the said Moore Street Southwestwardly 70 feet both lines passing through the middle of a partition wall separating the house on this premises from those or the adjoining premises.

TITLE TO SAID PREMISES IS VESTED IN John J. Frangiosa, by Deed from Clorinda J. Petrillo, dated 10/31/2005, recorded 11/29/2005 in Book 5580, Page 2569.

Parcel Number: 13-00-26176-00-1.

Location of property: 616 East Moore Street a/k/a 616 Moore Street, Norristown, PA 19401-5141.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Frangiosa** at the suit of Deutsche Bank Trust Company Americas as Trustee RALI 2006-QS1. Debt: \$62,583.83.

**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.

13-10614

ALL THAT CERTAIN piece of ground, situate in **Abington Township and Cheltenham Township**, Montgomery County, Pennsylvania, more particularly described as follows, in accordance with a survey and plan made by William T. Muldrew, C.E. of Jenkintown, dated 8/31/1933, as follows:

BEGINNING at a point on the Southerly side of Mount, Carmel Avenue, which point is measured by the following courses and distances, South 63 degrees, 37 minutes East, 164.23 feet from the intersection of Easton Road and the said side of Mount Carmel Avenue; thence South 26 degrees, 23 minutes West, 10 feet to a point; thence South 63 degrees, 37 minutes East, 35.30 feet to the point of beginning; thence South 25 degrees, 10 minutes West, 100 feet to a point; thence South 16 degrees, 18 minutes, 30 seconds West, 37.60 feet to a point; thence South 63 degrees, 37 minutes East, 61.61 feet to a point; thence North 11 degrees, 04 minutes East, 80.29 feet to a point; thence North 26 degrees, 23 minutes East, 59.56 feet to the Southerly side of Mount Carmel Avenue; thence along Mount Carmel Avenue, North 63 degrees, 37 minutes West, 49.11 feet to the place of beginning.

TOGETHER with the buildings and improvements thereon erected.

TOGETHER with the free and uninterrupted right and use of a certain 12 feet easement or right-of-way immediately adjoining said premises on the. Westerly side, having a depth of 100 feet.

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

BEGINNING at a point on the Southwest side of Mount Carmel Avenue (70 feet wide) said point being 10 feet Southwest of a point on Mount Carmel Avenue (as originally opened 50 feet wide) which point is 164.23 feet Southeast of the Southeast side of Easton Road (60 feet wide); thence along the Southwest side of Mount Carmel Avenue, South 63 degrees, 37 minutes East, 35.30 feet to a point; thence along the East side of 12 foot wide right-of-way, South 25 degrees, 10 minutes West, 100 feet to a point; thence South 16 degrees, 18 minutes, 30 seconds West, 37.60 feet to a point; thence North 63 degrees, 37 minutes West, 44 feet to a point; thence North 26 degrees, 23 minutes East, 137 feet to the Southwest side of Mount Carmel Avenue and place of beginning.

EXCEPTING AND RESERVING however, unto the said Abington Building Association its successors and assigns and its or their tenants or occupiers of the adjoining ground to the Eastward an easement or right of way over that portion thereof to be used as a right-of-way for this and the adjoining property owned by the Abington Building Association and its successors in title, which right-of-way begins at the Southerly side of Mount Carmel Avenue 187.53 feet Southeast of the Southeasterly side of Easton Road, containing in front or breadth on said side of Mount Carmel Avenue 12 feet and extending of that width in length or depth at parallel lines thereto 100 feet the said 12 foot driveway to be kept free and clear of all obstructions of any kind or nature which would interfere with the full and free enjoyment of said easement or of said right-of-way by the parties having the use thereof.

Parcel Numbers: 30-00-45344-00-4 (Abington Township) and 31-00-19644-00-8 (Cheltenham Township).

Location of property: 2262 West Mount Carmel Avenue, Glenside, PA 19038 also known and recognized as 2262 Mount Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **John Ott** at the suit of Mooney Associates, LLC. Debt: \$327,405.08.

**Joshua M. Hummel**, 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.

13-13523

ALL THAT CERTAIN tract or piece of land, bounded and described according to a plan thereof entitled Plan of Property for 1020 Easton Road, **Horsham Township**, Montgomery, Pennsylvania prepared for Rouse and Associates by DiCroce and Leapson, Civil Engineers and Surveyors, Philadelphia, Pennsylvania, dated 11/22/1988, as follows, to wit:

BEGINNING at a point in the center line of Easton Road (50 feet wide and shown to be widened to 79 feet on said plan) at the distance of 157.61 feet North of its intersection with the center line of Moreland Road (33 feet wide); thence along the center line of Easton Road North 4 degrees, 44 minutes West, 400.04 feet to a corner; thence by land now or late of Arthur M. Wood North 45 degrees, 22 minutes East, 726.41 feet to a corner and South 45 degrees, 29 minutes East, 855.17 feet to a corner stone; thence along lands now or late of A.M. Wood, and lands now or late of Floyd R. Bank Ernest Knoll and Herman W. Koehler South 45 degrees, 24 minutes West, 711.35 feet to a corner; thence through land now or late of Robert T. Burns whereof this was a part North 55 degrees, 25 minutes West, 375.35 feet to a corner and still along said land now or late of Burns and Lands now or late of John Comido South 85 degrees, 16 minutes West, 279.14 feet to the center line of said Easton Road and point and place of beginning.

CONTAINING 15.96 acres of land, more or less.

BEING the same premises which The Golf Zone, Inc., a Pennsylvania Corporation by Deed dated 2/22/2007 and recorded 2/26/2007 in the County of Montgomery in Deed Book 5636, Page 2107, granted and conveyed unto Horsham 611, L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Number: 36-00-03889-00-8.

Location of property: 1020 Easton Road, Horsham PA.

The improvements thereon are: Golf driving range.

Seized and taken in execution as the property of **Horsham 611, L.P.** at the suit of First Niagara Realty, Inc., Successor in Interest to First Niagara Bank, N.A., Successor by Merger to Willow Financial Bank. Debt: \$6,323,657.50 plus interest from 4/23/13 to 6/5/13 at \$893.75 per diem: \$39,325.00 for a total of \$6,362,982.50.

**Fred W. Hoensch**, 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.

13-13524

ALL THAT CERTAIN parcel of ground, with improvements thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania, as shown on a ALTA/ACSM Land Title Survey made for 410 Horsham, LLC dated 4/12/07, prepared by Hopkins and Scott, Inc. Professional Land Surveyors Kimberton, Pennsylvania, said parcel of land being more fully described, as follows, to wit:

BEGINNING at a point on the Northeastly legal right-of-way line of Horsham Road (S.R. 0463) (75 feet wide) said point being 37.00 feet from the center line of Horsham Road in line of lands N/F of Salvatore Carratta and Patricia Sherementa; thence from said beginning point and along lands of Carratta and Sherementa, lands N/F of Ryder Truck Rental and lands N/F of 331 Maple Avenue Associates, L.P., North 41 degrees, 00 minutes, 00 seconds East, 684.07 feet to a point a corner of lands N/F of the United States of America; thence along the same the three (3) following courses and distances: (1) South 47 degrees, 06 minutes, 00 seconds East, 239.76 feet to an iron pin; (2) North 67 degrees, 31 minutes, 40 seconds East, 418.02 feet to an iron pin; (3) South 21 degrees, 35 minutes, 00 seconds East, 285.76 feet to an iron pin a corner of lands N/F of 400 Horsham CA Partners, L.P.; thence along the same the three (3) following courses and distances: (1) South 68 degrees, 25 minutes, 00 seconds West, 532.40 feet to a P.K. nail; (2) North 47 degrees, 06 minutes, 00 seconds West, 165.00 feet to a point; (3) South 42 degrees, 54 minutes, 00 seconds West, 460.00 feet to a point on the Northeastly required right-of-way line of Horsham Road; thence along said right-of-way line North 47 degrees, 06 minutes, 00 seconds West, 255.00 feet to the first mentioned point and place of beginning.

CONTAINING 7.587 acres more or less.

TOGETHER with the Horsham Access Easement Area and the non-exclusive right for ingress, egress and redress as more fully set forth in the Easement Agreement recorded in Book 5072, Page 2270.

TOGETHER with the Horsham Access Easement Area and the non-exclusive right for ingress, egress and redress as more fully set forth in the Declaration of Easement recorded in Book 4728, Page 818.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING:

BEGINNING at a point on the Northeastly right-of-way line of Horsham Road (S.R. 0463) (62.00 feet wide as widened to 37.00 feet along the Northeast side thereof) in line of lands N/F of Salvatore Carratta and Patricia Sherementa; thence from said beginning point and along lands of Carratta and Sherementa North 41 degrees, 00 minutes, 00 seconds East, 13.01 feet to a point on the ultimate right-of-way line of Horsham Road; thence along the said ultimate right-of-way line of South 47 degrees, 06 minutes, 00 seconds East, 255.43 feet to a point in line of lands N/F of 400 Horsham CA Partners, L.P.; thence along the same South 42 degrees, 54 minutes, 00 seconds West, 13.00 feet to a point on the Northeastly legal right-of-way line of Horsham Road; thence along said legal right-of-way line North 47 degrees, 06 minutes, 00 seconds West, 255.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.076 acres more or less.



BEING the same premises which 410 Horsham Associates, a Pennsylvania Limited Partnership by Deed dated 4/27/2007 and recorded 6/5/2007 in the County of Montgomery in Deed Book 5649, Page 2500, granted and conveyed unto Horsham 410, LLC, a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 36-00-05334-50-7.

Location of property: 410 Horsham Road, Horsham, PA 19044.

The improvements thereon are: Two story office building.

Seized and taken in execution as the property of **Horsham 410, LLC** at the suit of First Niagara Realty, Inc., Successor in Interest to First Niagara Bank, N.A., Successor by Merger to Willow Financial Bank. Debt: \$10,631,899.42 plus interest from 4/23/13 to 6/5/13 at \$1,921.87 per diem: \$84,562.28 for a total of \$10,716,461.70.

**Fred W. Hoensch, Attorney.**

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on September 25, 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**

### **ACTION IN DIVORCE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2010-32184  
IN DIVORCE

**MICHAEL RYAN TALARICO,**  
Plaintiff

vs.

**JENNIFER TALARICO,**  
Defendant

#### **NOTICE TO DEFEND AND CLAIM RIGHTS**

You have been sued in Court. If you wish to defend against the claim set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property rights important to you, including custody or visitation of your children.

When the ground for Divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the following address:

MONTGOMERY COUNTY PROTHONOTARY  
MONTGOMERY COUNTY COURTHOUSE  
P.O. BOX 311  
NORRISTOWN, PA 19404-0311

If you do not file a claim for alimony, division of property, lawyer's fees or expenses before a divorce or annulment is granted, you may lose the right to claim any of them.

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 101

### **CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-21926

NOTICE IS HEREBY GIVEN that the Petition of Bonita Pulichalumootil was filed in the above named Court, praying for a Decree to change her name to BONITA JACOB.

The Court has fixed September 18, 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. 2013-22059

NOTICE IS HEREBY GIVEN that on July 11, 2013, the Petition of John Alan Zander, Jr., a minor, by his legal guardian, Jane Leone, was filed in the above named Court, praying for a Decree to change his name to JOHN ALAN LEONE.

The Court has fixed September 11, 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.

**Barry O. Bohmueller, Esquire**  
29 Mainland Road  
Harleysville, PA 19438

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-23832

NOTICE IS HEREBY GIVEN that the Petition of Keely Wink, a minor, by her father, Michael Giesecke was filed in the above named Court, praying for a Decree to change her name to KEELY WINK-GIESECKE, and amend her birth certificate.

The Court has fixed October 2, 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.

**Randi J. Vladimir, P.C., Atty. for Petitioner**  
320 King of Prussia Rd., Ste. 140  
Radnor, PA 19087  
610-975-9898

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-14778

NOTICE IS HEREBY GIVEN that the Petition of Kristine Stewart was filed in the above named Court, praying for a Decree to change the name to CHARLIE SPENCER STEWART.

The Court has fixed August 21, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## CHARTER APPLICATION

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

**Dane Property Solutions 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.

**Disaster Services, 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.

**Faith C. Bones, Esquire**  
1919 West Point Pike  
P.O. Box 258  
West Point, PA 19486

**Exceptional Connections, 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.

**Edward Benoff, Esquire**  
5 Neshaminy Interplex, Suite 205  
Trevese, PA 19053

**Hard Knocks Motorcycle Entertainment, 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.

**William J. Fox, Esquire**  
1528 Walnut Street, Suite 515  
Philadelphia, PA 19102

**Premier Edge Prep, Ltd.** 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.

**Rhino Valley Forge, 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.

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

## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 29, 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: **Brandon Bing Foundation**

The purposes for which it was organized are: inspiring individuals for maximizing their full potential and encouraging youth empowerment through community endeavors and educational mentorship thereby obtaining their goals and dreams.

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 May 15, 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: **Jefferson Street Lofts Condominium Association**  
**J. Oliver Gingrich, Esquire**  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964

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 July 22, 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: **Project Kodachrome**

The purposes for which it was organized are: exclusively for religious, charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Cozen O'Connor P.C., Solicitors**

200 Four Falls Corp. Center, Ste. 400  
West Conshohocken, PA 19428

## 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

**ANASIEWICZ, LEONA T. also known as**

**LEONARDA T. ANASIEWICZ,  
LEONA ANASIEWICZ, dec'd.**

Late of East Norriton Township.

Executrix: PATRICIA A. ANASIEWICZ,  
c/o Denise A. Kuestner, Esq.,  
1818 Market Street, Ste. 3400,  
Philadelphia, PA 19103-3656.

ATTORNEY: DENISE A. KUESTNER,  
LANGSAM STEVENS SILVER &  
HOLLAENDER LLP,

1818 Market Street, Ste. 3400,  
Philadelphia, PA 19103-3656

**BARNES, ROBERT EDWARD, dec'd.**

Late of Borough of Pottstown.

Executrix: SUSAN B. ERWIN,  
4383 Borden Grant Trail,  
Fairfield, VA 24435.

**BIDDLE, NICHOLAS, JR., dec'd.**

Late of Lower Merion Township.

Executor: BNY MELLON, N.A.,  
1735 Market Street, 3rd Floor,  
Philadelphia, PA 19103.

ATTORNEY: CHRISTOPHER H. GADSDEN,  
GADSDEN, SCHNEIDER & WOODWARD LLP,  
201 King of Prussia Road, Suite 100,  
Radnor, PA 19087

**BOWER, RUBY CLEO also known as**

**RUBY C. BOWER, dec'd.**

Late of Upper Moreland Township.

Executor: WILLIAM B. EAGAN, ESQ.,  
410 North Easton Road,  
P.O. Box 459,  
Willow Grove, PA 19090-0459.

ATTORNEY: WILLIAM B. EAGAN, ESQ.,  
EAGAN & EAGAN LAW OFFICES,  
410 North Easton Road,  
P.O. Box 459,  
Willow Grove, PA 19090-0459

**CONTE, VIRGINIA B., dec'd.**

Late of Lower Salford Township.

Executor: NORMAN R. CONTE,  
251 Florence Drive,  
Harleysville, PA 19438.

ATTORNEY: MICHAEL I. DANOVITZ,  
1001 Liberty Avenue, 11th Floor,  
Pittsburgh, PA 15222

**DANESI, DANTE J., dec'd.**

Late of Borough of Ambler.

Executrix: THERESA TINO,  
615 Ardross Avenue,  
Ambler, PA 19002.

ATTORNEY: RYAN M. BORNSTEIN,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312-1780

**FINNEGAN, SHARON O., dec'd.**

Late of Plymouth Township.

Executrix: LARISSA RENSHAW WHITMAN, ESQ.,  
One Logan Sq., Ste. 2000,  
Philadelphia, PA 19103-6996.

ATTORNEY: LARISSA RENSHAW WHITMAN,  
DRINKER BIDDLE & REATH LLP,  
One Logan Sq., Ste. 2000,  
Philadelphia, PA 19103-6996

**GERHART, GERALD V., dec'd.**

Late of New Hanover Township.

Administratrix: BENITA M. BECK,  
c/o Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: STEPHEN J. KRAMER, ESQ.,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,

East Greenville, PA 18041-0014

**GREGG, HAROLD I., dec'd.**

Late of Whitpain Township.

Executor: GLORIA GREGG,  
c/o William H. Bradbury, III, Esquire,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444.

ATTORNEY: WILLIAM H. BRADBURY, III,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444

**HECKLER, PRESTON also known as**

**PRESTON W. HECKLER, dec'd.**

Late of Montgomery Township.

Executors: C.T. HECKLER,

JOHN P. HECKLER,

SUSAN H. SIMONOVICH AND

KAREN KNAPP,

c/o Lisa A. Shearman, Esquire,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773.

ATTORNEY: LISA A. SHEARMAN,

HAMBURG RUBIN MULLIN MAXWELL &  
LUPIN, P.C.,

375 Morris Road,

P.O. Box 1479,

Lansdale, PA 19446-0773

**HOWITT, MATTIE ALICE also known as****MATTIE A. HOWITT, dec'd.**

Late of Abington Township.  
 Executrix: KAREN RHOADS,  
 182 New Street,  
 Glenside, PA 19038.

**KELLEY, CHARLES M., dec'd.**

Late of Plymouth Township.  
 Administratrix: KATE M. KELLY, ESQUIRE,  
 541 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: KATE M. KELLY,  
 541 Swede Street,  
 Norristown, PA 19401

**KORDELSKI, EDWARD A. also known as  
EDWARD ALEXANDER KORDELSKI AND  
EDWARD KORDELSKI, dec'd.**

Late of Borough of Hatboro.  
 Executrix: PATRICIA ANN KORDELSKI,  
 c/o Brian T. McGuffin, Esquire,  
 260 West Street Road,  
 Warminster, PA 18974.  
 ATTORNEY: BRIAN T. MCGUFFIN,  
 THE LAW OFFICES OF BRIAN T. MCGUFFIN, LLC,  
 260 West Street Road,  
 Warminster, PA 18974

**LEVY, MARVIN A. also known as****MARVIN LEVEY, dec'd.**

Late of Lower Merion Township.  
 Executrix: CHARLOTTE LEVEY,  
 c/o Scott H. Mustin, Esquire,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103.  
 ATTORNEY: SCOTT H. MUSTIN,  
 FINEMAN KREKSTEIN & HARRIS,  
 BNY Mellon Center,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103

**LEVIN, JACK J. also known as****JACK LEVIN, dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL LEVIN,  
 5401 Chester Avenue,  
 Philadelphia, PA 19143.

**LIST, PAUL also known as****JOHN PAUL LIST, dec'd.**

Late of Upper Providence Township.  
 Co-Executors: FLORENCE L. LIST,  
 HENRY LIST,  
 c/o Robert L. Brant, Jr., Esq.,  
 P.O. Box 26865,  
 Trappe, PA 19426.  
 ATTORNEY: ROBERT L. BRANT, JR.,  
 ROBERT L. BRANT & ASSOCIATES, LLC,  
 572 W. Main Street,  
 P.O. Box 26865,  
 Trappe, PA 19426-0865

**McBRIDE, NANCY, dec'd.**

Late of Lower Pottsgrove Township.  
 Administrator: ALLAN B. GREENWOOD, ESQUIRE.  
 ATTORNEY: ALLAN B. GREENWOOD,  
 SIANA, BELLWOAR & McANDREW, LLP,  
 941 Pottstown Pike, Suite 200,  
 Chester Springs, PA 19425

**MILLER, WILLIAM G. also known as****WILLIAM GEORGE MILLER, dec'd.**

Late of Abington Township.  
 Executor: WILLIAM B. MILLER,  
 368 Roberts Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**MOSER, JOHN N., dec'd.**

Late of Montgomery Township.  
 Executrix: DIANE M. NOLAN,  
 119 N. Stonebridge Drive,  
 Lansdale, PA 19446.  
 ATTORNEY: GREGORY W. PHILIPS, ESQ.,  
 YERGEY DAYLOR ALLEBACH SCHEFFEY,  
 PICARDI.,  
 1129 High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**NOECKER, JOHN H. also known as****JOHN NOECKER, dec'd.**

Late of Plymouth Township.  
 Executrix: PATRICIA WATTON,  
 541 Chain Street,  
 Norristown, PA 19401.  
 ATTORNEY: HARVEY FRIEDLAND,  
 HILL, FRIEDLAND & SCARAFONE,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422-3372

**PAGNOTTI, MARY, dec'd.**

Late of Plymouth Township.  
 Executrix: DONNA M. ENGLE,  
 c/o Jeffrey V. Matteo, Esquire,  
 Fox and Fox,  
 425 Swede Street, Suite 706,  
 Norristown, PA 19401.  
 ATTORNEY: JEFFREY V. MATTEO,  
 FOX & FOX,  
 425 Swede Street, Suite 706,  
 Norristown, PA 19401

**PAUL, WILLIAM P., dec'd.**

Late of Upper Dublin Township.  
 Executrix: ROSINE PAUL,  
 c/o Robert L. Franklin, Esquire,  
 1600 Market Street, Suite 2500,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROBERT L. FRANKLIN,  
 HUNTINGTON & FRANKLIN,  
 1600 Market Street, Suite 2500,  
 Philadelphia, PA 19103

**PETRONE, ANTONINA also known as****ANTONINA LEE PETRONE,  
ANTONINA ARENA PETRONE, dec'd.**

Late of Upper Merion Township.  
 Executor: JACOB A. OCHNICH,  
 605 East Roberts Street,  
 Norristown, PA 19401.  
 ATTORNEY: JOSEPH J. BALDASSARI, ESQ.,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Ave.,  
 Audubon, PA 19403  
 610-666-7500

**PISTON, LAURA C. also known as****LAURA CORA PISTON, dec'd.**

Late of Borough of Red Hill.  
 Executrix: SHIRLEY MYERS,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY JON TOMLINSON, ESQ.,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041-0014

**QUIGG, JR., BENJAMIN M., dec'd.**

Late of Abington Township.  
 Executors: PATRICIA P. QUIGG,  
 SAMUEL W. WHYTE AND  
 PENNSYLVANIA TRUST COMPANY,  
 Attn: Aaron Fox, Senior Vice President,  
 Five Radnor Corporate Center, Suite 450,  
 Radnor, PA 19087.  
 ATTORNEY: FREDERICK M. LaVALLEY,  
 MORGAN LEWIS BOCKIUS LLP,  
 1700 Market Street,  
 Philadelphia, PA 19103-2921

**SMITH, HENRY C. also known as**
**HENRY SMITH,  
 HENRY CLAY SMITH and  
 HENRY CLAY SMITH, III, dec'd.**

Late of Lower Merion Township.  
 Administrator: ROBERT E. SMITH.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**STEWART, MAY C., dec'd.**

Late of Towamencin Township.  
 Executor: ROBERT M. STEWART,  
 1611 Kriebel Road,  
 Lansdale, PA 19446.  
 ATTORNEY: BARRY O. BOHMUELLER,  
 29 Mainland Road,  
 Harleysville, PA 19438

**TOBIN, SYLVAN M. also known as  
SYLVAN TOBIN, dec'd.**

Late of Lower Merion Township.  
 Executors: FRANCES E. TOBIN AND  
 MARK S. BLASKEY,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: MARK S. BLASKEY,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Eighteenth and Arch Streets,  
 Philadelphia, PA 19103-2799

**TRIDENTO, JOSEPH, dec'd.**

Late of Plymouth Township.  
 Administrator: NATHANIEL GOODSON,  
 One Franklin Town Boulevard, Suite 1607,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROBERT L. FELICIANI, III,  
 LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
 3900 Skippack Pike,  
 P.O. Box 110,  
 Skippack, PA 19474-0110

**WHITE, ELIZABETH ROSE also known as****ELIZABETH R. WHITE, dec'd.**

Late of Towamencin Township.  
 Executrix: MARIA KOLTONUK,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**WILLIAMS, ANN R. also known as****ANN RUSSELL WILLIAMS, dec'd.**

Late of Upper Merion Township.  
 Administrators: JOHN R. WILLIAMS AND  
 RUSSELL WILLIAMS,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**WILLS, DEBORAH A., dec'd.**

Late of Upper Merion Township.  
 Executrix: MARY A. ZADROGA,  
 376 Country Lane,  
 King of Prussia, PA 19406.

**ZLOTNICK, LEON, dec'd.**

Late of Abington Township.  
 Executor: GARY A. ZLOTNICK, ESQ.,  
 c/o Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: GARY A. ZLOTNICK,  
 ZARWIN BAUM DeVITO KAPLAN SCHAER &  
 TODDY, P.C.,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103

**Second Publication****DODD, MARGARET C., dec'd.**

Late of Lower Frederick Township.  
 Co-Executors: MARK D. FILLMAN,  
 28 Schultz Road,  
 East Greenville, PA 18041,  
 DOUGLAS W. FILLMAN,  
 315 Perkiomen Avenue,  
 Schwenksville, PA 19473.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY AND GIFFORD,  
 510 E. Broad Street,  
 P.O. Box 64439,  
 Souderton, PA 18964-0439

**ERLBAUM, MICHAEL CHARLES, dec'd.**

Late of Lower Merion Township.  
 Executors: GARY E. EARLBAUM,  
 Taylor and Harvest Lane,  
 Haverford, PA 19041-1036,  
 STEVEN H. ERLBAUM,  
 922 Mt. Pleasant Road,  
 Bryn Mawr, PA 19010-1825.  
 ATTORNEY: LESTER E. LIPSCHUTZ,  
 COZEN O'CONNOR, P.C.,  
 1900 Market Street,  
 Philadelphia, PA 19103



**FOLEY, STEPHEN JOSEPH also known as**

**STEPHEN J. FOLEY and  
STEPHEN FOLEY, dec'd.**

Late of Horsham Township.

Co-Administrators: MICHAEL J. FOLEY,  
1175 Mildred Avenue,  
Roslyn, PA 19001,  
SUSAN M. McCLOUD,  
436 Grant Avenue,  
Warminster, PA 18974.

ATTORNEY: MAUREEN ROWAN,  
1800 JFK Boulevard, Suite 1000,  
Philadelphia, PA 19103

**FUREY, ANNE M., dec'd.**

Late of Abington Township.

Executrix: CHERYL A. FUREY,  
1124 Land Title Building,  
100 South Broad Street,  
Philadelphia, PA 19110.

**GEHMAN, JULIA ANN, dec'd.**

Late of Upper Dublin Township.

Executrix: SUSAN E. GEHMAN,  
c/o George M. Reiter, Esquire,  
400 Maryland Drive,  
P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,

Fort Washington, PA 19034-7544

**GOLDMAN, OLIVER D., dec'd.**

Late of Lower Providence Township.

Executors: ROBERT I. FRIEDMAN,  
PAMELA F. RUBINSTEIN AND  
ANNE GOLDMAN DIAMOND,  
c/o Cozen O'Connor, P.C.,  
1900 Market Street,

Philadelphia, PA 19103-3508.

ATTORNEY: ROBERT I. FRIEDMAN,  
COZEN O'CONNOR, P.C.,

1900 Market Street,  
Philadelphia, PA 19103-3508

**GUNZERATH, ANTHONY J. also known as  
ANTHONY JAMES GUNZERATH, dec'd.**

Late of Borough of Lansdale.

Administratrix: LORRAINE G. GUNZERATH, PH.D.,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, P.C.,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HATFIELD, THOMAS A., dec'd.**

Late of Borough of Pottstown.

Administratrix: NANCY STEELE,  
391 N. Franklin Street,  
Pottstown, PA 19464.

ATTORNEY: ERIN McDEVITT,  
The Meeting House Law Building & Gallery,  
3540 Schuylkill Road, (Rt. 724),  
Spring City, PA 19475

**HERSH, STEVEN V., dec'd.**

Late of Upper Hanover Township.

Executrix: SUSAN J. HERSH,  
c/o Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: ALLEN K. TOMLINSON,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

**HILL, JUNE E., dec'd.**

Late of Upper Merion Township.

Co-Executors: KEITH A. HILL,  
462 Kenny Drive,  
Sinking Spring, PA 19608,  
JOYCE A. WARNE,  
1013 Penny Road,  
Green Lane, PA 18054,  
DEBRA L. KIRKWOOD,  
233 Concord Road,  
Schwenksville, PA 19473.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**JONES, BERNADETTE M., dec'd.**

Late of Abington Township.

Executor: DAVID JONES,  
Donohue, McKee & Mattson, Ltd.,  
1100 Township Line Road,  
Havertown, PA 19083.

ATTORNEY: CHARLES E. McKEE,  
DONOHUE, McKEE & MATTSON, LTD.,  
1100 Township Line Road,  
Havertown, PA 19083

**KISH, RUTH ELLEN also known as  
RUTH E. KISH, dec'd.**

Late of Worcester Township.

Executor: TIMOTHY B. KISH,  
1100 Pheasant Lane,  
Oreland, PA 19075.

**KRAUSS, NORMA K., dec'd.**

Late of Towamencin Township.

Executrix: NANCY E. OTTAVIANO,  
2950 Morris Road,  
Lansdale, PA 19446.

**KRIEBLE, CHARLES WILLIAM, dec'd.**

Late of Franconia Township.

Co-Executors: CAROLYN MULHALL,  
209 E. Third Street (Rear),  
Lansdale, PA 19446,  
DAVID KRIEBLE,  
1937 Rodman Street,  
Philadelphia, PA 19146,  
DIANE GROFF,  
304 Morwood Road,  
Telford, PA 18969.

**LILL, NANCY A. also known as  
NANCY LILL, dec'd.**

Late of Abington Township.

Executrix: DEBRA A. SLUSARCZYK,  
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

**MATTIOLA, ROSEMARY, dec'd.**

Late of West Norriton Township.  
Co-Executors: ROBERT MATTIOLA AND  
R. STEVEN MATTIOLA,  
c/o Harriet R. Litz, Esquire,  
Mullaney & Mullaney,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474-1368.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474-1368

**MULLER, EMMA also known as  
EMMA H. MULLER, dec'd.**

Late of Cheltenham Township.  
Executors: STEPHAN MULLER AND  
FRANK NEUMAYER,  
c/o Embery, Outterson & Fuges, Esquires,  
300 Huntingdon Pike,  
Rockledge, PA 19046.  
ATTORNEYS: EMBERY, OUTTERSON & FUGES,  
300 Huntingdon Pike,  
Rockledge, PA 19046

**SCHULER, VIRGINIA S., dec'd.**

Late of Upper Dublin Township.  
Executor: JOHN S. SCHULER,  
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

**SLINGLUFF, CRAIG, dec'd.**

Late of Montgomery County, PA.  
Executor: WALTON B. YODER, JR., ESQUIRE,  
102 E. Broad Street,  
P.O. Box 64132,  
Souderton, PA 18964.

**STRAWSER, CECILIA T. also known as  
CECEILA MIKLUSAK, dec'd.**

Late of West Pottsgrove Township.  
Administratrix: TERESA E. ZUBERT,  
1054 Acorn Way,  
Stowe, PA 19464.  
ATTORNEY: MARY C. CROCKER,  
1296 East High Street,  
Pottstown, PA 19464

**SWIFT, JAIME ANNE also known as  
JAIME HUSBAND and  
JAIME ANNE HUSBAND, dec'd.**

Late of Upper Gwynedd Township.  
Executor: KENNETH WAYNE HUSBAND,  
930 Patriot Drive,  
Lansdale, PA 19446.

**TENNOCK, MARY Z., dec'd.**

Late of Borough of Hatboro.  
Executor: JEFFREY J. FASH,  
1320 Shadow Creek Lane,  
Warrington, PA 18976.  
ATTORNEY: GREGORY L. STURN,  
HARRIS AND HARRIS,  
1760 Bristol Road,  
P.O. Box 160,  
Warrington, PA 18976

**THACKRAY, REBECCA LANE, dec'd.**

Late of Whitemarsh Township.  
Executrix: DESIREE SOPPICK,  
261 Horseshoe Road,  
Norristown, PA 19403.

**THOMPSON, MINNIE, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: CAROL SMITH,  
c/o Bruce J. Eckel, Esquire,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.  
ATTORNEY: BRUCE J. ECKEL,  
DOUGHERTY & ECKEL,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**TORPEY, FRANK J., JR., dec'd.**

Late of Borough of Narberth.  
Executor: JODYANNE NORTHROP.  
ATTORNEY: KENNETH J. ROEBERG,  
NARDUCCI, MOORE, FLEISHER &  
ROEBERG, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**VERTICELLI, ETHEL, dec'd.**

Late of Lower Merion Township.  
Administrator: FILIBERTO VERTICELLI,  
c/o Janene B. Reilly, Esquire,  
1835 Market Street, 5th Floor,  
Philadelphia, PA 19103-2968.  
ATTORNEY: JANENE B. REILLY,  
TEETERS HARVEY GILBOY & KAIER, LLP,  
1835 Market Street, 5th Floor,  
Philadelphia, PA 19103-2968

**WILWOL, PETER F., dec'd.**

Late of Upper Merion Township.  
Executrix: EILEEN J. McKENNA,  
399 Heritage Lane,  
King of Prussia, PA 19406.

**WULLER, CHRISTINA M. also known as  
CHRISTINA MARIA WULLER, dec'd.**

Late of Upper Salford Township.  
Co-Administratrices: JENNIFER E. LACEY,  
JESSICA McLAUGHLIN AND  
MELISSA L. WULLER,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JOHN H. FILICE,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446

**Third and Final Publication****ACKER, CHARLES N., dec'd.**

Late of Upper Moreland Township.  
Executor: CHARLES J. ACKER,  
c/o John G. Younglove,  
25 West Moreland Avenue,  
Hatboro, PA 19040.  
ATTORNEY: JOHN G. YOUNGLOVE,  
25 West Moreland Avenue,  
Hatboro, PA 19040

**BAUERLE, LOUIS GEORGE also known as**

**LOUIS G. BAUERLE and  
LOUIS BAUERLE, dec'd.**  
Late of Montgomery Township.  
Administrator: JOSEPH L. BAUERLE,  
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

**BERNDT, RICHARD BEAUMONT, dec'd.**

Late of Springfield Township.  
Executor: DONALD CARL BERNDT,  
1560 Blair Lane,  
Maple Glen, PA 19002.

**BROOKER, MARIE S., dec'd.**

Late of Upper Dublin Township.  
Executor: ROBERT J. BROOKER,  
1624 Dillon Road,  
Maple Glen, PA 19002.

**BUTLER, DANIEL K., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: MARGENE H. BUTLER,  
c/o Harold T. Commons, Jr., Esquire,  
6377 Germantown Avenue,  
Philadelphia, PA 19144.  
ATTORNEY: HAROLD T. COMMONS, JR.,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**CHRISTMAN, ROBERT A. also known as**

**ROBERT CHRISTMAN, dec'd.**  
Late of New Hanover Township.  
Executrix: BAMBI L. CHRISTMAN,  
102 Crestwood Court,  
Douglassville, PA 19518.  
ATTORNEY: JOHN J. RENDEMONTI,  
14 Regency Plaza,  
Glen Mills, PA 19342

**CLARKE, WELTON C. also known as**

**WELTON A. CLARKE and  
WELTON CLARKE, dec'd.**  
Late of Cheltenham Township.  
Administratrix: CHANTE CLARKE,  
c/o Andrew R. Kaufman, Esquire,  
21 South 12th Street, Suite 777,  
Philadelphia, PA 19107.  
ATTORNEY: ANDREW R. KAUFMAN,  
KAUFMAN & KAUFMAN, P.C.,  
21 South 12th Street, Suite 777,  
Philadelphia, PA 19107

**CRAWFORD, CHANDLER H. also known as**

**CHANDLER CRAWFORD, dec'd.**  
Late of Worcester Township.  
Executrix: TRACY C. CAPIZZI,  
c/o Guy F. Matthews, Esquire,  
344 West Front Street,  
P.O. Box 319,  
Media, PA 19063.  
ATTORNEY: GUY F. MATTHEWS,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
344 West Front Street,  
P.O. Box 319,  
Media, PA 19063

**DUNCAN, DAVID BRUCE also known as**

**DAVID B. DUNCAN and  
DAVID DUNCAN, dec'd.**  
Late of Whitemarsh Township.  
Executors: DEANA P. DUNCAN AND  
PITCAIRN TRUST COMPANY,  
c/o Richard M. Schwartz, Esquire,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799.  
ATTORNEY: RICHARD M. SCHWARTZ,  
PEPPER HAMILTON LLP,  
3000 Two Logan Square,  
Eighteenth and Arch Streets,  
Philadelphia, PA 19103-2799

**ELLERSON, LEON E., dec'd.**

Late of Horsham Township.  
Executor: JOHN GUERNACCINI,  
103 Highland Avenue,  
Lansdale, PA 19446.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Rd.,  
P.O. Box 209,  
Willow Grove, PA 19090

**FAVINGER, RUSSELL W., JR., dec'd.**

Late of Lower Pottsgrove Township.  
Administratrix: BARBARA L. FAVINGER,  
836 Buchert Road,  
Pottstown, PA 19464.  
ATTORNEY: BARRY O. BOHMUELLER,  
29 Mainland Road,  
Harleysville, PA 19438

**FERRARA, FRANK A. also known as**

**FRANK FERRARA, dec'd.**  
Late of Montgomery Township.  
Executrix: BERYL CRAFT,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JOHN H. FILICE,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446

**FESTA, MARY F., dec'd.**

Late of Borough of Lansdale.  
Executrix: MICHELLE BALDOCK,  
c/o Linda M. McDonough, Esquire,  
P.O. Box 694,  
Doylestown, PA 18901.  
ATTORNEY: LINDA M. McDONOUGH,  
P.O. Box 694,  
Doylestown, PA 18901

**FRITZ, ESTHER G., dec'd.**

Late of Borough of Royersford.  
Executor: RONALD D. FRITZ,  
10709 Casa Drive,  
Riverview, FL 33569.  
ATTORNEY: ADAM SAGER,  
SAGER & SAGER ASSOCIATES,  
43 High Street,  
Pottstown, PA 19464

**GAUGLER, IDA S. also known as****IDA GAUGLER, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: DENNIS DUSKO,  
 431 Laurel Street,  
 Pottstown, PA 19464.

**GERHART, PAUL H., dec'd.**

Late of Douglass Township.  
 Executors: WILLIAM A. GERHART,  
 226 Sassamansville Road,  
 P.O. Box 33,  
 Sassamansville, PA 19472,  
 GLEN P. GERHART,  
 620 East Race Street,  
 Stowe, PA 19464.  
 ATTORNEY: DAVID L. ALLEBACH, JR.,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**GOODWIN, JANE B. also known as****JEAN B. GOODWIN, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: MARGARET OSTROSKI,  
 c/o Dennis J. Morello, Esquire,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: DENNIS J. MORELLO,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406

**GORDON, MICHAEL D., dec'd.**

Late of Franconia Township.  
 Executor: JEFFERY A. GORDON,  
 59 Girard Avenue,  
 Sicklerville, NJ 08081.  
 ATTORNEY: DOROTHY K. WEIK,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**HIBBETS, SUSANNE INGER, dec'd.**

Late of Lower Providence Township.  
 Executrix: VIRGINIA D'ANGELO,  
 5116 Brandywine Drive,  
 Eagleville, PA 19403.

**HOFFMAN, MARION, dec'd.**

Late of Montgomery County, PA.  
 Executrix: CHRISTINE CHANDLER.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**JONAS, NANCY A., dec'd.**

Late of Skippack Township.  
 Executrix: CATHY L. JONAS,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404-0150

**KLINE, IVA M., dec'd.**

Late of Borough of Pottstown.  
 Executors: DENNIS M. KLINE,  
 2299 N. Charlotte Street,  
 Pottstown, PA 19464,  
 ALAN B. KLINE,  
 1083 Scholl Road,  
 Pottstown, PA 19465.  
 ATTORNEY: KENNETH E. PICARDI,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464

**LEWIS, CYNTHIA S., dec'd.**

Late of Montgomery Township.  
 Executrix: JO ELLEN KEELER,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**MACKEY, CAROLANN also known as****CAROL A. MACKEY,  
CAROLANN MACKEY and  
CAROL MACKEY, dec'd.**

Late of Whitpain Township.  
 Co-Executors: LINDA M. SARAGUSA AND  
 ROBERT P. MACKEY, JR.,  
 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

**MARTINO, IDA M., dec'd.**

Late of Jeffersonville, PA.  
 Executrix: MARGARET A. CAGLIOLA,  
 50 Oxford Circle,  
 Jeffersonville, PA 19403.  
 ATTORNEY: RICHARD C. SHEEHAN,  
 1020 S. Park Avenue,  
 Audubon, PA 19403

**MOHR, LEONARD JOHN, JR. also known as****JOHN LEONARD MOHR, JR.,  
LEONARD MOHR,  
JOHN MOHR, JR. and  
JOHN L. MOHR, JR., dec'd.**

Late of Lower Merion Township.  
 Executor: KEVIN R. LEVENSTEN,  
 c/o Jonathan D. Sokoloff, Esquire,  
 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

**MORRISON, THOMAS J. also known as  
THOMAS JEFFREY MORRISON and  
THOMAS JEFFREY MORRISON, dec'd.**

Late of Borough of Lansdale.  
 Executrix: MARGARET K. MORRISON,  
 514 West Lawn Avenue,  
 Lansdale, PA 19446.  
 ATTORNEY: GREGORY J. PAVLOVITZ,  
 408 W. Market Street, 1st Floor,  
 Pottsville, PA 17901

**NEVE, JAMES J., dec'd.**

Late of Whitemarsh Township.  
 Executrix: MARIA A. NOON,  
 18 Brookdale Drive,  
 Royersford, PA 19468.  
 ATTORNEY: CHRISTOPHER H. GADSDEN,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 201 King of Prussia Road, Suite 100,  
 Radnor, PA 19087

**O'NEILL, DOROTHY ANNA, dec'd.**

Late of Upper Merion Township.  
 Executrix: MAUREEN A. RUSSO,  
 319 Willowbrook Lane,  
 Royersford, PA 19468.

**PASCHALL, DORIS L. also known as DORIS PASCHALL, dec'd.**

Late of Limerick Township.  
 Executor: BENJAMIN S. OHRENSTEIN,  
 354 West Lancaster Avenue, Suite 105,  
 Haverford, PA 19041.  
 ATTORNEY: BENJAMIN S. OHRENSTEIN,  
 354 West Lancaster Avenue, Suite 105,  
 Haverford, PA 19041

**PELKO, MARY, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: RONALD M. PELKO,  
 870 Hilltop Road,  
 Boyertown, PA 19512.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 1258 East Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525

**POWERS, GERALDINE T. also known as GERALDINE ELLA POWERS, dec'd.**

Late of Upper Frederick Township.  
 Co-Executors: LINDA J. MOORE,  
 1275 Wright Road,  
 Quakertown, PA 18951,  
 LESLIE R. POWERS,  
 1702 Upper State Road,  
 New Britain, PA 18901.  
 ATTORNEY: DOUGLAS A. GIFFORD,  
 CLEMENS, NULTY AND GIFFORD,  
 510 E. Broad Street,  
 P.O. Box 64439,  
 Souderton, PA 18964-0439

**RICHARDSON, ESTHER, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARTHA L. HARVEY,  
 Manalapan, NJ.  
 ATTORNEY: JAMES J. RUGGIERO, JR.,  
 RUGGIERO LAW OFFICES LLC,  
 16 Industrial Blvd., Suite 211,  
 Paoli, PA 19301,  
 610-889-0288

**SAJDA, LOUIS, dec'd.**

Late of West Norriton Township.  
 Executrix: STEPHANIE FARRIS,  
 87 Jackson Street, Apt. 4A,  
 Hoboken, NJ 07030.  
 ATTORNEY: DENNIS P. CAGLIA,  
 502 Swede Street,  
 Norristown, PA 19401

**SWARM, ELEANORE R., dec'd.**

Late of Whitpain Township.  
 Executor: NANCY A. SWARM.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER &  
 ROEBERG, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**WILLIAMS, PHYLLIS GERRY also known as PHYLLIS G. WILLIAMS, dec'd.**

Late of Lower Merion Township.  
 Executors: JESSIE W. GILBERT,  
 501 North Clinton Street, Apartment 2103,  
 Chicago, IL 60654,  
 JOHN G. WILLIAMS, JR.,  
 P.O. Box 771,  
 Camden, ME 04843.  
 ATTORNEY: CHRISTOPHER H. GADSDEN,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 201 King of Prussia Road, Suite 100,  
 Radnor, PA 19087

**ZETTLER, HELEN V. also known as****HELEN F. ZETTLER and****HELEN ZETTLER, dec'd.**

Late of Borough of Lansdale.  
 Administratrix: WENDY J. ASHBY, ESQUIRE,  
 246 West Broad Street,  
 Quakertown, PA 18951.

**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*

**Legendary Brands** with its principal place of business at 205 Mill Street, Bridgeport, PA 19405.

The names of the persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on July 23, 2013.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed on June 3, 2013 with the Pennsylvania Department of State for **PB Investors Management, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Law Office of Peter J. Russo, P.C.**

5006 E. Trindle Road, Suite 203  
 Mechanicsburg, PA 17050



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## PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on June 11, 2013, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **DAZA Innovations, Inc.**

**ROBERT O. DETWEILER, D.O., P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

**Wade, Goldstein, Landau & Abruzzo, P.C.**

61 Cassatt Avenue  
Berwyn, PA 19312

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## TRUST NOTICES

### First Publication

#### **LIVING TRUST OF ANTONINA PETRONE**

**ANTONINA PETRONE  
A/K/A ANTONINA LEE PETRONE  
A/K/A ANTONINA ARENA PETRONE,  
DECEASED**

**Late of Upper Merion Township,  
Montgomery County, PA**

All persons having claims or demands against the Living Trust of ANTONINA PETRONE also known as ANTONINA LEE PETRONE and ANTONINA ARENA PETRONE, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Jacob A. Ochnich  
605 East Roberts Street  
Norristown, PA 19401

**Trustee's Attorney:** Joseph J. Baldassari  
**Furey & Baldassari, PC**  
1043 S. Park Avenue  
Audubon, PA 19403

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#### **REVOCABLE LIVING TRUST OF VINCENZINA CHIARAVALLI**

**VINCENZINA CHIARAVALLI, DECEASED  
Late of Norristown Borough,  
Montgomery County, PA**

All persons having claims or demands against the said Decedent or the Revocable Living Trust of Vincenzina Chiaravalli, are requested to make known the same to the Trustee or the Trust Attorney and all persons indebted to said Decedent or her Trust are requested to make payment without delay to the Trustee named below:

Michael S. Connor, Esq.  
644 Germantown Pike, Suite 2-C  
Lafayette Hill, PA 19444.

#### **SUE ANNE ARENA LIVING TRUST**

**SUE ANNE ARENA, DECEASED  
Late of Upper Merion Township,  
Montgomery County, PA**

All persons having claims or demands against the Trust of SUE ANNE ARENA, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Jacob A. Ochnich  
605 East Roberts Street  
Norristown, PA 19401

**Trustee's Attorney:** Joseph J. Baldassari  
**Furey & Baldassari, PC**  
1043 S. Park Avenue  
Audubon, PA 19403

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### Third and Final Publication

#### **REVOCABLE LIVING TRUST OF JAMES J. CADAGAN**

Notice is hereby given of the death of James J. Cadagan, late of Abington Township, Montgomery County, Pennsylvania. All persons having claims or demands against the said Decedent or the Revocable Living Trust of James J. Cadagan, are requested to make known the same to the Trustee or the Trust Attorney and all persons indebted to said Decedent or his Trust are requested to make payment without delay to the Trustee named below:

**TRUSTEE:** LAURENE T. VALENTI  
c/o LAW OFFICES OF MICHELLE C. BERK, P.C.

**TRUSTEE'S ATTORNEY:**  
**MICHELLE C. BERK, ESQUIRE**  
**LAW OFFICES OF MICHELLE C. BERK, P.C.**  
400 Maryland Drive, Suite 200  
Fort Washington, PA 19034

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## EXECUTIONS ISSUED

**Week Ending August 6, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

ACUNA, ALEJANDRO - Citimortgage, Inc.; 201309675.  
BISSELL, JIMMY - Citibank Na, et al.; 201313672.  
BLACKLEDGE, PATRICIA: JAMES -  
Phh Mortgage Corporation, et al.; 201310558;  
WRIT/EXEC.  
BRENNENBORG, KEVIN: BRENNEN, KEVIN -  
Citimortgage, Inc.; 201209573; \$276,256.07.  
BRYAN, CATHY: PAUL - Bank Of America Na, et al.;  
201311197.  
CONBOY, TRACY: MERCK SHARP & DOHME  
FEDERAL CREDIT UNION, GRNSH. -  
Benensky, Matthew; 201324768; WRIT/EXEC.  
CRONIN, PHILIP - Wells Fargo Bank Na; 201202738;  
\$192,882.65.  
DALEY, PAUL: LENTZ, JILL: JILL -  
Wells Fargo Bank Na, et al.; 201207642; \$310,649.00.  
DONOVAN, DEBORAH: BANK OF AMERICA,  
GRNSH. - Lvnv Funding, LLC; 201108956;  
\$1,733.52.

FAZZINI, VINCENTINE - Wells Fargo Bank Na;  
201303121; \$67,493.53.

FISHER, JEAN: KACON, BEN - Miller, Chris;  
201322806; \$778.51.

FISHER, JEAN: KACON, BEN - Miller, Chris;  
201322812; \$1,067.75.

FOSTER, ALLEN: TALISA - Sanatoga Commons Ii;  
201102836; WRIT/EXEC.

FOSTER, ALLEN: TALISA: TRI-COUNTY AREA  
FEDERAL CREDIT UNION, GRNSH. -  
Sanatoga Commons Ii Homeowners Association;  
201303349; WRIT/EXEC.

HETRICK, JENNIE: FIRSTTRUST SAVINGS BANK,  
GRNSH. - Cach, LLC; 201129606; \$3,239.79.

HOCH, GARY: CAROL: GARY - Capital One Na;  
201302894.

HOGSTEN, GLORIA: ESTATE OF GLORIA E  
MASON - Deutsche Bank National Trust  
Company, et al.; 201308453; \$124,154.22.

HOLLIŠ, FRANK: WELLS FARGO BANK, GRNSH. -  
Afs, et al.; 200806786; \$2,569.22.

HONG, JUHYUN: LEE, TED: TEE -  
Gmac Mortgage, LLC; 201203163.

JOHNSTONE, LANCE - Bryn Mawr Trust Company;  
201311455; WRIT/EXEC.

MARTIN, THOMAS - American Credit Collections, LLC;  
201115878; WRIT/EXEC.

MCKENILY, DANIEL - Deutsche Bank  
National Trust Company, et al.; 201214427;  
ORDER/AMEND IN REM JDMT 232.48.

METZGER, KATIE: FEDELE, JOSEPH -  
Us Bank National Association; 201210897;  
\$333,827.06.

MINOR, MARYANN - Bank Of America Na, et al.;  
201201957; \$409,464.22.

MOYER, EDWARD: VICKI - Deutsche Bank  
National Trust Company, et al.; 201302779.

OBERTHOLTZER, GARRY: GARRY: MARIE, ET AL. -  
Hsbe Bank Usa Na Trustee; 201211165; \$133,154.82.

POTOK, FRED: FRED: JACK, ET AL. -  
First Niagara Bank Na Successor By Merger To  
Harleysville N; 201126059; ORDER/197,767.32.

RIDGE WAY GARDENS, INC.: SORELLA ROSE:  
ESTATE OF CHARLES G JAMES, ET AL. -  
First Niagara Bank Na; 201200931; \$30,810.13.

SCHAEFFER, JOHN: EMILY - Navy Federal  
Credit Union; 201301762; \$474,456.20.

SHUPLAT, HRYHORIY - Bank Of New York Mellon,  
et al.; 201306540; \$385,341.64.

STOCK, GEORGE: CHRISTINA - Capital One Na;  
201300306.

WARIDI, ZENOBIA - Christiana Bank &  
Trust Company Trustee, et al.; 200912970;  
IN REM ORDER/381,385.90.

WILKINSON, WENDY: PNC BANK, GRNSH. -  
Vion Holdings, LLC; 201109036; \$3,755.59.

WILLIAMS, DIANE - Jpmorgan Chase Bank  
National Association, et al.; 201303721.

WOLF, GARY - Wells Fargo Bank Na; 201305404;  
\$137,502.48.

ZOGLIO, MATHEW: ZOG, INC.:  
HUNTINGDON VALLEY BANK, GRNSH. -  
American Express Bank Fsb; 200907292;  
AMEND ORDER/243,189.43.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending August 6, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

ALTIERI, BONNIE - Midland Funding Llc;  
201322783; Judgment fr. District Justice; \$8,651.46.

BRADLEY, JASON: LUTZ, SUZANNE -  
It Landes & Son Inc; 201323829; Judgment fr.  
District Justice; \$447.54.

CASSIDY, BRETT - Capitol One Bank Usa Na;  
201322763; Judgment fr. District Justice; \$1,858.59.

CIANCI, JENNIFER - Midland Funding Llc;  
201322861; Judgment fr. District Justice; \$5,253.05.

CIONCI, CATHLEEN: CATHLEEN -  
Pritchard Bieler Gruver Willison Pc; 201321271;  
Complaint In Confession of Judgment; \$57697.21.

CIRINO, MEGAN - Asset Acceptance Llc; 201324060;  
Judgment fr. District Justice; \$3183.29.

CLAUSER, TIFFANY - Erie Insurance; 201324082;  
Judgment fr. District Justice; \$5,430.87.

COLLIER, MICHAEL: WALTER, TERRI -  
Maple Hill Community Association; 201323990;  
Judgment fr. District Justice; \$9921.52.

CONGER, KELLY - Midland Funding Llc; 201322743;  
Judgment fr. District Justice; \$3653.19.

CUMMINGS, DOUGLAS - Discover Bank;  
201324221; Judgment fr. District Justice; \$7970.00.

CZWORKOWSKI, CHRISTY - Ge Capital Retail Bank;  
201322802; Judgment fr. District Justice; \$3,699.07.

DECURTIS, VICTORIA - Discover Bank; 201324171;  
Judgment fr. District Justice; \$6073.63.

ERGONOMIC MANUFACTURING GROUP INC -  
Nivert Metal Supply Inc; 201322765; Judgment fr.  
District Justice; \$4641.71.

FISHER, JEAN: KACON, BEN - Miller, Chris;  
201322806; Certification of Judgment; \$778.51.

FISHER, JEAN: KACON, BEN - Miller, Chris;  
201322812; Certification of Judgment; \$1,067.75.

FITZGERALD, CHRISTOPHER -  
Advantage Assets Ii Inc; 201322808; Judgment fr.  
District Justice; \$4597.47.

FORCINE, JENNIFER - Td Bank Usa Na; 201322811;  
Judgment fr. District Justice; \$5,747.55.

FRIEL, ALEXANDER - Franklin Security Bank;  
201323097; Judgment fr. District Justice; \$2012.30.

FRISHMAN, TAMILLA - Capital One Bank Usa Na;  
201324201; Judgment fr. District Justice; \$2,496.55.

GRAHAM, JOAN - Asset Acceptance Llc; 201324063;  
Judgment fr. District Justice; \$3458.21.

GRIDDLE, SHEILA: TORIA - Revere Crossing  
Apartments; 201322820; Certification of Judgment;  
\$8,722.72.

HAMEL, BRIAN - Midland Funding Llc; 201322887;  
Judgment fr. District Justice; \$2,731.74.

HOME STAR BUILDERS: MUTCHNICK, CRAIG -  
Nova Casualty Company; 201323831;  
Certification of Judgment; \$8382.50.

HUGHES, MADELINE - Midland Funding Llc;  
201323892; Judgment fr. District Justice; \$2932.23.

JOYCE, EUGENE - Discover Bank; 201323847;  
Judgment fr. District Justice; \$6,893.89.

KALO, VICTORIA - Revere Crossing Apts;  
201322843; Certification of Judgment; \$1,593.05.

KIM, HYUNG - Erie Insurance; 201324199;  
Judgment fr. District Justice; \$1,043.05.  
KOLEVA, VESELKA - Midland Funding Llc;  
201323980; Judgment fr. District Justice; \$6027.57.  
LLOYD, ROGER; BIOCLEAN - Zollers, Ralph;  
201322639; Judgment fr. District Justice; \$11,446.09.  
MILLER, ROBERT - Velocity Investments Llc;  
201322784; Judgment fr. District Justice; \$1257.01.  
NEWTON, GENE - Miller, Barry; 201324217;  
Judgment fr. District Justice; \$1878.50.  
NEWTON, WILLIE - Maryland Automobile  
Insurance Fund; 201324206; Foreign Judgment;  
\$1,000.00.  
ONORATO, GARY - Velocity Investments Llc;  
201322790; Judgment fr. District Justice; \$944.02.  
ORTOLANI, LISA - Midland Funding Llc;  
201322735; Judgment fr. District Justice; \$5584.20.  
PARK, YOUNG - Capital One Bank Usa Na;  
201322777; Judgment fr. District Justice; \$1,435.22.  
POTHEN, MATHEW - Midland Funding Llc;  
201322892; Judgment fr. District Justice; \$5,096.40.  
REYNOLDS, MICHELLE - Discover Bank;  
201324198; Judgment fr. District Justice; \$4314.92.  
RINGS, JEFF - Schnarrs, David; 201322888;  
Judgment fr. District Justice; \$561.94.  
SCHAEFER, CARL - Discover Bank; 201324204;  
Judgment fr. District Justice; \$7344.71.  
SCHANTZ, DONALD - Midland Funding Llc;  
201322809; Judgment fr. District Justice; \$3206.41.  
SELECT FINANCIAL SERVICES INC -  
Hanna, Ed; 201322769; Judgment fr. District Justice;  
\$12143.00.  
SIMBO, ALAN - Michaels Louis & Associates;  
201324067; Judgment fr. District Justice; \$4325.00.  
SLATER, LAURA - Discover Bank; 201323956;  
Judgment fr. District Justice; \$10,709.89.  
SMITH, LYDIA - Jumpstart Fund I Lp; 201322793;  
Judgment fr. District Justice; \$8,089.33.  
STANFORD, TYCHE - Jmmmpc Company;  
201321930; Judgment fr. District Justice; \$2,136.59.  
SULLIVAN, DARRELL - Midland Funding Llc;  
201322943; Judgment fr. District Justice; \$1931.78.  
TADROS, CHRISTINE - American Express  
Centurion Bank; 201323000; Judgment fr.  
District Justice; \$6,041.26.  
THOAMS, TYREE - First American Acceptance Co Llc;  
201316704; Judgment fr. District Justice; \$3533.18.  
WEBER, DAVID - Spring Mountain Summit  
Condominium Association; 201323028;  
Judgment fr. District Justice; \$1,846.00.  
ZILBERING, YAN - Portfolio Recovery  
Associates Llc; 201323983; Judgment fr.  
District Justice; \$3103.44.

**ABINGTON SCHOOL DIST. -  
entered municipal claims against:**

Alexander, Jethro; 201323092; \$3297.31.  
Ardron, Mary; 201322817; \$2514.31.  
Craddock, Woodrow; Yvonne; 201323103; \$3129.31.  
G And F Enterprises Llc; 201324123; \$3802.30.  
Haberle, David; Marie; 201323090; \$1120.33.  
Heirs Unknown Heirs Successors Or Assigns Of  
Russell A Meur; 201323823; \$4753.30.  
Leroy, Guy; 201323818; \$931.30.  
Sheridan, James; 201323845; \$4361.30.  
Smith, Robert; Estate Of Rita M Smith; 201323849;  
\$3183.31.  
Thompson, Arthur; Ann; 201323851; \$3683.30.  
Vaniver, Jacqueline; 201322957; \$8,293.31.

**ABINGTON TWP. -  
entered municipal claims against:**

Arena, Frankie; Tisha; 201322799; \$512.31.  
McDonald, Robert; Anderson, Margaret; 201323860;  
\$1133.69.  
Onyeizu, Joseph; Priscilla; 201324080; \$618.91.

**BOYERTOWN AREA SCHOOL DIST. -  
entered municipal claims against:**

Affinity Bank Of Pennsylvania; 201323888; \$391.79.  
Hollabaugh, Roy; 201323886; \$3254.51.  
Hollabaugh, Roy; 201323887; \$3327.27.  
Larson, Oliver; 201323884; \$3456.66.  
Wells Fargo Bank Na; 201323885; \$5547.59.

**BUCKS COUNTY WATER AND SEWER AUTH. -  
entered municipal claims against:**

An, Mu Hung; Kyong; 201324192; \$394.80.  
Berry, Anthony; Linder, Lorna; 201324177; \$308.75.  
Boyd, Richard; Jennifer; 201324185; \$312.61.  
Burka, Eugene; Irena; Zimmerman, Paula; 201324190;  
\$204.94.  
Contiglio, Carol; Joseph; 201324186; \$232.66.  
Fischer, Andrew; Rhoda; 201324175; \$309.38.  
Konefsky, Leonard; 201324176; \$234.32.  
McGann, Robert; Teri; 201324179; \$269.64.  
Mitsch, Francis; Greg; Mary; 201324180; \$340.58.  
Oneal, Stuart; Rita; 201324181; \$263.43.  
Pincus, Jeremy; 201324178; \$196.38.  
Reese, Kimberly; Kenneth; 201324182; \$182.33.  
Russell, Cataldi; Kathleen; 201324174; \$227.06.  
Scheswohl, Robert; Lois; 201324191; \$162.67.  
Segan, Saul; Meryl; 201324183; \$327.58.  
Sims, Keith; 201324184; \$175.27.  
Stolz, William; Alyson; 201324187; \$394.46.  
Taylor, Thomas; Suzanna; 201324188; \$223.19.  
Yu, Jong Hyun; Mi, Hyong; 201324189; \$199.19.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Withers, Laurence; Pak, Sharyn; 201323087; \$281.57.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Greenbaum, Robert; Blum, Amy; 201321889; \$7926.31.  
Washington, Leumas; Aisha; 201315080; \$1305.31.

**LANSDALE BORO. -  
entered municipal claims against:**

House, C.; 201323911; \$309.50.

**LOWER MERION TWP. -  
entered municipal claims against:**

Allen, Phyllis; 201324143; \$279.00.  
Andelin, Penelope; 201324167; \$28.  
Baranzano, Richard; Ronald; 201324130; \$279.00.  
Barlas, Seymour; Shayna; 201324131; \$389.00.  
Bernicker, Elizabeth; 201324169; \$279.00.  
Bright, Maureen; Celso; 201324142; \$559.00.  
Brown, Daisy; 201324138; \$389.00.  
Carlin, Alexis; Jeannette; 201324157; \$389.00.  
Carter, Frances; 201324241; \$279.00.  
Coleman, Gail; 201324141; \$279.00.  
Colen, Jeffrey; Alyse; 201324152; \$334.00.  
Coulter, George; 201324244; \$279.00.

Crocker, Mildred; 201324234; \$279.00.  
 Day, Leonard; 201324235; \$279.00.  
 Edwards, Patricia; 201324250; \$279.00.  
 Embry, Nancy; 201324164; \$389.00.  
 Ferreri, Lisa; 201324159; \$609.00.  
 Gorra, David; Jane; 201324166; \$389.00.  
 Hildreth, Doris; 201324232; \$389.00.  
 James, Thomas; 201324135; \$197.00.  
 James, Thomas; Pheronette; 201324136; \$197.00.  
 Johnson, Edward; Mary; 201324139; \$197.00.  
 Johnson, Sheila; 201324255; \$197.00.  
 Jones, Nathan; Denise; 201324132; \$220.00.  
 Joniec, Christopher; 201324251; \$279.00.  
 Kemp, Lucile; 201324253; \$279.00.  
 Kindres, Ardell; 201324233; \$279.00.  
 Knight, Marion; 201324144; \$279.00.  
 Koss, David; Freya; 201324125; \$110.00.  
 Koss, Freya; David; 201324126; \$554.00.  
 Leibman, Faith; 201324249; \$279.00.  
 Lenrow, David; Natalie; 201324150; \$389.00.  
 Manns, Carolyn; 201324254; \$279.00.  
 Marcus, Jerome; Lori; Stephen; 201324238; \$389.00.  
 McCabe, James; Louise; 201324163; \$554.00.  
 Mclellan, Richard; Loraine; 201324128; \$279.00.  
 McNabb, Kathleen; 201324151; \$279.00.  
 Muttu, Atiko; Godelive; 201324155; \$279.00.  
 Myrick, John; Jeanette; 201324231; \$838.00.  
 Oneill, J.; Miriam; 201324154; \$279.00.  
 Pagon, Marshall; Holly; 201324247; \$774.00.  
 Pierce, Ora; 201324252; \$279.00.  
 Pogachefsky, Julie; Brad; 201324162; \$389.00.  
 Porter, Patricia; 201324165; \$279.00.  
 Powers, Charles; Maureen; 201324153; \$554.00.  
 Prager, Rochelle; Schwartz, Michael; 201324156; \$279.00.  
 Preferred Unlimited Inc; 201324237; \$334.00.  
 Rare Rentals Llc; 201324248; \$279.00.  
 Rice, Barbara; Robert; 201324147; \$389.00.  
 Rosenwald, Glen; 201324148; \$334.00.  
 Rufo, Anthony; 201324161; \$279.00.  
 Rufo, Anthony; 201324149; \$279.00.  
 Sapowith, Mark; 201324133; \$179.00.  
 Scarpato, Frank; 201324129; \$389.00.  
 Shein, Robert; Jayne; 201324246; \$334.00.  
 Shippen, Marie; 201324145; \$334.00.  
 Shippen, Oscar; Sara; 201324146; \$334.00.  
 Smith, Eldora; Burton; 201324134; \$279.00.  
 Smukler, Kenneth; Urban, Shelly; 201324236; \$279.00.  
 Stein, Steven; Joan; 201324127; \$554.00.  
 Stewart, Allen; Frances; 201324137; \$334.00.  
 Strong, James; 201324168; \$389.00.  
 Tr Suburban Lp; 201324239; \$197.00.  
 Tr Suburban Lp; 201324242; \$197.00.  
 Tr Suburban Lp; 201324243; \$197.00.  
 Tr Suburban Lp; 201324240; \$197.00.  
 Vance, Heywood; Valerie; 201324140; \$279.00.  
 Vangieri, Anthony; 201324245; \$279.00.  
 Young, Galen; Elizabeth; 201324158; \$197.00.

**LOWER MORELAND TWP. SCHOOL DIST. -  
 entered municipal claims against:**

Machado, Michele; Venda, Elizabeth; 201322800;  
 \$6097.41.  
 Philmont Business Center Llc; 201322797; \$10320.31.

**LOWER POTTS GROVE TWP. -  
 entered municipal claims against:**

Avery, Charles; Tanjania; 201322842; \$628.71.  
 Campbell, Jerome; Kathleen; 201322864; \$468.67.  
 Keim, Fremont; Florence; 201322721; \$629.11.  
 Leflar, Lawrence; 201322730; \$628.71.  
 Mahr, Scott; Ingrid; 201322747; \$628.71.  
 Sasso, Daniel; Janeth; 201322734; \$628.71.  
 Zurowski, Thomas; Nancy; 201322723; \$628.71.

**LOWER POTTS GROVE TWP. MUN. AUTH. -  
 entered municipal claims against:**

Appleton, Matthew; Danielle; Jean, Et.AL; 201323060;  
 \$1,082.23.  
 Bangura, Mohamed; Ziherambre, Elizabeth; 201323064;  
 \$882.79.  
 Bitting, Jim; Bonniie; 201323868; \$821.09.  
 Boulware, Shawnesha; 201323862; \$1075.88.  
 Bryant, Anthony; Edwards, Sharon; 201323093; \$934.48.  
 Fannie Mae; 201323855; \$1236.56.  
 Goggins, James; Smith, Christopher; 201324022;  
 \$1076.58.  
 Johnson, Paul; Tita; Kennon, April, Et.AL; 201323070;  
 \$1,082.25.  
 Kline, Jack; Sheffer, Deborah; 201324019; \$1082.78.  
 Macklin, Jarrod; Thomas, Nicole; 201323069; \$1,082.23.  
 Martin, Joseph; Mari; 201323858; \$1082.81.  
 McCarthy, Michael; 201323859; \$1082.22.  
 Mccauliffe, Michael; Erin; 201323876; \$1235.89.  
 McGuinness, Brian; Christine; 201323875; \$1082.23.  
 Mcnamee, John; Lois; 201323874; \$931.79.  
 Pellicano, Gail; 201323056; \$1,082.22.  
 Pottsgrove Diner Corp; 201324024; \$4271.30.  
 Pressede, Timothy; Janice; 201323049; \$1,235.89.  
 Rieth, Charles; Mabel; 201323035; \$941.66.  
 Romano, Anthony; Shelle; 201323016; \$1,017.90.  
 Taylor, Katherine; 201322996; \$1,082.21.  
 Ziegler, Corrine; 201322992; \$1,235.89.

**LOWER PROVIDENCE TWP. -  
 entered municipal claims against:**

Falcone, Lester; Kathryn; 201323880; \$369.00.  
 McLaughlin, Martin; 201323879; \$369.00.  
 Piccinini, Richard; Alison; 201323878; \$384.00.  
 Schaffer, Edward; Mossop, Deborah; Ryan; 201323881;  
 \$622.00.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

Black, William; Norristown On Site Inc; 201361547;  
 \$122050.28.  
 Caruso, Edward; Lynise; 201361521; \$2259.70.  
 Cheng, Yi; 201361539; \$15133.98.  
 Chun, Insoo; Kyungja; 201361526; \$1600.87.  
 Colantonio, Anthony; Nicolina; 201361532; \$3357.12.  
 Davne, Joel; 201361511; \$8772.02.  
 Dotterer, G.; 201361516; \$1206.41.  
 Edling, Albert; Bloodgood Landscape Corp; 201361524;  
 \$15919.05.  
 El Sanchez Auto Repair; 201361519; \$13578.52.  
 Exact Temp Inc; 201361530; \$315.09.  
 Frangiosa, Tina; 201361522; \$1703.53.  
 Gosser, Stephen; Carol; 201361544; \$4188.18.  
 Graham, Myrna; 201361518; \$917.40.  
 Hall, Cary; 201361520; \$1387.53.  
 Hughes, Gary; Lee, Anne; 201361543; \$2907.55.



Kelly, Edward; Susan; 201361537; \$5473.43.  
 Kim, Ilhwan; Baik; 201361533; \$2238.47.  
 Kluver, Julian; Lees At Northtowne Inc; 201361528; \$3552.53.  
 Koffler, Robert; Suzanne; 201361517; \$8861.73.  
 Krik, Miriam; 201361540; \$18920.05.  
 Kuttab, David; Madanat, Salam; 201361534; \$2091.06.  
 Mancini, L.; 201361512; \$33157.41.  
 Mancini, L.; 201361513; \$12370.29.  
 Marsh, Jason; 201361515; \$18082.81.  
 Martin, Thomas; 201361527; \$520.21.  
 Mcgeehan, Michael; Jennifer; 201361538; \$1305.20.  
 Mcneil, Floyd; Caribbean Bamboo Hut; 201361523; \$1812.55.  
 Mergen, Thomas; 201361525; \$8282.23.  
 Mildenberg, David; 201361529; \$694.67.  
 Nelson, Christopher; Carmen; 201361545; \$5616.80.  
 Rgs Venture Llc; 201361531; \$268.19.  
 Rhee, Uiryong; Gyungai; 201361536; \$380.44.  
 Ross, Enrico; Ross Electrical Construction Co; 201361548; \$1751.38.  
 Schuster, Mark; Elizabeth; 201361514; \$2577.04.  
 Spirt, H.; 201361535; \$5660.93.  
 Sussman, Bruce; Rita; 201361542; \$7626.67.

**PENNSYLVANIA UNEMP. COMP. FUND -  
 entered claims against:**

Agliano Brothers Trucking Inc; 201361509; \$10,953.36.  
 Moffa, Patrick; 201361541; \$5496.74.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

Brandt, Anthony; Nesbur; 201324075; \$3030.23.  
 Cjd Group Llc; 201323958; \$3469.92.  
 Mckim-Freeman, Anna; Estate Of Anna Mckim; 201322953; \$1,496.02.  
 Mckim-Freeman, Anna; Estate Of Anna Mckim; 201323942; \$1917.36.  
 Rowden, Wyette; Doran, Effa; Rowden, Betty; 201324074; \$5859.39.  
 Stevenson, Helen; Robert; 201323902; \$7738.13.  
 Weihing, Bruce; 201323812; \$2950.47.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Beto, John; 201323053; \$693.08.  
 Palladino, Michelle; 201323054; \$2734.96.  
 Pottsgrove Diner Corporation; 201323872; \$3004.36.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Amenta, Stephen; 201322816; \$916.10.  
 Babadzhan, Ben; 201322796; \$562.67.  
 Bagby, Patricia; 201324119; \$859.50.  
 Beyer, James; 201322818; \$654.03.  
 Brown, Darrel; 201324076; \$654.03.  
 Castillo, Domingo; Evangelista, Isabel; 201322803; \$586.30.  
 Clark, Craig; Carol; 201323819; \$985.25.  
 Craft, Allen; Plagens, Stefanie; 201322983; \$609.29.  
 F & R Partners; 201322749; \$308.66.  
 Fisher, Georjean; 201323820; \$659.29.  
 Frederick, Thomas; 201322750; \$408.14.  
 Gibble, Timothy; 201322873; \$878.11.  
 Gormish, Michael; Pamela; 201322805; \$665.17.  
 Guidas, Michael; Robbins, Julia; 201322733; \$280.50.

Guidas, Michael; Robbins, Julia; 201322738; \$501.46.  
 Hoehne, Adam; 201322880; \$674.92.  
 Hudson, William; 201322882; \$609.29.  
 Jtsb Properties Llc; 201322989; \$628.03.  
 Keifrider, Josephine; 201322885; \$770.76.  
 Kelly, Ralph; Michelle; 201322889; \$616.80.  
 Lettiere, John; Ellen; 201322828; \$1047.51.  
 Mc Gill, Kevin; 201322832; \$543.28.  
 Moyer, Christopher; 201322837; \$616.381.  
 Obrien, Erick; 201322746; \$449.79.  
 Onate, Megan; 201322732; \$434.79.  
 Perkins, Derrick; Sonya; 201322744; \$324.79.  
 Perkins, Derrick; Sonya; 201322810; \$654.03.  
 Rohrbach, Ralph; Elizabeth; 201322869; \$400.00.  
 Schlegel, Joseph; 201322863; \$780.24.  
 Secretary Of Housing & Urban Development; 201322794; \$706.54.  
 Smith, Ronald; 201322822; \$616.80.  
 Sombers, Joseph; 201322848; \$559.49.  
 Steininger, Michael; 201322835; \$609.29.  
 Taus, Mary; 201322862; \$591.56.  
 Us Bank Na Trustee; Sonya; 201322810; \$570.07.  
 Walker, Pamela; 201323848; \$1,292.59.  
 Wilson, Johnny; 201322866; \$595.83.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Amenta, Stephen; 201322804; \$676.41.  
 Bagby, Patricia; 201322823; \$706.28.  
 Cornish, Cherise; 201324121; \$664.30.  
 Guidas, Michael; Robbins, Julia; 201322815; \$656.44.  
 Hartranft, Janet; 201322867; \$616.80.  
 Tietsworth, Sally; 201322758; \$311.25.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Cressman Properties Lp; 201324003; \$5210.19.  
 Dabney, Hazel; 201322795; \$3466.40.  
 Maloney, Rebecca; 201323853; \$2039.97.  
 Maloney, Rebecca; 201323854; \$2897.47.  
 Montgomery Lodge Of Elks No 12; 201324017; \$1808.69.  
 Nocella, Richard; Karen; 201323988; \$5162.66.  
 Peace, Moses; Kevan; 201321702; \$3,950.16.  
 Peace, Moses; Kevan; 201321705; \$1,437.02.  
 Watson, Thomas; Kocher, Kathie; 201324124; \$3145.21.

**SOUDERTON AREA SCHOOL DIST. -  
 entered municipal claims against:**

Store Road Llc; 201323101; \$15284.36.  
 Tsao, Yong; Chi; 201322961; \$3,063.77.  
 Tsao, Yong; Chi; 201323099; \$3345.00.  
 Wesley W & Eleanor K Larson Trust; 201322948; \$2,728.04.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

630 Skippack Llc; Werner, Koller; 201370749; \$1857.95.  
 Bellinger, Todd; Joanna; 201370752; \$50835.13.  
 Cervone, Nicholas; 201370760; \$30190.27.  
 Cervone, Nicholas; Sheila; 201370759; \$10934.12.  
 Falcone, Nicholas; Adele; 201370761; \$37819.96.  
 Gorski, Philip; 201370753; \$8190.84.  
 Harris, Dorian; 201370755; \$9915.24.  
 Harris, Ronald; 201370751; \$7325.07.  
 Keeley, Mark; Davis, Brian; 201370748; \$1013.55.



Precision Balancing Inc; 201370750; \$4554.60.  
 Ranelli, Lena; 201370757; \$107274.96.  
 Reese, Larry; 201370754; \$108,494.77.  
 Salemno, Steven; 201370756; \$16209.05.  
 Sims, Randall; Michelle; 201370758; \$9799.31.

**UPPER MERION TWP. -  
 entered municipal claims against:**

Birster, Thomas; Barbara; 201323042; \$666.58.  
 Buliard, Stephanie; 201323041; \$612.08.  
 Johnson, Edward; Maureen; 201323039; \$513.00.  
 Parella, Michael; 201323037; \$322.81.  
 Puller, Robert; 201323038; \$469.39.  
 Spencer, Barbara; 201323040; \$388.64.

**UPPER POTTS GROVE TWP. -  
 entered municipal claims against:**

Bealer, Gary; Glenn; Richard, Bruce; 201323856;  
 \$2169.05.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 6, 2013**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

DOYLE, GERALD C. - Abington Township;  
 Gerald C. Doyle, 333 Oak Avenue,  
 Sharon Hill, PA 19079; Lynne Mack;  
 Unknown address; Kara Stever;  
 7690 Chestnut Hill, Coopersburg, PA 18036.  
 GUNZERATH, ANTHONY J. - Lansdale Borough;  
 Lorraine Gunzerath, 2 Southall Court,  
 Potomac Falls, VA 20165.  
 LEVINS, CHARLES H. - Plymouth Township;  
 Deborah C. Shaw, 450 Gay Street,  
 Royersford, PA 19468.  
 SLINGLUFF, CRAIG A. - Telford Borough;  
 Yoder, Walton B., Jr., 180 Green Hill Road  
 Telford Souderton, PA 18964.  
 STRAWSER, CECELIA T. - West Pottsgrove  
 Township; Teresa E. Zubert, 1054 Acorn Way,  
 Stowe, PA 19464.  
 WELLS, JOHN H. - Royersford Borough;  
 Linda A. Wells, 307 Washington Avenue,  
 Royersford, PA 19468.  
 WULLER, CHRISTINA M. - Upper Salford Township;  
 Jennifer E. Lacey, 17586 Rose Hill Circle,  
 Dumfries, VA 22026; Jessica McLaughlin;  
 454 Blaker Drive, East Greenville, PA 18041;  
 Melissa L. Wuller; 410 State Street,  
 East Greenville, PA 18041.

**SUITS BROUGHT**

**Week Ending August 6, 2013**

**The Defendant's Name Appears  
 First in Capital Letters**

AL SMITH SEAL COATING SERVICE;  
 SMITH, ALLEN - Stong, Dennis; 201322760;  
 Defendants Appeal from District Justice.  
 ANDREWS, WILLIAM; JILL - Pace Supply Corp;  
 201324214; Plaintiffs Appeal from District Justice;  
 Larocca, F. Craig.

ANDREY, JOSEPH - Remit Corporation; 201322475;  
 Civil Action; Kessler, Raymond.  
 ARTHUR, CURTIS - Denby, Tamara; 201322287;  
 Complaint for Custody/Visitation.  
 ASSET ACCEPTANCE LLC: CITIBANK  
 AT&T UNIVERSAL - Bridge, Burditt; 201323951;  
 Civil Action; Lang, Melissa.  
 AUDUBON SQUARE INC: GIANT FOOD STORES  
 NORRISTOWN - Robinson, Gregory; 201323068;  
 Civil Action; Tornetta, David A.  
 BANK OF AMERICA NA: BAC HOME LOANS  
 SERVICING LP - Caucci, Kelly; 201314992;  
 Civil Action; Birch, Robert J.  
 BEAR STEARNS & CO INC - Federal Home Loan  
 Bank Of Seattle; 201322951; Foreign Subpoena.  
 BINDER, MICHAEL: DONNA - Bank Of America Na;  
 201322772; Complaint In Mortgage Foreclosure;  
 Wooters, Meridith H.  
 BOLGER, KEVIN - Flynn, Rose; 201322789;  
 Civil Action; Haskins, John F., Jr.  
 BOLLETINO, RALPH: HALL, ANNABEL -  
 Murray, Theresa; 201323993; Defendants  
 Appeal from District Justice; Lieberman, Max L.  
 BOOKRASCAL LLC: MALHOTRA, JATINDER -  
 American Book Company; 201323010;  
 Civil Action; Koplove, Steven.  
 BRITT, MARJORIE - Portfolio Recovery  
 Associates Llc; 201324094; Civil Action;  
 Polas, Robert N., Jr.  
 BRODZINSKI, DARRYL:  
 CEDENO-THOMAS, FRANCENA -  
 Wilford, Jean; 201323811; Complaint In  
 Mortgage Foreclosure; McDowell, Randal J.  
 CAMPBELL, REBECCA: GALLAGHER, JOHN -  
 Campbell, Zoe; 201324211; Complaint for  
 Custody/Visitation.  
 CANTOR, DAVID - Gowallis, Melissa; 201322766;  
 Complaint for Custody/Visitation; Graff, Caron P.  
 CELIKIZ, GULTEKIN: JOAN - Difilippo, Robert;  
 201322801; Civil Action; Russell, Jonathan J.  
 CHO, YUNINA - State Farm Mutual Automobile  
 Insurance Company; 201322408; Civil Action;  
 D'Emilio, Paul F.  
 COLE, WILLIAM - Citibank Na; 201322865;  
 Civil Action; Suttell, Brittany J.  
 COLEMAN, ANGELA - Portfolio Recovery  
 Associates Llc; 201322875; Civil Action;  
 Polas, Robert N., Jr.  
 COLLAZO, SAMUEL - Collazo, Josephine;  
 201315805; Complaint Divorce.  
 CORRADO, LEOPOLDO - Discover Bank;  
 201324059; Civil Action; Dougherty, Michael J.  
 CURRAN, WALTER - Citibank Na; 201323982;  
 Civil Action; Suttell, Brittany J.  
 CUTLER, STEVEN - Citibank Na; 201323106;  
 Civil Action; Suttell, Brittany J.  
 DANIELSEN, KEVIN - Portfolio Recovery  
 Associates Llc; 201324018; Civil Action;  
 Brown, Carrie A.  
 DAVIS, JOSEPH - Autovest Llc; 201324205;  
 Civil Action; Volk, Michael B.  
 DAWSON, ROY - Citibank Na; 201323105;  
 Civil Action; Suttell, Brittany J.  
 DEANE, CAROLINE - Portfolio Recovery  
 Associates Llc; 201323978; Civil Action;  
 Brown, Carrie A.

- DICKS, SUZANNE - Portfolio Recovery Associates Llc; 201323893; Civil Action; Polas, Robert N., Jr.
- DIMARTINO, RAYMOND: UNITED STATES OF AMERICA - Jpmorgan Chase National Association; 201323029; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- DISH NETWORK SERVICE LLC: FROST, CHRISTOPHER - State Farm Mutual Automobile Insurance Company; 201322898; Civil Action; Gluck, James.
- DIXON, DARYN: ANDREA: ANDREA - Citimortgage Inc; 201322774; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- DUNLAP, BRIAN: MILLER, JUDI - Evans, Destiny; 201324195; Civil Action; Diamond, Scott E.
- EARLEY, JOHN - Earley, Andrea; 201315959; Complaint Divorce; Mittman, Norman.
- EARTHMOVERS UNLIMITED INC - Midlantic Machinery Inc; 201323084; Civil Action; Perrone, William J.
- EDWARDS, JEANETTA - Portfolio Recovery Associates Llc; 201323898; Civil Action; Polas, Robert N., Jr.
- FISCHER, RHODA - Citibank Na; 201322782; Civil Action; Suttell, Brittany J.
- FOX, JAMES: JAMES: KAREN, ET.AL. - Wells Fargo Bank Na; 201322987; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- FRANCIS, GAIL - Sadler, Marion; 201323972; Defendants Appeal from District Justice.
- GIORDANO, CHRISTINA - Portfolio Recovery Associates Llc; 201324016; Civil Action; Brown, Carrie A.
- GIVEN, KURT: MARIE - Cit Small Business Lending Corporation; 201324025; Complaint In Mortgage Foreclosure; Whitson, Keith E.
- GOLDSTEIN, CHRISTEN - Goldstein, Jonas; 201322762; Complaint Divorce; Cohen, Richard E.
- GOODMOTE, TIMOTHY - Citibank Na; 201322780; Civil Action; Suttell, Brittany J.
- GOODMOTE, TIMOTHY - Citibank Na; 201322927; Civil Action; Suttell, Brittany J.
- GRAHAM, CHERYL - Michener, Paulette; 201323909; Defendants Appeal from District Justice.
- GREAVES, LEO - Powell, Tina; 201321909; Complaint for Custody/Visitation.
- GUILLEN, LUZ - Portfolio Recovery Associates Llc; 201324013; Civil Action; Brown, Carrie A.
- HACK, KEITH - Hack, Jaclyn; 201323926; Complaint Divorce; Seth, Anita M.
- HAMILTON, MARY - Portfolio Recovery Associates Llc; 201323894; Civil Action; Polas, Robert N., Jr.
- HAMILTON, TINA - Portfolio Recovery Associates Llc; 201323896; Civil Action; Polas, Robert N., Jr.
- HARTMAN, RICHARD: JESSICA: JESSICA, ET.AL. - Bank Of America Na; 201324026; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- HAYES, DARYL - Hotton, Lisa; 201324079; Complaint for Custody/Visitation.
- HEARTLAND DENTAL CARE OF PENNSYLVANIA PC: PLYMOUTH MEETING FAMILY DENTAL - Compass Network Group Inc; 201323979; Defendants Appeal from District Justice.
- HEICHEL, JACQUELINE - Discover Bank; 201323036; Civil Action; Dougherty, Michael J.
- HELDON, ALAN - Thomer, Nancy; 201323939; Defendants Appeal from District Justice.
- HILFERTY, MAUREEN - Hilferty, Thomas; 201323052; Complaint Divorce; Cunningham Boogay, Maura.
- HONG, SANG - Yu, Chun; 201322829; Complaint Divorce.
- HOPWOOD, SONIA - Hopwood, Scott; 201324069; Complaint Divorce; Brown, Lisa Kane.
- HOSS, CHARLES - Portfolio Recovery Associates Llc; 201321743; Civil Action; Brown, Carrie A.
- ICS CORPORATION - International Business Systems Inc; 201324208; Civil Action; Silverman, Alan D.
- JACKSON, VANESSA: BARRY - Autovest Llc; 201324207; Civil Action; Volk, Michael B.
- JAMES, DANIEL - Champ, Yvonna; 201322940; Complaint for Custody/Visitation.
- JANSEN, GERARD - Jansen, Patricia; 201324283; Complaint Divorce.
- JEFFERIES, ANITA - Jefferies, Steven; 201322773; Complaint Divorce; Recchuiti, Francis.
- JEFFRIES, HEATHER: CHRISTOPHER: CHRISTOPHER, ET.AL. - Wells Fargo Bank Na; 201322876; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- JENNINGS, ELIZABETH - Discover Bank; 201324064; Civil Action; Dougherty, Michael J.
- JJJ RIDES LLC: THREE KINGS TRANSP LLC - Philadelphia Insurance Premium Pay Llc; 201322422; Defendants Appeal from District Justice.
- JOHNSTON, LINDSEY - Lopez, Joshua; 201323891; Complaint Divorce.
- JOSHUA HILL INC - Montgomery Counjty Tax Claim Bureau; 201321593; Petition; Dinstel, Dyan E.
- KAPLAN, DANIEL: DAVIS, ELIZABETH: KAPLAN, JEREMIAH, ET.AL. - Kaplan, Morris; 201324039; Civil Action; Anisko, Barbara.
- KEELEY, MARY - Portfolio Recovery Associates Llc; 201323890; Civil Action; Polas, Robert N., Jr.
- KELLER, RENALDA - Wells Fargo Bank Na; 201323057; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- KESARI, JYOTHI - Citibank Na; 201322859; Civil Action; Suttell, Brittany J.
- KEYSER, MICHELE - Citibank Na; 201322884; Civil Action; Suttell, Brittany J.
- KIM, KYUNG: AUN: KYUNG - Wells Fargo Bank Na; 201323999; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- KIM, TAE - Kim, Ge; 201324122; Complaint Divorce; Corr, Christina J.
- KLOVFETOS, VIVIAN: GONI, VIVIAN - Stewart, Bill; 201323098; Defendants Appeal from District Justice.
- KOHLER, JIM - Sesar, Sarah; 201322997; Support/Exceptions.
- KOTILAINEN, SHERRI - Citibank Na; 201322764; Civil Action; Suttell, Brittany J.
- KREGLOW, CHARLES - Citibank Na; 201323863; Civil Action; Suttell, Brittany J.
- LASKOW, JUSTIN - Wagner, Thomas; 201324216; Defendants Appeal from District Justice.

- LATHAM, VINCENT - Henning, Debra; 201323067; Civil Action; Janis, Joshua A.
- LIFEGUARD HEALTH LLC: PRN PHYSICIAN RECOMMENDED NUTRICEUTICALS LLC - Miller, Keith; 201322881; Civil Action; Eisenberg, Michael E.
- LIMERICK TOWNSHIP - Dhlp Limerick Golf Community Lp; 201320987; Petition; Agulnick, Ronald M.
- MAHONEY, LAUREN: FLORES, MARTIN: MAHONEY, RICHARD - Liberty Mutual Group; 201322351; Civil Action; D'Emilio, Paul F.
- MASSEY, AMY - Portfolio Recovery Associates Llc; 201324078; Civil Action; Polas, Robert N., Jr.
- MAULIFFE, SUSAN - Portfolio Recovery Associates Llc; 201323903; Civil Action; Polas, Robert N., Jr.
- MCGLINCHY, LAUREN - Mcglinchey, Matthew; 201323109; Complaint Divorce.
- MCGONAGLE, EUGENE - Mcgonagle, Beth; 201323066; Complaint Divorce.
- MEDEARIS, JENNIFER - American Express Bank Fsb; 20132358; Plaintiffs Appeal from District Justice; Ratchford, Michael F.
- MILLER, GRANT - Miller, Sherri; 201323045; Complaint Divorce.
- MOORE, CHAD: JENNIFER: JENNIFER - Pennymac Mortgage Investment Trust Holdings I Llc; 201321474; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- NAGA, TAMER - Allam, Mervat; 201323075; Support/Exceptions.
- NAWROCKI, MICHAEL - Nawrocki, Lori; 201324087; Complaint Divorce; Cullen, Sean E.
- NEIFERT, KYLE - Lazowicki, Calissa; 201322279; Complaint for Custody/Visitation; Lubon, Janet K.
- NGUYEN, MINH - Vuong, Xuyen; 201324100; Complaint Divorce; Krawitz Verlin, Carol.
- NIGAM, NILIMA - Pardue, Celia; 201322755; Defendants Appeal from District Justice.
- NORRISTOWN ZONING BOARD - Laniya, Olabisi; 201323895; Appeal from Zoning Board Non Govt.
- NORTHERN HEALTH FACILITIES INC: ELKINS CREST HEALTH AND REHABILITATION CENTER: EXTENDICARE HEALTH FACILITY HOLDINGS INC, ET.AL. - Boone, Minnie; 201322753; Civil Action; Huston, Churchill H.
- NUNEZ, JOSE: RAFAEL - Wells Fargo Bank Na; 201322825; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- OBOYLE, BETH ANN: ESTATE OF BETH ANN MIOZZI: OBOYLE, MICHAEL - Wells Fargo Bank Na; 201324001; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- PARDUE, CELIA - Nigam, Nilima; 201322754; Plaintiffs Appeal from District Justice; Pincus, Elliott N.
- PATEL, RUPAL - Sommar Tracy And Sommar; 201321791; Defendants Appeal from District Justice.
- PEDRICK SITE WORK CONTRACTORS LLC - Midlantic Machinery Inc; 201323083; Civil Action; Perrone, William J.
- PELUSI, CHRISTOPHER - Ford Motor Credit Company Llc; 201322827; Civil Action; Markind, Lloyd S.
- PENDER, DEBORAH - Citibank Na; 201322956; Civil Action; Farmer, Trenton A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Allen, Ainsworth; 201322634; Appeal from Suspension/Registration/Insp; Kellis, Steven.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bockrath, Rose; 201322771; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mcglone, Steven; 201322791; Appeal from Suspension/Registration/Insp; Fioravanti, Michelle A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perkins, James; 201322833; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nelson-Marziani, Lynda; 201322968; Appeal from Suspension/Registration/Insp; Memahon, John I., Jr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Marciano, Joseph; 201322990; Appeal from Suspension/Registration/Insp; Sopin, Craig A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kuik, Sergio; 201323889; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Landes, Zachary; 201324107; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.
- PIERCE, ANN MARIE - Pierce, Eric; 201321944; Complaint for Custody/Visitation.
- REBER, JESSICA - Portfolio Recovery Associates Llc; 201322893; Civil Action; Polas, Robert N., Jr.
- REESE, MELYNDA - Gibson, Courtney; 201322220; Complaint for Custody/Visitation.
- RICHARDSON, VALERIE - Citibank Na; 201322962; Civil Action; Suttell, Brittany J.
- ROBINSON, MARCIA - Citimortgage Inc; 201323021; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- ROGERS, CHARLES - Rogers, Sally; 201324011; Complaint Divorce.
- ROYAL WATER DAMAGE RESTORATION INC - Sherzer, Daniel; 201321393; Defendants Appeal from District Justice.
- SANCHEZ, JESSICA - Garlic, Maurice; 201321848; Complaint for Custody/Visitation.
- SCAVELLO, THOMAS - Wells Fargo Bank National Association; 201324010; Complaint in Ejectment; Denardo, Christopher A.
- SCHLACK, NINA - Phh Mortgage Corporation; 201322982; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- SCHLEGEL, DIANE - Pnc Bank National Association; 201323061; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- SELINGER, STEPHEN - Wells Fargo Bank Na; 201323033; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SHERWOOD, WILLIAM: JENNIFER - Deutsche Bank National Trust Company; 201322976; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.

SHERZER, DANIEL: GERALDINE - Royal Water Damage Restoration Inc; 201321394; Plaintiffs Appeal from District Justice; Allard, Gregory J.

SHIM, LARRY - Chase, Laneeshia; 201322337; Complaint for Custody/Visitation.

SIGLEY, GEORGE - Wells Fargo Bank Na; 201323873; Complaint In Mortgage Foreclosure; Dietterick, Scott A.

SLABODA, JENNIFER - Citibank Na; 201322751; Civil Action; Suttell, Brittany J.

SLATER, GREGORY - Vrm; 201322129; Complaint in Ejectment; Davis, Adam.

SMILEY, MORGAN - Heimbach, Nickleas; 201321953; Complaint for Custody/Visitation; Sager, Daniel.

SNYDER, BETH - Portfolio Recovery Associates Llc; 201323963; Civil Action; Brown, Carrie A.

SPRAGUE, CHRIS - Sprague, Krisitin; 201322981; Complaint Divorce.

SWEIGERT, MARJORIE - Ability Recovery Services Llc; 201324081; Civil Action; Mulligan, James T., Jr.

SZTUBA, IAN - Autovest Llc; 201324095; Civil Action; Volk, Michael B.

TERPOILLI, MICHAEL - Greiss, Margaret; 201322119; Complaint for Custody/Visitation.

TROTTER, ERIN - Trotter, Mark; 201324210; Complaint Divorce.

TURNER, DIANE: D - Discover Bank; 201323048; Civil Action; Dougherty, Michael J.

VENEZIALE, CARMEN - Citibank Na; 201322821; Civil Action; Suttell, Brittany J.

WAGNER, CONSTANCE - Citibank Na; 201322756; Civil Action; Suttell, Brittany J.

WALKER, WENDY - Discover Bank; 201323044; Civil Action; Dougherty, Michael J.

WALLACE, DENNIS - Wallace, Janet; 201323062; Complaint Divorce.

WARD, DANIEL - Portfolio Recovery Associates Llc; 201323997; Civil Action; Brown, Carrie A.

WHITFIELD, SYLVIA - Autovest Llc; 201324172; Civil Action; Volk, Michael B.

WILLIAMS, GARFIELD - Wright, Charmeal; 201315350; Complaint for Custody/Visitation.

WILLIAMS, JAMES - Citibank Na; 201322819; Civil Action; Suttell, Brittany J.

WOOTERS, MELISSA - Wooters, Michael; 201322826; Complaint Divorce.

WASHINGTON, KENNETH - Portfolio Recovery Associates Llc; 201324015; Civil Action; Brown, Carrie A.

YOUNGBLOOD, EDWARD - Citibank Na; 201322960; Civil Action; Suttell, Brittany J.

ZEBLEY, D.: COLON AND RECTAL ASSOCIATES LTD: HOLY REDEEMER HOSPITAL - Janssen, Donna; 201323857; Civil Action.

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## WILLS PROBATED

### Granted Week Ending August 6, 2013

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ARELLANO, MADELYN - Abington Township; Arellano, Luis 3Rd, 1296 Roudenbush Rd Quakertown, PA 18951.

BECKETT, SIBYL B. - Lower Gwynedd Township; Kemmler, Sarah B., 25 Holmes Circle Farmington, CT 06032.

BETESH, OLGA - Lower Merion Township; Betesh, Joel, 403 Bala Circle Bala Cynwyd, PA 19004.

BLACK, MAURICE W. - Springfield Township; Black, Betty E., 415 Glenway Road Erdenheim, PA 19038.

BORTNICK, PHILIP - Cheltenham Township; Bortnick, Julie, 919 Melrose Avenue Melrose Park, PA 19027.

BOSWELL, ROBERT H. - Franconia Township; Davis, Marc B., Ten Sentry Pkwy Blue Bell, PA 19422.

CLAUSON, WILMA - Whitemarsh Township; Filton, Betsy H., 1898 Black Rock Lane Paoli, PA 19301.

COOPER, JANETTE - Lower Merion Township; Altschuler, Katherine C., 211-M Church Street Philadelphia, PA 19106.

DODD, MARGARET C. - Lower Frederick Township; Fillman, Douglas W., 315 Perkiomen Avenue Schwenksville, PA 19473; Fillman, Mark D., 28 Schultz Road East Greenville, PA 18041.

FERRARA, FRANK A. - Montgomery Township; Craft, Beryl, 748 Hidden Spring Lane North Wales, PA 19454.

FINNEGAN, SHARON O. - Plymouth Township; Preskenis, Lisa A., 36 N. Front Street Philadelphia, PA 19106.

GLADECK, JOSEPH M., SR. - Whitpain Township; Gladeck, Joseph M., Jr., 73 Highate Ln Blue Bell, PA 19422.

GOLDMAN, OLIVER D. - Lower Providence Township; Diamond, Anne G., 1813 Pine Street Phila, PA 19103; Friedman, Robert I., 620 Manor Road Narberth, PA 19072; Rubenstein, Pamela F., 2392 Roper Mountain Road Simpsonville, SC 29681.

HEMMERLE, NANCY L. - Hatfield Township; Dudgeon, David L., 1001 Snyder Road Lansdale, PA 19446.

HOWITT, MATTIE A. - Abington Township; Rhoads, Karen J., 182 New Street Glenside, PA 19038.

HUNT, NATALIE F. - Lower Gwynedd Township; Fry, Douglas E., 204 Stonybrook Drive Norristown, PA 19403.

JACOBS, FRED N. - ; Jacobs, Ian N., 104 Pheasant Field Lane Moorestown, NJ 08057.

JENKINS, MICHAEL - Lower Merion Township; Holloman, Stephanie D., 13909 Ziegler Way Silver Springs, MD 20904; Jenkins, Christian, 220 E Mermaid Lane Philadelphia, PA 19118.



- JOHNSON, STANLEY E. - Whitmarsh Township;  
Johnson, Sally H., 372 Fox Hound Drive  
Lafayette Hill, PA 19444.
- JONES, BERNADETTE M. - Abington Township;  
Jones, David, 1837 East Sawmill Road  
Quakertown, PA 18951.
- KELNER, FANNIE - Abington Township;  
Kelner, Lester D., 771 Upsal Road  
Jenkintown, PA 19046.
- KORDELSKI, EDWARD A. - Hatboro Borough;  
Kordelski, Patricia A., 2217 East Sells Drive  
Phoenix, AZ 85016.
- KUTZ, GLADYS - East Norriton Township;  
Christis, Judy A., 2980 Sheffield Drive  
Plymouth Meeting, PA 19462.
- LAURIE, DOROTHY T. - Springfield Township;  
Laurie, Keith R., 204 E. High Street  
Philadelphia, PA 19144; Lewis, Deborah,  
8631 Patton Road Wyndmoor, PA 19038.
- LAWLIS, JOHN F., JR. - Worcester Township;  
Lawlis, Patricia J., Meadowood  
Worcester, PA 19490.
- LEWIS, CYNTHIA S. - Montgomery Township;  
Keeler, Joellen, 363 Park Avenue  
Harleysville, PA 19438.
- LILL, NANCY A. - Abington Township;  
Slusarczyk, Debra A., 37 S. Columbia Street  
Woodbury, NJ 08096.
- MAYOR, NORMAN - Upper Dublin Township;  
Mayor, Phyllis F., 113 Dresher Woods Drive  
Dresher, PA 19025.
- MCCLOUD, HARRY T. - Springfield Township;  
Mccloud, Valarie, 1000 Summit Lane  
Oreland, PA 19075.
- MCCORMICK, JOHN F. - Upper Merion Township;  
McCormick, Joseph, 49 Casselberry Drive  
Aububon, PA 19403.
- MCCORMICK, SARAH A. - Upper Merion Township;  
McCormick, Joseph, 49 Casselberry Drive  
Aububon, PA 19403.
- MULLER, EMMA - Cheltenham Township;  
Muller, Stefan, 52303 Delaire Landing Road  
Philadelphia, PA 19114; Neumayer, Frank,  
300 Borbeck Avenue Philadelphia, PA 19111.
- OCONNELL, ELEANOR - Pottstown Borough;  
Oconnell, Ralph J., 4 Academy Way South  
St Petersburg, FL 33711.
- PAPALEO, ROSE M. - Abington Township;  
Papaleo, Catherine, 1445 Doris Road  
Roslyn, PA 19001.
- PASSARELLA, ANTHONY P. - Lansdale Borough;  
Passarella, Joseph R., 332 Yoder Rd  
Harleysville, PA 19438.
- QUILL, MARCIA K. - Springfield Township;  
Quill, Gerald D., 605 Pleasant Ave  
Wyndmoor, PA 19038.
- SALTER, DOLORES A. - Towamencin Township;  
Burbank, Linda M., 660 Sourwood Drive  
Hatfield, PA 19440.
- SCHEIDHAUER, LOUISE W. - Upper Merion Township;  
Scheidhauer, Richard L., 9 Laurel Lane  
Plymouth Meeting, PA 19462.
- SITARSKI, MARIE C. - Upper Dublin Township;  
Sitariski, Dan, 322 Overlook Lane  
Gulph Mills, PA 19428.
- SLACHTA, FANNIE V. - Abington Township;  
Eisenmann, Pamela M., 1759 Lukens Ave  
Willow Grove, PA 19090.
- STEINMETZ, ALLEN C., SR. - Whitmarsh Township;  
Steinmetz, Allen C., Jr., 1006 Hunters Lane  
Oreland, PA 19075.
- STOKES, MARGARET T. - West Norriton Township;  
Duffy, Patricia S., 110 Rose Point Road  
Glenmoore, PA 19343.
- SWARM, ELEANOR R. - Whitpain Township;  
Swarm, Nancy, 5385 Nw 21St Loop  
Ocala, FL 34482.
- THACKRAY, REBECCA L. - Whitmarsh Township;  
Soppick, Desiree, 261 Horseshoe Road  
Norritown, PA 19403.
- TILSON, DOROTHY - Upper Dublin Township;  
Polillo, James, 214 Lindenwold Avenue  
Ambler, PA 19002.
- TOOMEY, FRANCIS R. - Whitpain Township;  
Emery, Kevin P., 603 Gage Lane  
North Wales, PA 19454.
- TORPEY, FRANK J., JR. - Lower Merion Township;  
Northrop, Jodyanne, 116 Chestnut Avenue  
Narberth, PA 19072.
- WATERS, MARGARET M. - Lower Merion Township;  
Waters, Veronica B., 10 Simpson Road  
Ardmore, PA 19003.
- WELLER, JOSEPH W. - Worcester Township;  
Mullin, Daniel J., 5003 Apache Drive  
Mechanicsburg, PA 17050-2564; Mullin, Donna M.,  
5003 Apache Drive Mechanicsburg, PA 17050-2564.
- WHITE, ELIZABETH R. - Towamencin Township;  
Koltonuk, Maria, 9 Walker Drive  
Boyertown, PA 19512.
- WILKIE, JOAN A. - Upper Dublin Township;  
Freeman, Anne R., 151 Jett Road  
Hayden, AL 35079.
- ZAMPIER, BERNICE K. - Lansdale Borough;  
Turner, Sue A., 1020 Hunter Hill Drive  
Lansdale, PA 19446.

## RETURN DAY LIST

**August 26, 2013  
COURT ADMINISTRATOR**

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Aftis v. Anthony Corporation - Plaintiff's Motion to Compel Defendant to Answer Plaintiff's Supplemental Trial Witness List Interrogatories (Seq. 24 D) - **E. Lerner - J. Devlin.**
2. Ahn v. Jones - Motion to Compel Directed to Plaintiff (Seq. 18 D) - **L. Cohen - K. McNulty - R. Mattingly.**
3. Almeida v. Rohr - Petition to Withdraw as Counsel (Seq. 212) - **C. Srogoncik - C. Tretta - A. Lopresti - T. Hartigan.**
4. B & F Insulation v. Lennon - Motion to Strike Mechanics Lien Claim (Seq. 5) - **J. Kundrat.**
5. B&F Insulation v. Bearoff - Motion to Strike Mechanics Lien Claim (Seq. 10) - **J. Kundrat - S. Barrett.**



6. B&F Insulation v. Crotty - Motion to Strike Mechanics Lien Claim (Seq. 5) - **J. Kundrat.**
7. B&F Insulation v. Pittaoulis - Motion to Strike Mechanics Lien Claim (Seq. 6) - **J. Kundrat.**
8. B&F Insulation v. Ta - Motion to Strike Mechanics Lien Claim (Seq. 5) - **J. Kundrat.**
9. Bagga v. Hifi House - Motion to Compel Supplemental Discovery Responses from Plaintiff (Seq. 20 D) - **D. Crinigan - J. O'Rourke.**
10. Baird v. Thomas - Motion to Compel Discovery Responses (Seq. 17 D) - **D. McCartney - A. Griffith.**
11. Bank of America, N.A. v. McIntyre - Motion to Reassess Damages (Seq. 7) - **J. Krohn.**
12. Banker v. Banker - Petition to Withdraw as Counsel (Seq. 70) - **S. Anderer - S. Levit.**
13. Bentley v. Rothschild - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 6 D) - **J. Zimmerman - D. Jenssen.**
14. Berger v. Kirk - Motion to Compel Discovery (Seq. 4 D).
15. Booth Bay, Inc. v. Aesbar Medical, LLC - Motion for Order Compelling Answer to Interrogatories (Seq. 18 D) - **H. Friedland - M. Galbraith.**
16. Brennan v. Baez - Defendants' Motion to Compel Plaintiff's Answer to Discovery (Seq. 8 D) - **M. Barbiero - A. Zabicki.**
17. Budman-Traub v. Traub - Motion to Withdraw as Counsel (Seq. 12) - **H. Tull - G. Mezzy.**
18. Bunt v. Erie Insurance Exchange - Motion to Determine Defendant's Objections to Plaintiff's Interrogatories (Seq. 12 D) - **L. Koletas - R. Horst.**
19. Burghardt v. Toll Brothers, Inc. - Plaintiffs' Motion for Protective Order (Seq. 88 D) - **S. Reidenbach - J. Kane.**
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32. Dixon v. Thompson Trucking, Inc. - Motion to Compel Defendant's Answer to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 12 D) - **L. Thomas - E. Kates.**
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42. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent the Production of Requested Documents in Plaintiff's Notice of Deposition of William Matthis (Seq. 178 D) - **R. Schatz.**
43. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent Deposition of Scott Keough (Seq. 179 D) - **R. Schatz.**
44. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent Deposition of Werner Zimmermann (Seq. 183 D) - **R. Schatz.**
45. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent Deposition of Shaun Isaac (Seq. 184 D) - **R. Schatz.**
46. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent Deposition of Loren Angelo (Seq. 187 D) - **R. Schatz.**
47. Gaynor v. Don Rosen Imports - Defendants' Motion for Protective Order to Prevent Deposition of Jerry Miller (Seq. 188 D) - **R. Schatz.**
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49. Gaynor v. Don Rosen Imports - Plaintiff's Motion to Receive Copies of All Invoices from Robert B. Schatz, Esquire and/or Law Firm to His Clients, the Defendants (Seq. 176-D) - **R. Schatz.**
50. Geffen v. Fuiman - Motion to Compel Discovery (Seq. 82 D) - **O. English - D. Temple.**
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52. Gold Medal Karate, Inc. v. Tao Design - Motion to Compel Discovery Responses from Plaintiff Gold Medal Karate, Inc. (Seq. 34 D) - **R. Eyre - N. Clain.**
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54. Grant v. Merck and Company, Inc. - Petition to Withdraw as Counsel (Seq. 32) - **B. Tessler - D. Ress - A. Hinkle.**
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59. Holiday Trenton v. Commonwealth Insurance Company - Motion for Admission Pro Hac Vice (Seq. 19 D) - **M. Dahn.**
60. Holiday Trenton v. Commonwealth Insurance Company - Petition to Strike or in the Alternative Open Judgment (Seq. 22) - **M. Dahn.**
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62. Hughes v. Hbglederach, Inc. - Additional Defendant Pentel Enterprises, Inc.'s Motion for Leave to Join (Seq. 83) - **D. Makara - M. Kracht - C. Spitz.**
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65. JP Morgan Chase Bank National Association v. Walters - Motion to Reassess Damages (Seq. 18) - **M. Cantwell.**
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67. Kim v. Walter - Motion to Compel Depositions of William Walter (Seq. 70 D) - **R. Birch - L. James.**
68. Konietzko v. Goethe - Motion to Compel Deposition of Plaintiff (Seq. 8 D) - **D. Macfarlan - K. Nosari.**
69. Kovalski v. Falcone - Motion to Compel Plaintiffs' Supplemental Request for Production of Documents (Seq. 21 D) - **S. Schermerhorn - T. Lostracco.**
70. Live Bait Enterprises, LLC v. Manorvest, LLC - Plaintiff's Motion to Overrule Defendant's Objections to Subpoena (Seq. 11 D) - **A. Kazman - S. Summers.**
71. Lynch v. Solana - Motion to Compel Discovery for Deposition of Robert E. Blue (Seq. 195 D) - **J. Lynch - N. Stein.**
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73. Maras v. Clemens - Defendant's Motion to Compel Plaintiff Anthony Maras' Answer to Interrogatories, et al. (Seq. 9 D) - **R. Braker - K. Blake.**
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75. McGlinchey v. Grimaldi - Motion to Compel Discovery Responses (Seq. 11 D) - **M. Sacchetta - L. James.**
76. McKinney v. Paul - Defendant's Motion to Compel Compliance With Valid Subpoena (Seq. 15 D) - **M. Greenfield - E. Gavin.**
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79. Montgomery Township v. Stewart - Defendant's Motion to Compel Co-Defendants' Answer to Discovery (Seq. 10 D) - **G. Knoell, III - M. Moore.**
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81. Odhner v. Youll - Petition to Withdraw as Counsel (Seq. 26) - **D. Keightly.**
82. Patterson v. McCaffrey - Petition to Withdraw as Counsel (Seq. 29) - **J. Hekking - M. Cutillo Teare.**
83. Pennsylvania University v. Waltower - Motion to Reassess Damages (Seq. 4) - **J. Watson.**
84. Phan v. Mavrikakis - Defendant's Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 5 D) - **M. Simon - D. Silverstein.**
85. Randa Family Realty Partnership v. Powell - Plaintiff's Motion to Overrule Objections and to Compel Deposition (Seq. 21-7 D) - **D. Utain - E. Smith.**
86. RBS Citizens, N.A. v. Vernekoff - Motion for Extension of Time to Answer Complaint and Stay of Proceedings (Seq. 17) - **G. Javardian.**
87. Richardson v. Bryn Mawr Hospital - Motion to Compel Answer to Plaintiff's Request for Production of Documents Addressed to Defendant (Seq. 12 D) - **L. Parks - R. Schnall.**
88. Robert L. Adelman DMD, P.C. v. Catagnus - Motion to Compel Discovery (Seq. 13 D) - **M. Zaid.**
89. Royal Petroleum Corporation v. McLaughlin - Petition to Break and Enter (Seq. 6) - **J. Nastasi.**
90. Rozek v. Williams - Motion to Compel Discovery (Seq. 25 D) - **G. Levin.**
91. Salamone v. Salamone - Petition to Withdraw as Counsel (Seq. 46) - **J. Zerillo - C. Consolo.**
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97. Stewart Kimble v. Kimble - Petition to Withdraw as Counsel (Seq. 74) Only Docket #201026039 - **J. Wassel - J. Mondesire.**
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100. Synergy Insulation v. Neff - Motion to Strike Mechanics Lien Claim (Seq. 5) - **J. Kundrat.**
101. Synergy Insulation v. Pittaoulis - Motion to Strike Mechanics Lien Claim (Seq. 5) - **J. Kundrat.**

102. Target National Bank v. Morrow - Motion to Change Caption (Seq. 21) - **G. Morris.**
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105. Tsiaras v. Dorazio - Motion to Compel Deposition (Seq. 9 D) - **A. Gagliano - J. Godin.**
106. Tsiaras v. Dorazio - Motion to Compel Discovery (Seq. 8 D) - **A. Gagliano - J. Godin.**
107. U.S. Bank National Association as Trustee v. Walton - Motion to Amend Complaint (Seq. 7) - **A. Marin.**
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116. Yoder v. Schwartz - Petition to Withdraw as Counsel (Seq. 22) - **A. Newman - L. Gaier.**