

## 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 June 27, 2012 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 25, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

01-07641

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision of Meadowview prepared for Tioga Leasing Company, by Bursich Associates, Inc., dated April 24, 1987 and last revised 7/8/1987, recorded October 5, 1987 in Plan Book A-49, Page 6, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Capitol Circle (50 feet wide) said point being a corner of Lot #30 and place of beginning; thence extending from said place of beginning and along Lot #30, South 36 degrees, 44 minutes, 37 seconds West, 153.15 feet to a point in line of Lot #31; thence extending along Lot #31, the two following courses and distances viz: (1) North 56 degrees, 24 minutes, 53 seconds West, 16.20 feet to an angle point; and (2) South 80 degrees, 46 minutes, 50 seconds West, 74.82 feet crossing a 20 foot wide storm sewer easement to a point in line of Lot #33 and in the bed of said easement; thence extending along same and partly along Lot #34, the two following courses and distances viz: (1) North 30 degrees, 05 minutes, 13 seconds West, 36.87 feet to an angle point; and (2) North 36 degrees, 10 minutes, 27 seconds West, 61.28 feet to a point a corner of Lot #28; thence extending along Lot #28 and crossing said easement, North 65 degrees, 55 minutes, 13 seconds East, 160.26 feet to a point on the Southwest side of Capitol Circle, cul-de-sac; thence extending along same the two following courses and distances viz: (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 41.62 feet to a point of reverse curve; and (2) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 51.76 feet to a point a corner of Lot #30 being the first mentioned point and place of beginning.

BEING Lot #29 on the above mentioned plan.

BEING the same premises which Lloyd M. Yates, by Deed dated 2/1/1991 and recorded at Montgomery County in Deed Book 4969, Page 560, granted and conveyed unto Lloyd M. Yates and Monica D. Finley-Yates, husband wife, in fee. Parcel Number: 33-00-01209-60-3.

Location of property: 927 Capitol Circle, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Minnie Green, Deborah Butler and Jeffrey Butler** at the suit of U.S. Bank Trust National Association f/k/a Final Trust Bank, et al. Debt: \$434,354.65.

**Stephen Hladik**, Attorney.

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

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

06-20623

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

BEGINNING at a point a corner on the North side of Sandy Street (50 feet wide) said point being at a distance of one hundred feet measured North 76 degrees, 20 minutes West along said side of said street from the West side of Tremont Avenue (60 feet wide); thence from said beginning point along North side of Sandy Street, 76 degrees, 20 minutes West forty feet to a point a corner; thence along lands of Reginaldo DeLucca North 13 degrees, 40 minutes East one hundred six and seventy-six one-hundredths feet to a point a corner on the South side of Airy Street (66 feet wide); thence along said side of Airy Street along a curve to the left in an Eastwardly direction with a radius of three thousand five hundred feet an arc distance of forty-five and sixty-eight one-hundredths feet to a point a corner; thence along lands of James Maniscalco South 16 degrees, 26 minutes West, one hundred eleven and seventy-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric Madison by Deed from Franco Graziano and Maria Graziano, his wife, by their Power of Attorney, Rina M. O'Brien, dated 8/28/2001, recorded 9/14/2001, in Book 5376, Page 596, Instrument #018622.

Parcel Number: 13-00-33196-00-1.

Location of property: 661 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric N. Madison a/k/a Eric Madison** 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: \$84,136.20.

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

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

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

07-28715

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Hamlet" now known as "Waterford Greene" drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, Pennsylvania, dated 8-18-1989, last revised 7-7-1992 and recorded in Plan Book A-53, Pages 373-378, and a Phasing Plan entitled "Waterford Greene" dated 12-11-1995, last revised 2-19-1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Waterford Way, said point of beginning is being at a point a corner of Lot No. 388 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 388, South 04 degrees, 00 minutes, 00 seconds East, 97.00 feet to a point in line of open space area as shown on said plan; thence extending along the line of said open space area, South 86 degrees, 00 minutes, 00 seconds West, 24.00 feet to a point a corner of Lot No. 390 as shown on said plan; thence extending along the line of said Lot No. 390, North 04 degrees, 00 minutes, 00 seconds West, 97.00 feet to a point on the Southeasterly side of Waterford Way, aforesaid; thence extending along the said Southeasterly side of Waterford Way, North 86 degrees, 00 minutes, 00 seconds East, 24.00 feet to a point a corner of Lot No. 388, aforesaid, being the first-mentioned point and place of beginning.

BEING Lot No. 389 on said plan.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Reservations, Charges and Liens on Development known as "The Hamlet" (now known as Waterford Greene) by Hamlet Development Company, Inc., dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2366, and First Supplemental thereto dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2418, and First Amendment thereto dated 9-17-1993 and recorded 9-24-1993 in Deed Book 5055, Page 1437, and Assignment of Special Declaration Rights and Declarant Voting Rights by Hamlet Development Company, Inc., in favor of Heritage-Country Greene, L.P., dated 11-30-1995 and recorded 12-4-1995 in Deed Book 5133, Page 632, and First Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene", dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2115, and Second Supplementary Declaration thereto dated 7-24-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11-10-1997 and recorded 11-18-1997 in Deed Book 5206, Page 2394, and Corrective Amendment thereto dated 1-21-1998 and recorded 1-22-1998 in Deed Book 5214, Page 336, and Third Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene" dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 243, and Fourth Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene", dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 543.

UNDER AND SUBJECT, however, to a Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens of "Waterford Greene-Townhouse, Section" dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2124, as Revised 9-18-1996 and recorded 9-19-1996 in Deed Book 5161, Page 1693, and First Amendment to Supplementary Declaration thereto, dated 7-25-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1200, and Second Supplemental Declaration thereto, dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 265, and Third Amendment to Supplemental thereto, dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 553.

BEING the same premises which Waterford Greene, L.P., by Deed dated April 13, 1999 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 28, 1999 in Deed Book Volume 5268, Page 2488, granted and conveyed unto Ernest P. Petrongolo and Diana F. Petrongolo.

ALL the right, title, interest and claim of Ernest P. Petrongolo and Diana F. Petrongolo of, in and to the following described property:

ALL the following described real estate, situated in Township of Limerick, County of Montgomery, and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and Numbered as 4404 Waterford Way, Limerick, Pennsylvania 19468. Deed Book Volume 5267, Page 2488.

Parcel Number: 37-00-04781-70-8.

Location of property: 4404 Waterford Way, Limerick, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ernest P. Petrongolo and Diana F. Petrongolo** at the suit of Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$96,071.56.

**Brian M. Kile**, 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.

09-09823

ALL THOSE EIGHT CERTAIN lots or piece of land, situate in **Hatfield Township**, Montgomery County, Pennsylvania, being more particularly bounded and described according to a survey made by Weir and Thieme, C.E. of Lansdale, Pennsylvania for the Security Land Development Company, known as "North Lansdale Square" as per plan recorded in Montgomery County Recorder of Deeds Office in Deed Book #973, Page 600, as follows:

Lots Numbered 22, 23, 24, 25, 34, 35, 36 and 37 in Section or Block #26.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Beatrice M. Knight by Deed dated April 28, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on May 9, 2006 in Deed Book Volume 5600, Page 392, granted and conveyed unto Allen Smith and Krista Smith.

Parcel Number: 35-00-08818-00-3.

Location of property: 1940 Pine Street, Hatfield, PA 19440.

The improvements thereon are: Single family dwelling.  
Seized and taken in execution as the property of **Allen Smith and Krista Smith** at the suit of Chase Home Finance LLC, et al.  
Debt: \$246,962.81.

**Kristine M. Anthou**, Attorney.

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

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

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09-09923

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, Northwesterly 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 **Brandon Robinson and Cheri Robinson** at the suit of IB Property Holdings, LLC. Debt: \$220,197.99.

**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.

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09-13056

ALL THAT CERTAIN lot or parcel of land and premises, with the buildings thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, and as per a plan of lots for the North Wales Land Association, North Wales, Montgomery County, Pennsylvania, and marked on said plan of lots as Lot #128, bounded and described, as follows, to wit:

SITUATE on the Northwesterly side of Montgomery Avenue, at the distance of 100 feet Southwesterly from the Southwesterly side of West Street.

CONTAINING in front or breadth on the said Montgomery Avenue, 50 feet and of that width extending in length or depth between lines parallel with the said West Street, Northwesterly 136.5 feet to a 14 feet wide alley.

BEING the same premises which Dennis R. Shiffler, by Deed dated September 20, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 17, 2006 in Deed Book Volume 5620, Page 366, granted and conveyed unto Keith W. Sheehy and Melanie L. Sheehy.

Parcel Number: 56-00-05761-00-6.

Location of property: 506 West Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith W. Sheehy and Melanie L. Sheehy** at the suit of Chase Home Finance, LLC, et al. Debt: \$307,606.59.

**Brian M. Kile**, Attorney.

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

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

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09-16800

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

BEGINNING at a point on the Southwest side of Glenn Valley Drive (50 feet wide) which point is measured along Glenn Valley Drive on a line curving to the right having a radius of 325 feet the arc distance of 78.23 feet from a point on the Southeast side of Glenn Valley Drive, which last mentioned point is at the distance of 153.69 feet measured along Glenn Valley Drive on a course of North 80 degrees, 46 minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured on a line along Glenn Valley Drive curving to the left having a radius of 269.23 feet the arc distance of 234.92 feet from a point on the Southwest side of Glenn Valley Drive, which point is at the distance of 240 feet measured along Glenn Valley Drive on a curve of South 49 degrees, 14 minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured along Glenn Valley Drive on a line

curving to the right having a radius of 125 feet the arc distance of 196.35 feet from a point on the Southeast side of Glenn Valley Drive, which last mentioned point is at the distance of 105 feet measured along Glenn Valley Drive on a course of North 40 degrees, 46 minutes East from a point on the Northeast side of Roberts Street (66 feet wide); thence extending from the first above mentioned point of beginning along Glenn Valley Drive on a line curving to the right having a radius of 325 feet the arc distance of 41.08 feet to a point on the Southwest side of Glenn Valley Drive; thence extending South 11 degrees, 48 minutes West along line of Lot No. 235 on said plan, 120 feet to a point in line of land now or late of Baldassar Calamia and also to a point on the Southwest side of a certain easement for utility and driveway, which easement for utility and driveway extends Northeast and Southeast and communicates with a certain other easement for utility and driveway and which extends Northeast into Glenn Valley Drive and Southwest into Calamia Drive, which first above mentioned easement for utility and driveway also extends Southwest and communicates with another easement for utility and driveway which extends Northwest into Glenn Valley Drive and Southeast into Calamia Drive; thence extending along land now or late of Baldassar Calamia and the Southwest side of the above first mentioned easement for utility and driveway on a line curving to the left having a radius of 205 feet the arc distance of 25.91 feet to a point; thence extending North 4 degrees, 33 minutes, 30 seconds East recrossing the first above mentioned easement for utility and driveway and along line of Lot No. 233 on said plan and partly through the title line in the party wall of the house erected on this lot and the house on the lot adjoining to the Southwest 120 feet to a point on the Southwest side of Glenn Valley Drive, being the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned easements for utility and driveway as and for driveways, passageways and water courses at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense of keeping said easements for utility driveways in good order, condition and repair.

UNDER AND SUBJECT to covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Jean Verguldi a/k/a Jean Radicioni and Louis Radicioni, their assigns, as Tenants by the Entireties by Deed from Jean Verguldi a/k/a Jean Radicioni, dated 12/20/2006 and recorded 1/12/2007 in Book 5631, Page 00449.

Parcel Number: 13-00-13772-00-3.

Location of property: 550 Glen Valley Drive, Norristown, PA 19401-3129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean Verguldi a/k/a Jean Radicioni and Louis Radicioni** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Alternative Loan Trust 2007-6 Mortgage Pass-Through Certificates Series 2007-6. Debt: \$211,123.46.

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

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

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

09-17003

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Ritter Associates, Inc., by Urwiler and Walter, Inc. dated 6/20/1988, with revisions through 9/26/1989, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised 10/26/1990, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Durham Court (50.00 feet wide), a corner of this lot and Lot No. 83, as shown on said plan, which point is measured the 3 following courses and distances from a point of curve marked by a monument on the Southwesterly side of Pine Hurst Drive (50.00 feet wide) as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the left in a Northwesterly to Southwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent, marked by a monument, on the Southeasterly side of Durham Court; (2) South 44 degrees, 05 minutes, 55 seconds West along the Southeasterly side of Durham Court 81.42 feet to a point of curve, marked by a monument; and (3) continuing along the Southeasterly side of Durham Court, on the arc of a circle curving to the right in a Southwestwardly direction, having a radius of 175.00 feet, the arc distance of 134.80 feet to the point of beginning; thence extending from said point of beginning, South 01 degrees, 45 minutes, 58 seconds East along line of Lot No. 83, aforesaid, 155.00 feet to a point a corner of Lot No. 91, as shown on said plan; thence extending South 69 degrees, 34 minutes, 01 seconds West along line of Lot No. 91, 101.40 feet to a point a corner in line of Lot No. 92, as shown on said plan; thence extending North 46 degrees, 16 minutes, 01 seconds West along line of Lot No. 92, 52.52 feet to a point a corner of Lot No. 81, as shown on said plan; thence extending North 20 degrees, 28 minutes, 17 seconds East along line of Lot No. 81, 176.11 feet to a point a corner on the Southwesterly side of Durham Court; thence extending along the Southwesterly, Southerly and Southeasterly sides of Durham Court, on the arc of a circle curving to the left in a Southeastwardly to Northeastwardly direction, having a radius of 175.00 feet, the arc distance of 67.92 feet to a point a corner of Lot No. 83, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 82, as shown on said plan.

BEING the same premises which Bryan K. Geesey, by Deed dated June 28, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on August 1, 2006, in Deed Book Volume 5610, Page 1225, granted and conveyed unto William E. Gordon and Mia L. DeCicco.

Parcel Number: 42-00-01260-58-8.

Location of property: 7 Durham Court, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William E. Gordon and Mia L. DeCicco** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$259,171.93.

**Brian M. Kile**, Attorney.

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

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

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09-26399

ALL THAT CERTAIN unit in the property known, named and identified as Foxcroft, a flexible condominium, located in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 7-13-2004 and recorded on 7-16-2004 in Deed Book 5517, Page 1198 and a First Amendment thereto dated 10-4-2004 and recorded 10-6-2004 in Miscellaneous Book 20, Page 202 and a Second Amendment thereto dated 11-1-2004 and recorded 12-9-2004 in Deed Book 5536, Page 1 and a Third Amendment thereto dated 1-12-2005 and recorded 2-8-2005 in Deed Book 5543, Page 302 and a Fourth Amendment thereto dated 4-18-2005 and recorded 4-20-2005 in Deed Book 5550, Page 2626 and a Fifth Amendment thereto dated 6-29-2005 and recorded 7-8-2005 in Miscellaneous Book 20, Page 833 and a Sixth Amendment thereto dated 9-29-2005 and recorded 10-28-2005 in Miscellaneous Book 20, Page 1325 and a Seventh Amendment thereto dated 12-16-2005 and recorded 12-20-2005 in Deed Book 5583, Page 205, being and designated as Unit No. 82, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Sangoak Park, by Deed from Foxcroft Land Development, Inc., dated 02/16/2006, recorded 02/22/2006 in Book 5591, Page 615.

Parcel Number: 66-00-02049-09-9.

Location of property: 579 Fawnview Circle, Blue Bell, PA 19422-1385.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sangoak Park** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$361,864.28.

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

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

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

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09-27340

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania known as Lots No. 7 and 8 on a certain plan of lots of Crestmont, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Deed Book 496, Page 500, as follows, to wit:

BEGINNING at a point on the Northwestern side of Crestmont (Rockwell) Avenue (sixty feet wide) a corner of Lot No. 6 on said plan, said point being the distance of one hundred ninety-four feet one and three-eighths inches measured Southwestwardly along the Northwestern side of Crestmont Avenue from its point of intersection with the Southwest side of Old Welsh Road (seventy feet wide); thence extending from said point of beginning Southwestwardly along the Northeast side of Crestmont Avenue fifty and no one-hundredths feet to a point a corner of Lot No. 9 on said plan; thence extending Northwestwardly along Lot Number 9, one hundred thirty-two feet, one and one-eighth inches to a point on the Southeast side of the Philadelphia and Reading Railroad; thence extending Northeastwardly along the same fifty feet one and one-half inches to a point a corner of Lot No. 6, aforesaid; thence extending Southeastwardly along Lot No. 6 one hundred twenty-eight feet, six and one-half inches to the first mentioned point and place of beginning.

BEING the same premises which Anna L. Mickus by Deed dated June 21, 2004 and recorded in the Montgomery County Recorder of Deeds Office on March 6, 2005 in Deed Book 05592, Page 1103, granted and conveyed unto Eric J. Nodler.

Parcel Number: 30-00-57472-00-8.

Location of property: 1786 Rockwell Road, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eric J. Nodler** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4. Debt: \$186,599.29.

**Christopher A. DeNardo**, Attorney.

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

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



09-30403

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 4/8/1996 and recorded on 4/9/1996 in Deed Book 5144, Page 1226; and a First Amendment thereto dated 6/15/1996 and recorded on 6/18/1996 in Deed Book 5151, Page 348; and a Second Amendment thereto dated 8/9/1996 and recorded on 8/26/1996 in Deed Book 5158, Page 2476; and a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997 in Deed Book 5175, Page 741 and a restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407; and a Fourth Amendment thereto dated 7/17/1997 and recorded 8/4/1997 in Deed Book 5194, Page 1141; and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441; and a Sixth Amendment thereto dated 5/26/1998 and recorded 5/28/1998 in Deed Book 5227, Page 425; and a Seventh Amendment thereto dated 9/23/1998 and recorded 10/2/1998 in Deed Book 5242, Page 1990; and an Eighth Amendment thereto dated 2/26/1999 and recorded 3/3/1999 in Deed Book 5261, Page 2094; and a Ninth Amendment thereto dated 5/24/1999 and recorded 5/27/1999 in Deed Book 5273, Page 795; and a Tenth Amendment thereto dated 6/11/1999 and recorded 6/17/1999 in Deed Book 5275, Page 2241; and an Eleventh Amendment thereto dated 8/4/1999 and recorded 9/9/1999 in Deed Book 5287, Page 1041; and a Twelfth Amendment thereto dated 9/10/1999 and recorded 9/22/1999 in Deed Book 5289, Page 290; and a Thirteenth Amendment thereto dated 10/17/1999 and recorded 11/17/1999 in Deed Book 5297, Page 141; and a Fourteenth Amendment thereto dated 1/10/2000 and recorded 1/14/2000 in Deed Book 5303, Page 1914; and a Fifteenth Amendment thereto dated 1/20/2000 and recorded 2/15/2000 in Deed Book 5307, Page 283; and a Sixteenth Amendment thereto dated 3/6/2000 and recorded 3/9/2000 in Deed Book 5309, Page 1941. Being and designated as Unit No. 1708 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.454%.

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

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 6/29/2000, given by Granor Price Homes Trappe Limited Partnership to Christine Ellis and recorded 7/14/2000 in Book 5323, Page 658 and in Instrument #012916.

Parcel Number: 23-00-00274-48-7.

Location of property: 906 Muhlenberg Drive, Unit 1708, Collegeville, PA 19426-2275.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Christine Ellis** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$168,643.73.

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

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

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

09-33766

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a record plan prepared for Remax-Worcester of Voudy property dated 5/24/1996 and last revised 1/20/1998 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-57, Page 358, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Voudy Road (50.00 ULT R.O.W.) said point being a corner of this Lot #3; thence extending from said point and place of beginning and extending along the Northwesterly side of Voudy Road the (3) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius 275.00 feet the arc distance of 157.43 feet to a point of reverse curve; thence (2) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 61.55 feet to a point of reverse curve; thence (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 122.59 feet to a point a corner of 50 feet wide future road right-of-way; thence extending along the same North 51 degrees, 58 minutes, 27 seconds West, 232.62 feet to a point a corner in line of lands now or late of Anna Arlene Smith et al.; thence extending along the same North 31 degrees, 01 minutes, 33 seconds East, 261.64 feet to a point of a corner of Lots #3; thence extending along the same South 36 degrees, 11 minutes, 56 seconds East, 554.58 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Morrison and Richard Morrison, by Deed from Daniel J. Stegeman and Christine C. Stegeman, dated 04/08/2005, recorded 05/09/2005 in Book 5553, Page 1421.

Parcel Number: 44-00-01732-95-1.

Location of property: 35 Voudy Road a/k/a 35 Voudy Lane, Telford, PA 18969-1376.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly Morrison and Richard Morrison** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$429,077.18.

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

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

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

09-35640

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate on the North side of South Street in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at the North side of South Street at a corner of Lot No. 18; thence by the same Northerly 150 feet to a 30 feet wide street, known as New Street; thence by the same Easterly 45 feet to a point in the middle of Lot No. 16; thence along the middle of said lot Southerly 150 feet to South Street aforesaid; thence by the same Westerly 45 feet to the place of beginning.

BEING known as 360 New Street, 361 South Street and 363 South Street in the Borough of Pottstown, Montgomery County, PA.

Parcel Number: 16-00-26712-00-2.

Location of property: 361 South Street and Rear and Side House, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gustave C. Meyer, III** at the suit of Borough of Pottstown. Debt: \$6,375.00.

**Robert P. Daday**, Attorney.

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

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

09-39112

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

BEGINNING at a point on the Northwest side of Selma Street, at the distance of 62.65 feet Southwesterly from the intersection of the said side of Selma Street and the Southwest side of Lafayette Street; thence extending along the said side of Selma Street, Southwestwardly 15.60 feet to a point a corner of land now or late of Frank Diamond; thence extending along the said land Northwest, the line for a portion of the distance passing through the middle of the partition wall dividing the house on this lot from the one on the adjoining lot 85.00 feet to a point a corner of the Southeast side of twenty feet wide alley; thence extending along the said side of said alley Northeast 15.60 feet to a point a corner of land now or late of Clarence A. Hurst, et ux.; thence extending along the said side and the line for a portion of the distance passing through the middle of the partition wall dividing the house on this lot from the one on the adjoining lot Southeast 85.00 feet to the place of beginning.

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

BEING the same premises which Cheryl Lynn Kysilka by Deed dated 2/18/04 and recorded 3/12/04 in Montgomery County in Deed Book 5500, Page 961 granted and conveyed unto James E. Pacell.

Parcel Number: 13-00-33536-00-3.

Location of property: 127 Selma Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James E. Pacell** at the suit of U.S. Bank, National Association, Trustee for the Pennsylvania Housing Finance Agency. Debt: \$79,783.75.

**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.

09-44494

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 for Charles E. and Joyce E. Moritzky, Richard E. and Elizabeth E. Rossi by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, dated February 18, 1974 and revised March 11, 1974, as follows, to wit:

BEGINNING at a point on the title line in the bed of Little Road (L.R. 46010), (thirty-three feet wide) said point being a corner of lands now or late of Elizabeth M. Haines, said point also being at the distance of eight hundred sixty-four feet measured in a Northwestwardly direction along the title line in the bed of Little Road from its point of intersection with the center line of Heimbach Road; thence extending from said point of beginning, South 45 degrees, thirty-six minutes West, along lands now or late of Elizabeth M. Haines and crossing the Southwesterly side of Little Road, two hundred fifty-five and seventy-two one-hundredths feet to a point, a corner of lands now or late of Joseph and Mary Janderchick; thence extending along the same, the three following courses and distances: (1) South forty-seven degrees, fifty-four minutes West, three hundred twenty-one and twenty-two one-hundredths feet to a point; (2) South sixty-one degrees, thirty-six minutes West, seventy and fifty-five one-hundredths feet to a point; (3) South sixty-five degrees, sixteen minutes, twenty-three seconds West, seven hundred thirty-two and thirty-eight one-hundredths feet to a point in line of lands now or late of Donald G. and Cherill G. Saltman; thence extending partly along the last mentioned lands and partly along lands now or late of Charles E. and Joyce E. Moritzky, North forty-three degrees, three minutes, fifty-nine seconds West, eighty-one and twenty-four one-hundredths feet to a point a corner; thence extending North forty degrees, fifty-five minutes, fifty-eight seconds East along lands now or late of Charles E. and Joyce E. Moritzky, one thousand eighteen and fifty-nine one-hundredths feet to a point a corner of Lot No. 2 as shown on the above mentioned plan.

THENCE extending along same, North fifty-two degrees, thirty-nine minutes East, one hundred fourteen eighty-eight one-hundredths feet to a point in line of Lot No. 5 as shown on the above mentioned plan; thence extending along the last mentioned lot the two following courses and distances: (1) South thirty-seven degrees, twenty-one minutes East, three hundred eighty-one and sixty-seven hundredths feet to a point; and (2) North forty-five degrees, thirty-six minutes East and recrossing the Southwesterly side of Little Road, two hundred fifty-five and seventy-eight one-hundredths feet to a point on the title line in the bed of the same; thence extending along same, South thirty-seven degrees, thirty-nine minutes, forty seconds East, fifty and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Bowers and Phyllis C. Bowers, h/w, by Deed from M. Peter Lukens, a/k/a Matthias P. Lukens and Ellen A. Lukens, h/w, dated 11/24/1999, recorded 12/07/1999 in Book 5299, Page 754.

Parcel Number: 55-00-01070-00-9.

Location of property: 2816 Little Road, Perkiomenville, PA 18074-9343.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Bowers and Phyllis C. Bowers** at the suit of Aurora Loan Services, LLC. Debt: \$370,375.94.

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

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

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

10-02669

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of Howard S. and Catherine B. Templeton by George B. Standbridge Associates, North Wales, Pennsylvania, dated 9/12/1990, last revised 4/15/1991 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 416, as follows, to wit:

BEGINNING at a point on the Northeasterly side of North Second Street (33.00 feet wide) a corner of this and land now or late of Shawn C. Stanley, as shown on said plan; thence extending from said point of beginning North 26 degrees, 30 minutes East, 91.00 feet to a point a corner of Lot No. 2 as shown on said plan; thence extending South 65 degrees, 30 minutes East along line of Lot No. 2, 30.50 feet to a point a corner in line of land now or late of Jeffrey F. Kratz, as shown on said plan; thence extending South 26 degrees, 30 minutes West along line of land of Kratz, 91.00 feet to a point, a corner on the Northeasterly side of North Second Street, aforesaid; thence extending North 65 degrees, 30 minutes West along the Northeasterly side of North 2nd Street 30.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Howard S. Templeton, III, by Indenture dated January 30, 1997 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5176, Page 0999, granted and conveyed unto Howard S. Templeton, III and Rita Templeton, husband and wife.

Parcel Number: 14-00-02840-00-8.

Location of property: 121 North 2nd Street, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rita Templeton and Howard S. Templeton, III** at the suit of LNV Corporation. Debt: \$127,662.48.

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

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

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

10-04744

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a certain plan thereof known as "Plan of Lots Section No. 3 Abington Woods", made by George B. Mebus, Inc., Engineers, dated November 30, 1955, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2, Page 141, as follows, to wit:

BEGINNING at a point of reverse curve on the Southerly side of Osbourne Avenue (fifty feet wide), said point of reverse curve being the five following courses and distances from a point of curve on the Southwesterly side of Grisdale Road (fifty feet wide): (1) leaving Grisdale Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and eighty-eight one-hundredths feet to a point of tangent on the Northwesterly side of Osbourne Avenue; (2) South forty-three degrees, forty-one minutes, twenty-five seconds West along the Northwesterly side of Osbourne Avenue, seventy-nine and fifty-six one-hundredths feet to a point; (3) South forty-seven degrees, thirty-eight minutes, thirty-five seconds East crossing the bed of Osbourne Avenue fifty, and one one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue; (4) North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths feet to a point of curve in the same; and (5) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and sixty-four one-hundredths feet to the place of beginning; thence extending from said point of beginning in an Easterly direction along the Southerly side of Osbourne Avenue on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of fifty-one and eighty-eight one-hundredths feet to a point; thence extending



South seven degrees seventeen minutes, fifty seconds West, one hundred sixty-one feet to a point; thence extending North forty-seven degrees, thirty-eight minutes, thirty-five seconds West, one hundred fifty-four and sixty-two one-hundredths feet to a point on the Southeasterly side of Osbourne Avenue, aforesaid; thence extending North forty-three degrees, forty-one minutes, twenty-five seconds East along the Southeasterly side of Osbourne Avenue ninety and twelve one-hundredths feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet, the arc distance of twenty-four and sixty-four one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

BEING Lot No. 150 as shown on the above mentioned plan.

BEING the same premises which Louise W. Clare by Deed dated September 28, 2004 and recorded in the Office of the Recorder of Deeds of Montgomery County on November 22, 2004 in Deed Book Volume 5533, Page 2904, granted and conveyed unto David V. Stewart.

Parcel Number: 30-00-50604-00-9.

Location of property: 1301 Osbourne Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David V. Stewart** at the suit of Chase Home Finance LLC, et al. Debt: \$262,508.80.

**Kristine M. Anthou**, Attorney.

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

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

10-07199

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

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

BEING Lot No. 7 as shown on said plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan and Marie Lynn Hanrahan a/k/a Lynn Marie Hanrahan a/k/a Lynn M. Hanrahan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, 2004-BC5. Debt: \$325,934.90.

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

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

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

10-11305

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Glenn Rose made by Nave, Newell and Stampfl Ltd. Dated 8/20/1998 and last revised on 1/12/2000 and recorded in Plan Book A-59, Page 123 and 124, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Lynrose Court (26.00 feet wide, right-of-way) said point being a corner of Lot No. 151, as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 151 North 05 degrees, 41 minutes, 16 seconds East, 110.44 feet to a point on the Southwesterly side of Glenn Rose Circle (24.00 feet wide, right-of-way); thence extending the Southwesterly side of Glenn Rose Circle, South 84 degrees, 18 minutes, 44 seconds East, 33.00 feet to a point, a corner of Lot No. 153; thence extending along Lot No. 153, South 05 degrees, 41 minutes, 16 seconds West, 102.29 feet to a point, on the Northeasterly side of Lynrose Court; thence extending along the Northeasterly side of Lynrose Court, on the arc of a circle curving to the left, having a radius of 163.00 feet the arc distance of 34.05 feet to a point, a corner of Lot No. 151 aforesaid, being the mentioned point and place of beginning.

BEING known as Lot No. 152 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Rabi Shanker Patnaik by Deed from Satendra Singh and Namrata S. Chauhan dated December 28, 2005 and recorded January 5, 2006 in Deed Book 05585, Page 2462.

Parcel Number: 58-00-13098-40-3.

Location of property: 412 Lynrose Court, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rabi Shanker Patnaik** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$305,686.71.

**Andrew L. Markowitz**, 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.

10-16029

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot 240 on plan of North Wales Heights, recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, in Deed Book 593, Page 500.

SITUATE on the Northwestern side of Church Road or Prospect Avenue at the distance of one hundred ninety-three and twelve one-hundredths feet Northeastwardly from the Northeastly side of Tenth Street; containing in front on said Church Road or Prospect Avenue seventy and forty-eight one-hundredths feet, and in depth along Lot 239 on said plan one hundred and fifty-seven and sixty-five one-hundredths feet and in depth along land now or late of B.F. Schlimme; North forty degrees, forty-four minutes West, one hundred and fifty-five and one-tenth feet being seventy-nine and five-tenths feet in width on the rear thereof.

PREMISES "B"

AND ALSO, ALL THAT CERTAIN lot or piece of ground, situate in **North Wales Borough**, Montgomery County, Pennsylvania known as Lot 239 North Wales Heights, which plan is recorded in the Office of Recorder of Deeds in and for Montgomery County in Deed Book 593, Page 500.

Transfer Tax 96% to Upper Gwynedd Township and 4% to North Wales Borough.

BEING the same premises which Zdenek V. Kotala a/k/a Denny V. Kotala by Deed dated 8/31/06 and recorded 10/12/06 in Montgomery County in Deed Book 5619, Page 1157 granted and conveyed unto Deborah Alexaki.

Parcel Numbers: 56-00-07213-00-3 and 14-00-02656-00-3.

Location of property: 1014 East Prospect Avenue, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Deborah Alexaki and Scott Alexaki** at the suit of PNMAC Mortgage Opportunity Fund Investors, LLC. Debt: \$239,892.53.

**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.

10-17368

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision prepared H. Warren Dimmig, by Herbert H. Metz, dated November 25, 1985 and last revised July 23, 1987, as follows, to wit:

BEGINNING at a point on the Northwest side of Weikel Road (50 feet wide), said point being located the three (3) following courses and distances along Weikel Road from its intersection with the center line of Allentown Road (33 feet wide), viz: (1) along the constructed center line of Weikel Road, 2082.69 feet to an angle point at a culvert pipe crossing said Weikel Road; (2) crossing to the Northwest side of Weikel Road, North 56°, 21', 30" West, 25.00 feet; and (3) along the Northwest side of Weikel Road, South 36°, 24', 00" West, 230.80 feet to a point, a corner of Lot #5 and place of beginning; thence from said place of beginning and continuing along the Northwest side of Weikel Road, South 36°, 24', 00" West, 150.00 feet to a point, a corner of Lot #2; thence leaving the Northwest side of Weikel Road and along Lot #2, North 53°, 36', 00" West, 260.00 feet to a point a corner in line of Lot #5; thence along Lot #5, North 36°, 24', 00" East, 150.00 feet to a point, a corner, also in line of Lot #5; thence along Lot #5, South 53°, 36', 00" East, 260.00 feet to a point on the Northwest side of Weikel Road and first mentioned point and place of beginning. BEING Lot #3 on said plan.

UNDER AND SUBJECT to a 20 feet wide sanitary sewer easement, as follows, to wit:

ALL THAT CERTAIN 20 feet wide sanitary sewer easement, located in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision prepared for H. Warren Dimmig, by Herbert H. Metz, dated November 25, 1985 and last revised July 23, 1987, as follows, to wit:

BEGINNING at an interior point, said point being measured the three following courses and distances along Weikel Road (50 feet wide) from its intersection with the center line of Allentown Road (33 feet wide) viz: (1) along the constructed center line of Weikel Road 2082.69 feet to an angle point at a culvert pipe crossing said Weikel Road (2) South 36°, 24', 00" West, 232.00 feet to a point; (3) leaving the center line of Weikel Road, crossing the Northwest side of same and along the common lot line of Lot #3 and Lot #5 and crossing over and existing 20 feet wide sanitary sewer easement, North 53°, 36', 00" West, 85.61 feet to a point and place of beginning; thence from said point of beginning and across Lot #3, South 40°, 57', 20" West, 8.03 feet to a point within Lot #3;

thence from said point and running through Lot #3, North 53°, 36', 00" West, 212.76 feet to a point within Lot #5; thence from said point running across and within Lot #5, North 36°, 24', 00" East, 20.00 feet to another point within Lot #5; thence from said point and running through Lot #5, South 53°, 36', 00" East, 217.13 feet to a point; thence from said point and across Lot #5 the two following courses and distances, viz: (1) South 61°, 15', 5" West, 7.98 feet to an angle point; (2) South 40°, 57', 20" West, 4.78 feet to the first mentioned point and place of beginning.

BEING a 20.00 foot wide sanitary sewer easement within the meets and bounds of Lots #3 and #5.

BEING the same premises which George E. White and Holly E. White, by Deed dated June 26, 2008 and recorded in the Montgomery County Recorder of Deeds Office on June 27, 2008 in Deed Book 5967, Page 2815, granted and conveyed unto James R. Acquaviva.

Parcel Number: 53-00-09472-04-2.

Location of property: 886 Weikel Road, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James R. Acquaviva** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$500,482.12.

**Christopher A. DeNardo**, Attorney.

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

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

10-20101

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

BEGINNING at a point on the Southerly side of Beech Street, a corner of lands about to be conveyed by William F. Ludy and Alice F. Ludy, his wife, to Michael Chonka and Alice Chonka, his wife; thence extending from said point of beginning and along said Chonka's land South 15 degrees, 12 minutes West, a distance of 150 feet to a point; thence extending South 74 degrees, 45 minutes East, a distance of 22 feet, 7 inches to land about to be conveyed to J. Earl Fritz; thence extending along said land North 15 degrees, 12 minutes East, a distance of 150 feet to the said Southerly side of Beech Street; thence extending along the same North 74 degrees, 45 minutes West, a distance of 22 feet, 7 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN King Bean Restorations, LLC., a Pennsylvania Limited Liability Company, by Deed from Robert Stillman and Eileen Stillman, h/w, dated 08/19/2003, recorded 10/24/2003 in Book 5478, Page 2033.

Parcel Number: 16-00-00628-00-4.

Location of property: 126 Beech Street, Pottstown, PA 19464-5404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Stillman, Eileen Stillman and King Bean Restorations, LLC** 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. Successor to JP Morgan Chase Bank, N.A. Debt: \$62,747.54.

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

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

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

10-20392

ALL THAT CERTAIN lot or piece of ground, situate in the Seventh Ward of the **Pottstown Borough**, Montgomery County, Pennsylvania and described according to a plan thereof made by George F. Shaner Registered Engineer dated November 21, 1952, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Oakdale Avenue (50 feet wide) said point of tangent being at the distance of 16.88 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Southwesterly side of North Hills Boulevard (50 feet wide); thence extending South 46 degrees, 58 minutes West along the said side of Oakdale Avenue 53.53 feet to a point; thence extending Northwestwardly on a line at right angles to Oakdale Avenue 84.5 feet to a point; thence extending North 46 degrees, 58 minutes East, 54.83 feet to a point on the Southeasterly side of North Hills Boulevard aforesaid; thence extending North 49 degrees, 45 minutes East along the said side of North Hills Boulevard 73.83 feet to a point of curve in the same; thence extending on the arc of a circle, curving to the right having a radius of 10 feet the arc distance of 16.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 as shown on the above mentioned plan.

BEING the same premises which R. Michael Gular and Valerie J. Gular, husband and wife, by Indenture bearing date the 3rd day of April 1996 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, Pennsylvania, in Deed Book 5144, Page 1343 granted and conveyed unto R. Michael Gular, in fee.

TITLE TO SAID PREMISES IS VESTED IN Brendan J. Berry and Nicole M. Neiman, as Joint Tenants With the Right of Survivorship and not at Tenants in Common by Deed Book from R. Michael Gular dated 6/19/06, recorded 10/5/06 in Deed Book 5618, Page 1678.

Parcel Number: 16-00-21928-00-7.

Location of property: 677 Oakdale Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brendan J. Berry and Nicole M. Neiman** at the suit of PNC Bank, National Association. Debt: \$153,403.16.

**Sherri J. Braunstein**, Attorney. I.D. #90675

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

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

10-20537

ALL THAT CERTAIN stucco cement block messuage and lot of land, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the West line of Feist Avenue, between Diamond and Prospect Streets, being known as No. 863 Feist Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of said Feist Avenue at the distance of 150 feet Northwardly from the Northwest corner of Diamond Street and Feist Avenue, at a corner of this and what was formerly a ten foot wide alley; since eliminated; thence by the North side of said former 10 feet wide alley, Westwardly 111 feet, 7 and 1/2 inches to a 20 feet wide alley; thence by the same, Northwardly 50 feet to Lot No. 2 of William F. Lamb; thence by the same Eastwardly 111 feet, 5 and 1/2 inches to the West side of Feist Avenue; thence by the same Southwardly 50 feet to the place of beginning.

BEING Lot No. 1 on plan of lots of William F. Lamb.

TITLE TO SAID PREMISES IS VESTED IN Lester R. Christman, Jr. and Jill Christman, by Deed from Perry T. Angelos and Karen J. Angelos, dated 11/22/2002, recorded 12/24/2002 in Book 5439, Page 2166.

Parcel Number: 16-00-09156-00-8.

Location of property: 863 Feist Avenue, Pottstown, PA 19464-4221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jill I. Christman a/k/a Jill Christman and Lester R. Christman, Jr.** at the suit of Citimortgage, Inc. Debt: \$97,478.89.

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

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

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

10-22379

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club made by Van Cleef Engineering Associates, dated 9/12/2002, last revised 7/18/2003 and recorded in Plan Book 24, Page 320 and 331, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bunker Way said point being a corner of Lot 23 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 23 South 54 degrees, 02 minutes, 52 seconds East, 149.86 feet to a point in line of Lot 36; thence extending along the same North 30 degrees, 34 minutes, 08 seconds East, 27.50 feet to a point a corner of Lot 25; thence extending along the same North 12 degrees, 46 minutes, 38 seconds West, 129 feet to a point on the Southeasterly side of Bunker Way; thence extending along the two following courses and distances: (1) South 77 degrees, 13 minutes, 22 seconds West, 30 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 124 feet the arc distance of 97.46 feet to the first mentioned point and place of beginning.

BEING Lot 24 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Albert P. Gnadt by Deed from DHL-P-Limerick Golf Community, L.P., dated June 29, 2007 and recorded on July 27, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 2007090457 in Deed Book 5657, Page 1236.

Parcel Number: 37-00-01856-23-1.

Location of property: 39 Bunker Way, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Albert Gnadt a/k/a Albert P. Gnadt** at the suit of Acacia Federal Savings Bank. Debt: \$437,519.00.

**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.

10-23690

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

BEGINNING at a point on the West side of Franklin Street, distant in a Northerly direction 175 feet and 3 inches from the North West corner of Oak and Franklin Streets; thence along the West side of Franklin Street Northerly 30 feet to line of lot late of Samuel Wentzel, now land of William B. Baker; thence Westerly at right angles to Franklin Street and along the line of said Baker's Lot 140 feet to a 20 feet wide private alley; thence along the East side of said alley 30 feet in a Southerly direction to a point; thence Easterly 140 feet to the place of beginning.

BEING the Northern 20 feet of Lot No. 21 and the Southern 10 feet of Lot No. 20, in a plan of lots laid out by Gresh and Swineheart.

Parcel Number: 16-00-10580-00-6.

Location of property: 467 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Buffy George** at the suit of Borough of Pottstown. Debt: \$1,312.54.

**Robert P. Daday**, Attorney.

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

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

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10-25211

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey or plan thereof prepared by John L. Dzedzy, Professional Engineer, dated March 31, 1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Oak Street, at the distance of 80.00 feet, measured North 60 degrees, 30 minutes, 00 seconds West, along the said side of East Oak Street from its point of intersection with the Northwesterly side of Arch Street; thence extending from said point of beginning, South 28 degrees, 55 minutes, 00 seconds West, the distance of 40.00 feet to a point, a corner; thence extending North 60 degrees, 30 minutes, 00 seconds West, the distance of 20.00 feet to a point, a corner; thence extending South 28 degrees, 55 minutes, 00 seconds West, the distance of 70.00 feet to a point, a corner on the Northeasterly side of Appletree Alley (20.00 feet wide); thence extending along the same, North 60 degrees, 30 minutes, 00 seconds West, the distance of 36.50 feet to a point, a corner of lands now or late of Rose A. Kelly; thence extending along the same and passing partly through a party wall, North 28 degrees, 55 minutes, 00 seconds East, the distance of 110.00 feet to a point on the Southwesterly side of East Oak Street, aforesaid; thence extending along the same, South 60 degrees, 30 minutes, 00 seconds East, the distance of 56.50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as set forth in Deed Book 77, Page 174, and Deed Book 77, page 491.

ALSO SUBJECT to the easement of Hill Alley through portion of premises.

TITLE TO SAID PREMISES IS VESTED IN Thomas Carey, by Deed from Jacqueline V. Adams and Darcey Q. Adams, by their agent Robert Horan, dated 06/27/2007, recorded 08/09/2007 in Book 5659, Page 1843.

Parcel Number: 13-00-28756-00-4.

Location of property: 248 East Oak Street, Norristown, PA 19401-4045.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Carey** at the suit of Wells Fargo Bank, N.A. Debt: \$95,203.26.

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

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

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

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10-27169

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, located in the First (1st) Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner R.E., as follows, to wit:

BEGINNING at a corner on the Southerly property line of King Street (60 feet wide) said point being distant along the same Westerly 111.00 feet from the Westerly property line of Warren Street (40 feet wide); thence continuing along the Southerly side of King Street North 74 degrees, 45 minutes West, 16.98 feet to a corner of other lands formerly of Nicholas Dininni; thence by a course passing through the middle of a joint brick partition wall of double dwelling or South 15 degrees, 29 minutes West, 140.00 feet to a corner on the Northerly side of a 20 feet wide public alley known as Buttonwood Alley; thence along the same South 74 degrees, 45 minutes East, 17.92 feet to a corner; thence North 15 degrees, 05 minutes East, 140.00 feet to the place of beginning.

BEING known as 554 East King Street, a/k/a 554 King Street and being the Easterly portion of lands formerly conveyed to Nicholas Dininni.

BEING the same premises which Tyrone P. Davis by Fee Simple Deed dated March 29, 1990 and recorded March 30, 1990 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4941, Page 2356, granted and conveyed unto Willie T. Day, in fee.

Parcel Number: 16-00-17512-00-4.

Location of property: 554 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Willie T. Day** at the suit of HSBC Mortgage Corporation (USA). Debt: \$58,816.04.

**Steven K. Eisenberg**, 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.



10-27170

ALL THAT CERTAIN lot of piece of ground, with buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of the Orchard Phase IV, prepared by H. Hasson Builders, Inc., made by Herbert H. Metz, Inc., Civil Engineers, Surveyors, Lansdale, Pennsylvania, dated April 24, 1984, last revised April 24, 1987, said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-49, Page 171, as follows, to wit:

BEGINNING at a point on the Northwestern side of Damson Lane (50 feet wide) said point being measured as 3 following courses and distances from a point of curve on the Southwesterly side of Red Haven Drive (50 feet wide): (1) leaving Red Haven Drive on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Northwestern side of Damson Lane; (2) South 54 degrees, 15 minutes, 00 seconds West, 220.29 feet to a point of curve on the same; (3) on the arc of a circle curving to the right having a radius of 60.00 feet and the arc distance of 35.79 feet to the point of beginning, said point of beginning being a corner of Lot #344 as shown on the above mentioned plan; thence extending from said point of beginning along the said side of Damson Lane the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 60.00 feet and the arc distance of 11.23 feet to a point of reverse curve on the Northwestern side of a cul-de-sac of irregular width at the terminus of Damson Lane; and (2) on the arc of a circle curving to the left having a radius of 60.00 feet and the arc distance of 19.02 feet to a point a corner of Lot #342 as shown on the above mentioned plan; thence extending along the aforesaid lot North 35 degrees, 45 minutes, 00 seconds West, 129.12 feet to a point, a corner of Lot #363 as shown on the above mentioned plan; thence extending partially along the aforesaid lot and also along Lot #362 as shown on the above mentioned plan North 70 degrees, 10 minutes, 53 seconds East, 24.96 feet to a point a corner of Lot #344 as shown on the above mentioned plan; thence extending along the aforesaid lot South 35 degrees, 45 minutes, 00 seconds East, 140.49 feet to the first mentioned point of curve and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Myung S. Kim and Mi Y. Kim, by Deed from Jong Ai Kim, dated 05/26/2005, recorded 06/06/2005 in Book 5556, Page 1713.

Parcel Number: 46-00-00695-40-2.

Location of property: 112 Damson Lane, North Wales, PA 19454-1449.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myung S. Kim and Mi Y. Kim** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$212,863.86.

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

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

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

10-27401

ALL THOSE TWO certain tracts of land herein described as a single tract, situate North of East Third Street/ Graber Road and East of Biting Alley in Red Hill Borough and **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a plan of minor subdivision for Thomas B. and Patricia A. Martin last dated September 02, 1998, prepared by Brian J. Nixon and Associates, Red Hill, Pennsylvania and recorded in Plan Book A-58 at Page 35, and being more fully described as follows, to wit:

BEGINNING at a point on the title line in the bed of East Third Street, a corner to lands of Mark W. Levy and lands of Richard A. Newman (TMP 17-11-41, DBV 5083, Page 1330); thence along lands of Newman North forty-three degrees, eleven minutes, twenty-eight seconds East (passing over a concrete monument twenty-five and one one-hundredths feet from the beginning) the distance of two hundred feet to a concrete monument; thence still along the same North forty-six degrees, forty-eight minutes, thirty-two seconds West, the distance of fifty feet to a concrete monument; thence along lands of Linda S. Schlickman (TMP 17-11-40, DBV 4763, Page 986) North forty-three degrees, eleven minutes, twenty-eight seconds East (passing over a five-eighth (5/8) inch iron pin twenty feet from the beginning) the distance of twenty-one and thirty-five one-hundredths feet to a concrete monument set; thence still along the same North forty-eight degrees, seven minutes, thirty-five seconds West, the distance of thirty-seven and nine one-hundredths feet to a three-fourth (3/4) inch from pipe found; thence along lands of Marvin B. Godshall (TMP 17-11-51, DBV 3368, Page 91), Glen A. Weisel (TMP 17-11-50, DBV 5002, Page 1228), and the Township of Upper Hanover (TMP 17-11-38, DBV 5215, Page 633) North forty-four degrees, nine minutes, fifty-one seconds East (passing over the Red Hill Borough-Upper Hanover Township Municipal boundary) the distance of four hundred sixty-four and twenty-six one hundredths feet to a stone monument, found; thence along lands of Maude Smyth (TMP 57-39-02; DBV 3368, Page 91) South fifty-two degrees, fifty-five minutes, fifty-three seconds East, the distance of one-hundred fifty-one and fourteen one-hundredths feet to a concrete monument; thence along Lot One, the remaining lands of Thomas B. Martin, South forty-four degrees, nine minutes, fifty-one seconds West, the distance of two hundred ninety-six and sixty-five one-hundredths feet to a concrete monument; thence still along the same South forty-six degrees, forty-nine minutes, fifty-two seconds West the distance of one hundred eighty and eighty-one one-hundredths feet to a five-eighths (5/8) inch iron pipe; thence still along Lot One South forty-two degrees, one minute, zero seconds West the distance of twenty-four and forty-four one-hundredths feet to a three-eighths (3/8) inch iron pipe found; thence along lands now or late of Gwendolyn Valentine (TMP 17-11-43, DBV 4753, Page 280) South forty-three degrees, eleven minutes, twenty-eight seconds West (passing over the Red Hill Borough-Upper Hanover Township Municipal Line), (passing over a concrete monument twenty-seven and eight-one one-hundredths feet from the end) the distance of two hundred feet to a point on the title line in the bed of East Third Street; thence along the same North forty-six degrees, six minutes, eleven seconds West the distance of fifty-five and nine one-hundredths feet to the point and place of beginning.

CONTAINING 1.9107 acres of land, more or less.

BEING the same premises which Mark W. Levy and Lisa S. Levy n/k/a Lisa S. Heffentrager by Deed dated 11/18/03 and recorded 2/6/04 in Montgomery County in Deed Book 5494, Page 784 granted and conveyed unto William D. Heffentrager, Jr. and Lisa S. Heffentrager, husband and wife.

Parcel Number: 57-00-01117-01-4.

Location of property: 49 East Third Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William D. Heffentrager, Jr. and Lisa S. Heffentrager** 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: \$355,228.59.

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

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

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

10-27449

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 40 and 41 on a certain plan of lots known as "Ambler Park" as laid out by John E. Turner and duly recorded in Deed Book No. 571, Page 500, and hereinafter described as a whole, as follows, to wit:

BEGINNING at the point of intersection of the Northwestern side of North Street (laid out and opened forty feet in width) with the Northeastly side of Trinity Avenue (laid out and opened fifty feet in width); thence extending along the Northwestern side of North Street, North nine degrees, fifteen minutes East, one hundred and fifty-eight feet to a stake a corner of Lot No. 13 on said plan; thence extending by Lots Numbered 13 and 14 on said plan; North eighty degrees, forty-five minutes West, one hundred feet to a stake; thence extending by Lot No. 39 on said plan, South nine degrees, fifteen minutes West, one hundred and fifty-eight feet to a stake set on the Northerly side of said Trinity Avenue; thence along said side of said Trinity Avenue, South eighty degrees, forty-five minutes East, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis P. Berring and Kim A. Berring, by Deed from Albert T. DeGideo and Gale H. DeGideo, dated 10/21/2005, recorded 10/26/2005 in Book 5576, Page 2863.

Parcel Number: 01-00-05539-00-4.

Location of property: 327 Trinity Avenue, Ambler, PA 19002-4617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis P. Berring a/k/a Louis P. Berring, II and Kim A. Berring a/k/a Kim Berring** at the suit of Sovereign Bank. Debt: \$331,942.42.

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

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

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

10-28165

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1401 on a certain development plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 1401 prepared by Serdy, Bursich & Huth, Inc., as endorsed herein, as follows:

BEGINNING at a point, a corner in line of the common element, as shown on said plan, which point is at the distance of 120.99 feet measured South 52 degrees, 33 minutes East, from a point, a corner, which last mentioned point is at the distance of 212.34 feet measured South 30 degrees, 40 minutes, 45 seconds East, from a concrete monument, which last mentioned concrete monument is at the distance of 185.01 feet measured South 11 degrees, 31 minutes, 14 seconds East, from a point at the intersection of the center line of Kepler Road and Buchert Road (no width given for both), as shown on said plan.

CONTAINING in frontage or breadth on a course measured South 37 degrees, 27 minutes West from said point of beginning 20 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38 feet.

TITLE TO SAID PREMISES IS VESTED IN Joshua L. Raymond and Pamela Malantonio, by Deed from Joseph A. Scoma and Domenica Scoma, dated 05/25/2007, recorded 06/22/2007 in Book 5651, Page 2593.

Parcel Number: 42-00-05117-89-8.

Location of property: 1401 Walnut Ridge Estates, Pottstown, PA 19464-3064.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua L. Raymond and Pamela Malantonio** at the suit of Nationstar Mortgage, LLC. Debt: \$165,548.34.

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

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

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

10-28611

ALL THAT CERTAIN unit designated as Unit 69-A, being a unit in Northridge Estates, a condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a condominium, including plats and plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4530, Page 1406, a Second Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4545, Page 105, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4652, Page 427, and Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 389, a Tenth Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4875, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4695, Page 564, and a Fourteenth Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1864.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment to Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Scott C. Davis, unmarried by Deed from Stephen R. Kimata and Sara M. Chenoweth dated 5/30/2007, recorded 6/27/2007 in Deed Book 12146, Page 1310.

Parcel Number: 63-00-05515-00-2.

Location of property: 1002 Northridge Drive a/k/a 1002 Northridge Drive, Condominium 69, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott C. Davis** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3. Debt: \$112,560.01.

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

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

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

10-30920

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Property of George Pasfield, Inc., made by Yerkes Engineering Company, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated August 30th, 1957, as follows, to wit:

BEGINNING at a point in the bed of Montgomery Avenue (eighty feet wide), which point marks the Easterly side of a right-of-way of Philadelphia Electric Company (twenty feet wide), and which point is at the distance of thirty-seven feet and fourteen one-hundredths feet measured along said side of said right-of-way, on a course of North eight degrees, thirty-three minutes East from a point in the center line of Montgomery Avenue, which last mentioned point is at the distance three hundred eighty-three feet and twenty-six one-hundredths feet measured along the center of Montgomery Avenue, on a course of South ten degrees, fifty-five minutes East, from the point of the intersection of the center line of Montgomery Avenue with the center line of Matsonford Road (seventy feet wide); thence from the said point of beginning in the bed of Montgomery Avenue and along the Northeast side of the right-of-way of Philadelphia Electric Company (twenty feet wide); North eight degrees, thirty-three minutes East, fifty-six feet and twenty-eight one-hundredths feet to a point, a corner of Lot #5; thence along Lot #5, North forty-nine degrees, twelve minutes, fifty-four seconds East, one hundred seventeen feet and ninety-five one-hundredths feet to a point; thence still by Lot #5, North sixty-seven degrees, fifteen minutes East, ninety-one feet and fifty-three one-hundredths feet to a point; thence extending South ten degrees, fifty-five minutes East, one hundred thirty feet and fifty-seven one-hundredths feet to a point; thence extending South seventy-nine degrees, five minutes West, two hundred ten feet and sixty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Gerard Madrey and Rena Griggs by Deed from Pankaj Dasani and Davikha Dasani dated September 28, 2006 and recorded June 5, 2007 in Deed Book 5649, Page 02394.

Parcel Number: 40-00-35752-00-1.

Location of property: 2062 Matson Circle a/k/a Matsons Circle, Villanova, PA 19085.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gerard Maddrey and Rena Griggs** at the suit of United Midwest Savings Bank. Debt: \$395,353.85.

**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.

10-34171

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Maple Ridge" made for Redgo Properties by Bursich Associates, Pottstown, Pennsylvania, dated and last revised August 4, 1989 and recorded in Plan Book A-51, Page 204, bounded and described, as follows, to wit:

BEGINNING at an interior point a corner of this and Lot No. 31 on the above mentioned plan; thence extending along Lot No. 31 in a Northeasterly direction 40 feet to a point; thence extending South 66 degrees, 53 minutes, 17 seconds East, 20 feet to a point; thence extending along the same in a Southwesterly direction 40 feet to a point; thence extending North 66 degrees, 53 minutes, 17 seconds West 20 feet to the first mentioned point and place of beginning.

BEING the same premises which Daniel J. Heuer and Kathryn A. Heuer, husband and wife, by Deed dated 05/09/2003 and recorded 06/06/2003, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5458, Page 2156, granted and conveyed unto Christopher Bryce Aker.

Parcel Number: 42-00-01254-69-3.

Location of property: 947 Dogwood Court, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher B. Aker a/k/a Christopher Bryce Aker** at the suit of Citimortgage, Inc. Debt: \$101,903.52

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

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

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

11-02756

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Revision of Lot #12 on Plan of Sylvan S. Levy Subdivision made for Theodore I. Goodman by George B. Mebus, Inc., Engineers Glenside, Pennsylvania dated October 25, 1954, as follows, to wit:

BEGINNING at a point a drill hole on the Northeasterly side of Juniper Avenue (fifty feet wide) at the distance of eleven hundred thirty-three and forty one-hundredths feet (1,133.40 feet) measured North fifty-four degrees, twenty-eight minutes, forty seconds West along the said side of Juniper Avenue from its intersection with the Westerly side of Old York Road (eighty feet wide); thence from said beginning point and along the said Northeasterly side of Juniper Avenue North fifty-four degrees, twenty-eight minutes, forty seconds West, eighty and nineteen one-hundredths feet to a point a drill hole; thence leaving the said side of Juniper Avenue and extending along the Southeasterly side of a twenty-five feet wide driveway North forty-two degrees, thirty-two minutes, fifty seconds East, one hundred seventy-six and thirty-two one-hundredths feet to a point; thence extending South fifty-four degrees, twenty-eight minutes, forty seconds East, fifty-eight and sixty-three one-hundredths feet to a point, in a line of Lot Number Eleven; thence extending along the said Lot Number Eleven South thirty-five degrees, thirty-one minutes, twenty seconds West, one hundred seventy-five feet to the said Northeasterly side of Juniper Avenue the point and place of beginning.

Parcel Number: 31-00-15853-00-1.

Location of property: 1609 Juniper Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Reginald C. Rosemond, Executor of Estate of Delores B. Moore a/k/a Dolores B. Moore** at the suit of Cheltenham Township School District. Debt: \$9,675.04.

**Robert P. Daday**, Attorney.

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

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

11-02902

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known on portion of plan of lots of "Colonial Village" made for McClatchy Davis Corporation, by Ralph E. Shaner and Son, Engineering Company dated December 27, 1963 and revised January 14, 1964, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Anthony Wayne Street: (fifty feet wide) on the Southeasterly side of a certain fifteen and no hundredths feet wide driveway said point being the two following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (fifty feet wide): (1) leaving Glasgow Street on the arc of a circle curving to the left having a radius of twenty and no one-hundredths feet the arc distance of thirty-two and thirty-one hundredths feet to a point of tangent on the Southwesterly side of Anthony Wayne Street; and (2) North fifty-one degrees, seventeen minutes West, along the Southwesterly side of Anthony Wayne Street, one hundred sixteen and forty-five one-hundredths feet to the point of beginning; thence extending from said point of beginning South forty degrees, forty-three minutes West, partly along the Southeasterly side of the aforesaid fifteen and no one-hundredths feet wide driveway one hundred and six one-hundredths feet to a point; thence extending North fifty-one degrees, seventeen minutes West, thirty-eight and fifty-two one-hundredths feet wide driveway (which extends Southeastwardly and Northeastwardly into Anthony Wayne Street) partly through a building erected on these premises and the premises joining to the Northwest one hundred and no one-hundredths feet to a point on the Southwesterly side of Anthony Wayne Street aforesaid; thence extending South fifty-one degrees, seventeen minutes East along the Southwesterly side of Anthony Wayne Street recrossing the bed of the aforesaid fifteen and no one-hundredths feet wide driveway forty-two and one one-hundredths feet to the first mentioned point and place of beginning.

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



TOGETHER with the free and common use, right, liberty, privilege of and passage in along a certain fifteen feet wide driveway or, passageway along the rear of the above described premises (which extends Southeastwardly and Northeastwardly into Anthony Wayne Street) as and for a passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of grounds 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 Marcia M. Kreitz, Executor of the estate of Anna J. Endy, Deceased, by deed dated 10/28/97 and recorded 11/6/97 in Montgomery County in Deed Book 5205, Page 1703 granted and conveyed unto Carla Stepsie.

Parcel Number: 64-00-00007-00-1.

Location of property: 59 Anthony Wayne Street, Stowe, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carla Stepsie** at the suit of GMAC Mortgage, LLC. Debt: \$70,954.47.

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

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

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

11-03959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, in accordance with a Subdivision Plan for Burnside Village, made for Burnside Village, Inc., by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 03/14/1977 and recorded in the Office of the Recorder of Deeds, in Plan Book A-29, Page 63, as follows, to wit:

BEGINNING at a point, on the Southwest side of Burnside Avenue (60 feet wide), measured the two (2) following courses and distances, from a point of curve, on the Southwest side of Davis Drive: (1) extending Northwestwardly and Southwestwardly 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 Southeast side of Burnside Avenue, and; thence; (2) South 40 degrees, 40 minutes, 10 seconds West, 215.19 feet, to a point, thence; extending from said point and place of beginning, along Lot 77, South 49 degrees, 19 minutes, 50 seconds East, 174.99 feet, to a point, a corner of Lot 75; thence, extending along said Lot, South 06 degrees, 42 minutes, 15 seconds West, 102.48 feet, to a point, a corner of Lot 1; thence, extending along said Lot, North 49 degrees, 19 minutes, 50 seconds West, 232.24 feet, to a point, on the South side of Burnside Avenue; thence, extending along said side of Burnside Avenue, North 40 degrees, 40 minutes, 10 seconds East, 85 feet, to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Trudi Lynn Schwartz, sister, by Deed from Trudi Lynn Schwartz, sister and John L. Schwartz, brother, dated 02/27/1998, recorded 03/09/1998 in Book 5218, Page 1353.

Parcel Number: 63-00-00800-01-9.

Location of property: 138 Burnside Avenue, Norristown, PA 19403-2637.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Trudi L. Schwartz a/k/a Trudi Lynn Schwartz** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$208,835.63.

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

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

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

11-06835

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a boundary and topographic survey, dated February 15, 2008, Prepared by Wilkinson & Associates, Inc., Project No. 2008-006, as follows, to wit:

BEGINNING at a point, marked by an iron pin, at the intersection of the Northeasterly side of Pottsgrove High School Drive (60.00 feet wide) with the Southeasterly side of North Charlotte Street (of variable widths); thence extending from said point of beginning North 45 degrees, 15 minutes, 04 seconds East, along the Southeasterly side of North Charlotte Street, 20.00 to a point marked by an iron pin; thence extending North 44 degrees, 44 minutes, 56 seconds West, through the bed of North Charlotte Street, 52.65 feet to a point on the title and center line thereof; thence extending along said title and center line on the arc of a curve, curving to the right in a Northeasterly direction, having a radius of 1,146.28 feet (a chord bearing of North 60 degrees, 20 minutes, 56 seconds East and chord distance of 548.90 feet), the arc distance of 554.28 feet to a point a corner; thence extending South 44 degrees, 45 minutes, 14 seconds East, leaving said center line and crossing the Southeasterly side of North Charlotte Street at a distance of 34.43 feet from said last mentioned point, 540.80 feet to a point marked by an iron pin; thence extending South 45 degrees, 15 minutes, 00 seconds West, 550.02 feet to a point marked by an iron pin on the Northeasterly side of Pottsgrove High School Drive, aforesaid; thence extending North 44 degrees, 44 minutes, 48 seconds West, along the said side of Pottsgrove High School Drive, 631.13 feet to a point marked by an iron pin, the first mentioned point and place of beginning.

Parcel Number: 42-00-00913-00-8.

Location of property: 1400 North Charlotte Street, Lower Pottsgrove, PA.



The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **North Charlotte Road Pottstown, L.P.** at the suit of Pottsgrove School District. Debt: \$46,294.15.

**Robert P. Daday**, Attorney.

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

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

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11-07105

ALL THAT CERTAIN lot known as Lot No. 48, situate in **Upper Moreland Township**, on Plan of Lots of Oreland Heights, which plan is duly recorded in Deed Book 687, Page 600 etc. in and the County of Montgomery, at Norristown, Pennsylvania, reference thereunto being had will appear:

BEGINNING at a point on the Southwesterly side of Krewson Terrace (35 feet wide) a corner of Lot 49 on said plan; thence from said beginning point, along line of Lot 49, South 38 degrees, 45 minutes West, 122.04 feet to a point a corner of Lot 27 of said plan; thence along line of Lot 27, North 52 degrees, 19 minutes West, 51.34 feet to a point a corner of Lot 47, North 38 degrees, 45 minutes East, 122.04 feet to a point on the Southwesterly side of Krewson Terrace; thence extending along the Southwesterly side of Krewson Terrace South 52 degrees, 19 minutes East, 51.04 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edmund J. Ward, Jr. and Brian F. Ward and Kevin J. Ward by Deed from Frederick E. Kroske, Executor for the Estate of Alma A. Goldthorp a/k/a Alma Goldthorp a/k/a Almo E. Goldthorp, Deceased, and Frederick E. Kroske, Individually dated 05/30/1996, recorded 06/05/1996 in Deed Book 5149, Page 1987.

Parcel Number: 59-00-10444-00-9.

Location of property: 118 Krewson Terrace, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian F. Ward, Kevin J. Ward and Edmund J. Ward, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7. Debt: \$138,976.29.

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

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

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

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11-07186

ALL THAT CERTAIN unit, designated as Unit Number J-104 being a unit in Deer Run Stoney Creek, a condominium, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa. C.S. 3101, et seq., as designated in the Declaration of Condominium of Deer Run at Stoney Creek, bearing date 11/23/1987 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on 12/7/1987 in Deed Book 4859, Page 1404 and Plats and Plans for Condominium, attached thereto as an exhibit, and Correctional Deed to Deer Run Declaration, dated 02/01/1988 and recorded in Deed Book 4864, Page 743, and First Amendment thereto, dated 11/23/1987 and recorded 12/07/1987 in Deed Book 4859, Page 1393, and Second Amendment thereto dated 03/14/1988 and recorded 3/15/1988 in Deed Book 4867, Page 1415, and Third Amendment thereto, dated 4/21/1988 and recorded 4/22/1988 in Deed Book 4870, Page 2209, and Fourth Amendment thereto, dated 6/2/1988 and recorded 6/3/1988 in Deed Book 4875, Page 238, and Fifth Amendment thereto, dated 7/15/1988 and recorded 7/15/1988 in Deed Book 4879, Page 2215 and Sixth Amendment thereto dated 9/13/1988 and recorded 9/13/1988 in Deed Book 4886, Page 1917 and Seventh Amendment thereto, dated 11/7/1988 and recorded 11/9/1988 in Deed Book 4893, Page 145, and Eighth Amendment thereto, dated 2/10/1989 and recorded 2/14/1989 in Deed Book 4902, Page 1590, and Ninth Amendment thereto, dated 7/24/1989 and recorded 8/1/1989 in Deed Book 4918, Page 2092, and Tenth Amendment thereto, dated 11/30/1989 and recorded 12/1/1989 in Deed Book Volume 4931, Page 574.

TOGETHER WITH all right title and interest being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendments thereto.

BEING the same premises which Robert Freas by his Deed dated 4/18/08 and recorded on 5/19/08 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book Volume 00406, Page 00409 granted and conveyed unto Pamela M. Dougherty.

Parcel Number: 33-00-01848-11-7.

Location of property: 1004 Deer Run, East Norriton, PA 19403.

The improvements thereon are: A condominium.

Seized and taken in execution as the property of **Pamela M. Dougherty** at the suit of PNC Bank, National Association. Debt: \$200,969.77.

**Louis P. Vitti**, Attorney.

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

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

11-09375

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Sunnyside Farms" for Sunnyside Farms Partnership by Bursich Associates, Inc., Consulting Engineers dated July 24, 1990, last revised February 21, 1995 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-55, Pages 276 and 277, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Deerfield Way (50 feet wide) at a corner of Lot No. 130 as shown on said plan and which point is measured the four following courses and distances from a point of curve on the Southwesterly side of Juniper Street (50.00 feet wide) viz: (1) leaving the said Southwesterly side of Juniper Street on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the said Northwesterly side of Deerfield Way, aforesaid; (2) thence extending South 37 degrees, 13 minutes, 58, seconds West along the said Northwesterly side of Deerfield Way the distance 155.10 feet to a point of curve on the same; (3) thence extending in a Southwestwardly to Southwardly to Southeastwardly direction along the Northwesterly, Westerly and Southwesterly sides of Deerfield Way, aforesaid, on the arc of a curve curving to the left, having a radius of 220.00 feet the arc distance of 208.31 feet to a point of tangent on the said Southwesterly side of Deerfield Way; and (4) thence extending South 17 degrees, 01 minutes, 04 seconds East along the said Southwesterly side of Deerfield Way the distances of 338.20 feet to a point of beginning; thence extending from said point of beginning South 17 degrees, 01 minute, 04 seconds East along the said Southwesterly side of Deerfield Way the distance of 80.00 feet to a point, a corner of Lot No. 132 as shown on said plan; thence extending South 72 degrees, 58 minutes, 55 seconds West along Lot No. 132 the distance of 140.02 feet to a point, a corner in line of Open Space "A" as shown on said plan; thence extending North 20 degrees, 35 minutes, 16 seconds West along Open Space "A" the distance of 80.16 feet to a point, a corner of Lot No. 130 aforesaid; thence extending North 72 degrees, 58 minutes, 55 seconds East along Lot No. 130, the distance of 145.01 feet to the first mentioned point on the said Southwesterly side of Deerfield Way and place of beginning.

BEING Lot No. 131 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William T. Reigh and Stacey Reigh, as Tenants by the Entirety by Deed from Michael E. Bolton, II And Patricia H. Bolton dated 07/12/2006, recorded 08/28/2006 in Deed Book 5614, Page 831.

Parcel Number: 60-00-00314-10-3.

Location of property: 236 Deerfield Way, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stacey Reigh and William T. Reigh** at the suit of PNC Bank, National Association. Debt: \$289,031.83.

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

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

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

11-09994

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situated, in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being a plan of Clover Leaf Apartments dated February 7, 1970, last revised September 19, 1970 made by Ralph E. Shaner Engineering Company, Pottstown, Pennsylvania, recorded at Norristown, Pennsylvania, in Plan Book A-18, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which point is measured North 37 degrees, 39 minutes East, 222.63 feet from a point of curve which last mentioned point of curve is measured along the arc of a circle curving to the right having a radius of 10 feet the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning along said side of Jay Street North 37 degrees, 39 minutes East, 26 feet to a point a corner of Lot #12 on said plan; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same South 37 degrees, 39 minutes West, 26 feet to a point a corner of Lot Number 10; thence extending along the same North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot #11 on the above mentioned plan.

Parcel Number: 64-00-02827-70-9.

Location of property: 150 Jay Street, Unit #37, Stowe, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William C. Fisher and Mayerlin Fisher** at the suit of EverBank. Debt: \$100,963.79.

**Michael Clark**, 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.

## 11-10412

ALL THAT CERTAIN unit in the property known, named and identified as Justa Farms Woods South, located in **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C. S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated September 1, 1983, and recorded on March 26, 1984, in Deed Book 4732, Page 888 (Amendment No. 1 as set forth in Deed Book 4745, Page 1, Amendment No. 2 as set forth in Deed Book 4745, Page 1147), and Amendment No. 3 thereto dated September 24, 1984 and recorded on October 18, 1984 in Deed Book 4750, Page 1312 (and separate Declaration of Condominium of Justa Farms Woods South Planned Community dated 11/18/1997 and recorded 11/28/1997 in Deed Book 5208 Page 790 and Amendment thereto dated 2/27/1996 and recorded 3/3/1998 in Deed Book 5217, Page 1893) being designated as Unit #103 together with a proportionate undivided interest in the common elements (as identified in each Declaration and the Amendments) of 1/84.

ALL THAT CERTAIN unit in the property known, named and identified as Justa Farms Woods South, located in **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated September 1, 1983, and recorded on March 26, 1984 in Deed Book 4732, Page 888 (Amendment No. 1 as set forth in Deed Book 4745, Page 1 Amendment No. 2 as set forth in Deed Book 4745, Page 1147) and Amendment No. 3 thereto dated September 24, 1984 and recorded October 18, 1964 in Deed Book 4750, Page 1312 (and separate Declaration of Condominium of Justa Farms Woods South Planned Community dated 11/18/1997 and recorded 11/28/1997 in Deed Book 5208, Page 790 and Amendment thereto dated 2/27/1996 and recorded 3/3/1998 in Deed Book 5217, Page 1893). Being designated as Unit #103 together with a proportionate undivided interest in the Common Elements (as identified in each Declaration and the Amendments) of 1/84.

THIS UNIT is now part of a planned unit development in accordance with the Declaration and Amendments recorded 5/8/1998 in Deed Book 6225, Page 2287.

TITLE TO SAID PREMISES IS VESTED IN Dina M. Flamer by Deed from Dina M. Garrett, now known as Dina M. Flamer dated December 27, 1999 and recorded December 27, 1999 in Deed Book 5301, Page 1234.

Parcel Number: 59-00-10288-31-8.

Location of property: Unit 103, Justa Farms Woods South a/k/a 2041 Jason Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dina M. Flamer a/k/a Dina M. Garrett** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loan Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$325,241.55.

**Terrence J. McCabe**, Attorney.

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

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

## 11-10778

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of 'Nottingham Woods II' made for Providence Builders, Inc., by Yerkes Engineering Company, Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 20, 1966 and last revised December 20, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brimfield Road (50 feet wide) measured the four following courses and distances from a point of compound curve on the Northwesterly side of Sandown Road (50 feet wide): (1) measured along the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the Southwest side of Brimfield Road; (2) extending along said side of Brimfield Road, North 41 degrees, 34 minutes, 30 seconds West, 129.88 feet to a point of curve; (3) along the arc of a circle curving to the right having a radius of 550 feet, the arc distance of 40 feet to a point of tangent; and (4) North 37 degrees, 24 minutes, 30 seconds West, 58.23 feet to the point and place of beginning; thence extending from said beginning point and along said Southwest side of Brimfield Road, North 37 degrees, 24 minutes, 30 seconds West, 128.58 feet to a point, a corner of Lot #414; thence extending along said Lot #414, South 52 degrees, 35 minutes, 30 seconds West, 140 feet to a point in line of lands now or late of Bituminous Paving Company, Inc.; thence extending along said lands, South 37 degrees, 24 minutes, 30 seconds East, 128.58 feet to a point, a corner of Lot #416; thence extending along said Lot #416, North 52 degrees, 35 minutes, 30 seconds East, 140 feet to a point on the Southwesterly side of Brimfield Road, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mauro J. Fiorentino, by Deed from Mauro J. Fiorentino and Mary Ann Fiorentino, dated 07/02/2001, recorded 07/06/2001 in Book 5366, Page 513.

Parcel Number: 43-00-01699-00-4.

Location of property: 15 Brimfield Road, Norristown, PA 19403-1939.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mauro J. Fiorentino a/k/a Mauro Fiorentino** at the suit of Citibank, N.A. Debt: \$199,966.84.

**Melissa J. Cantwell**, Attorney, I.D. #308912

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

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

11-12428

ALL THAT CERTAIN tract of land, situate in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, dated March 17, 1950 as follows, to wit:

BEGINNING at the point of intersection of the Westerly side of Farmington Avenue (fifty feet wide) and the Southwesterly side of Eighth Street, also known as Oak Street (fifty feet wide); thence along the said side of Farmington Avenue South eighty (80) degrees, seventeen (17) minutes West, two hundred fifty-nine and eighty-one hundredths (259.81) feet to an iron pin set forth a point, a corner of this and land of James N. Shelly; thence along said Shelly's land North fifty-five (55) degrees, twenty-eight (28) minutes West, three hundred eighty-five and eighteen hundredths (385.18) feet to a point a corner of this and land now or late of George W. Fisher; thence along said Fisher's land North thirty-four (34) degrees, twenty (20) minutes East, one hundred ninety-two (192) feet to a point a corner; thence South fifty-nine (59) degrees, fifty-seven (57) minutes East, forty-nine and seventy-five hundredths (49.75) feet to a point and; thence North thirty-six (36) degrees, ten (10) minutes East, fifteen along the same South sixty-five (65) degrees, twenty-one (21) minutes East, one hundred ninety-one and sixty-seven hundredths (191.67) feet to a point a corner on the Southwesterly side of Eighth Street or Oak Street aforesaid; and thence along the said side thereof South forty-six (46) degrees, forty-six (46) minutes East, thirty-one (31) feet, six (6) inches to the place of beginning.

Parcel Number: 16-00-08848-00-1.

Location of property: 399 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Josephine Ussler** at the suit of Borough of Pottstown.  
Debt: \$7,595.27.

**Robert P. Daday**, Attorney.

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

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

11-13529

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

BEGINNING at a point in the Southwesterly line of Arboretum Road, distant 418.62 feet Southeastwardly from the Southeasterly end of the curve connecting the Southwesterly line of Arboretum Road with the Southeasterly line of Arboretum Road, said connecting curve having a radius of 125 feet, said beginning point being in the division line between Lots 8 and 9, Block No. 9, on plan hereinafter mentioned; thence South 45 degrees, 14 minutes, 52 seconds East along the Southwesterly line of Arboretum Road, 135 feet to a point in the division line between Lots 7 and 8, Block No. 9, said plan; thence extending South 44 degrees, 45 minutes, 08 seconds West, along the division line between Lots 7 and 8, Block No. 9, said plan, 155.10 feet to a point in the line of Lot 6, Block No. 9, said plan; thence North 47 degrees, 47 minutes, 22 seconds West, partly along the line of Lots 5 and 6, Block No. 9, said plan, 135.13 feet to a point in the division line between Lots 8 and 9, Block No. 9, said plan; thence North 44 degrees, 45 minutes, 08 seconds East, along the last mentioned division line, 161.09 feet to the place of beginning.

BEING Lot 8, Block No. 9, Plan of Curtis Hills, Section No. 3, dated July 8, 1953, made by George B. Mebus, Registered Professional Engineer.

Parcel Number: 31-00-00469-00-4.

Location of property: 1009 Arboretum Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Brenda Jones** at the suit of Cheltenham Township School District.  
Debt: \$7,325.08.

**Robert P. Daday**, Attorney.

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

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

11-14471

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision map of property of O. John Fuchs, Jr., made by Alva L. Rogers, Civil Engineer and Surveyor, Wayne, Pennsylvania dated 5/15/1962 and revised 6/20/1962, as follows, to wit:

BEGINNING at a point in the title line in the bed of Mt. Pleasant Road (40 feet wide), at the distance of 367.80 feet measured South 39 degrees, 12 minutes East, along said title line in Mt. Pleasant Road from the Southeast side of Arrowmink Road (33 feet wide) (extended); thence extending North 50 degrees, 48 minutes East, 30.65 feet to a point on the Northeast side of Mt. Pleasant Road and the center line of Lakemont Road (50 feet wide); thence along the center line of Lakemont Road, the two following courses and distances: (1) on the arc of a circle curving to the right with a radius of 600 feet, the arc distance of 133.69 feet, the chord of said arc bearing North 57 degrees, 11 minutes East, 133.41 feet to a point; (2) North 63 degrees, 34 minutes East, 76.54 feet to a corner of Lot No. 10; thence along Lot No. 10, South 26 degrees, 26 minutes East, 260 feet to a point in line of land of S. L. Jones, et ux.; thence along said land South 63 degrees, 34 minutes West, crossing Mt. Pleasant Road, 185 feet to a point on the Southwest side of Mt. Pleasant Road; thence along the title line in the bed of Mt. Pleasant Road, North 39 degrees, 12 minutes West, 244.44 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

BEING the same premises which J. Eustace Wolfington, III also known as Eustace Wolfington and Jami Wolfington, also known as Jami Harting by Deed dated 3/2/2006 and recorded 3/10/2006 in Montgomery County in Deed Book 5593, Page 484 conveyed unto Wayne Geftman & Associates, Inc., a Pennsylvania Corporation, in fee.

Parcel Number: 40-00-29504-00-3.

Location of property: 1201 Lakemont Road, Villanova, PA 19085.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Wayne Geftman & Associates, Inc.** at the suit of TD Bank, N.A. Debt: \$1,014,959.33.

**David P. Dean**, 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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11-16629

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

BEGINNING at a point in the line of Queen Street, North side distant eighty feet East from the Northeast corner of Price and Queen Streets in the middle of the division wall between the hereby conveyed premises and that of Charles Fry on the West; thence through the middle of said brick division wall Northwardly one hundred and forty feet to a twenty feet wide alley; thence by the same Eastwardly forty feet to Lot No. 92; thence by the same Southwardly one hundred and forty feet to Queen Street; thence by the same Westwardly forty feet to the place of beginning.

BEING the East forty feet of Lots Nos. 93 and 94.

TITLE TO SAID PREMISES IS VESTED IN Thomas C. Gaus, Deborah Gaus a/k/a Deborah A. Gaus by deed from David W. Zubko and Elizabeth G. Zubko, his wife, dated September 25, 1986 and recorded September 29, 1986 in Deed Book 4814, Page 558.

Parcel Number: 16-00-24044-00-6.

Location of property: 1111 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas C. Gaus, Deborah Gaus a/k/a Deborah A. Gaus and United States of America c/o United States Attorney - Eastern District** at the suit of First Niagara Bank, N.A. s/b/m/t Harleysville National Bank. Debt: \$34,145.30.

**Christine L. Graham**, Attorney.

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

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

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11-17001

ALL THAT CERTAIN UNIT in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196 by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated 6/29/1973 and recorded 7/2/1973 in Deed Book 3874, Page 161 and Amendment to said Declaration recorded in Deed Book 3911, Page 123 Second Amendment recorded in Deed Book 4405, Page 461, Third Amendment recorded in Deed Book 4554, Page 341, Fourth Amendment recorded in Deed Book 4683, Page 709 and Fifth Amendment recorded in 4809, Page 330, and Declaration Plan recorded in Condominium Plan Book 2, Page 1 and Pages 1 and 2 thereof revised and recorded in Condominium Plan Book 2, Pages 44 and 45 and Page 9 revised in Condominium Plan Book 6, Page 49, and Plan Book 8, Pages 32 and 33; and a Code of Regulation recorded in Deed Book 3874, Page 190 and First Amendment thereto recorded in Deed Book 3911, Page 151 and Second Amendment thereto recorded in Deed Book 3915, Page 4, Third Amendment thereto recorded in Deed Book 4683, Page 705, Fourth Amendment thereto recorded in Deed Book 4809, Page 324 and Fifth Amendment thereto recorded in Deed Book 4843, Page 506, Sixth Amendment thereto recorded in Deed Book 4857, Page 1838, Seventh Amendment thereto recorded in Deed Book 4902, Page 292, being designated on Declaration Plan as Unit 312B, 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 .4363%.

Parcel Number: 31-00-30006-49-1.

Location of property: 7900 Old York Road a/k/a 7900 York Road, 312B, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Aluster Lee Farmer, II** at the suit of Cheltenham Township School District. Debt: \$5,900.82.

**Robert P. Daday**, Attorney.

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

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



11-17126

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision of "Macoby Meadows" made by Astor Surveyors/Engineers, Inc., Boyertown, Pennsylvania, dated 9/1/1998 and last revised 12/20/1999 and recorded in plan Book A-59, Pages 135 and 136, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Jodie Court (50 feet wide) a corner of this and Lot No. 22 on the above mentioned plan; thence extending along Lot No. 22 North 22 degrees, 05 minutes, 56 seconds West crossing a proposed 20 feet wide drainage easement 130.40 feet to a point in line of lands now or late of William B. Conly, Jr.; thence extending along said lands North 44 degrees, 33 minutes, 21 seconds East crossing a 20 feet wide sanitary easement 76.02 feet to a point, a corner of Lot No. 24 on the above mentioned plan; thence extending along Lot No. 24 the two following courses and distances: (1) South 21 degrees, 44 minutes, 22 seconds East recrossing said drainage easement 100.07 feet to a point; (2) South 05 degrees, 43 minutes, 43 seconds East recrossing said sanitary easement 70.41 feet to a point of curve on the aforesaid side of Jodie Court; thence along the same along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.00 feet to a point, a corner of Lot No. 22 aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 23.

TITLE TO SAID PREMISES IS VESTED IN John F. Hathaway, Jr. by Deed from Robert C. Christman and Leroy W. Horn, Jr., T/A C and H Builders, dated 4/30/2001, recorded May 16, 2001 in Book 5360, Page 1090.  
Parcel Number: 15-00-00694-80-3.

Location of property: 1044 Jodie Court, Pennsburg, PA 18073-1217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. Hathaway, Jr.** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$279,115.75.

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

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

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

11-17415

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania described according to a survey by George B. Mebus, Registered, Glenside, Pennsylvania dated 7/1/46, as follows, to wit:

BEGINNING at a point on the intersection of the Northeasterly side of Liberty Road (40 feet wide) and the Northwesterly side of Stockton Road (40 feet wide); thence North 46 degrees, 57 minutes, 30 seconds West along the Northeasterly side of Liberty Road 167.13 feet to a point; thence North 43 degrees, 2 minutes, 30 seconds East, 101.54 feet to a point; thence South 46 degrees, 57 minutes, 30 seconds East, 124.62 feet to a point in the Northwesterly side of Stockton Road; thence South 20 degrees, 19 minutes, 28 seconds West along the said side of Stockton Road 110.08 feet to the point and place of beginning.

Parcel Number: 31-00-17104-00-1.

Location of property: 201 Liberty Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gloria Dawkins** at the suit of Cheltenham Township School District.  
Debt: \$7,729.95.

**Robert P. Daday**, Attorney.

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

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

11-17515

ALL THAT CERTAIN lot or piece of ground, situate in **Narberth Borough**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Plan of Narwyn Park for Gorchov Brothers by Damon and Foster Civil Engineers dated June 23, 1960 and last revised December 22, 1969, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wynnewood Avenue (45 feet wide) on the Northwesterly side of a certain 15.00 feet wide sanitary sewer right-of-way said point being the two following courses distances from a point of curve on the Southeasterly side of Narwyn Lane (50 feet wide): (1) leaving Narwyn Lane on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 34.88 feet to a point of tangent on the Northeasterly side of Wynnewood Avenue; and (2) South 11 degrees, 12 minutes East along the Northeasterly side of Wynnewood Avenue 170.34 feet to the point of beginning; thence extending from the said point of beginning North 78 degrees, 48 minutes East, 95.00 feet to a point; thence extending South 11 degrees, 12 minutes East crossing the bed of the aforesaid 15.00 feet wide sanitary sewer right-of-way 81.80 feet to a point; thence extending South 77 degrees, 54 minutes West, 95.00 feet to a point on the Northeasterly side of Wynnewood Avenue; thence extending North 11 degrees, 12 minutes West along the Northeasterly side of Wynnewood Avenue recrossing the bed of the aforesaid 15.00 feet wide sanitary sewer right-of-way 83.26 feet to the first mentioned point and place of beginning.

BEING Lot Numbered 16 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN by deed from Rita Wetton dated 06/14/1996, recorded 06/21/1996 in Deed Book 5151, Page 1619.

Parcel Number: 12-00-04075-00-8.

Location of property: 203 North Wynnewood Avenue, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Arthur T. Haigh and Kate F. Kimbel** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3. Debt: \$305,403.25.

**Agnes Mombrun**, Attorney. I.D. #309356

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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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11-17523

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

BEGINNING at a point, a corner, in the Eastern side of a 32 feet wide street called Third Street and in line of land now or late Samuel Erb; and thence extending along said Third Street North 32-3/4 degrees, West 50 feet to a point, a corner; thence by land of late Monroe Hager, North 57-1/4 degrees, East 150 feet to an iron pin, a corner; thence by land now or late Nathaniel S. Moyer South 32-3/4 degrees, East 50 feet to an iron pin, a corner; thence by land of the said now or late Samuel Erb South 57-1/4 degrees, West 150 feet to the place of beginning.

CONTAINING 7500 square feet of land. Iron pins to mark the adjoining property lines on Third Street are driven inside the pavement line.

TITLE TO SAID PREMISES IS VESTED IN Christopher Fitzgerald and Kathleen McDaniel, by Deed from Steven W. Zerby, dated 06/26/2003, recorded 07/02/2003 in Book 5462, Page 2338.

Parcel Number: 21-00-07284-00-3.

Location of property: 21 North 3rd Street, Souderton, PA 18964-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Fitzgerald a/k/a Christopher L. Fitzgerald and Kathleen McDaniel a/k/a Kathleen B. Fitzgerald** at the suit of Nationstar Mortgage, LLC. Debt: \$217,554.59.

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

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

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

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11-17636

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and bounded and described according to a survey and plan of "Belmont Heights" made by Wood, Harmon and Company, on the Fifteenth day of June, A.D. 1900, as one lot, as follows, to wit:

BEGINNING at the point of intersection of the Easterly side of Maple (formerly Fairview) Avenue (forty feet wide) with the Southeasterly side of School Lane (formerly Highland Avenue) (forty feet wide); thence extending North sixty nine degrees, thirty-one minutes East along the Southeasterly side of School Lane, twenty-five feet to a point; thence extending South twenty degrees, twenty-nine minutes East, one hundred twenty-five feet to a point in the rear line of Lot No. 141; thence extending South sixty-nine degrees, thirty-one minutes West along part of Lot No. 141 and all of Lot No. 142, sixty-one and seven tenths feet to a point on the said Easterly side of Maple Avenue; thence extending North sixty-two degrees, twenty-eight minutes West along the said Easterly side of Maple Avenue eleven and four tenths feet to a point; thence extending North no degrees, twenty minutes East still along the said Easterly side of Maple Avenue one hundred twenty-four and seven tenths feet to the first mentioned point of intersection and place of beginning.

BEING known as Lots Nos. 55 and 56 on the aforesaid plan; and being known as no. 172 School Lane.

BEING the same premises which John Chidester and Helen E. Chidester, by Deed dated 10-25-1955 and recorded at Norristown, Pennsylvania in Deed Book 2628, Page 588, granted and conveyed unto William Francis Johnson and Theresa H. Johnson, his wife, in fee.

AND THE SAID Theresa H. Johnson has since departed this life.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kolea by Deed from William Francis Johnson, by his attorney in fact Linda S. Johnson dated 06/02/1994, recorded 07/22/1994 in Deed Book 5085, Page 175.

Parcel Number: 40-00-54064-00-4.

Location of property: 172 School Street, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Kolea** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3. Debt: \$210,957.78.

**Salvatore Carollo**, Attorney. I.D. #311050

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

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

11-18778

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, on the North side of South Street, known as #1113 South Street, Pottstown, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of South Street, 120 feet, Eastwardly from Price Street; thence Northwardly 140 feet to a 20 feet wide alley; thence Eastwardly along the same 30 feet, to other land of the Grantors; thence along the same, Southwardly 40 feet to South Street aforesaid; thence Westwardly along the same, 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gerald W. Groff and Laura Groff, h/w, by Deed from Caroline S. Gondal, by her Agent, Thomas Gondal, by Power of Attorney recorded in Montgomery County, August 15, 2008, in POA Book 229, Page 2121, dated 11/14/2008, recorded 11/26/2008 in Book 5715, Page 1063.

Parcel Number: 16-00-27076-00-7.

Location of property: 1113 South Street, Pottstown, PA 19464-5865.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerald W. Groff and Laura M. Groff a/k/a Laura Groff** at the suit of PHH Mortgage Corporation. Debt: \$117,258.31.

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

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

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

11-22570

ALL THAT CERTAIN unit designated as Unit 97, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania dated March 14, 1986 and recorded with a Declaration of Condominium.

TOGETHER with all right, title and interest being a 95 percentage undivided interest of, in and to the common elements as set forth in the Declaration of Condominium dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406 and as amended May 18, 1986 in Deed Book 4799, Page 1851.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the provisions, easements and covenants contained in the aforesaid Declaration of Condominium and Plats and Plans.

TITLE TO SAID PREMISES IS VESTED IN Angela Gironde, by Deed from Angela Gironde, f/k/a Angela Hancock, dated 07/26/2004, recorded 09/15/2004 in Book 5525, Page 1476.

Parcel Number: 54-00-07716-22-2.

Location of property: 97 Hampstead Drive, Unit 97, Ambler, PA 19002-4955.

The improvements thereon are: Condominium/townhome.

Seized and taken in execution as the property of **Angela Gironde** at the suit of Green Tree Consumer Discount Company. Debt: \$182,706.24.

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

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

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

11-23630

ALL THAT CERTAIN message and tract of land, together with the dwelling now thereon erected known as 421 York Avenue, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being the Northerly one half of Lot No. 36 on John D. Clemmer Plan of Lots bounded and described, as follows, to wit:

BEGINNING at a stake set for a corner on the Northeast side of York Avenue, at the distance of 216 feet Southeastward (216 feet South) from the center line of Towamencin Avenue, containing in front or breadth on said York Avenue, Southeastward 24 feet and extending of that width in length or depth between lines parallel with the said Towamencin Avenue the Southeastern line thereof passing through the middle of the partition wall of this and the adjoining dwelling now or late of Isaac H. Cassel, Northeastward 150 feet to a 20 feet wide alley dedicated to public use forever.

Bounded on the Northeast by a 20 feet wide alley, on the Southeast by land now or late of Isaac R. Cassel, on the Southwest by York Avenue, and on the Northwest by Lot No. 35.

BEING the same premises which Mary Ann Sheldon and Philip Sheldon, Jr. granted and conveyed unto Christian A. Hibsman and Dana Hibsman, husband and wife, by Deed dated October 8, 2004 and recorded November 5, 2004 in Montgomery County Deed Book 5531, Page 1880.

Parcel Number: 11-00-19436-00-2.

Location of property: 421 York Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christian A. Hibsman and Dana Hibsman** at the suit of Nationwide Advantage Mortgage Company. Debt: \$231,217.47 plus interest to sale date.

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

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

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

11-24754

ALL THAT CERTAIN lot or piece of land known as 1600 Church Road, Unit C-203, Wyncote, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN unit designated as Unit Number C-203, being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January A.D., 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 19th day of January A.D., 1982 in Deed Book 4676, Page 443, etc., and plats and plans for 1600 Church Road Condominium bearing date the 14th day of January A.D., 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

TOGETHER with all right, title and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid declaration of condominium.

BEING the same premises which Mark Howlin, by Deed dated September 29, 2008 and recorded November 14, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5714, Page 103, granted and conveyed unto Robert Quattlebaum.

Parcel Number: 31-00-06895-18-4.

Location of property: 1600 Church Road, Unit #C203, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Robert Quattlebaum** at the suit of Wells Fargo Bank, N.A. Debt: \$86,196.50.

**Asleigh L. Marin**, Attorney.

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

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

11-24831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a plan of lots known as "Rest Haven" made by Albright & Mebus, Registered Engineers, of Philadelphia and Glenside, Pennsylvania which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 955, Page 600 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Old York Road (50 feet wide) at the distance of 185 feet measured Southwestward along the said Southeast side of Old York Road from its intersection with the Southwest side of Armour Road (40 feet wide): thence extending South 80 degrees, 33 minutes East along Lots Nos. 10 and 15 on said plan, 173.33 feet to a point; thence extending South 50 degrees, 39 seconds East, along Lot No. 16 on said plan, 57.80 feet to a point on the Northwest side of Lavina Street (20 feet wide); thence extending South 39 degrees, 20 minutes, 21 seconds West, along the said Northwest side of Lavina Street 59.05 feet to a point; thence extending North 80 degrees, 33 minutes West, along Lot No. 12 on said plan, 194.02 feet to a point on the said Southeast side of Old York Road; thence extending North 9 degrees, 27 minutes East, along the said Southeast side of Old York Road, 80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John J. O'Brien, Jr. and Cora M. O'Brien, h/w, by Deed from Richard A. Steilen and Tina M. Steilen, h/w, dated 07/29/2002, recorded 09/06/2002 in Book 5422, Page 2188.

BY VIRTUE of death of Cora M. O'Brien on 10/09/2010, John J. O'Brien became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 59-00-19987-00-6.

Location of property: 705 South York Road, Hatboro, PA 19040-4002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. O'Brien, Jr.** at the suit of Freedom Mortgage Corporation. Debt: \$271,449.25.

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

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

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

11-24875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of Section No. II of Paper Mill Glen, made by George B. Mebus, Inc., Engineers of Glenside, Pennsylvania, dated July 24th A.D. 1954, revised September 2nd A.D. 1954 and June 16th, A.D. 1955, as follows, to wit:

BEGINNING at a point on the Northeast side of Fraser Road (50 feet wide) at the distance of 213.43 feet measured Southeastward on the arc of a circle, having a radius of 555 feet (chord bearing to the right), from a point of tangent which point of tangent is at the distance of 168.57 feet measured South 78 degrees, 38 minutes, 20 seconds East from a point of curve, which point of curve is at the distance of 241.24 feet measured Southeastward on the arc of a circle, having a radius of 425 feet (chord bearing to the left), from a point of compound curve, which point of compound curve is at the distance of 287.09 feet measured Southeastward on the arc of a circle, having a radius of 1257.25 feet, (chord bearing to the left), from a point of tangent; thence point of tangent is at the distance of 182.08 feet

measured South 33 degrees, 2 minutes East from a point of curve at the Southernmost terminus of an arc of 63.12 feet, having a radius of 40 feet, forming the intersection of the Northeast side of Fraser Road and the Southeast side of Haw's Lane (46.5 feet wide); thence extending from said point of beginning, North 33 degrees, 23 minutes, 40 seconds East, 162.92 feet to a point; thence extending South 45 degrees, 43 minutes East 96.87 feet to a point; thence extending South 41 degrees, 8 minutes, 14 seconds West, 151.06 feet to a point on the Northeast side of Fraser Road; thence, extending Northwestward along with Northeast side of Fraser Road, on the arc of a circle, having a radius of 555 feet, (chord bearing to the left), the arc distance of 75 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stuart E. Goldis and Cheryl R. Goldis by Deed from Albert I. Goldis and Ethel Goldis dated 01/19/1989, recorded 01/19/1989 in Deed Book 4900, Page 825.

Parcel Number: 52-00-06568-00-4.

Location of property: 904 Fraser Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Cheryl R. Goldis and Stuart F. Goldis** at the suit of Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-3, Debt: \$324,372.36.

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

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

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

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11-26127

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a plan made thereof by Barton & Martin, Engineers of Philadelphia, Pennsylvania, dated July 23, 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Acorn Lane (40 feet wide) at the distance of 766.09 feet South and Westward along the said side of Acorn Lane on its various courses and distances from its intersection with the South side of Edge Hill Road; thence from said point of beginning, leaving said Acorn Lane and by Lot No. 15 South 18 degrees, 38 minutes East, 210.26 feet to a point; thence South 78 degrees, 51 minutes, 30 seconds West, 100.86 feet to a point; thence by Lot No. 13 North 18 degrees, 38 minutes West, 197.11 feet to a point on the said side of Acorn Lane; thence along the same North 71 degrees, 22 minutes East, 100 feet to the point and place of beginning.

BEING Lot No. 14 on said Plan of Meadowbrook Hills.

BEING the same premises which Dolores Hoban and Thomas Hoban, Executors of the Estate of Lucy V. Tyl, a/k/a Lucy Victoria Tyl, Deceased, by Deed dated September 29, 2004 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 05531, Page 0616, granted and conveyed unto Catherine Henry, in fee.

Parcel Number: 30-00-00348-00-9.

Location of property: 1901 Acorn Lane, Abington, PA 19001.

The improvements thereon are: A ranch dwelling containing 6 rooms, 3 bedrooms and 2 baths on a lot size of 100 x 200 irregular.

Seized and taken in execution as the property of **Catherine Henry** at the suit of Hatboro Federal Savings. Debt: \$339,986.82.

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

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

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

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11-26809

ALL THAT CERTAIN half of a double frame dwelling and lot or piece of ground, hereditaments and appurtenances, situate in the Fourth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the South side of South Street 19 feet, 2 inches Westwardly from the Southwest corner of Price and South Streets, a corner of this and land of George W. Spare; thence by Spare's land Southwardly 140 feet to the North line of a 10 feet wide alley passing in part of said course and direction through the middle of the partition or dividing wall between this house and the house immediately adjoining to the East; thence by said alley Westwardly 18 feet, 6 inches to a point a corner of this and other land of Stanley Swinehart; thence by said Swinehart's land Northwardly 140 feet to the South line of South Street, aforesaid; thence by said South Street 18 feet, 6 inches Eastwardly to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John D. Winand, Jr. and Jennifer A. Frain, as Joint Tenants with the Right of Survivorship, by Warranty Deed from Kris R. Collins, recorded 01/24/2006, Book 5587, Page 2612.

Parcel Number: 16-00-26552-00-9.

Location of property: 1088 South Street, Pottstown, PA 19464-5864.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer A. Frain and John D. Winand, Jr.** at the suit of Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS3. Debt: \$79,496.06.

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

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

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



11-26842

ALL THAT CERTAIN lot or piece of land, and one half of a double stone dwelling known as 231 Green Street, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan made for the Harold R. Krasley Estate dated 4/28/1978 by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwesterly right-of-way line of Green Street 57 feet wide said point being distant the following 2 courses and distances from the center line intersection of said Green Street and another public street known as Maple Street, South 43 degrees, 45 minutes West, 130.86 feet and North 46 degrees, 25 minutes West, 28.5 feet; thence leaving said Green Street along the Northeasterly side of Lot No. 1 other lands of the grantor now or about to be conveyed and passing in part through a joint party wall of a double stone dwelling known as #229 and #231 Green Street North 46 degrees, 25 minutes West, 171.5 feet to a corner on line of lands of the Borough of Royersford; thence along said lands North 43 degrees, 45 minutes East, 74.94 feet to a corner lands of John A. Devine; thence along said lands South 46 degrees, 15 minutes East, 171.5 feet to a corner on the Northwesterly right-of-way line of Green Street; thence along the Northwesterly side of Green Street and distant 28.5 feet from the center line thereof, 74.44 feet to the place of beginning.

CONTAINING 12,810 square feet of land.

Parcel Number: 19-00-01756-00-7.

Location of property: 231 Green Street, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Glenn E. Ammarell** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-HE3. Debt: \$197,540.92.

**Ashleigh L. Marin**, Attorney.

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

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

11-27110

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

BEGINNING at a point, said point being the Southeasterly property line intersection of Berks Street (50 feet wide) and another given Street known as Elm Street (50 feet wide), not ordained; thence along the Southern side of Elm Street South 52 degrees, 27 minutes West, 130 feet, 0 inches to a corner on the Easterly side of a given 15 feet wide alley; thence along the same South 37 degrees, 38 minutes East, 45 feet, 0 inches to a corner; thence along other lands of the Grantor North 52 degrees, 27 minutes East, 130 feet, 0 inches to a corner on the Westerly side of Berks Street; thence along the same North 37 degrees, 33 minutes West, 45 feet, 0 inches to the place of beginning.

BEING all of Lot No. 236 and the Northerly half of Lot No. 235 of a plan of lots known as "Thomas G. Rutter Plan of Lots".

TITLE TO SAID PREMISES IS VESTED IN Robert L. Mueller, Jr. and Kelly J. Mueller, by Deed from Wells Fargo Bank, N.A. as Successor by Merger with, Norwest Bank Minnesota Bank N.A. as Trustee of Ameresco Residential Securities Corporation, Mortgage Pass-Through Certificates, Series 1998-2 Under the Pooling and Servicing Agreement dated as of June 1, 1998, Without Recourse, by Amerquest Mortgage Company as their Attorney in Fact, dated 07/26/2002, recorded 08/05/2002 in Book 5418, Page 1428.

Parcel Number: 16-00-02528-00-3.

Location of property: 241 Berks Street, Pottstown, PA 19464-6303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Mueller, Jr. and Kelly J. Mueller** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$90,392.61.

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

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

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

11-27468

ALL THAT CERTAIN unit designated as Number 44, being a unit in Windsor Pass, a condominium, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Windsor Pass, a condominium bearing date the 24th day of August, 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 24th day of August, A.D., 1981 in Deed Book 4655, Page 186, etc. and First Amendment to Declaration of Condominium of Windsor Pass, a condominium bearing date the 11th day of December A.D., 1981 and recorded in the office of the aforesaid on the 14th day of December A.D., 1981 in in Deed Book 4871, Page 937; and Second Amendment to Declaration of Condominium of Windsor Pass, a condominium bearing date the 30th day of June, A.D., 1982 and recorded in the Office aforesaid on the 2nd day of July, A.D., 1982 in Deed Book 4687, Page 893 and a corrective amendment to Second Amendment to Declaration dated October 24, 1982 and recorded November 1, 1982 in Deed Book 4894, Page 1704; and Third Amendment to Declaration of Condominium of Windsor Pass, a condominium bearing date the 24th day of October A.D., 1982 and recorded in the office of the aforesaid on the 1st day of November, A.D., 1982 in Deed Book 4694, Page 1671 and plats and plans for Windsor Pass, a condominium bearing date the 24th day of August, A.D., 1982 as Exhibit "B" of the Declaration of Condominium of Windsor Pass, a condominium above mentioned.

TOGETHER with all rights, title and interest being a 4.00% undivided interest of, in and to the common elements as set forth in aforesaid Declaration of Condominium and all amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN James A. Friel Jr., Jacqueline Friel, James A. Friel and Joanne Friel by Deed from James A. Friel a/k/a James A. Friel, Jr. and Jacqueline Friel dated June 19, 2007 and recorded August 3, 2007 in Deed Book 5658, Page 01395.

Parcel Number: 36-00-11953-45-8.

Location of property: 44 Windsor Road, Horsham, PA 19044.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **James A. Friel, Jr., Jacqueline Friel, James A. Friel and Joanne Friel** at the suit of Federal National Mortgage Association. Debt: \$213,685.74.

**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.

11-28730

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Abbey Downs, made by J. Staats Brokaw, P.E., dated 10/12/1987, last revised 6/1/1988, recorded in Plan Book A-50, Page 203, as follows, to wit:

BEGINNING at a point on the Northeastly side of Abbey Downs, said point being a corner of Lot 6 as shown on the above mentioned plan, thence extending from said beginning point along the Northeastly side of Abbey Downs, North 51 degrees, 19 minutes, 13 seconds West, 74.00 feet to a point; thence extending North 38 degrees, 40 minutes, 47 seconds East, 100.00 feet to a point; thence extending South 53 degrees, 46 minutes, 28 seconds East, 74.07 feet to a point; thence extending South 38 degrees, 40 minutes, 47 seconds West, 103.17 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David S. Vukovich and Susan M. Vukovich, h/w by Deed from Michael A. Mitchell and Linda S. Mitchell, h/w, dated 03/29/1996, recorded 04/03/1996 in Book 5143, Page 2196.

Parcel Number: 37-00-00000-12-5.

Location of property: 112 Abbey Drive, Royersford, PA 19468-3309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David S. Vukovich and Susan M. Vukovich** at the suit of Wells Fargo Bank, N.A. Debt: \$256,671.66.

**Melissa J. Cantwell**, Attorney. I.D. #308912

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

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

11-28801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania:

BEGINNING at a point on the Northwesterly side of Manor Road (50 feet wide) at the distance of 375 feet measured North 28 degrees, 27 minutes West along the Northwesterly side of Manor Road from its intersection with the Northeastly side of Moreland Avenue; thence extending North 61 degrees, 33 minutes West, 181.69 feet more or less, to a point; thence extending North 44 degrees, 27 minutes East, 58.25 feet to a point; thence extending South 61 degrees, 33 minutes East, 165.63 feet to a point on the Northwesterly side of Manor Road; thence extending along the same, South 28 degrees, 27 minutes West, 56 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restriction of record.

TITLE TO SAID PREMISES IS VESTED IN Anna L. Dunning, by Deed from Ronald C. Williams and Catherine A. Williams, his wife, dated 08/30/1985, recorded 09/04/1985 in Book 4777, Page 1035.

Parcel Number: 08-00-03679-00-3.

Location of property: 129 Manor Road, Hatboro, PA 19040-2712.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna Dunning a/k/a Anna L. Bleckley a/k/a Anna L. Dunning** at the suit of PHH Mortgage Corporation. Debt: \$147,634.08.

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

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

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

11-29512

#### **LEGAL DESCRIPTION**

(a) Leasehold Estate. The leasehold interest ("Ground Leasehold Estate") in certain plot(s), piece(s) or parcel(s) of real property and certain air rights, if any, located above the real property described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Ground Land") pursuant to those certain Ground Leases described in Exhibit A-I attached hereto (as hereinafter from time to time amended, supplemented, renewed or replaced by a "new lease", collectively, the "Ground Lease");

(b) Ground Lease. The Ground Lease, with all rights, privileges and prerogatives of Pinebrook VF Associates, L.P. ("Borrower"), as tenant under the Ground Lease and owner of the Ground Leasehold Estate, of use, occupancy and enjoyment and in and to all rents, income and profits arising from or pursuant to the Ground Lease together with all amendments, extensions, renewals and modifications of the Ground Lease and all credits, deposits, options and privileges of Borrower as lessee under the Ground Lease including, without limitation, the right, privilege and prerogative of Borrower, if any, as tenant under the Ground Lease, to surrender the Ground Leasehold Estate

created by the Ground Lease or to terminate, cancel, modify, change, supplement, alter or amend the Ground Lease or to renew or extend the Ground Lease for a succeeding term or terms (such right to surrender, terminate, cancel, modify, change, supplement, alter, amend, renew or extend the Ground Lease being granted to Lender with a power of attorney coupled with an interest), and all rights of Borrower under the Ground Lease in connection with any bankruptcy or insolvency proceeding of the lessor under the Ground Lease, if any;

(c) Additional Land. All additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Security Instrument;

(d) Improvements. The buildings, structures, fixtures, pads, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements");

(e) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(f) Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), and all proceeds and products of the above;

(g) Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of, the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases or other agreements entered into in connection with such leases, subleases, subsubleases or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Leases") and all right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Borrower or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

(h) Insurance Proceeds. All Insurance Proceeds in respect of the Property under any Policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

(i) Condemnation Awards. All Awards, including interest thereon which may heretofore and hereafter be made with respect to the Property by reason of Condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

(j) Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

(k) Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property;

(l) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder;

(m) Intangibles. All trade names, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(n) Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Property, including, without limitation, the Reserve Accounts, and all accounts established pursuant to Article 9 of the Loan Agreement together with all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof;

(o) Additional Ground Lease Interest. Any and all other, further or additional title, estates, interests or rights which the Borrower now or may at any time acquire in or to the Land or the Ground Lease;

(p) Option to Purchase. Borrower's right, title and interest to exercise the option to purchase all or a portion of the Ground Land pursuant to the Ground Lease;

(q) Continued Possession. Borrower's right to elect to continue possession of the Mortgaged Property if the Ground Lessor rejects all or any of the Ground Leases pursuant to the Bankruptcy Code;

(r) Rejection of Ground Lease. Borrower's right to elect to reject either Ground Lease upon any bankruptcy relating to either Borrower, as debtor thereunder;

(s) Conversion. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing items set forth in subsections (a) through (r) including, without limitation, Insurance Proceeds and Awards, into cash or liquidation claims; and

(t) Other Rights. Any and all other rights of Borrower in and to the items set forth in subsections (a) through (s) above.

#### EXHIBIT A PREMISES "A"

ALL THAT CERTAIN, tract of land, situate in Valley Forge Corporate Center, **Lower Providence Township**, Montgomery County, Pennsylvania consisting of 5.62 acres more or less and located on Eisenhower Avenue between Jefferson and Madison Avenue, as follows:

BEGINNING at a point in the intersection of the center line of Jefferson Avenue and the center line of Eisenhower Avenue a corner of lands now or late of Pepper; thence extending along said land, North 42 degrees, East 400 feet to a corner of lands now or late of Extracorporeal; thence extending along said land, South 48 degrees, East 612 feet to a point entitled "Future Subdivision Line" on the said plan; thence extending South 42 degrees, West 400 feet to a point in the center line of Eisenhower Avenue; thence extending along said Eisenhower Avenue, North 48 degrees, West 612 feet to the first mentioned point and place of beginning.

#### PREMISES "B"

ALL THAT CERTAIN tract of land, situate in the Valley Forge Corporate Center, **Lower Providence Township**, Montgomery County, Pennsylvania, consisting of 4.999 acres and situate at Adams and Eisenhower Avenue as follows:

BEGINNING at a point in the intersection of the center line of Adams Avenue (60 feet wide) and the center line of Eisenhower Avenue (60 feet wide); thence extending from said point of beginning along lands of ICI Americas Inc., North 42 degrees, 00 minutes East, 400 feet to a point in line of lands now or late of Neilson; thence extending along said lands of Neilson, South 48 degrees, 00 minutes East, 540 feet to a point; thence South 42 degrees, 00 minutes West, 400 feet crossing a Transcontinental Gas Pipeline Company, right-of-way to a point in the center line of Eisenhower Avenue; thence extending along said center line, North 48 degrees, 00 minutes West, 540 feet to the first mentioned point and place of beginning.

BEING PARCEL NUMBERS: 43-00-03724-00-4 (a) and 43-00-03724-60-7 (b).

TOGETHER with those certain rights and easements set forth in Easement Agreement between ICI Americas Inc. and One Valley Forge Eisenhower Associates, dated June 18, 1982 and recorded September 24, 1982, in Deed Book 4692, Page 1510, Montgomery County, Pennsylvania.

WHICH premises are alternatively described, as follows:

#### PARCEL "A"

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Providence Township**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a survey prepared by Merle J. Jenkins & Associates, Inc. dated 12/27/2004 and last revised 4/12/2005, entitled "Maguire & Partners Property Group, 2550 & 2650 Eisenhower Avenue, Valley Forge Corporate Center, Valley Forge, PA", as follows:

#### EXHIBIT A-1

##### Ground Lease Description

That certain Ground Lease Agreement, dated as of September 1, 1981, by and between, Valley Forge Corporate Center, Inc., a Pennsylvania Corporation, as lessor (the "Original Pinebrook I Lessor") and Meadowbrook Associates, a Pennsylvania Limited Partnership, as lessee (the "Original Pinebrook I Lessee"), as evidenced by that certain Memorandum of Ground Lease, dated as of September 1, 1981, recorded in Montgomery County, Pennsylvania, in Book 4659 at Page 81, as amended by that certain Amendment No. 1 to Ground Lease Agreement, dated October 29, 1981, by and between Original Pinebrook I Lessor, as lessor, and Original Pinebrook I Lessee, as lessee which amendment is evidenced by that certain Memorandum of Ground Lease, dated October 29, 1981, recorded in Montgomery County, Pennsylvania, in Book 4666 at Page 56, as assigned by that certain Assignment of Ground Lease, dated April 28, 1982, from Original Pinebrook I Lessee, as assignor, to One Valley Forge Eisenhower Associates, a Pennsylvania Partnership ("Valley Forge"), as assignee, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4683 at Page 1492, as assigned by that certain Assignment of Ground Lease, dated May 21, 1987, from Valley Forge, as assignor, to Mortgage and Realty Trust, a Maryland real estate investment trust (who subsequently changed its name to Value Trust Property; together "Value Trust"), as assignee, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4838 at Page 2448, as assigned by that certain Assignment and Assumption of Ground Lease, dated February 23, 1998, from Wellsford Capital Trust, as successor by merger to



Value Trust, as assignor, to WHVPW Real Estate Limited Partnership, a Delaware Limited Partnership (together with its successors and/or assigns, "WHVPW"), as assignee, said Assignment and Assumption of Ground Lease being recorded in Montgomery, Pennsylvania, in Book 5219 at Page 1348, as assigned by WHVPW, as assignor, to Pinebrook VF Associates, L.P., a Pennsylvania Limited Partnership ("Pinebrook VF"), as assignee, pursuant to an instrument to be recorded on or before the date hereof (collectively, the "Pinebrook I Ground Lease").

That certain Ground Lease Agreement dated as of August 1, 1982, by and between Valley Forge Corporate Center, Inc., a Pennsylvania Corporation, as lessor (the "Original Pinebrook II Lessor") and Meadowbrook Associates, a Pennsylvania Limited Partnership, as lessee (the "Original Pinebrook II Lessee"), as evidenced by that certain Memorandum of Ground Lease, dated as of August 1, 1982; recorded in Montgomery County, Pennsylvania in Book 4689 at Page 1135, as amended by that certain Amendment No. 1 to Ground Lease, dated as of November 3, 1982, by and between Valley Forge Equities, Inc. (as successor in interest to Original Pinebrook II Lessor) ("Valley Forge Equities"), as lessor, and Original Pinebrook II Lessee, as lessee, which amendment is evidenced by that certain memorandum of Amendment No. 1 to Ground Lease, dated as of May 21, 1987, recorded in Montgomery County, Pennsylvania, in Book 4838 at Page 2422, as assigned by that certain Assignment of Ground Lease, dated July 13, 1983, by Original Pinebrook II Lessee, as assignor, to Two Valley Forge Eisenhower Associates, a Pennsylvania Partnership ("Two Valley Forge"), as assignee, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4712 at Page 350, as assigned by Two Valley Forge to Mortgage Realty and Trust (who subsequently changed its name to Value Trust Property; together "Value Trust"), pursuant to that certain Assignment of Ground Lease, dated May 21, 1987, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4838 at Page 2427, as amended by that certain Amendment No. 2 to Ground Lease Agreement, dated August 16, 1988, by and between Valley Forge Equities, as lessor, and Value Trust, as lessee, which amendment is evidenced by that certain Memorandum of Amendment No. 2 to Ground Lease recorded in Montgomery County, Pennsylvania, in Book 4890 at Page 312, as amended by that certain Amendment No. 3 to Ground Lease Agreement, dated September 5, 1996, by and between Valley Forge Equities, as lessor and Value Trust, as lessee, recorded in Montgomery County, Pennsylvania, in Book 5175 at Page 1541, as assigned by that certain Assignment and Assumption of Ground Lease, dated February 23, 1998, from Wellsford Capital Trust, as successor by merger to Value Trust, as assignor, to WHVPW, as assignee, said Assignment and Assumption of Ground Lease recorded in Montgomery County, Pennsylvania in Book 5219 at Page 1355, as assigned by WHVPW, as assignor, to Pinebrook VF, as assignee, pursuant to an instrument to be recorded in Montgomery County, Pennsylvania, on or before the date hereof (collectively, the "Pinebrook II Ground Lease"; and together with the Pinebrook I Ground Lease, individually and collectively, as the context may require, the "Ground Lease").

BEGINNING at a point located in the center line of Eisenhower Avenue, said point being situate North forty-eight degrees, no minutes and no seconds West, a distance of three hundred forty-seven and fifty hundredths feet from the point of intersection of the center line of Valley Forge Road with the aforementioned center line of Eisenhower Avenue; thence from the place of beginning along the aforementioned center line of Eisenhower Avenue, North forty-eight degrees, no minutes and no seconds West for a distance of six hundred twelve and no hundredths feet to a point; thence through a portion of aforementioned Eisenhower Avenue and along line of lands, now or formerly of J.W. Pepper, North forty-two degrees, no minutes and no seconds East for a distance of four hundred and no hundredths feet to a point; thence along lands, now or formerly, of Extracorporeal, South forty-eight degrees, no minutes and no seconds East for a distance of six hundred twelve and no hundredths feet to a point; thence along Parcel "C" and through a portion of aforementioned Eisenhower Avenue, South forty-two degrees, no minutes and no seconds West for a distance of four hundred and no hundredths feet to the place of beginning.

CONTAINING 244,800.00 square feet (5.620 acres).

#### PARCEL "B"

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Providence Township**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a survey prepared by Merle J. Jenkins & Associates, Inc. dated 12/27/2004 and last revised 4/12/2005, entitled "Maguire & Partners Property Group, 2550 & 2650 Eisenhower Avenue, Valley Forge Corporate Center, Valley Forge, PA", as follows:

BEGINNING at a point located in the center line of Eisenhower Avenue, said point being situate North forty-eight degrees, no minutes and no seconds West a distance of one thousand three hundred fifty-nine and fifty hundredths feet from the point of intersection of the center line of Valley Forge Road with the aforementioned center line of Eisenhower Avenue; thence from the place of beginning along the aforementioned center line of Eisenhower Avenue, North forty-eight degrees, no minutes and no seconds West for a distance of five hundred forty and no hundredths feet to a point; thence through a portion of aforementioned Eisenhower Avenue and along line of lands, now or formerly, of ICI Americas, Inc., North forty-two degrees, no minutes and no seconds East for a distance of four hundred and no hundredths feet to a point; thence along line of lands, now or formerly, of Neilson, South forty-eight degrees, no minutes and no seconds East for a distance of five hundred forty and no hundredths feet to a point; thence along line of lands, now or formerly, of J.W. Pepper and through a portion of aforementioned Eisenhower Avenue, South forty-two degrees, no minutes and no seconds West for a distance of four hundred and no hundredths feet to the place of beginning.

CONTAINING 216,000.00 square feet (4.959 acres).

BEING PARCEL NUMBERS: 43-00-03724-00-4 (a) and 43-00-03724-60-7 (b).

TOGETHER with those certain rights and easements set forth in Easement Agreement between ICI Americas Inc. and One Valley Forge Eisenhower Associates, dated June 18, 1982 and recorded September 24, 1982, in Deed Book 4692, Page 1510, Montgomery County, Pennsylvania.

Parcel Numbers: 43-00-03724-00-4 (a) and 43-00-03724-60-7 (b).

Location of property: 2550 Eisenhower Avenue, Norristown, PA 19403 and 2650 Eisenhower Avenue, Norristown, PA 19403.



The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Pinebrook VF Associates, L.P. and Pinebrook Partnership, L.P.** at the suit of Orix Capital Markets, LLC as Special Servicer for Wells Fargo, etc. Debt: \$8,891,665.00.

**Mark Pfeiffer**, 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.

11-29779

ALL THAT CERTAIN lot or piece of ground, with the one-story frame bungalow thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being Lots No. 180 and 181 on plan of "Willow Grove Annex" said plan recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 770, Page 600.

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

TITLE TO SAID PREMISES IS VESTED IN Tiffany Krzynefski, by Deed from Roger J. Hornby and Corinne Mueller, now known as Corinne Hornby, dated 04/13/2007, recorded 05/18/2007 in Book 5647, Page 2449. Parcel Number: 59-00-18220-00-9.

Location of property: 216 Warren Street, Willow Grove, PA 19090-2120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tiffany Krzynefski** at the suit of Wells Fargo Bank, N.A. Debt: \$166,721.65.

**Melissa J. Cantwell**, Attorney. I.D. #308912

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

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

11-29783

ALL THOSE TWO CERTAIN message and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, marked and numbered in the plan of lots on the Haws Farm as No. 155 (laid out by Isac Roberta) bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwest side of Green Street at the distance of 85.80 feet Southwesterly from Marshall Street, a corner of this and Lot No. 55 of the Presbyterian Graveyard Lot and by said Graveyard Southwesterly 21 feet to a stake, a corner of the Lot No. 157, now or late of Samuel Streeper; thence Southeasterly along said Streeper's lot 100 feet to Green Street aforesaid; thence along the Northwesterly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Senico and Charlene A. Senico, by Deed from George W. Grote and Barbara L. Grote, dated 08/20/2007, recorded 10/18/2007 in Book 5669, Page 420.

Parcel Number: 13-00-14408-00-6.

Location of property: 543 Green Street, Norristown, PA 19401-4926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Senico and Charlene A. Senico** at the suit of Wells Fargo Bank, N.A. Debt: \$75,399.65.

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

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

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

11-29842

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Clement B. Webster Regulator, Engineer and Land Surveyor on the 13th day of March A.D., 1926 a copy of which plan is recorded at Norristown, in Deed Book No. 948, Page 600.

BEGINNING at a point on the Northeastly side of Gibson Avenue at the distance of 150 feet Southeastwardly from the intersection of the radial corner of said Gibson Avenue and San Diego Avenue; thence extending Northeast 88.13 feet to a point; thence extending South 58 degrees, 48 minutes, 41 seconds East, 39.25 feet to a point; thence extending South 15 degrees, 18 minutes, 12 seconds East, 15.10 feet to a point; thence extending Southwest 99.42 feet to the Northeastly side of said Gibson Avenue; and thence extending along the same Northwest 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 79 on the said Plan of Hollywood in said Abington Township.

TITLE TO SAID PREMISES IS VESTED IN Changmin Moon by Deed from Harvey Friedland, Executor Under the Will of Sidney Lichtman, Deceased dated June 28, 2006 and recorded August 3, 2006 in Deed Book 05610, Page 2509.

Parcel Number: 30-00-23736-00-3.

Location of property: 519 Gibson Avenue, Abington, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Changmin Moon** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 c/o Bank of America, N.A. Debt: \$228,050.21.

**Margaret Gairo**, Attorney.

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

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

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11-29999

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Albright and Mebus, Civil Engineers, on the 29th day of January, A.D., 1923, as follows, to wit:

BEGINNING at a point on the Southwest side of Susquehanna Road (40 feet wide) at the distance of 530.39 feet from the Northwest side of Highland Avenue (40 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Susquehanna Road 50 feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said Susquehanna Road 160 feet, bounded Northeastward by the said Susquehanna Road, Southeastward by Lot No. 16, Southwestward by land now or late of Sarah Tyler Marshall and Northwestward by Lot No. 14.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Eells, Individually, by Deed from Joseph F. Eells and Tracy L. Eells, h/w, dated 10/09/2001, recorded 11/27/2001 in Book 5386, Page 1768.

Parcel Number: 30-00-65216-00-4.

Location of property: 2042 Susquehanna Road, Abington, PA 19001-4406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph F. Eells a/k/a Joseph Eells** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$116,139.11.

**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.

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11-30062

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a subdivision plan made for Orchard Courts, Wemco, Inc. by Yerkes Engineering Company, dated May 10, 1971 and revised December 9, 1971, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lewis Road (60 feet wide) a corner of Lot No. 2 on said plan, said point being at the distance of 167.04 feet measured South 53 degrees, 10 minutes West from a point which point is measured at the distance of South 59 degrees, 50 minutes West, 177.20 feet from a point which last mentioned point is at the distance of 100.88 feet measured South 63 degrees, 50 minutes West from a point a corner of land now or late Willard Geissinger; thence extending from said point of beginning along Lot No. 2 on said plan, South 30 degrees, 00 minutes East, 107.57 feet to a point on the Northwesterly side of a roadway; thence extending along the same South 60 degrees, 00 minutes West, 75.50 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of curve in the same; thence extending still along the same on the arc of a circle curving to the right having a radius of 39.99 feet the arc distance of 32.15 feet to a point of tangent; thence extending North 16 degrees, 04 minutes East, 75.67 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 41.34 feet the arc distance of 26.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the aforesaid plan.

BEING the same premises that David G. Titus, Executor of the Estate of Bernice E. Titus, departed this life on 3/25/1988, conveyed unto David G. Titus by Deed dated 8/24/1988 and recorded 1/12/89 in Book 4899, Page 1666.

Parcel Number: 61-00-04077-19-1.

Location of property: 113 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David G. Titus** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2007-HSBC1 Mortgage Pass-Through Certificates, Series 2007-HSBC1. Debt: \$183,273.72.

**Thomas M. Federman**, Attorney.

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

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

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11-30235

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a map of property of Providence Builders, Inc., made by Yerkes Associates, Inc. on the 7th day of August, A.D. 1970, and last revised on the 1st day of September A.D. 1970, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book A-17, Page 89, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Middle School Drive (fifty feet wide) said point being the four following courses and distances from a point of curve on the Northerly side of Dobbs Court

(of irregular width): (1) leaving Dobbs Court on the arc of a curve, curving to the right having a radius of twenty-five feet the arc distance of thirty-three and seventy-four one-hundredths feet to a point of reverse curve on the Northeasterly side of Middle School Drive; (2) along the same on the arc of a curve, curving to the left having a radius of two hundred two and eighty-four one-hundredths feet the arc distance of one-hundred twenty-six and thirty-two one-hundredths feet to a point of tangent; and (3) still along the same, North fifty-two degrees, two minutes, fifty seconds West, one thousand one hundred sixty-nine and sixty one-hundredths feet to a point of curve on same; (4) still along the same on the arc of a curve curving to the right having a radius of six hundred fifteen and twenty-one one-hundredths feet the arc distance of one hundred forty-seven and twenty-eight one-hundredths feet to the point of beginning; thence extending from said point of beginning along the aforesaid Northeasterly side of Middle School Drive, the 2 following courses and distances, viz: (1) on the arc of a curve, curving to the right having a radius of six hundred fifteen and twenty-one one-hundredths feet the arc distance of seventy-four and sixty-six one-hundredths feet to a point of tangent; and (2) North thirty-one degrees, twenty-two minutes, forty seconds West the distance of forty-eight and thirty-three one-hundredths feet to a point a corner in line of lands of Methacton School District, as shown on said plan; thence extending North forty-four degrees, seven minutes, twenty seconds East along said lands, the distance of one hundred forty-four and eighteen one-hundredths feet to a point a corner in line of lands now or late of various owners, as shown on said plan; thence extending South fifty-two degrees, two minutes, fifty seconds East along said lands, the distance of one hundred one foot to a point a corner of Lot No. 36 as shown on said plan; thence extending South thirty-seven degrees, fifty-seven minutes, ten seconds West along Lot No. 36 the distance of one hundred eighty-two and forty-five one-hundredths feet to a point on the aforesaid Northeasterly side of Middle School Drive being the first mentioned point and place of beginning.

BEING Lot No. 35 as shown on said plan.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Brett M. Degerick and Anne B. Degerick, his wife, by Deed from Richard P. Blouin-Murphy, n/k/a Richard P. Murphy, dated 10/01/1990, recorded 07/03/1991 in Book 4980, Page 39. Parcel Number: 43-00-08446-20-5.

Location of property: 3149 Middle School Drive, Norristown, PA 19403-1734.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anne B. Degerick and Brett M. Degerick** at the suit of Wells Fargo Bank, N.A. Debt: \$209,202.25.

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

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

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

11-30461

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Howard F. Meixner, Registered Surveyor, Collegeville, Pennsylvania on February 16, 1930, as follows, to wit:

BEGINNING at a point in the center line of Township Line Road at the distance of 377 feet Northeastwardly from the center line of the present pavement of Ridge Pike; thence extending along the center line of Township Line Road North 37 degrees, 45 minutes East, 75 feet to a point; thence along other land of Daniel Ott and Esther W. Ott, his wife, of which this is a part, the 3 following courses and distances: (1) South 51 degrees, East 200 feet to a point; (2) South 37 degrees, 45 minutes West, 75 feet to a point; and (3) North 51 degrees, West 200 feet to the place of beginning.

UNDER AND SUBJECT to that certain Declaration of Taking recorded August 15th, 2008, in Deed Book 5704, Pages 00900-00906.

TITLE TO SAID PREMISES IS VESTED IN Britt L. Stehman and Frank D. Cridland, by Deed from Britt L. Stehman, dated 09/24/1999, recorded 10/26/1999 in Book 5294, Page 0844.

Parcel Number: 61-00-05032-00-1.

Location of property: 18 North Township Line Road, Royersford, PA 19468-2820.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank D. Cridland and Britt L. Cridland a/k/a Britt L. Stehman** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$97,742.99.

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

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

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

11-30813

ALL THAT CERTAIN unit, designated as Unit No. 206, being a unit in Somerset House Condominium, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68, Page C.S. 3101 et seq., as designated in the Declaration of Condominium of Somerset House Condominium, bearing date 7-9-1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7-16-1984 and Plats and Plans Condominium and recorded in Exhibit "B" of the Declaration of Condominium of Somerset House Condominium in Deed Book 4741, Page 2420.

TOGETHER with all rights, title and interest, being 1.26% 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 Barry Hess, Jr. by Deed from Thomas T. Robinson Executor of the Estate of John F. Robinson dated January 24, 2007 and recorded February 6, 2007 in Deed Book 5634, Page 1414.

Parcel Number: 54-00-02381-16-6.

Location of property: 120 North Bethlehem Pike, Apartment B 206, Fort Washington, PA 19034.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Barry Hess, Jr.** at the suit of Green Tree Servicing, LLC. Debt: \$131,298.99.

**Terrence J. McCabe**, Attorney.

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

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

11-30891

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

BEGINNING at a corner of other lands of Donald Rexrode, said point being in the middle of King Road (thirty-three feet wide) and distance along the same West from the center line of intersection of said road and a state highway known as Lewis Road (thirty-three feet wide), South seventy degrees, ten minutes West, one hundred eighty-eight feet; thence from said point of beginning along other lands of the said Donald Rexrode, South eighteen degrees, forty-one minutes, 6 seconds East, two hundred ninety-two and nineteen-hundredths feet to a corner on line of lands now or late of Clarence Reifsnieder; thence along the same South forty-four degrees, twenty-nine minutes, thirty-eight seconds West, eighty and fifty-five hundredths feet to an iron pin, a corner, thence continuing along said lands and lands of Arthur and Helen Jackson, North forty-three degrees, thirty-five minutes West, three hundred fifty-five and eighty-hundredths feet to an iron pin, a corner in the middle of aforesaid King Road; thence along the middle of the same, North seventy degrees, ten minutes East, two hundred and nineteen feet to the place of beginning.

CONTAINING one hundred forty-three and ninety-two hundredths perches of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN April L. Smokowicz and Michael Smokowicz, by Deed from Gilbert J. Moyer and Janet D. Moyer, dated 09/01/2006, recorded 09/13/2006 in Book 5616, Page 566.

Parcel Number: 37-00-01342-00-7.

Location of property: 676 King Road, Royersford, PA 19468-1519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **April L. Smokowicz and Michael Smokowicz** at the suit of GMAC Mortgage, LLC. Debt: \$254,657.93.

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

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

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

11-31304

ALL THAT CERTAIN tract or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Final Subdivision Plan of Property of Nemeth Construction Company, made by Yerkes Associates, Inc. Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated April 4, 1979 and last revised September 2, 1980, as follows, to wit:

BEGINNING at a point on the center line of Llanfair Circle (fifty feet wide), said point being located the four following courses and distances from the point of intersection of the center line of Llanfair Circle with the title line in the bed of Church Road: (1) South twenty four degrees, fourteen minutes East, one hundred feet to a point; (2) on the arc of a circle curving to the left, having a radius of three hundred feet, the arc distance of fifty-three and seventy-two one-hundredths feet to a point; (3) South fifty-five degrees, thirty minutes West, one hundred fifty-four and sixty-seven one-hundredths feet to a point; and (4) on the arc of a circle curving to the left, having a radius of one hundred feet, the arc distance of one hundred sixty-six and twenty-two one-hundredths feet to the point of beginning; thence from said point of beginning along the said center line of Llanfair Circle, the two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of one hundred feet, the arc distance of eighteen and forty-one one-hundredths feet to a point; and (2) South fifty degrees, seventeen minutes East, sixty-seven feet to a point; a corner of Lot 10; thence leaving Llanfair Circle along Lot 10, South thirty-nine degrees, forty-three minutes West, one hundred twenty-five and twenty-seven one-hundredths feet to a point in line of lands now or late of Consolidated Rail Corporation; thence along said lands, North fifty degrees, seventeen minutes West, one hundred eight and ninety-five one-hundredths feet to a point, a corner of Lot 12; thence along Lot 12, North fifty degrees, sixteen minutes East, one hundred twenty-nine and fourteen one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marshall F. Kaufman and Richelle B. Kaufman husband and wife, as Tenants by Entireties by Deed from 250 Montgomery Associates, a Pennsylvania General Partnership dated 11/18/1983, recorded 11/23/1983 in Deed Book 4723, Page 1778.

Parcel Number: 40-00-33065-35-7.

Location of property: 63 Llanfair Circle, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richelle Kaufman a/k/a Richelle B. Kaufman** at the suit of Deutsche Bank National Trust Company, as Trustee Under Pooling and Servicing Agreement dated as of January 1, 2007 Securitized Asset-Backed Receivables, LLC Trust 2007-NC1. Debt: \$903,550.52.

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

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

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

11-31475

ALL THAT CERTAIN tract or parcel of land, situate on the West side of State Street and the North side of Ninth Street (not open) in **Pottstown Borough**, Montgomery County, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Ninth Street (not opened) a corner of this and Lot No. 2 of the land now or late of the Estate of Robert Solomon, a corner; thence from said point of beginning and along the Northeast side of Ninth Street North 52 degrees, 44 minutes, 5 seconds West, 220.32 feet to a corner; thence leaving Ninth Street and along lands of Donald Toth the following 2 courses and distances, viz: (1) North 51 degrees, 50 minutes East, 91.59 feet and; (2) North 51 degrees, 48 minutes West, 48.72 feet to a corner of lands now or late of Robert Zangrilli; thence along lands now or late of Zangrilli, Bowden, Killian, Miller, Diesch and Fry North 38 degrees, 12 minutes East, 400.65 feet to a corner on line of lands of Charles Fine; thence along land of Charles Fine the next 3 courses and distances to wit: (1) South 52 degrees, 15 minutes East, 100 feet to a corner; (2) North 38 degrees, 12 minutes East, 50 feet to a corner and; (3) North 52 degrees, 15 minutes West, 100 feet to a corner of lands now or late of James Mort; thence along lands now or late of Mort and Warren Emery North 38 degrees, 12 minutes East, 100 feet to a corner on a 20 foot wide alley; thence along the South side of a 20 foot wide alley South 52 degrees, 15 minutes East, 182.61 feet to a corner on line of lands now or late of Dennis Konnick; thence along lands now or late of Konnick, Golightly, Rightnour, Myers and Koch South 51 degrees, 50 minutes West, 334.67 feet more or less to a point; thence along lands now or late Koch South 51 degrees, 30 minutes, 35 seconds East, 103.04 feet to a corner; thence along lands now or late of Clyde Rupert the following 2 courses and distances, viz: (1) South 38 degrees, 44 minutes, 25 seconds West, 65 feet to a corner and; (2) South 51 degrees, 30 minutes, 35 seconds East, 43.58 feet to a corner of lands now or late of Shanna L. Soloman; thence along lands now or late of Soloman and land now or late Minda Gail Gottshall South 38 degrees, 44 minutes, 25 seconds West, 120 feet to a corner of this and the land now or late of Gottshall; thence along said land South 51 degrees, 30 minutes, 35 seconds East, 100 feet to the West side of State Street, a corner; thence along the West side of State Street South 38 degrees, 44 minutes, 25 seconds West, 25 feet to a point, a corner of this and Lot No. 2 of the land now or late of the Estate of Robert Solomon; thence along the same the following 2 courses and distances, viz: (1) leaving State Street North 51 degrees, 30 minutes, 35 seconds West, 100 feet to a point, a corner; (2) South 38 degrees, 44 minutes, 25 seconds West, 101.52 feet to the point of beginning.

UNDER AND SUBJECT, however, to lease agreement and option recorded Deed Book 4943/1633.

TITLE TO SAID PREMISES IS VESTED IN Albert M. Butts, by Deed from Sherco, Inc. and Harry Heller, dated 10/14/1996, recorded 10/25/1996 in Book 5165, Page 1271.

Parcel Number: 16-00-28520-00-3.

Location of property: 523 State Street, Pottstown, PA 19464-5118.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert M. Butts** 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: \$201,290.66.

**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.

11-31624

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being No. 316 Moore Street, bounded and described according to a recent survey made by James Cresson, Civil Engineer April 24, 1920, as follows, to wit:

BEGINNING at a point on the Southwest side of Moore Street, at the distance of one hundred seven. feet and five tenths of a foot Southeast from the South corner of Arch and Moore Streets, said point being opposite the middle of the partition wall between the house erected hereon and the one on the adjoining lot, now or late of Abraham G. Grater; thence along said land the line for a portion of the distance passing through the middle of the partition wall between this house and the one on the adjoining lot Southwest ninety feet to the Northeast side of Clay Alley, twenty feet wide; thence along said side of said alley Southeast fourteen feet and five tenths of a foot to a point, a corner; thence Northeast parallel with the first line ninety feet to the Southwest side of Moore Street aforesaid; thence along said side of said street, Northwest fourteen feet and five tenths of a foot to the place of beginning.

BEING the same premises which Marvin L. Thompson and Betty S. Thompson by Deed dated 11/30/76 and recorded 3/28/77 in Montgomery County in Deed Book 4188, Page 189 granted and conveyed unto Marvin L. Thompson.

Parcel Number: 13-00-25916-00-9.

Location of property: 316 East Moore Street a/k/a 316 Moore Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marvin L. Thompson** at the suit of PNC Mortgage, a Division of PNC Bank, National Association. Debt: \$109,996.63.

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

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

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



11-31895

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate on the East side of Franklin Street, between Laurel and Water Streets, in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point 15 feet, more or less, from the Southeast corner of Laurel and Franklin Streets; thence extending Southwardly along the East side of said Franklin Street 15 feet, more or less, to a point, a corner of this and land, now or late, of John G. Ludwick, et ux., a point of division between these premises and premises immediately to the South, to wit: 206 Franklin Street; thence by the same Eastwardly 90 feet to the west side of a certain 10 foot wide alley; thence by the same Northwardly 15 feet, more or less, to a point in line of this and premises immediately to the North, to wit: 202 South Franklin Street; thence Westwardly and through the middle of the partition or division wall between these properties and the aforesaid premises immediately to the North, 90 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Theodore Turner, unmarried, by Deed from Scott C. Pence, unmarried, dated 09/03/2008, recorded 01/28/2009 in Book 5720, Page 1440.

Parcel Number: 16-00-11044-00-1.

Location of property: 204 South Franklin Street, Pottstown, PA 19464-5916.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore E. Turner** at the suit of Nationstar Mortgage, LLC. Debt: \$63,943.09.

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

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

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

11-32394

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in "Gwynedd Hunt" (formerly-Trewellyn Farms), Phase III, in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 160, Phase III as shown on Location Plan of "Gwynedd Hunt" (formerly-Trewellyn Farms), Phase III, prepared for Trewellyn Farms Development Corporation, by Bursich Associates, Inc., Consulting Engineers, dated September 18, 1986, last revised October 27, 1986, recorded in the Office of the Recorder of Deed, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 121.

BEING Lot Number 160, Phase III, as above set out.

TITLE TO SAID PREMISES VESTED IN Chae Yi and Son Hui Yi by Deed from Samuel M. Lybrand and Beverly Klumpp Lybrand dated November 24, 2004 and recorded on December 29, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 2004248195.

Parcel Number: 39-00-00424-60-8.

Location of property: 110 Bridle Lane, Lower Gwynedd, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **In Chae Yi and Son Hui Yi** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Deutsche ALT-A Securities, Inc. Mortgage Loan Trust, Series 2006-AB2, Mortgage Pass-Through Certificates, Series 2006-AB2. Debt: \$369,690.92.

**Patrick J. Wesner**, Attorney.

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

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

11-32456

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

BEGINNING at a point on the Southeasterly side of Chain Street, at the distance of 164 feet Northeasterly from the Easterly corner of Oak and Chain Streets, a corner of this and land late of Mahlon Bolton, deceased; thence Southeasterly along said land and through the middle of the partition wall of the house erected on these lots, 100 feet to a 20 feet wide alley; thence along said 20 feet wide alley, Southwesterly 16 feet to a point, a corner of this and other lands of said Francis G. Stinson; thence along said land and the middle of a 2 feet wide alley, Northwesterly 100 feet to Chain Street aforesaid; thence along Chain Street aforesaid Northeasterly 16 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gerald J. Hoy and Agnes Hoy, by Deed from Gerald J. Hoy, dated 07/01/2006, recorded 07/27/2006 in Book 5610, Page 90. By virtue of Gerald J. Hoy's death on or about 01/27/2011, his ownership interest was automatically vested in Agnes Hoy, the Surviving Joint Tenant.

Parcel Number: 13-00-07056-00-5.

Location of property: 720 Chain Street, Norristown, PA 19401-3714.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Agnes Hoy** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$87,503.32.

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

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

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

11-32797

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a plan thereof made by Donald H. Schurr, Registered Land Surveyor, on August 11, 1952 and recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 2310, Page 600, as follows, to wit:

SITUATE on the Southeasterly side of Stony Creek Road at the distance of 356.22 feet Northeastwardly from a point of curve formed by the intersection of the Southeasterly side of Stony Creek Road and the Northeastly side of Woodlawn Road (50 feet wide).

CONTAINING in front or breadth on Stony Creek Road 70 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Stony Creek Road 140 feet.

BEING Lot No. 295.

TITLE TO SAID PREMISES IS VESTED IN Perry E. Jones and Chanda Jones, his wife, by Deed from Perry E. Jones, dated 04/04/1996, recorded 04/24/1996 in Book 5145, Page 1954.

Parcel Number: 33-00-08242-00-5.

Location of property: 2926 Stony Creek Road a/k/a 2926 Stony Creek Road, East Norriton, PA 19401-1352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Perry E. Jones and Chanda Jones** at the suit of Wells Fargo Bank, N.A. Debt: \$101,988.16.

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

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

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

11-32931

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described according to a Plan of "Upland Village" made by Coventry Associates, Pottstown, Pennsylvania, dated January 27, 1978 and last revised March 18, 1982 and recorded in Plan Book A-44, Page 235 A, B, and C, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Upland Street (fifty feet wide) said point being a corner of Lot 35 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 35 as shown on the above mentioned plan South fifty degrees, thirteen minutes, fifty-eight and four-tenths seconds East, one-hundred feet to a point; thence extending South thirty-nine degrees, forty-six minutes, two and six-tenths seconds West, forty feet a point; thence extending North fifty degrees, thirteen minutes, fifty-eight and four-tenths seconds West, one hundred feet to a point on the Southeasterly side of Upland Street; thence extending North thirty-nine degrees, forty-six minutes, two and six-tenths seconds East, forty feet to the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Salerno, married and Shirley R. Salerno, his wife Deeded by Christopher G. Pasik, married and Rebecca A. Pasik, his wife dated 10/25/99, recorded 10/27/99 in Book 5294, Page 1166 and Instrument #024022.

Parcel Number: 16-00-29665-24-4.

Location of property: 600 Upland Street, Pottstown, PA 19464-5183.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony J. Salerno and Shirley R. Salerno** at the suit of Wells Fargo Bank, N.A. Debt: \$132,570.20.

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

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

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

11-32932

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made on 9/24/1920 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Division Street (25 feet wide) at the distance of 28.29 feet, Northeastwardly from the Northeastly side of Walnut Street (40 feet wide); thence extending North 24 degrees, 46 minutes, 30 seconds West, passing through the center of the party wall of said message and crossing an 8 feet wide alley, in the rear, 91.44 feet, to a point, in line of land, now or late of H.C. LaRue; thence extending along same, North 64 degrees, 17 minutes, 35 seconds East, 14.55 feet to a point; thence extending South 24 degrees, 46 minutes East, crossing the aforementioned 8 feet wide alley and passing through the center of the party wall of said message, 91.68 feet to the said side of Division Street; thence extending along same South 65 degrees, 13 minutes, 30 seconds West, 14.54 feet to the place of beginning.

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

SUBJECT, however, to the proportionate part of the expense of keeping said alley in good order, condition and repair.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph White and Jennifer White, by Deed from Peter Pomerantz and Julia Pomerantz, dated 03/06/2007, recorded 03/14/2007 in Book 5638, Page 2914.

Parcel Number: 10-00-00832-00-4.

Location of property: 403 Division Street, Jenkintown, PA 19046-3216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph White and Jennifer White** at the suit of Wells Fargo Bank, N.A. Debt: \$149,640.40.

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

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

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

11-33274

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan of Willow Park Homes made December 30, 1950 and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2151, Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Coolidge Avenue (50 feet wide) measured the 2 following courses and distances along same from its point of intersection with the Northeast side of Columbia Avenue (50 feet wide) (both lines produced): (1) North 54 degrees, 44 minutes East, 634.95 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 165 feet the arc distance of 55.05 feet to the point and place of beginning; thence extending from said beginning point North 16 degrees, 9 minutes, 8 seconds West, 131.34 feet to a point; thence extending North 54 degrees, 44 minutes East, 109.98 feet to a point; thence extending South 1 degrees, 12 minutes, 37 seconds West, 183.22 feet to a point on the Northeast side of Coolidge Avenue; thence extending along the same in a Southwesterly direction on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heather A. Udry, by Deed from Margaret F. Carlin, dated 03/06/2008, recorded 03/19/2008 in Book 5686, Page 525.

Parcel Number: 30-00-10292-00-1.

Location of property: 1954 Coolidge Avenue, Willow Grove, PA 19090-3017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather A. Udry a/k/a Heather A. Ayala** at the suit of Wells Fargo Bank, N.A. Debt: \$239,042.06.

**Melissa J. Cantwell**, Attorney, I.D. #308912

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

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

11-33294

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of High Street between Bailey and Adams Streets, being known as 647 High Street, bounded and described, as follows, to wit:

BEGINNING at the intersection of the North side of High Street with the West side of a forty feet wide street now called Bailey Street; thence Westwardly along said High Street a distance of twenty-five (25 feet) feet to a point a corner of this and land of Evelyn Cook; thence Northwardly along the same one hundred and forty (140 feet) feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the partition or division wall of this and house of said Evelyn Cook adjoining to the West; thence by the said twenty (20 feet) feet wide alley Eastwardly twenty-five feet to the West side of Bailey Street; thence by the West side of Bailey Street Southwardly one hundred and forty (140 feet) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francis E. Templin Deeded by Suzanne H. Hoepfl, dated 4/30/04, recorded 5/17/04, in Book 05507, Page 1210 and Instrument #2004101970.

Parcel Number: 16-00-15096-00-8.

Location of property: 647 East High Street, Pottstown, PA 19464-5761.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis E. Templin** at the suit of Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee Under the Trust Agreement for the Structured Asset Investment Loan Trust Series 2004-BNC1. Debt: \$72,184.64.

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

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

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

11-33384

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section Number 5 "Meetinghouse Manor" made by C Raymond Weir, Registered Professional Engineer, dated February 24, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Edison Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northwesterly side of Fort Washington Avenue (50 feet wide): (1) leaving Fort Washington Avenue on the arc of a circle 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 Edison Drive; (2) North 33 degrees, 40 minutes, 40 seconds West along the Northwestwardly side of Edison Drive 190.33 feet to a point of curve on the same; and (3) Northwestwardly still along the Northeasterly side of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 79.79 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Northwardly partly along the Northeasterly and partly along the Easterly sides of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 38.81 feet to a point of tangent on the Easterly side of Edison Drive; thence extending North 00 degrees, 10 minutes West, 45.94 feet to a point; thence extending South 42 degrees, 19 minutes West, 152.87 feet to a point; thence extending South 79 degrees, 10 minutes, 50 seconds West, 136.41 feet to the first mentioned point and place of beginning.

BEING Lot Number 99 as shown on the above mentioned plan.

Parcel Number: 54-00-05884-00-2.

Location of property: 1631 Edison Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gentile and Jennifer Gentile** at the suit of Citimortgage, Inc. Debt: \$312,003.34.

**Meghan K. Boyle**, Attorney. I.D. #201661

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

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

11-33491

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made by Meixner Civil Engineers & Surveyors, Collegeville, Pennsylvania, dated 8/24/1988 and last revised 11/08/1989, recorded in Plan Book A-51, Page 396, as follows, to wit:

BEGINNING at an interior point, a common corner, of this, Lot No. 1 and lands now or late of Herbert Kanengeiser, which point is measured the seven (7) following courses and distances from a point on the ultimate right-of-way of Godshall Road, corner of lands now or late of Richard E. Weaver: (1) South 48 degrees, 15 minutes East, 89.15 feet to a point; and (2) North 23 degrees, 40 minutes East, 51.04 feet to a point; (3) North 87 degrees, 33 minutes East, 43.65 feet to a point; (4) North 54 degrees, 16 minutes East, 137.75 feet to a point; (5) North 41 degrees, 45 minutes East, 46.00 feet to a point; (6) South 48 degrees, 15 minutes East, 68.19 feet to a point; and (7) North 47 degrees, 46 minutes East, 53.02 feet to the point of beginning; thence extending from said point of beginning along Lot No. 1 on said plan, the five (5) following courses and distances, viz: (1) North 44 degrees, 26 minutes, 56 seconds East, 30.40 feet to a point; (2) North 38 degrees, 07 minutes East, 72.13 feet to a point; (3) North 28 degrees, 27 minutes, 27 seconds West, 41.00 feet to a point; (4) North 47 degrees, 25 minutes, 40 seconds West, 126.00 feet to a point; and (5) North 42 degrees, 34 minutes, 20 seconds East, 64.45 feet to a point in line of lands now or late of Birchwood Center, Inc.; thence extending along said land the two (2) following courses and distances, viz: (1) South 47 degrees, 25 minutes, 40 seconds East, 187.24 feet to a point; and (2) South 48 degrees, 55 minutes, 30 seconds East, 157.22 feet to a point in the center of a 16 feet wide right-of-way; thence extending along said right-of-way, South 40 degrees, 30 minutes West, 181.70 feet to a point, the corner of lands now or late of Herbert Kanengeiser; thence extending along said lands North 48 degrees, 15 minutes West, 181.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Martin T. Phelan, by Deed from Elizabeth A. Phelan, dated 05/01/2007, recorded 05/07/2007 in Book 5646, Page 141.

Parcel Number: 48-00-00719-00-7.

Location of property: 206 Godshall Road, Collegeville, PA 19426-3524.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin T. Phelan** at the suit of Wells Fargo Bank, N.A. Debt: \$277,983.44.

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

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

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

11-33505

ALL THAT CERTAIN brick message or tenement and lot 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 South line of High Street between Evans and Franklin Streets at a corner of this and property No. 366 High Street; thence Southwardly through and along the division wall of this and the adjoining dwelling 140 feet to Apple Street; thence along said Apple Street Eastwardly 21 feet, 10 inches to a corner of land of the late Dr. William J. Davis; thence by said land of the late Dr. William J. Davis Northwardly 140 feet to the South line of High Street, aforesaid; thence along said High Street Westwardly 21 feet, 10 inches to the place of beginning.

BEING the same premises which Lowell Allen Pyke, Jr. a/k/a Lowell Allan Pyke, Jr. and Luanne Pyke, a/k/a Lu Ann Pyke, his wife by Deed dated 2/14/2002 and recorded 3/7/2002 in Montgomery County in Deed Book 5398, Page 2256 conveyed unto William J. Hnath, in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael Rebar, by Deed from William J. Hnath, dated 09/28/2004, recorded 10/14/2004 in Book 5529, Page 25.

Parcel Number: 16-00-14004-00-2.

Location of property: 368 East High Street a/k/a 368 High Street, Pottstown, PA 19464-5660.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Rebar** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-1, CSAB Mortgage Backed Pass-Through Certificates, Series 2006-1. Debt: \$146,110.52.

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

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

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

11-33590

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as amended Plan of Wetherill Estates made by George B. Mebus, Inc., Engineers, dated June 16, 1955 and last revised January 18, 1957, said plan being recorded in the Office for the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-3, Page 68, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Chattin Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Fenton Road (of irregular width): (1) leaving Fenton Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.52 feet to a point of tangent on the Southeasterly side of Chattin Road; and (2) North 38 degrees, 16 minutes, 10 seconds East along the Southeasterly side of Chattin Road 260.48 feet to the place of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Chattin Road 100 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Chattin Road 200 feet.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Smith and Sally A. Cardy, as Joint Tenants With the Right of Survivorship by Deed from Joy A. Bergey dated 06/30/2006, recorded 07/18/2006 in Deed Book 5808, Page 2349.

Parcel Number: 31-00-04930-00-7.

Location of property: 1632 Chattin Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sally A. Cardy and Karen L. Smith** at the suit of PNC Bank, National Association. Debt: \$276,159.62.

**Sherri J. Braunstein**, Attorney.

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

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

11-33932

ALL THAT CERTAIN lot or parcel of land with the message or tenement thereon erected, situate in "Maple Meadow" off Butler Pike in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot No. 15 as shown on a plan of subdivision made of 'Maple Meadow' made for E. Thomas Flood by Urwiler and Walter, Inc., dated April 30, 1985, last revised May 15, 1985, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-46, Page 305.

TITLE TO SAID PREMISES IS VESTED IN William Belz, by Deed from Eileen M. Lapenta, dated 09/26/2006, recorded 10/05/2006 in Book 5618, Page 1893.

Parcel Number: 65-00-07479-32-2.

Location of property: 15 Maple Drive, Conshohocken, PA 19428-2206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Belz** at the suit of Wells Fargo Bank, N.A. Debt: \$268,319.65.

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

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

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



11-33937

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 plan of Providence Greene, made by Yerkes Associates, Inc., dated October 9, 1989 and last revised February 14, 1995 said plan being recorded in Plan Book A-55, Page 403, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Greene's Way Circle (private) (50 feet wide) said point of beginning being a corner of Lot 115 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 115, South 50 degrees, 29 minutes East, 98 feet to a point in line of open space; thence extending along the same, South 39 degrees, 31 minutes West, 24 feet to a point a corner of Lot 113; thence extending the same, North 50 degrees, 29 minutes West, 98 feet to a point on the Southeasterly side of Greene's Way Circle; thence extending along the same, North 39 degrees, 31 minutes East, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,352 square feet more or less.

BEING Lot No. 114 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kassem A. Mourad, by Deed from Relocation Advantage, LLC, a Delaware Limited Liability Company, dated 02/01/2007, recorded 03/08/2007 in Book 5638, Page 1254.

Parcel Number: 43-00-05861-27-9.

Location of property: 3034 Greenes Way Circle, Collegeville, PA 19426-3186.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kassem A. Mourad a/k/a Kassem Mourad** at the suit of Wells Fargo Bank, N.A. Debt: \$243,214.79.

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

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

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

11-34028

ALL THAT CERTAIN lot known as Unit No. C-1, in Building No. 1002, in **Lower Moreland Township**, in the Village of Huntingdon Valley Condominium together with an undivided interest in the common elements (1.25% at full proposed buildout of 80 units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, and covenants, restrictions, and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001, and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown, Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

UNDER THE SUBJECT, nevertheless to certain conditions and restrictions of record, as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN **Viktoria Zagranichny**, by Deed from K. Hovnanian at Lower Moreland I, L.L.C., a Pennsylvania Limited Liability Company, dated 11/14/2002, recorded 11/27/2002 in Book 5436, Page 890.

Parcel Number: 41-00-08429-03-5.

Location of property: 14 Simons Way a/k/a 14 Simons Way, Unit 7, Huntingdon Valley, PA 19006-4247.

The improvements thereon are: Condominium/townhouse unit.

Seized and taken in execution as the property of **Viktoria Zagranichny** at the suit of Wells Fargo Bank, N.A. Debt: \$101,485.52.

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

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

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

11-34076

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by C. Raymond Weir, Registered Surveyors on June 22, 1940, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Easton Road (50 feet wide) and the Northeasterly side of Kenderton Avenue (50 feet wide) (both extended).

CONTAINING in front or breadth on said Easton Road 50 feet measured North 43 degrees, East and extending of that width in length or depth South 47 degrees, 12 minutes East, 117.41 feet on the Northeast line thereof and 117.62 feet on the Southwest line thereof. The Southwest line thereof extending along the said Northeast side of Kenderton Avenue.

BEING the same premises which **Steven M. Bell** and **Crucita C. Bell**, husband and wife by Deed dated 05/13/1997 and recorded 06/06/1997 in Book 5188, Page 0299 in Montgomery County in Deed Book 5188, Page 0299 granted and conveyed unto **Crucita C. Bell**.

Parcel Number: 30-00-35348-00-1.

Location of property: 2347 Kenderton Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Crucita C. Bell and Steven M. Bell** at the suit of Wells Fargo Bank, N.A., as Certificate Trustee (not in its Individual Capacity but Solely as Certificate Trustee), in Trust for Registered Holders of VNT Trust Series 2010-1. Debt: \$86,678.11.

**Thomas M. Federman**, Attorney.

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

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

11-34183

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Subdivision Plan of Phase I, "Winners Circle", dated 10/14/1991 and last revised 8/20/1992 and recorded in Montgomery County in Plan Book A-53, Page 460, as follows, to wit:

BEGINNING at a point of tangent on the Northerly side of Aqueduct Drive (24 feet wide) said point being a corner of Lot #92 (as shown on said plan); thence from said point of beginning extending along said drive on a line curving to the left having a radius of 26 feet an arc distance of 3.89 feet in a point, being a corner Lot No. 94; thence leaving said drive extending along Lot No. 94 the two following courses and distances: (1) North 10 degrees, 12 minutes, 49 seconds West, 18.30 feet to a point; thence (2) North 55 degrees, 50 minutes, 53 seconds West, 101.59 to a point, being a common corner of Lots No. 94, No. 113, and No. 114; thence extending along Lot No. 114 crossing a 20 feet wide sanitary sewer easement and a 50 feet wide buffer area North 30 degrees, 28 minutes, 36 seconds East, 126.43 feet to a point in line of lands now or late of Equas Ltd. Partnership, being a corner of Lot No. 114; thence extending partially along said lands South 59 degrees, 31 minutes, 24 seconds East, 118.45 feet to a point, being corner Lot No. 92 said buffer area South 30 degrees, 57 minutes, 2 seconds West, 141.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 93 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Byoung J. Cho and Keum R. Kwon, by Deed from Jason Shim and Hyun Jung Ko, dated 09/13/2007, recorded 10/03/2007 in Book 5667, Page 00893.

Parcel Number: 46-00-00003-64-7.

Location of property: 508 Aqueduct Drive, North Wales, PA 19454-4515.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keum R. Kwon and Byoung J. Cho** at the suit of Wells Fargo Bank, N.A. Debt: \$224,281.07.

**Melissa J. Cantwell**, Attorney. I.D. #308912

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

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

11-34187

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Certain Amended Plan of Section #3 Plan of Wunderland, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated January 30, 1953, and last revised January 5, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pershing Avenue (50 feet wide) at the distance of 108 feet measured North 47 degrees, 26 minutes West along the said side of Pershing Avenue produced from its intersection with the Northwesterly side of Thomas Road (60 feet wide) (produced).

CONTAINING in front or breadth on said Northeasterly side of Pershing Avenue North 47 degrees, 26 minutes West, 80 feet and extending of that width in length or depth on a course North 42 degrees, 34 minutes East 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Katrina D. Garland, by Deed from Christopher R. Staudt, dated 05/31/2006, recorded 06/28/2006 in Book 5606, Page 448.

Parcel Number: 30-00-53412-00-9.

Location of property: 2739 Pershing Avenue, Abington, PA 19001-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katrina D. Garland** at the suit of Deutsche Bank National Trust Company, as Trustee for FFML Mortgage Pass-Through Certificates, Series 2006-FF11. Debt: \$238,221.58.

**John Michael Kolesnik**, 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.

11-34196

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate on the Northwest corner of Franklin and Walnut Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stake for a corner on the Northwest corner of said Franklin and Walnut Streets; thence Northwardly along said Franklin Street, 140 feet to a 20 feet wide alley; thence Westwardly along the same 26 feet and 9 1/4 inches to a point for a corner of this and land now or late of Mahlon K. Levingood; thence Southwardly along the same, 140 feet to Walnut Street aforesaid; thence Eastwardly along the same, 27 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Gallagher, by Deed from Kenneth Kaufmann and Donna M. Kaufmann, h/w, by her agent Kenneth Kaufmann, by Power of Attorney dated May 18, 2005 and recorded in Montgomery County Book Volume 221-97, dated 06/06/2005, recorded 06/20/2005 in Book 5558, Page 402.

Parcel Number: 16-00-30720-00-8.

Location of property: 383 Walnut Street, Pottstown, PA 19464-5694.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph P. Gallagher** 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: \$102,821.44.

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

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

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

11-34272

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of The Orchard for H. Hassan Builder, Inc., by Herbert H. Metz, Inc., dated April 24, 1984 and last revised February 22, 1985 and recorded in Plan Book A-46, Page 469, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Elberta Drive said point also being the Southernmost terminus of a round corner connecting the Southwest side of Elberta Drive (50 feet wide) with the Southeast side of Red Haven Drive (50 feet wide); thence from said place of beginning and continuing along the Southwest side of Elberta Drive South 35 degrees, 45 minutes, 00 seconds East, 102.28 feet to a point a corner of Lot Number 230; thence leaving the Southwest side of Elberta Drive and along Lot Number 230 South 54 degrees, 15 minutes, 00 seconds West, 49.00 feet to a point a corner of Lot Number 232; thence along Lot Number 232 North 35 degrees, 45 minutes, 00 seconds West, 111.72 feet to a point on the Southeast side of Red Haven Drive the three following courses and distances: (1) on the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 32.92 feet; (2) North 54 degrees, 15 minutes, 00 seconds East, 6.09 feet; (3) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point on the Southwest side of Elberta Drive and first mentioned point and place of beginning.

BEING Lot Number 231 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Terry L. Williams, by Deed from Nancy S. Mitchell, dated 11/06/2002, recorded 01/27/2003 in Book 5443, Page 2193.

Parcel Number: 46-00-03087-67-4.

Location of property: 216 Red Haven Drive, North Wales, PA 19454-1438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry L. Williams** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-HE3. Debt: \$267,400.86.

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

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

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

11-34413

ALL THAT CERTAIN brick message and lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, being Lot No. 35 West Second Street, bounded and limited and described, as follows, to wit:

BEGINNING at a point in the North line of Second Street 91 feet East of the Northeast corner of Second and Manatawny Streets, a corner of this and land of George Burdan; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 21 feet, 6 inches, more or less, to other land of William L. Antrim; thence by the same Southwardly passing in said course and distance through the center of the division or partition wall of this and another brick dwelling adjoining on the West, 140 feet to Second Street aforesaid; thence by the same Eastwardly 21 feet, 6 inches, more or less, to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING:

BEGINNING at a point in the North line of Second Street 91 feet East of the Northeast corner of Second and Manatawny Streets, a corner of this and land of George Burdan; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 1 foot to the land formerly of Benjamin LaPish and Clara P. LaPish, his wife; thence by the same Southwardly 140 feet to Second Street, aforesaid; thence by the same Eastwardly 1 foot to the place of beginning.

BEING the same premises which James R. Steffy, Jr. and Karen L. Steffy, by Deed dated July 22, 2011 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery on July 27, 2011 in Deed Book 5007, Page 552, granted and conveyed unto Karen L. Steffy, as sole owner.

Parcel Number: 16-00-25396-00-4.

Location of property: 35 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James R. Steffy, Jr. and Karen L. Steffy** at the suit of JP Morgan Chase Bank, National Association, et al. Debt: \$86,921.99.

**Brian M. Kile**, 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.

11-34493

ALL THAT CERTAIN parcel or tract of land, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as Nelmor Park, Section 2, as laid out for Harry T. Gresh as January 27, 1970, by Ralph E. Shaner & Son Engineering Company and more fully described, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 56, said point being on the Westerly property line of Werstler Avenue (60 feet wide) and being distant along the same from a point marking the Northwesterly property line intersection, as projected, of the aforesaid Werstler Avenue and another public road or street known as Virmay Drive (50 feet wide) North 49 degrees, 49 minutes East, 491.72 feet; thence from said point of beginning continuing along the Northerly side of Lot No. 56 North 40 degrees, 11 minutes West, 150.00 feet to a corner; thence by a course parallel to and distant 180.00 feet Easterly of the center line of Gilbertsville North 49 degrees, 49 minutes East, 100.00 feet to a corner of Lot No. 58; thence along the same South 40 degrees, 11 minutes East, 150.00 feet to a corner on the Westerly property line of Werstler Avenue; thence along the same South 49 degrees, 49 minutes West, 100.00 feet to a corner of Lot No. 56 and place of beginning.

BEING all of Lot No. 6 of a plan of lots known as Nelmor Park, Section 2.

BEING the same premises which William H. Walter and Jeanne A. Walter, husband and wife, by Deed dated July 17, 2006 and recorded July 24, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5609, Page 1465, granted and conveyed unto Christopher Galeotti.

Parcel Number: 32-00-04288-00-9.

Location of property: 1541 Moore Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christopher Galeotti** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee Under the Pooling and Servicing Agreement dated as of October 1, 2006, GSAMP Trust 2006-HE7, by its Attorney in Fact Litton Loan Servicing, L.P. c/o Ocwen Loan Servicing, LLC. Debt: \$264,721.55.

**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.

11-34509

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Terraced Hill plan of lots drawn by Ralph E. Shaner and Son Engineering Company dated 3/20/1974 and revised 10/5/1975 said plan recorded in Montgomery County in Plan Book A-37, Page 18, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Terraced Hill Court (50 feet wide) said point being a corner of Building 9, Unit 2 on said plan; thence extending from said point of beginning along Building 9, Unit 2, South 14 degrees, 04 minutes West, 670 feet to a point a corner; thence extending North 75 degrees, 56 minutes West, 33 feet to a point a corner of Building 9, Unit 4 on said plan; thence extending along same North 14 degrees, 04 minutes East and crossing a 20 feet wide storm sewer easement 670 feet to a point on the Southwesterly side of Terraced Hill Court; thence extending along same South 75 degrees, 56 minutes East, 333 feet to the first mentioned point and place of beginning.

BEING Building No. 9, Unit 3 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Simon K. Waruru and Sarah N. Kabui, by Deed from Linda M. Coughlin, dated 07/29/2005, recorded 08/05/2005 in Book 5565, Page 764.

Parcel Number: 42-00-04885-41-9.

Location of property: 2598 Terraced Hill Court a/k/a 2598 Terraced Hills Court, Pottstown, PA 19464-3146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Simon K. Waruru and Sarah N. Kabui** at the suit of Wells Fargo Bank, N.A. Debt: \$151,893.23.

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

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

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

11-34539

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey made by S. Cameron Corson, Civil Engineer on 6/3/1925, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Astor Street at the distance of 17.75 feet Southwestwardly from the Southwesterly side of Warren Street.

CONTAINING in front or breadth on the said Astor Street, measured Southwestwardly 15 feet and extending of that width in length or depth between parallel line at right angles to said Astor Street Southeastwardly the lines for a portion of the distance passing through the center of the partition walls 85 feet (erroneously written as 65 feet in prior Deed) to the Northwest (incorrectly given in prior Deeds as East) side of an alley 24 feet wide.

TITLE TO SAID PREMISES IS VESTED IN James Moran, by Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated 07/19/2002, recorded 09/26/2002 in Book 5426, Page 1022.

Parcel Number: 13-00-03072-00-2.

Location of property: 1412 Astor Street, Norristown, PA 19401-2922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Moran** at the suit of HSBC Bank USA, National Association, as Trustee for Deutsche ALT-A Securities Mortgage Loan Trust, Series 2006-AR6. Debt: \$142,293.07.

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

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

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

11-34713

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a Lot Subdivision Plan, Part of Whitemarsh Village Section #1 made for McCloskey Homes, Inc., by Franklin and Lindsey, Registered Engineers, Philadelphia on May 16, 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Cheltenham Avenue (41.5 feet wide) measured North 52 degrees, 49 minutes, 15 seconds West, 127.92 feet from a point of curve which point of curve is at the arc distance of 28.88 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 Northwest side of Willow Grove Avenue (41.5 feet wide); thence extending South 37 degrees, 10 minutes, 45 seconds West, 191.50 feet to a point; thence extending North 52 degrees, 49 minutes, 15 seconds West, 81.86 feet to a point; thence extending North 37 degrees, 10 minutes, 45 seconds East, 191.50 feet to a point on the Southwest side of Cheltenham Avenue; thence extending along the said side of Cheltenham Avenue South 52 degrees, 49 minutes, 15 seconds East, 81.86 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 687 on said plan, and also on plan recorded at Norristown in Deed Book No. 2076 at Page 601.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Hutson and Leslie Hutson, by Deed from Timothy M. Hutson and Leslie Hutson f/k/a, Leslie Bowman, dated 03/13/2009, recorded 04/21/2009 in Book 5727, Page 2015.

Parcel Number: 52-00-03166-00-4.

Location of property: 8004 Cheltenham Avenue, Glenside, PA 19038-7656.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Hutson a/k/a Timothy M. Hutson and Leslie Hutson f/k/a Leslie Bowman** at the suit of Wells Fargo Bank, N.A. Debt: \$224,871.01.

**Christina C. Viola**, Attorney. I.D. #308909

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

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

11-34727

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

BEGINNING at a stake a corner at the edge of the public road leading from Schwenksville Depot to Limerick Square (now Centennial Street); thence along same road, North 88 1/2 degrees, West 40 feet to a stake a corner and land of Jerusalem Evangelical Lutheran Church Estate; thence along the same, South 8 1/2 degrees, West 160 feet to a stake, a corner and a 20 foot alley (formerly land of Abraham G. Schwenk); thence along the same, South 88 1/2 degrees, East (incorrectly given in former deeds as West), 40 feet to a corner and land now or late of Dr. J. Y. Bechtel; thence along the same, North 8 1/2 degrees, East 160 feet to a corner and place of beginning.

CONTAINING 23 1/3 perches of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John Scofield Prall, III and Erica Marie Prall, h/w, by Deed from Tobias Vigil and Naomi Vigil, dated 05/20/2005, recorded 06/07/2005 in Book 5556, Page 1892.

Parcel Number: 20-00-00068-40-7.

Location of property: 160 Centennial Street, Schwenksville, PA 19473-1002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Scofield Prall, III and Erica Marie Prall** at the suit of Wells Fargo Bank, N.A. Debt: \$247,078.42.

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

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

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

11-34860

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania and described according to a plot plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated 4/2/55 and revised 4/20/55, as follows, to wit:

BEGINNING at a point on the Northeastly side of Southern Avenue (42 feet wide) at the distance of 466.47 feet measured on a bearing of South 86 degrees, 39 minutes East along the said side of Southern Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeastly side of South Spring Garden Street (40 feet wide); thence extending from said point of beginning North 03 degrees, 21 minutes East partly through the party wall,



crossing a certain 10 foot wide drainage right-of-way and also crossing a certain 20 foot wide driveway, 116.05 feet to a point in line of land now or late of John E. Turner, said 20 foot wide driveway extending Southeastwardly from South Spring Garden Street to Park Avenue; thence extending South 86 degrees, 42 minutes, 30 seconds East along the said Turner's land 16.20 feet to a point; thence extending South 03 degrees, 21 minutes West recrossing the aforesaid 20 foot wide driveway, recrossing the aforesaid 10 foot wide drainage right-of-way and partly through the party wall 116.06 feet to a point on the Northeastly side of Southern Avenue aforesaid; thence extending North 86 degrees, 39 minutes West along the said side of Southern Avenue 16.20 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Dominick Calamia, by Deed from Judith L. Calamia, dated 03/23/2006, recorded 04/06/2006 in Book 5596, Page 859.

Parcel Number: 01-00-04615-00-1.

Location of property: 259 Southern Avenue, Ambler, PA 19002-4817.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dominick Calamia, Individually and in his Capacity as Executor of The Estate of Judith L. Calamia** at the suit of Wells Fargo Bank, N.A. Debt: \$31,916.79.

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

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

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

11-34870

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the East side of Spruce Street, North of West Street being known as No. 520 Spruce Street bounded and described, as follows, to wit:

BEGINNING at a point on the East side of Spruce Street at the distance of 164 feet, 5 inches Northwardly from the Northeast corner of West and Spruce Streets a corner of this and land of Harry E. Root; thence by the same Eastwardly 140 feet to a 20 feet wide alley passing in part of said course and distances through the middle of the division or partition wall of this and House No. 518 Spruce Street; thence along the West side of said 20 feet wide alley Northwardly 15 feet, 7 inches to Lot No. 53; thence by the same Westwardly 140 feet to the East side of Spruce Street, aforesaid; thence Southwardly 15 feet, 7 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Josiah Platcek and Angela C. Platcek, h/w, by Deed from Jamie M. Fry, n/k/a Jamie M. Elmore, dated 10/16/2006, recorded 10/30/2006 in Book 5622, Page 145.

Parcel Number: 16-00-27668-00-9.

Location of property: 520 Spruce Street, Pottstown, PA 19464-4639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Josiah Platcek and Angela C. Platcek** at the suit of Wells Fargo Bank, N.A. Debt: \$125,768.39.

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

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

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

11-34886

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and the Commonwealth of Pennsylvania, being more particularly described according to a survey thereof made by Herbert H. Metz, Civil Engineers, Lansdale, Pennsylvania, on October 16, 1919, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of Line Street as laid out in the Borough of Lansdale, (forty feet wide) at the distance of one hundred sixty-nine feet Northeast of the Northeast side of Second Street, as laid out in the Borough of Lansdale (forty feet wide) being a corner of land now or late of William Fry; thence extending along the Southeast side of said Line Street, North forty-seven degrees, East nineteen feet and one-tenth of a foot to a point, a corner of other land now or late of Jacob Moore and extending of that width between parallel lines the Northeast thereof passing through a middle of the partition wall of the building erected on this lot and said adjoining lot South forty-three degrees, East one hundred feet to land now or late of Lucy Singer.

BOUNDED on the Northeast of other land of said Jacob B. Moore; on the Southeast by land now or late of Lucy Singer, on the Southwest by land now or late of William Fry and on the Northwest by Line Street.

TITLE TO SAID PREMISES IS VESTED IN Albert P. Schleyer and Dawn K. Schleyer, h/w, by Deed from William L. Falabella and Ava Cepeda-Falabella, h/w, dated 05/26/1994, recorded 06/08/1994 in Book 5080, Page 997.

Parcel Number: 11-00-09108-00-7.

Location of property: 213 North Line Street, Lansdale, PA 19446-2808.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert P. Schleyer and Dawn K. Schleyer** at the suit of GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation. Debt: \$69,879.81.

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

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

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

11-34893

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 58 recording to the Plan of Oreland Gardens made for Sunnybrook, Inc. by Barton and Martin, Engineers, dated May 12, 1954 and recorded June 9, 1954 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-1 and being more fully bounded and described according to said plan, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mill Road (formerly Golf Road) (50 feet wide) a corner of Lot No. 59 on said plan, said point being at the arc distance of 26.25 feet measured in a Southeasterly direction along the said Northeasterly side of Mill Road (formerly Golf Road) on the arc of a curve deflecting to the right having a radius of 200 feet from a point of curve, said point of curve being at the distance of 121.97 feet measured South 47 degrees, 6 minutes East along the said Northeasterly side of Mill Road (formerly Golf Road) from its intersection with the Southeasterly side of Valley Road (50 feet wide) (both lines produced); thence from said point of beginning and extending North 50 degrees, 25 minutes, 16 seconds East along said Lot No. 59 at a distance of 89.12 feet to a point in line of land now or late of Lulu Temple Country Club; thence extending South 46 degrees, 10 minutes East along said land now or late of Lulu Temple Country Club a distance of 154.68 feet to a point, a corner of Lot No. 57 on said plan; thence extending South 77 degrees, 1 minute, 10 seconds West along said Lot No. 57 a distance of 143.19 feet to a point on the Northeasterly side of Mill Road (formerly Golf Road); thence extending in a Northerly direction along the said Northeasterly side of Mill Road (formerly Golf Road) on the arc of a curve deflecting to the left having a radius of 200 feet an arc distance of 92.85 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain Building Restrictions, Conditions and Agreements as appear now or record.

TITLE TO SAID PREMISES IS VESTED IN John J. Knowles, III, by Deed from Alice C. Wormer, by her Attorney in Fact Agnes Hart, dated 03/30/2001, recorded 04/10/2001 in Book 5355, Page 2038.

Parcel Number: 54-00-11968-00-2.

Location of property: 316 Mill Road, Oreland, PA 19075-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Knowles, III** at the suit of Wells Fargo Bank, N.A. Debt: \$187,192.97.

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

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

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

11-34965

ALL THAT CERTAIN lot or piece of ground, with the building 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 8/5/1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 50, as follows, to wit:

BEGINNING at a point on the Easterly side of Wedgewood Drive (60 feet wide) said point being the three following courses and distances from a point of curve on the Southwesterly proposed side of Schwab Road (46.50 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 distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeasterly side of Wedgewood Drive; (2) South forty-nine degrees, nine minutes, thirty seconds West along the Southeasterly side of Wedgewood Drive one hundred twenty-five and fifty-five one-hundredths feet to a point of curve on the same and; (3) Southwestwardly and Southwardly partly along the Southwesterly and Easterly 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 forty-nine and eighty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning South eighty-nine degrees, twenty-one minutes, thirty-five seconds East crossing the Westerly side of a certain driveway as shown on said plan one hundred twenty-four feet to a point in the bed of said driveway; thence extending Southwardly through the bed of the aforesaid driveway on the arc of a circle curving to the left having a radius of one hundred seventy-one feet the arc distance of twenty-two and ninety-seven one-hundredths feet to a point; thence extending South eighty-two degrees, thirty minutes, forty-nine seconds West partly through the bed of and recrossing the Westerly side of the aforesaid driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the South one hundred twenty-four feet to a point on the Easterly side of Wedgewood Drive aforesaid; thence extending Northwardly along the Easterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of two hundred ninety-five feet the arc distance of forty and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 95 as shown on the above mentioned plan.

TOGETHER with free and common use, right, liberty and privilege of the above mentioned driveways as shown on said plan and for passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Catherine Hennessy, by Deed from Joann M. Harper, n/k/a Joann M. Paris and Brian D. Paris, her husband, dated 12/04/1996, recorded 12/06/1996 in Book 5169, Page 2345.

Parcel Number: 11-00-18536-00-2.

Location of property: 953 Wedgewood Drive, Lansdale, PA 19446-1834.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Catherine C. Hennessey a/k/a Catherine Hennessy** at the suit of U.S. Bank National Association, as Administrator for the SASCO 2004-NP2 Trust. Debt: \$78,174.11.

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

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

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

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11-35178

ALL THAT CERTAIN unit designated as Unit Number D-306 being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January 1982 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania on the 19th day of January A.D. 1982 in Deed Book 4676, Page 443 and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

TOGETHER with all rights, title and interest in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN **Stephanie A. Lomax**, by Deed from **Christine T. Dolan**, dated 06/29/2007, recorded 07/13/2007 in Book 5655, Page 1786.

Parcel Number: 31-00-06896-24-6.

Location of property: 1600 Church Road, Unit D-306, Wyncote, PA 19095.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Stephanie A. Lomax** at the suit of Wells Fargo Bank, N.A. Debt: \$66,518.12.

**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.

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11-35213

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan made for Grebar Corporation by Barton and Martin, Engineers dated August 7, 1946 and revised November 3, 1948, as follows:

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 239.01 feet Northwestwardly from the Northwestly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.67 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 65 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence extending along the same South 50 degrees, 47 minutes East, 65 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 302.01 feet Northwestwardly from the Northwestly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.05 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 2 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence along the same South 50 degrees, 47 minutes East, 2 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Cordozo Jacks, Jr. and Darla Robinson-Jacks**, by Deed from West Hill Development Corporation, a Pennsylvania Corporation, dated 07/14/1989, recorded 07/24/1989 in Book 4918, Page 132.

Parcel Number: 52-00-03127-00-7.

Location of property: 7706 Cheltenham Avenue, Wyndmoor, PA 19038-7620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cordozo Jacks, Jr. and Darla Robinson-Jacks** at the suit of GMAC Mortgage Corporation LLC, f/k/a GMAC Mortgage Corporation. Debt: \$131,609.58.

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

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

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

11-35393

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. 403 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. 403 prepared by Serdy, Bursich & Ruth, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and LOT NUMBER 404, as shown on said plan which point is measured the (3) three following courses and distances from the point of intersection of the center lines of Kapler Road and Buchert Road (no width given for each) as shown on said plan viz: (1) extending South 11 degrees, 31 minutes, 14 seconds East the distance of 185.01 feet to a concrete monument; (2) thence extending South 72 degrees, 48 minutes, 15 seconds West the distance of 97.36 feet to a point a corner; and (3) thence extending South 57 degrees, 07 minutes, 32 seconds East the distance of 109.15 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 57 degrees 07 minutes, 32 seconds East from said point of beginning 17.83 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Weber and Debra Weber, his wife, by Deed from Michael K. Decker and Roberta S. Decker, his wife, dated 05/18/1995, recorded 06/07/1995 in Book 5114, Page 1332. Parcel Number: 42-00-05117-22-3.

Location of property: 403 Walnut Ridge Estates, Pottstown, PA 19464-3060.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert F. Weber and Debra Weber** at the suit of Citibank, N.A., as Trustee for the Holders of Bear Stearns Asset-Backed Securities Trust 2007-SD3. Debt: \$133,585.99.

**Melissa J. Cantwell**, Attorney, I.D. #308912

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

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

11-35422

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, county of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a plan of subdivision of Stoneridge of Montgomery Phase II prepared for Stoneridge of Montgomery Limited Partnership made by Urwiler and Walter, Inc., Summeytown, Pennsylvania, Job No. 86273 dated July 22, 1986, last revised August 24, 1988 and recorded in Plan Book A-4/50 Page 365, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colwyn Terrace (50 feet wide) a corner of Lot No. 103 on said plan; thence extending from said point of beginning and along Colwyn Terrace North 35 degrees, 06 minutes, 14 seconds East, 80.00 feet to a point on the center line of a 20 feet wide storm sewer easement a corner of Lot No. 105 on said plan; thence extending from Colwyn Terrace and along Lot No. 105 on said plan and along the center line of the aforesaid easement South 54 degrees, 53 minutes, 46 seconds East, 160.61 feet to a point in line of open space detention basin; thence along same and crossing over the aforesaid easement South 35 degrees, 06 minutes, 14 seconds West, 80.00 feet to a corner of Lot No. 103 on said plan; thence along same North 54 degrees, 53 minutes, 46 seconds West, 160.61 feet to a point on the Southeasterly side of Colwyn Terrace being the first mentioned point and place of beginning.

BEING Lot No. 104 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Borolla and Rebecca S. Borolla, h/w, by Deed from William A. Hartzell and Cathy L. Hartzell, h/w, dated 07/24/1998, recorded 12/22/1998 in Book 5253, Page 713.

Parcel Number: 46-00-00544-47-2.

Location of property: 114 Colwyn Terrace, Lansdale, PA 19446-6455.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Borolla and Rebecca S. Borolla** at the suit of Mortgage America. Debt: \$360,008.62.

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

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

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

11-35537

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

BEGINNING at a point in the East line of Evans Street, 263 feet, 4 inches North of Jefferson Avenue, at the corner of this and land now or late of William D. Hertzog; thence by the same Eastwardly 185 feet to a 20 feet wide alley; thence Northwardly by the said alley 20 feet to the property now or late of Henry Walters; thence Westwardly by the same 185 feet to the East line of Evans Street aforesaid, passing in part of the said course and distance through the middle of the brick division or partition wall of this and property now or late of the said Henry Walters; thence Southwardly along said 20 feet to the place of beginning.

BEING the same premises which William B. Bunn and Anna Belle Bunn, his wife by Indenture bearing date September 27, 1976 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 4145, Page 458 granted and conveyed unto David J. Brown and Sophie Brown his wife, in fee.

AND the said David J. Brown has since departed this life whereupon title to said premises became vested in Sophie Brown by Right of Survivorship.

Parcel Number: 16-00-07572-00-8.

Location of property: 378 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jose E. Morant and Wanda I. Domena** at the suit of Apex Community Federal Credit Union. Debt: \$71,984.46.

**Robert L. Stauffer**, 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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11-35600

ALL THOSE TWO CERTAIN lots or pieces of ground, with the messuage thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit: BEGINNING at a point on the Southwesterly side of Queen Street at the distance of one hundred twenty feet Northwestwardly from the Northwesterly side of Mermaid Lane.

CONTAINING in front or breadth on the said Queen Street thirty feet and extending of that width Southwestwardly between parallel lines at right angles to said Queen Street one hundred forty-two feet, six inches.

BEGINNING at a point on the Southwesterly side of Queen Street at the distance of one hundred fifty feet Northwestwardly from the Northeasterly side of Mermaid Lane.

CONTAINING in front or breadth of said Queen Street fifteen feet and extending of that width Southwestwardly between parallel lines at right angles to said Queen Street one hundred forty-two feet, six inches.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Gorzkowski, by Deed from Henry Anthony Gorzkowski, Alfred Albert Gorzkowski and Robert Joseph Gorzkowski, dated 06/22/2000, recorded 07/19/2000 in Book 5323, Page 01871.

Parcel Number: 52-00-15103-00-1.

Location of property: 7706 Queen Street, Wyndmoor, PA 19038-8033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gorzkowski a/k/a Robert J. Gorzkowski** at the suit of Wells Fargo Bank, N.A. Debt: \$96,188.63.

**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.

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11-35606

ALL THAT CERTAIN brick messuage or tenement and lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania known and numbered as 618 Chestnut Street, bounded and described, as follows:

BEGINNING at the South line of Chestnut Street, between Warren and Adams Streets at a corner of this and lot now or late of Franklin Willauer; thence by said Willauer's land Southwardly 140 feet to a 20 feet wide alley; thence by said alley Westwardly 20 feet to land now or late of William Y. Swinehart; thence by said Swinehart's land and parallel with the first described line Northwardly 140 feet to the South line of Chestnut Street, aforesaid; thence by Chestnut Street Eastwardly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Rebar, by Deed from Vernon Griffiths, dated 02/10/2005, recorded 02/23/2005 in Book 5544, Page 1667.

Parcel Number: 16-00-05768-00-3.

Location of property: 618 Chestnut Street, Pottstown, PA 19464-5706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Rebar** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-2. Debt: \$142,223.25.

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

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

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



12-00579

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a location plan of Trewellyn Farms, Phase V and VI, made for The David Cutler Group, Inc., by Bursich Associates, Inc., Engineers, Landscape Architects and Surveyors dated November 19, 1985, revised January 21, 1986 and recorded in Plan Book. A-47, Page 142 and 143, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Kent Circle said point being a corner of Lot 156 as shown on the above mentioned plan; thence extending from said beginning point along the Southwesterly side of Kent Circle the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 45,000 feet the arc distance of 21.588 feet to a point of tangent; and (2) South 51 degrees, 3 minutes, 48 seconds East, 7.231 feet to a point; thence extending South 38 degrees, 56 minutes, 12 seconds West, 98,000 feet to a point; thence extending North 51 degrees, 03 minutes, 48 seconds West, 28,000 feet; thence extending North 38 degrees, 56 minutes, 12 seconds East, 103.080 feet to the first mentioned point and place of beginning.

CONTAINING an area of 2,778 square feet.

BEING Lot No. 155 as shown on the above mentioned plan.

BEING the same premises which Ruth A. Swingle, an unmarried woman by Deed dated 7/30/07 and recorded in Montgomery County in Deed Book 5659, Page 272 granted and conveyed unto Hyun Yun Jeon, a married man.

Parcel Number: 39-00-02182-12-8.

Location of property: 155 Kent Circle, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hyun Yun Jeon** 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: \$393,759.98.

**Kristina Murtha**, Attorney. I.D. #61858

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

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

12-01005

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Wyndmoor, **Springfield Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Barton and Martin Engineers, dated September 4, 1943, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Flourtown (also known as Corbin) Avenue 50 feet wide at the distance of 74.15 feet Northwestward from the Northwestery side of Abington Avenue 40 feet wide.

CONTAINING in front or breadth along the said Northeasterly side of Flourtown Avenue 33.60 feet and extending of that width in length or depth Northeastward 90 feet.

Parcel Number: 52-00-06301-00-1.

Location of property: 8207 Flourtown Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip J. Moore** at the suit of Citizens Bank of Pennsylvania. Debt: \$181,128.13.

**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.

12-01266

ALL THAT CERTAIN tract of land, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeasterly right-of-way line of Moreland Avenue (40 feet wide), said point being a distance of 150 feet Northwest of the Northwestery side of Chester Street; thence along Lot 73, 38 degrees, 15 minutes East a distance of 201.38 feet to a corner in line of Lot 69; thence along same North 51 degrees, 45 minutes West a distance of 75.00 feet to a point; thence along the middle line of Lot 72 South 38 degrees, 15 minutes West a distance of 202.07 feet to a point on the Northeasterly right-of-way line of Moreland Avenue (said point being a distance of 75 feet Southeast of the Southeasterly side of Linden Street); thence along said right-of-way line South 51 degrees, 52 minutes East a distance of 75 feet to the place of beginning.

BEING Lot 73 and the Southeasterly half of Lot 72 on plan of lots known as West End Building Lots.

CONTAINING 0.3473 acres more or less.

BEING the same premises which Joseph F. Chandler and Barbara L. Chandler, by Deed dated May 13, 2005 and recorded May 26, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05555, Page 1538, granted and conveyed unto Barbara L. Chandler.

Parcel Number: 08-00-04477-00-6.

Location of property: 116 West Moreland Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Barbara L. Chandler** at the suit of U.S. Bank National Association, as Trustee, for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB1, by its Attorney in Fact Ocwen Loan Servicing, LLC. Debt: \$285,894.46.

**Kevin P. Diskin**, Attorney.

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

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

12-01327

ALL THAT CERTAIN dwelling house and lot or piece of land, known as 1115 Willow 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 Northwest side of Willow Street at the distance of sixty-six and seventeen hundredths feet Southwestwardly from the corner of Willow Street and Basin Street; thence at right angles to Willow Street by other land of the said grantors the line passing through the middle of the partition wall between the houses Northwestwardly one hundred feet to the Northeast side of a private alley; thence parallel to Willow Street Northeastwardly along said alley, seventeen and four hundredths feet to other land of the said grantors; thence by said land, Southeastwardly at right angles to Willow Street the line passing through the middle of the partition wall between the houses one hundred feet to Willow Street and along the Northwest side thereof Southwesterly seventeen and four hundredths feet to the place of beginning.

BEING the same premises which Lorraine Sims and W. Caldwell Sims by Deed dated 7/31/95 and recorded 8/3/95 in Montgomery County in Deed Book 5120, Page 1701 granted and conveyed unto Jameel Shamsid-Deen.

Parcel Number: 13-00-38812-00-1.

Location of property: 1115 Willow Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jameel Shamsid-Deen** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$63,234.49.

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

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

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

12-01328

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to "Cranberry PRD", Subdivision Plan-Phase I, Greenview Estates, Inc., made by Pennoni Associates, Inc., Engineers, Surveyors, Planners, Architects, Philadelphia, Pennsylvania, dated 06/01/1989 and recorded in plan Book A-51, Page 63, as follows:

BEGINNING at a point on the Northeasterly side of Kagey Road (40.00 feet wide), which point is measured along the arc of a circle curving to the right having a radius of 27.00 feet, the arc distance of 42.41 feet from a point on the northwesterly side of Greenview Road (40.00 feet wide); thence from said point of beginning along Kagey Road North 42 degrees, 20 minutes, 29 seconds West, 102.41 feet to a point; thence extending North 52 degrees, 11 minutes, 43 seconds East, 151.02 feet to a point, a corner of Lot No. 174 as shown on the above mentioned plan; thence extending along same South 38 degrees, 48 minutes, 17 seconds East, 130.38 feet to the aforesaid side of Greenview Road; thence along the same the three following courses and distances: (1) along the arc of a circle curving to the left having a radius of 355.00 feet the arc distance of 86.64 feet to a point of tangent on same; (2) South 47 degrees, 39 minutes, 31 seconds West, 31.85 feet to a point of curve; (3) along the arc of a circle curving to the right having a radius of 27.00 feet the arc distance of 42.41 feet to a point of tangent on Kagey Road the first mentioned point and place of beginning.

BEING Lot No. 175 as shown on said plan.

CONTAINING in area 18,484 square feet.

BEING the same premises which Debbie Morrow and Michael Morrow by Deed dated 3/14/05 and recorded 3/30/05 in Montgomery County in Deed Book 5548, Page 893 granted and conveyed unto Jennifer Lou.

Parcel Number: 48-00-01303-00-8.

Location of property: 101 Greenview Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer Lou** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$361,167.37.

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

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

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

12-01772

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township** Montgomery County Pennsylvania as Lot Number 94 as shown on Andorra Woods Title Plan made by Czop/Spector, Inc. dated April 24, 1984, last revised September 4, 1986 and recorded in Plan Book A-48, Page 26, and revised later plan of Andorra Woods Title Plan made by Czop/Spector, Inc. dated and last revised June 12, 1998 and recorded in Plan Book A-54, Page 271, as shown on Andorra Woods, Cherry Court, Title Plan made by Czop/Spector, Inc. dated 6/6/1994 and last revised 1/16/1995 and recorded in Plan Book A-66, Page 280 and late Plan of Andorra Woods Cherry Court Title Plan made by Czop/Spector, Inc. dated and last revised September 12, 1996 and recorded in Land Site Plan Book L3, Page 380.

BEING Lot Number 71 as shown on the above mentioned plan.

BEING the same premises which David L. Solomon and Lillian I. Solomon, husband and wife by Deed dated 3/29/2002 and recorded 4/10/2002 in Montgomery County in Deed Book 5402, Page 2416 conveyed unto Joseph H. Meltzer and Wendi S. Meltzer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason Cohen by Deed from Joseph Meltzer and Wendi Meltzer dated 09/29/2006, recorded 10/05/2006 in Deed Book 5618, Page 01708.

Parcel Number: 65-00-02034-09-7.

Location of property: 26 Cherry Court, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Jason Cohen** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$448,558.28.

**Sherri J. Braunstein**, Attorney.

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

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

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12-01773

ALL THAT CERTAIN building lot with the buildings and improvements thereon erected along the East side of the Allentown Road between Sunset Avenue and Creamery Road, North of Earlington in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by Stanley F Moyer, Registered Engineer, and Land Surveyors, Souderton Pennsylvania, dated November 18, 1959, as follows, to wit:

BEGINNING at a point in the center line of the Allentown Road, extending from Earlington to Rising Sun, said point being 978.00 feet Northwest of the center line of Sunset Avenue; thence along the center line of the Allentown Road, North 25 degrees, 37 minutes West the distance of 97.30 feet to a spike; thence still along the center line of the Allentown Road, North 18 degrees, 41 minute West (incorrectly given in prior deeds as North 18 degrees, 42 minutes East) the distance of 27.71 feet to a corner; thence along Lot No. 9, North 71 degrees, 18 minutes East the distance of 12.61 feet to an iron pin; thence still along the same, South 25 degrees, 37 minutes East the distance of 82.21 feet to an iron pin a corner; thence along Lot No. 7, South 64 degrees, 23 minutes West the distance of 250 feet to the place of beginning.

BEING Lot No. 8.

BEING the same premises which Steven Russell Groff and Karen Christine Groff, his wife by Deed dated 11-25-1988 and recorded 12-2-1988 in Montgomery County in Deed Book 4895, Page 1165 conveyed unto Tyson L. Frey and Catherine H. Frey, his wife, in fee.

Parcel Number: 34-00-00217-00-1.

Location of property: 879 Allentown Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Salvador W. Pineda and Carmen Pineda** at the suit of Federal National Mortgage Association ("FNMA"). Debt: \$275,556.82 plus interest to sale date.

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

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

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

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12-01780

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, being a lot in Phase I shown on Plan of Rittenhouse Square, made by Czap/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated March 7, 1984 and last revised June 27, 1984 and recorded in Plan Book A-46, Page 74, being Lot 180 on Phase "I" As-Built Plan of Rittenhouse Square dated September 23, 1985.

TOGETHER with appurtenances to the above described premises which encroach into or upon the common area.

TITLE TO SAID PREMISES IS VESTED IN Ryan A. Kinsella and Stefanie M. Hawley by Deed from Ryan Kinsella, dated October 31, 2008 and recorded November 20, 2008 in Deed Book 5714, Page 02148.

Parcel Number: 23-00-00499-68-4.

Location of property: 152 Lafayette Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ryan A. Kinsella and Stefanie M. Hawley** at the suit of Cenlar, FSB. Debt: \$266,681.02.

**Margaret Gairo**, Attorney.

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

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

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12-01851

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of Roslyn Homesteads made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated the 19th day of January A.D. 1951, as follows, to wit:

BEGINNING at a point on the Northwestern side of Reservoir Avenue (50 feet wide) at the distance of 387 and 6 inches measured North 44 degrees, 00 minutes East from the point of intersection of the said Northwestern side of Reservoir Avenue with the Northeasterly side of Patane Avenue (50 feet wide) (both produced); thence extending along line of Lot No. 531 North 46 degrees, 00 minutes West, 168 feet, 0 7/8 inches to a point; thence extending

North 43 degrees, 42 minutes East, 64 feet to a point of Lot No. 529; thence extending along line of Lot No. 529 South 46 degrees, 00 minutes East, 168 feet 4 3/4 inches to a point on the Northwesterly side of Reservoir Avenue aforesaid; thence extending along the same South 44 degrees, 00 minutes West, 64 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 530 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway nine feet in width between these premises and the premises to the Northeast as and for a driveway, passageway, and watercourse at all times hereafter forever. Subject to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same premises which Rosemary A. Pileggi by Deed dated 2/28/06 and recorded 4/6/06 in Montgomery County in Deed Book 5596, Page 1108 granted and conveyed unto Patsy Sowri and Anraghie Williams. Parcel Number: 30-00-55688-00-1.

Location of property: 1532 Reservoir Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patsy Sowri and Anraghie Williams** at the suit of Green Tree Consumer Discount Company. Debt: \$185,176.35.

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

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

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

12-01866

ALL THAT CERTAIN unit and piece of land, with the buildings and improvements to be erected thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan prepared for "Mews at Valley Forge" drawn by Chamber Associates, Inc., Consulting Engineers and Surveyors, Centre Square, Pennsylvania, Job Number 485-028, dated June 26, 1992, last revised 1/28/1993, recorded in Plan Book A-54, Page 50 and 51, as follows, to wit:

BEGINNING at a point a corner of Unit Number 402 Truman Court as shown on said plan; thence extending from said point of beginning and extending along the line of said Unit Number 402 Truman Court, South 46 degrees, 19 minutes, 20 seconds West, 92.33 feet to a point; thence extending North 43 degrees, 40 minutes, 40 seconds West, 27.00 feet to a point; thence extending North 46 degrees, 19 minutes, 20 seconds East, 92.33 feet to a point; thence extending South 43 degrees, 40 minutes, 40 seconds East, 27.00 feet to a point a corner of Unit Number 402 Truman Court, aforesaid, being the first mentioned point and place of beginning.

BEING Unit Number 401 Truman Court, Norristown, Pennsylvania, Building Number 4 on said plan (for informational purposes only).

TITLE TO SAID PREMISES IS VESTED IN Kwang J. Kim and Hwang K. Kim by Deed from Richard Dirico and Lisa A. Surman dated November 30, 1999 and recorded December 9, 1999 in Deed Book 5299, Page 1824.

Parcel Number: 63-00-08531-22-6.

Location of property: 401 Truman Court, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kwang J. Kim and Hwang K. Kim** at the suit of Bank of America, N.A., s/b/m/t BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$269,967.72.

**Terrence J. McCabe**, Attorney.

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

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

12-01881

ALL THAT CERTAIN lot or piece of ground and messuage, situate in the 1st (formerly 5th) Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Ralph E. Shaner & Son Engineering Company of Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a corner of other lands of the grantor, said point being on the Southerly property line of Beech Street (50 feet wide) and distance along the same from a corner marking the Southwesterly property line intersection of the aforesaid Beech Street, and another ordained street known as Washington Street North 76 degrees, 15 minutes West, 309.26 feet; thence from said point of beginning by a joint partition wall of a double dwelling or South 13 degrees, 45 minutes West, 140.00 feet to a corner on the Northerly side of a given 20 feet wide public alley; thence along the same North 76 degrees, 15 minutes West, 14.72 feet to a corner lands late of Charles Tesno; thence along the same North 13 degrees, 45 minutes East, 140.00 feet to a corner on the Southerly property line of Beech Street; thence along the same South 76 degrees, 15 minutes East, 14.72 feet to the place of beginning.

Parcel Number: 16-00-00868-00-7.

Location of property: 424 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Jearline Hamlette a/k/a Jearline Helmette and Presley Hamlette Executor** at the suit of Diamond Credit Union. Debt: \$38,103.71 - Count 1 - Mortgage 1.

**Philip G. Curtin**, Attorney.

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

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

12-01963

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a map of property of Anthony Volpi, made by M.R. And J.B. Yerkes Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, July 14, 1953, as follows, to wit:

BEGINNING at a point in the middle of Henderson Road (33 feet wide) proposed to be opened to the width of fifty feet, said point is at the distance of seven hundred six feet and seventy-one hundredths feet measured Southeastwardly along the middle of Henderson Road from its intersection with the middle of DeKalb Pike (fifty feet wide); thence along the middle of Henderson Road, South nineteen degrees, thirty-five minutes East, eighty-five feet and six one-hundredths feet to a point; thence leaving Henderson Road by Lot #49, South seventy degrees, twenty-five minutes West, one hundred forty-four feet and sixty-five one-hundredths feet to a point in line of Lot #23; thence by same North nineteen degrees, thirty-five minutes West, one hundred seven feet and forty-one one-hundredths feet to a point on the Southeast side of Tyler Road (fifty feet wide); thence along the Southeast side of same, North seventy-four degrees, twenty-five minutes East, one hundred five feet and ninety-five one-hundredths feet to a point of radius round corner curving to the right into the West side of Henderson Road (fifty feet wide) with a radius of fifteen feet, the arc distance of twenty-two feet and fifty-one one-hundredths feet, the chord of said curved line has a bearing of South sixty-two degrees, thirty-five minutes East, twenty feet and forty-six one-hundredths feet to a point; thence partly crossing Henderson Road, North seventy degrees, twenty-five minutes East, twenty-five feet to the place of beginning.

BEING the same premises which Jason Yancy and Karin R. Yancy, husband and wife, by Deed dated April 27, 2000 and recorded May 4, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5315, Page 1333, granted and conveyed unto Rosalie Matuliewich.

Parcel Number: 58-00-19174-00-1.

Location of property: 101 Tyler Road, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Rosalie Matuliewich** at the suit of U.S. Bank National Association, as Trustee Relating to J.P. Morgan Mortgage Acquisition Corporation 2005-FRE1 Asset-Backed Pass-Through Certificates, Series 2005-FRE1, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$219,510.47.

**Kevin P. Diskin**, Attorney.

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

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

12-02881

ALL THAT PARCEL of land, in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5279, Page 1171, ID #31 OO.02452.001 being known and designated as:

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer on the 21st Day of April A.D., 1950, as follows, to wit:

BEGINNING at a point in the Northeastly side of Bethan Road (40 feet wide) at the distance of 158.61 feet Southeasterly from the Southeasterly side of Tulpehocken Avenue (40 feet wide).

CONTAINING in front or breadth on the said Bethan Road, 5 feet and extending of width in length or depth Northeastwardly between parallel lines at right angles to the said Bethan Road, 135 feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, on the 21st Day of April A.D., 1950, as follows, to wit:

BEGINNING at a point in the Northeastly side of Bethan Road (40 feet wide) at the distance of 163.61 feet Southeastwardly from the Southeasterly side of Tulpehocken Avenue (40 feet wide).

CONTAINING in front or breadth of the said Bethan Road 10 feet and extending of that width in length and depth Northeastwardly between parallel lines at right angles to the said Bethan Road, 135 feet.

PREMESIS "C"

ALL THAT CERTAIN lot or piece of ground, situate in Elkins Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to survey and plan thereof made by William T. Muldrew, Civil Engineer on 01-14-1924, as follows, to wit:

BEGINNING at a point on the Northeastly side of Bethan Road, at a distance of 173.61 feet, South 47 degrees, 48 minutes East from the Southeast side of Tulpehocken Avenue; thence extending South 47 degrees, 48 minutes East along the said side of Bethan Road 41.28 feet to a point; thence extending North 42 degrees, 10 minutes East leaving Bethan Road 135 feet to a point; thence extending North 47 degrees, 48 minutes West, 41.21 feet to a corner of Lot Number 177 on said plan; thence along same, South 42 degrees, 12 minutes West, 135 feet to the Northerly side of Bethan Road, the place of beginning.

BEING Lot No. 178 on said plan.

DEED from Daniel W. McKenzie and Elizabeth McKenzie as set forth in Deed Book 5279, Page 1171, dated 07/06/1999 and recorded 07/15/1999 in the Recorder of Deeds Office of Montgomery County, Commonwealth of Pennsylvania.



TITLE TO SAID PREMISES IS VESTED IN Rhoda J. Goldstein, unmarried, by Deed from Rhoda J. Goldstein and Rochelle J. Goldstein, JTWROS, dated 12/09/2003, recorded 12/23/2003 in Book 5487, Page 492.

Parcel Number: 31-00-02452-00-1.

Location of property: 507 Bethan Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rhoda J. Goldstein** at the suit of American Heritage Federal Credit Union. Debt: \$184,495.46 plus interest to sale date.

**Jacqueline F. McNally**, Attorney.

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

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

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12-02935

ALL THAT CERTAIN lot or piece of land, with the semi-detached house thereon erected, situate at Ardmore in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C.E., as of August 9, A.D. 1922, as follows, to wit:

BEGINNING at a point in the middle of Locust Avenue (35 feet wide) at the distance of 237.5 feet Southeastwardly from the junction of the middle lines of Locust Avenue and Wyoming Avenue; thence by other land of Andrew Calhoun North 61 degrees, 25 minutes East passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Northwest 127.6 feet; thence by land of the Estate of E. H. Wilson South twenty-eight degrees, 34 minutes, 27.5 feet to a stake; thence along the rear lines of lots fronting on Holland Avenue South 61 degrees, 26 minutes West, 127.5 feet to the middle of Locust Avenue; thence along the middle line of Locust Avenue North 28 degrees, 34 minutes West, 27.5 feet to the place of beginning.

BEING the same premises which William J. Muse and Kimberly D. Muse, husband and wife, by Deed dated December 15, 2000 and recorded in the Montgomery County Recorder of Deeds Office on February 21, 2001 in Book 5351, Page 157, granted and conveyed unto William J. Muse and Kimberly D. Muse, husband and wife.

Parcel Number: 40-00-33464-00-3.

Location of property: 313 Locust Avenue, Ardmore, PA 19003.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William J. Muse and Kimberly D. Muse** at the suit of JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m Chase Manhattan Mortgage Corporation. Debt: \$262,966.90.

**Christopher A. DeNardo**, Attorney.

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

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

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12-03052

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania and described according to a Subdivision Plan of Perkiomen Crossing made for Gida, Inc. by Bursich Associates, dated October 30, 1990 and last revised April 10, 1997 and recorded in Montgomery County in Plan Book A-57, Page 66-68.

BEGINNING at a point on the Westerly side of Westview Drive, which point of beginning is common to the lot and Lot No. 199 as shown on said plan; thence extending from said beginning point along Lot No. 199 as shown on said plan, South 85 degrees, 35 minutes, 00 seconds West, 116.13 feet to a point; thence extending North 09 degrees, 47 minutes, 27 seconds West, 23.43 feet to a point, a corner of Lot No. 197 as shown on said plan; thence extending along the same North 60 degrees, 38 minutes, 19 seconds East, 110.00 feet to a point on the Southwesterly side of Westview Drive; thence extending along the same, the two following courses and distances, viz: (1) South 29 degrees, 21 minutes, 14 seconds East, 44.07 feet to a point, an angle; and (2) South 04 degrees, 25 minutes, 00 seconds East, 23.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 198 as shown on said plan.

BEING the same premises which Erick M. Didonato by Deed dated 8/24/2008 and recorded 9/3/2008 in Montgomery County in Book 5706 on Page 462, granted and conveyed unto Jennifer Wood, as sole owner, in fee.

Parcel Number: 55-00-01704-37-4.

Location of property: 3450 Westview Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jennifer Wood** at the suit of EverBank. Debt: \$210,283.91.

**Christopher A. DeNardo**, Attorney.

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

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

12-03236

ALL THAT CERTAIN lot or piece of land, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision made for William E. Nash, by Herbert E. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 12/8/1966, revised 12/29/1966, recorded in Plan Book C-6, Page 24, as follows, to wit:

BEGINNING at a point on the Northeast side of Meadowood Drive (50 feet wide) said point being measured North 46 degrees, 2 minutes West, 416 feet from the center line of Lansdale Avenue (50 feet wide) said point also being in line of Lot "C" on said plan; thence extending along the Northeast side of Meadowood Drive, aforesaid North 46 degrees, 2 minutes West, 104 feet to a point in line of Lot "A" on said plan; thence extending along the same North 43 degrees, 58 minutes East, 192.82 feet to a point in line of Parkwood Section No. 1, Sanford Ulmer Subdivision; thence extending along the same South 46 degrees, 2 minutes East, 104 feet to a point in line of Lot "C" aforesaid; thence extending along the same South 43 degrees, 58 minutes West, 192.82 feet to the first mentioned point and place of beginning.

BEING Lot "B" on said plan.

CONTAINING 20,053 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Edmund J. Ward, Jr. and Carlee D. Ward by Deed from Ladislav D. Cubranich and Ursula M. Cubranich, his wife by her Attorney in Fact Ladislav D. Cubranich, dated July 31, 2001 and recorded August 14, 2001 in Deed Book 5372, Page 1675.

Parcel Number: 46-00-02650-00-4.

Location of property: 104 Meadowood Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edmund J. Ward, Jr. and Carlee D. Ward** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5, Under the Pooling and Servicing Agreement dated June 1, 2004. Debt: \$241,534.32.

**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.

12-03268

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, with the buildings and improvements thereon erected, described according to a survey thereof made by Haggerts, Boucher and Hagan, Inc., Engineers of Glenside, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Sycamore Avenue (fifty feet wide) at the distance of two hundred thirty-seven and fifty-eight one-hundredths (237.58') feet measured Northeastwardly from the intersection which the said center line of Sycamore Avenue makes with the original center line of Cheltenham Avenue (thirty-three feet wide) said center line being the line dividing the County of Philadelphia and the County of Montgomery; thence along the said center line of Sycamore Avenue North forty-one degrees, twenty-one minutes East, fifty-two and thirty-three one-hundredths (52.33') feet to a point; thence along land now or late of Mary Ganley of which this was a part, South forty-eight degrees, thirty-nine minutes East passing over a stone set on the Southeasterly side of Sycamore Avenue two hundred sixteen and fifteen one-hundredths (216.15') feet to a point; thence along land adjoining of the Southeast South forty-one degrees, twenty-one minutes West, fifty-two and thirty-three one-hundredths (52.33') feet to a point; thence along land now or late of James Corr and Daniel McGrath North forty-eight degrees, thirty-nine minutes West, two hundred sixteen and fifteen one-hundredths (216.15') feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dorothy M. Fripps and Kyle Fripps, mother and son by Deed from Dorothy M. Fripps dated 09/27/2004, recorded 10/21/2004 in Deed Book 05530, Page 0135.

Parcel Number: 31-00-25795-00-4.

Location of property: 7315 Sycamore Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorothy M. Fripps and Kyle Fripps** at the suit of Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$104,812.42.

**Salvatore Carollo**, Attorney, I.D. #311050

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

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

12-03286

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 and State of Pennsylvania, bounded and described according to a plan of survey showing final plan of building lots prepared for Applewood-Sawmill Valley Section 2, by Urwiler and Walter, Inc., dated 4/6/1984 and last revised 3/26/1986, as follows, to wit:

BEGINNING at a point a corner of Lot 89 on the aforesaid plan, said point being the following four courses and distances from the intersection of the center line of Sawyers Way (60 feet wide) and the center line of Applewood Court: (1) North 20 degrees, 40 minutes, 00 seconds West, 60.75 feet to a point of curve; thence (2) along the arc of a circle,

curving to the left having a radius of 150 feet the arc distance of 41.44 feet to a point; thence (3) South 81 degrees, 9 minutes, 27 seconds East, 58.98 feet to a point; thence (4) North 38 degrees, 59 minutes, 42 seconds East, 90 feet to a point, a corner of Lot 69, said point being the point and place of beginning; thence South 38 degrees, 59 minutes, 42 seconds West, 18 feet to a point; thence South 50 degrees, 00 minutes, 18 seconds East, 60 feet to a point; thence North 38 degrees, 59 minutes, 42 seconds East, 18 feet to a point; thence North 50 degrees, 00 minutes, 18 seconds West, 60 feet to the first mentioned point and place of beginning.

BEING Lot 69 on aforementioned plan building O.

BEING the same premises which Scott Hybiske and Sandra Hybiske, husband and wife by Deed dated 12/26/2005 and recorded 12/29/2005 in Montgomery County in Deed Book 5584, Page 2789 granted and conveyed unto Stephen L. Christo and Lemma H. Christo, husband and wife.

Parcel Number: 36-00-00071-04-6.

Location of property: 9 Applewood Court, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jemma H. Christo and Stephen L. Christo** 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: \$252,592.91.

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

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

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

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12-03296

ALL THOSE TWO CERTAIN town lots and tracts of land, situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 182 and 183 on the plan of lots known as Wayne Terraces and recorded in the Office of the Recorder of Deeds in and for the said County of Montgomery, at Norristown, in Deed Book No. 162, Page 600, and bounded and described as one lot, as follows:

BEGINNING at a point on the Northwest side of Buttonwood Street a distance of eighty-six and sixty-two one-hundredths feet Northwesterly from the Northeasterly side of Beech Street, a corner of Lot No. 181 on said plan; thence by same Northwesterly one hundred and twenty and six-tenths feet to the Southeasterly side of a twenty foot wide alley running from Beech Street to James Street, laid out and dedicated to the use of the lots abutting thereon; thence by said side of said alley, Northeasterly forty feet to Lot No. 184 and by said Southeasterly one hundred and twenty and six-tenths feet to a point on the Northwesterly side of Buttonwood Street and along said side thereto. Southwesterly forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Martin Spitko a/k/a Martin Spitko, II by Deed from Anthony DiRado, Jr. and James R. DiRado, Individually and as Co-Executors of the Estate of Anthony DiRado, Deceased, and Carol Anne Spitko, Individually and Gloria Rudinski, Individually, dated July 8, 2005 and recorded July 14, 2005 in Deed Book Instrument No. 2005097458.

Parcel Number: 13-00-06020-00-6.

Location of property: 909 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martin Spitko a/k/a Martin Spitko, II** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWALT, Inc. Alternative Loan Trust 2005-59, Mortgage Pass-Through Certificates, Series 2005-59. Debt: \$237,810.57.

**Margaret Gairo**, Attorney.

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

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

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12-03721

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

BEGINNING at a point on the Southeasterly side of Astor Street at the distance of 69.06 feet Northeasterly from the Easterly corner of Astor Street and the boulevard, said point of beginning being opposite the middle of the partition wall between the house hereby conveyed and the house adjoining now or late of the said Elma R. Guilbert; thence Southeasterly the line passing through the middle of the partition wall between the premises hereby conveyed and said Elma R. Guilbert's adjoining premises 129 feet to a point a corner of this and other land now or late of the said Elma R. Guilbert; thence along the said Elma R. Guilbert's adjoining land Northeasterly 17 feet to a point a corner of this and other ground of the said Elma R. Guilbert; thence along the line of the said Elma R. Guilbert's adjoining ground Northwesterly 129 feet to the Southeasterly side of Astor Street aforesaid; and thence along the said side of said Astor Street Southwesterly 17 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Valerie S. Cooper by Deed from Dexter Byron Adriaanse and Dolores G. Adriaanse, his wife, dated November 28, 2005 and recorded December 8, 2005 in Deed Book 05582, Page 0609.

ON March 3, 2011, John Cooper departed this life, leaving title vested solely to Valerie S. Cooper by operation of law.

Parcel Number: 13-00-02884-00-1.

Location of property: 1106 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Valerie S. Cooper** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT4, Mortgage Pass-Through Certificates, Series 2006-OPT4 c/o American Home Mortgage Servicing, Inc. Debt: \$125,973.72.

**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.

12-05483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania being known as Lot No. 5, Parcel K on a subdivision made for Bob-Roy Company by David Meixner, Registered Professional Engineer dated 1/27/71 and last revised 8/18/71, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-18, Page 73, as follows, to wit:

AND the Grantees, for themselves, their heirs and assigns by acceptance of this Indenture agree with the Grantors, their heirs and assigns that the covenants, restrictions, easements, charges, liens, terms and conditions as set forth in the Declaration by Robert D. Varner and Leroy E. Varner, Jr., the developers dated 11/4/71 recorded in the Deed Book 3710, Page 262 and re-recorded in Deed Book 3710, Page 353 and Deed Book 3718, Page 231, shall be covenants running with the land, and that in any Deed of Conveyance of said premises, or any part thereof to any person or persons, said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this Indenture and the record thereof or as fully as the same are contained herein.

BEING the same premises as conveyed by Deed dated 04/23/1999 from Edward A. Mitchell and Eileen J. Mitchell, husband and wife to John M. Black and Alexandra H. Black, husband and wife as Tenants by the Entirety, recorded 05/05/1999 in Deed Book 5270, Page 0684 in the County of Montgomery, Commonwealth of Pennsylvania. Parcel Number: 61-00-04468-81-7.

Location of property: 151 Roboda Boulevard, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John M. Black and Alexandra H. Black** at the suit of Wells Fargo Bank, N.A., as Certificate Trustee, not in its Individual Capacity but Solely as Certificate Trustee, in Trust for Registered Holders of VNT Trust Series 2010-2. Debt: \$167,986.01.

**Christopher A. DeNardo**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on July 25, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

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## CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **Clark Patterson Engineers, Surveyor & Architects, P.C.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 205 St. Paul Street, Suite 500, Rochester, NY 14604, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 001 Northwest Registered Agent, LLC, 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-07141

NOTICE IS HEREBY GIVEN that on March 23, 2012, the Petition of Nikola Trivic was filed in the above named Court, praying for a Decree to change his name to NICK TRIVIC.

The Court has fixed June 21, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Maria Teare, Esquire**  
101 Lindenwood Drive  
Malvern, PA 19355

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## CHARTER APPLICATION

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

**Accent Contractors, 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.

**Schubert Gallagher Tyler Mulcahey, P.C., Solicitors**

Two Penn Center, Suite 1400  
Philadelphia, PA 19102-1890

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**Preferred Medical Transport, 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.

**Daniel J. Tann, Esquire**  
100 South Broad Street, Suite 1355  
Philadelphia, PA 19110

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**USA Pharma Products, 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.

**Pressman & Doyle, LLC**  
712 West MacDade Boulevard  
Milmont Park, PA 19033

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 3, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Happy 2 Be Home, Inc.**

The purposes for which it was organized are: to enable families to provide a suitable home environment for children with chronic, long term disabilities to enhance their quality of life.

**David G. Garner, Esquire**  
1954 East High Street, Suite 4  
Pottstown, PA 19464

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## DISSOLUTION

Notice is hereby given that the shareholders and directors of **No Bucks Gun Club, Inc.**, a Pennsylvania non-profit corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Marjorie A. Brown, Esquire**  
**Wisler Pearlstine, LLP**  
Blue Bell Executive Campus, Suite 110  
460 Norristown Road  
Blue Bell, PA 19422

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## ESTATE NOTICES

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

### First Publication

**BAER, MAE S. also known as  
MAE BAER, dec'd.**

Late of Whitpain Township.  
Co-Executors: J. T. BAER AND  
G. W. COLE, JR.,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: MARK E. WEAND, JR.,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544



**CICIPPIO, ANTHONY F., dec'd.**

Late of Lower Salford Township.  
 Executrix: MARIA C. SMEYKAL,  
 c/o Mullaney Law Offices,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: GERALD J. MULLANEY, SR.,  
 MULLANEY LAW OFFICES,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024

**CROWTHERS, FLORENCE E., dec'd.**

Late of Marlborough Township.  
 Executrix: BEVERLY D. COOPER,  
 c/o Mullaney Law Offices,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: GERALD J. MULLANEY, SR.,  
 MULLANEY LAW OFFICES,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024

**DeFOREST, ADAMADIA, dec'd.**

Late of Worcester Township.  
 Executor: L. BRUCE MELGARY,  
 c/o Edmund L. Harvey, Jr., Esquire,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968.  
 ATTORNEY: EDMUND L. HARVEY, JR.,  
 TEETERS HARVEY GILBOY & KAIER LLP,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968

**DiGIOVANNI, LEANORE also known as  
LEANORE C. DiGIOVANNI and  
LEE DiGIOVANNI, dec'd.**

Late of Whitpain Township.  
 Executor: ALFRED D. DiGIOVANNI,  
 888 Meadowbrook Road,  
 Blue Bell, PA 19422.  
 ATTORNEY: JOCELYN MARGOLIN  
 BOROWSKY,  
 DUANE MORRIS LLP,  
 30 South 17th Street,  
 Philadelphia, PA 19103-4196

**DRESCH, DONNA S. also known as  
DONNA DRESCH, dec'd.**

Late of Borough of Ambler.  
 Executor: JOHN R. DRESCH,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JEAN BOND BROWN,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**GORDON, MARY A., dec'd.**

Late of Borough of East Greenville.  
 Executrix: CHERYL LEE HILL,  
 c/o Mullaney Law Offices,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: GERALD J. MULLANEY, SR.,  
 MULLANEY LAW OFFICES,  
 598 Main Street,  
 P.O. Box 24,  
 Red Hill, PA 18076-0024

**GRANT, WINNIFRED, dec'd.**

Late of Borough of Norristown.  
 Executrix: JUDITH BARKSDALE,  
 5130 North Carlisle Street,  
 Philadelphia, PA 19141.  
 ATTORNEY: BRETT B. WEINSTEIN,  
 WEINSTEIN LAW OFFICES PC,  
 705 West DeKalb Pike,  
 King of Prussia, PA 19406

**GRIFFITHS, NATALIE E., dec'd.**

Late of Springfield Township.  
 Executor: SUSAN E. MARGASAK,  
 c/o Law Offices of Gerhard & Gerhard,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038

**HATTAL, GEORGE A., dec'd.**

Late of Lower Frederick Township.  
 Executrix: MARIE SIMPSON,  
 c/o Janice M. Sawicki, Esquire,  
 15 East Second Street,  
 P.O. Box 202,  
 Media, PA 19063.

**HYATT, I. RALPH also known as  
RALPH HYATT, dec'd.**

Late of Lower Merion Township.  
 Executor: GLENN ALAN HYATT,  
 c/o Kathleen A. Stephenson, Esquire,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799.  
 ATTORNEY: KATHLEEN A. STEPHENSON,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 Philadelphia, PA 19103-2799

**KEOUGH, PAUL J., JR., dec'd.**

Late of Abington Township.  
 Executors: PAULA G. JOHNSON,  
 76 Rickmar Lane,  
 Frazer, PA 19355,  
 JAMES D. KEOUGH,  
 411 South Fourth Street,  
 North Wales, PA 19454.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**LABERGE, JEAN M. also known as**

**JEAN LABERGE,  
 JEAN MAURICE LABERGE and  
 JEAN MAURICE ARTHUR LABERGE, dec'd.**  
 Late of Whitemarsh Township.  
 Executrix: ANN R. MORTON,  
 4120 Fountain Green Road,  
 Lafayette Hill, PA 19444-1203.  
 ATTORNEY: GEORGE C. CORSON, JR.,  
 23 High Gate Lane,  
 Blue Bell, PA 19422-2157

**LEISTER, ROBERT C. also known as****ROBERT LEISTER, dec'd.**

Late of Marlborough Township.  
 Co-Executrices: CINDY L. BREYER AND  
 PEGGY ANN LOY,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**SCHECTER, LARRY, dec'd.**

Late of Upper Merion Township.  
 Executrix: ARLENE SCHECTER,  
 20230 Valley Forge Circle,  
 King of Prussia, PA 19406.

**SNYDER, ANNA M., dec'd.**

Late of Abington Township.  
 Executor: ROBERT L. ADSHEAD,  
 1494 Old York Road, Suite 200,  
 Abington, PA 19001.  
 ATTORNEY: ROBERT L. ADSHEAD,  
 LAW OFFICES OF ROBERT ADSHEAD, LLC,  
 1494 Old York Road, Suite 200,  
 Abington, PA 19001

**WEAVER, DAVID A., dec'd.**

Late of Montgomery Township.  
 Administrator: JOHN C. WEAVER,  
 c/o Douglas C. Thomas, Esquire,  
 104 North York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 North York Road,  
 Hatboro, PA 19040

**WEIRMAN, FLORENCE B., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: SUSAN E. CURTIS,  
 c/o Stephen P. Imms, Jr., Esquire,  
 396 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: STEPHEN P. IMMS, JR.,  
 396 Main Street,  
 Harleysville, PA 19438

**WELSH, ANDREW STAFFORD also known as****ANDREW S. WELSH, dec'd.**

Late of Worcester Township.  
 Administrator: ANDREW WELSH,  
 3843 Skippack Pike,  
 Box 112,  
 Skippack, PA 19474.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**YODER, JAY L. also known as****JAY YODER, dec'd.**

Late of Borough of Lansdale.  
 Administrator: LARRY R. YODER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**Second Publication****BEYER, MINNIE A., dec'd.**

Late of Limerick Township.  
 Executor: LEONARD DEITRICK,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 KING LAIRD, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426

**CLEMMER, ARLENE D., dec'd.**

Late of Franconia Township.  
 Executrices: JOYCE C. MUNRO,  
 990 Old Sumneytown Pike,  
 Harleysville, PA 19438,  
 JUDITH C. STOLTZFUS,  
 6109 Limeville Road,  
 Parkesburg, PA 19365.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 North Main Street,  
 Souderton, PA 18964

**COHEN, SHIRLYE, dec'd.**

Late of Lower Merion Township.  
 Executrix: DALE Y. ROSENWALD,  
 c/o Lawrence S. Rosenwald, Esquire,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103.  
 ATTORNEY: LAWRENCE S. ROSENWALD,  
 LAW OFFICES OF LAWRENCE S.  
 ROSENWALD, P.C.,  
 1735 Market Street, Suite 600,  
 Philadelphia, PA 19103

**COYLE, BERNARD J. also known as****BERNARD JOSEPH COYLE and  
BERNARD COYLE, dec'd.**

Late of Franconia Township.  
 Administratrix CTA: EUNICE C. KRIEBEL,  
 283 Westminster Lane,  
 Souderton, PA 18964.  
 ATTORNEY: CHAD D. LUBAS,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**DAVIES, CARL also known as****CARL R. DAVIES, dec'd.**

Late of Borough of North Wales.  
 Executor: DOUGLAS P. THOMAS,  
 415 Wyoming Avenue,  
 Scranton, PA 18503.  
 ATTORNEY: DOUGLAS P. THOMAS,  
 415 Wyoming Avenue,  
 Scranton, PA 18503

**DAVIES, CATHERINE also known as****CATHERINE S. DAVIES, dec'd.**

Late of Borough of North Wales.  
 Executor: DOUGLAS P. THOMAS,  
 415 Wyoming Avenue,  
 Scranton, PA 18503.  
 ATTORNEY: DOUGLAS P. THOMAS,  
 415 Wyoming Avenue,  
 Scranton, PA 18503

**DeLISE, FRANCES, dec'd.**

Late of Borough of Ambler.  
Co-Executrices: LUCY D. HOFF AND  
GRACE C. SALINGER,  
c/o Dominc A. Penna, Esquire,  
Penna, Grabois & Assoc., LLC,  
166 East Butler Avenue,  
Ambler, PA 19002.

**DETWEILER, EDNA L., dec'd.**

Late of Franconia Township.  
Executor: WALTER L. DETWEILER,  
138 Walter Road,  
Chalfont, PA 18914.  
ATTORNEY: DOROTHY K. WEIK,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**DICKEY, JEANETTE L. also known as  
JEANETTE LORLETTE DICKEY, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: SANDRA J. BOROWSKI,  
P.O. Box 204,  
Kulpsville, PA 19443.  
ATTORNEY: BARRY O. BOHMUELLER,  
29 Mainland Road,  
Harleysville, PA 19438

**EDWARDS, PATRICIA KIER also known as  
PATRICIA K. EDWARDS,  
PATRICIA EDWARDS and  
PAT EDWARDS, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: ALISON EDWARDS,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, P.C.,  
Office Court at Blue Bell, Suite 100,  
585 Skippack Pike,  
Blue Bell, PA 19422

**HAMILTON, ROSEMARY, dec'd.**

Late of Borough of Norristown.  
Administrator: WILLIAM VARNER,  
c/o Stephanie E. Murphy, Esquire,  
40 East Airy Street,  
Norristown, PA 19404.  
ATTORNEY: STEPHANIE E. MURPHY,  
HIGH SWARTZ, LLP,  
40 East Airy Street,  
Norristown, PA 19404

**HARTMANN, JEANNE CASEY, dec'd.**

Late of Borough of Collegeville.  
Executor: BRIAN HARTMANN,  
246 Hillcrest Lane,  
Elizabethtown, PA 17022.

**KEEN, WILLIAM E., dec'd.**

Late of Worcester Township.  
Executor: JOHN E. HEYSER,  
c/o Smith, Aker, Grossman & Hollinger, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**KULP, BESSIE L., dec'd.**

Late of Abington Township.  
Executor: RANDAL J. McDOWELL, ESQUIRE,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: RANDAL J. McDOWELL,  
221 Noble Plaza,  
801 Old York Road,  
Jenkintown, PA 19046

**LANDES, J. ELAINE also known as  
ELAINE LANDES, dec'd.**

Late of Franconia Township.  
Executor: ROBERT Z. LANDES,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 North Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG &  
GIFFORD, P.C.,  
2605 North Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446

**LOEPER, CHARLES J. also known as  
CHARLES LOEPER, dec'd.**

Late of Whitpain Township.  
Executrix: KAREN J. LOEPER,  
c/o Robert A. Alston, Esquire,  
24 East Market Street,  
P.O. Box 565,  
West Chester, PA 19381.  
ATTORNEY: ROBERT A. ALSTON,  
LAMB McERLANE, P.C.,  
24 East Market Street,  
P.O. Box 565,  
West Chester, PA 19381

**LOUDERBACK, RUTH E., dec'd.**

Late of Whitemarsh Township.  
Executors: DIANE L. REIFF AND  
WILLIAM R. SASSO,  
2005 Market Street, Suite 2600,  
Philadelphia, PA 19103-7098.  
ATTORNEY: WILLIAM R. SASSO,  
STRADLEY, RONON, STEVENS & YOUNG, LLP,  
2005 Market Street, Suite 2600,  
Philadelphia, PA 19103-7098

**MELIKIAN, DOROTHY also known as  
DOROTHY J. MELIKIAN, dec'd.**

Late of Lower Merion Township.  
Executor: RICHARD MELIKIAN,  
c/o Steven J. Fromm, Esquire,  
1420 Walnut Street, Suite 300,  
Philadelphia, PA 19102.  
ATTORNEY: STEVEN J. FROMM,  
1420 Walnut Street, Suite 300,  
Philadelphia, PA 19102

**MONTGOMERY, ROBERT C., dec'd.**

Late of Plymouth Township.  
Executrix: CHARLENE M. RUF,  
c/o Beeghley and Beeghley,  
3038 Butler Pike,  
Conshohocken, PA 19428.

**MORRIS, EMILY E., dec'd.**

Late of Lower Merion Township.  
 Administrator: WILSON S. MORRIS,  
 209 East High Street,  
 Lebanon, PA 17042.  
 ATTORNEY: ANN H. KLINE,  
 242 South 8th Street,  
 Lebanon, PA 17042

**PERELMAN, GERTRUDE, dec'd.**

Late of Horsham Township.  
 Executrix: ROCHELLE ROBERTS,  
 c/o George M. Vasiliadis, Esquire,  
 2551 Baglyos Circle, Suite A-14,  
 Bethlehem, PA 18020.  
 ATTORNEY: GEORGE M. VASILADIS,  
 VASILADIS & ASSOCIATES,  
 2551 Baglyos Circle, Suite A-14,  
 Bethlehem, PA 18020

**PYRON, MARY I., dec'd.**

Late of Borough of Pottstown.  
 Executor: ARTHUR PYRON,  
 924 Hale Street,  
 Pottstown, PA 19464.  
 ATTORNEY: SCOTT F. BREIDENBACH,  
 BREIDENBACH ASSOCIATES LAW OFFICES,  
 2158 Sunnyside Avenue,  
 Pottstown, PA 19464

**RAFFA, PENNY D. also known as****PENNY RAFFA.****PENNY DUTTON RAFFA and****PENNY DUTTON, dec'd.**

Late of Whitpain Township.  
 Administrator: EDITH HORAN,  
 c/o Robert L. Feliciani, III, Esquire,  
 3900 Skippack Pike, Suite A1,  
 P.O. Box 110,  
 Skippack, PA 19474-0110.  
 ATTORNEY: ROBERT L. FELICIANI, III,  
 LAW OFF OF ROBERT L. FELICIANI, III,  
 3900 Skippack Pike, Suite A1,  
 P.O. Box 110,  
 Skippack, PA 19474-0110

**ROSE, JOHN J., dec'd.**

Late of Abington Township.  
 Executor: MICHAEL J. ROSE,  
 c/o Law Offices of Gerhard & Gerhard,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038

**ROSEN, SHELDON, dec'd.**

Late of Whitemarsh Township.  
 Executrix: BONNIE ROSEN,  
 2145 Harts Lane,  
 Conshohocken, PA 19428.

**SCHIAVONE, RICHARD J., dec'd.**

Late of Skippack Township.  
 Executrix: MARJORIE BLANK,  
 4257 Sweetbriar Drive,  
 Collegeville, PA 19426.  
 ATTORNEY: DOUGLAS A. GIFFORD,  
 CLEMENS, NULTY AND GIFFORD,  
 510 East Broad Street,  
 P.O. Box 64439,  
 Souderton, PA 18964-0439

**SCHIEL, GEORGE L. also known as****GEORGE LOUIS SCHIEL, dec'd.**

Late of Worcester Township.  
 Executor: ARTHUR L. SCHIEL,  
 c/o Paul C. Heintz, Esquire,  
 1617 JFK Boulevard, 19th Floor,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER, REBMANN, MAXWELL &  
 HIPPEL, LLP,  
 1617 JFK Boulevard, 19th Floor,  
 Philadelphia, PA 19103-1895

**SCLUFER, ANNE also known as****ANNE H. SCLUFER and****ANNE S. SCLUFER, dec'd.**

Late of Lower Merion Township.  
 Executrices: KAREN A. PESSIONE AND  
 EVELYN DUVIVIER,  
 c/o M. Howard Vigderman, Esquire,  
 123 South Broad Street, 25th Floor,  
 Philadelphia, PA 19109.  
 ATTORNEY: M. HOWARD VIGDERMAN,  
 MONTGOMERY, McCRACKEN, WALKER &  
 RHOADS, LLP,  
 123 South Broad Street, 25th Floor,  
 Philadelphia, PA 19109

**SHIELDS, RUTH M., dec'd.**

Late of Montgomery Township.  
 Administrator: DAVID SHIELDS,  
 c/o Michael F. Smith, Esquire and  
 Bernard F. Siergiej, Esquire,  
 140 East Butler Avenue,  
 P.O. Box 387,  
 Ambler, PA 19002-0387.  
 ATTORNEYS: MICHAEL F. SMITH AND  
 BERNARD F. SIERGIEJ,  
 140 East Butler Avenue,  
 P.O. Box 387,  
 Ambler, PA 19002-0387

**SHUMEN, DOROTHY MERRITT JONES also known as****MERRITT SHUMEN, dec'd.**

Late of Lower Merion Township.  
 Executors: C.P. CHEYNEY III AND  
 MARIA C. HAFF,  
 c/o John A. Wetzel, Esquire,  
 Walnut Building, Suite A,  
 101 East Evans Street,  
 West Chester, PA 19380-2600.  
 ATTORNEY: JOHN A. WETZEL,  
 WETZEL GAGLIARDI & FETTER, LLC,  
 Walnut Building, Suite A,  
 101 East Evans Street,  
 West Chester, PA 19380-2600

**SMITH, DONALD B. also known as****DONALD SMITH, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: WILMINGTON TRUST, N.A.,  
 2003 South Easton Road,  
 Doylestown, PA 18901.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 South Sixth Street,  
 P.O. Box 215,  
 Perkasié, PA 18944

**STEARNS, VIRGINIA McCORMICK also known as VIRGINIA M. STEARNS, dec'd.**  
Late of Lower Merion Township.  
Executors: KATHRYN S. SERGIO AND MILTON S. STEARNS, JR.,  
c/o Arthur R.G. Solmssen, Jr., Esquire,  
Cira Centre,  
2929 Arch Street,  
Philadelphia, PA 19104-2808.  
ATTORNEY: ARTHUR R.G. SOLMSSEN, JR.,  
DECHERT LLP,  
Cira Centre,  
2929 Arch Street,  
Philadelphia, PA 19104-2808

### **Third and Final Publication**

**BENFIELD, CHARLES R., JR. also known as CHARLES R. BENFIELD, dec'd.**  
Late of Douglass Township.  
Executor: GREGORY M. RICKERT,  
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

**BERK, ARNOLD also known as ARNOLD BERKOWITZ, dec'd.**  
Late of Upper Dublin Township.  
Executors: LISA M. BIRKINSHAW AND MARK T. BERRY,  
c/o Robert A. Cohen, Esquire,  
717 Constitution Drive,  
P.O. Box 1265,  
Exton, PA 19341.  
ATTORNEY: ROBERT A. COHEN,  
RILEY, RIPER, HOLLIN & COLAGRECO,  
717 Constitution Drive,  
P.O. Box 1265,  
Exton, PA 19341

**BOBKOSKIE, NANCY A., dec'd.**  
Late of Towamencin Township.  
Executor: ROBERT E. BOBKOSKIE,  
341 Missouri Lane,  
Kulpmont, PA 17834.  
ATTORNEY: ROBERT L. DLUGE, JR.,  
DLUGE & MICHETTI,  
P.O. Box 304,  
Elysburg, PA 17824

**BOYLE, DENNIS P., SR. also known as DENNIS BOYLE, dec'd.**  
Late of Borough of Pottstown.  
Executors: DENNIS BOYLE, JR.,  
130 South Woodstock Drive,  
Cherry Hill, NJ 08034,  
ROBERT BOYLE,  
5806 Old 2nd Street,  
Philadelphia, PA 19120.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**BURGUM, KATHERINE P. also known as KATHERINE BURGUM, dec'd.**  
Late of Lower Merion Township.  
Executor: PETER R. BURGUM,  
c/o David S. Workman, Esquire,  
The Bellevue, 6th Floor,  
200 South Broad Street,  
Philadelphia, PA 19102.  
ATTORNEY: DAVID S. WORKMAN,  
ASTOR WEISS KAPLAN & MANDEL, LLP,  
The Bellevue, 6th Floor,  
200 South Broad Street,  
Philadelphia, PA 19102

**CASSEL, THELMA, dec'd.**  
Late of Borough of Lansdale.  
Executrix: TAMI SABO.  
ATTORNEY: MARK A. HOFFMAN,  
MARK A. HOFFMAN ASSOCIATES, P.C.,  
430 Main Street,  
Harleysville, PA 19438

**CASSIDY, FRANCES T., dec'd.**  
Late of Whitmarsh Township.  
Executrices: MARY BARNES,  
96 North Park Drive,  
Levittown, PA 19054,  
PATRICIA CASSIDY-STOLARSKI,  
20 Garnet Circle,  
Conshohocken, PA 19428.  
ATTORNEY: PHILIP L. GAZAN,  
GAZAN & JOHN, P.C.,  
30 West Airy Street,  
Norristown, PA 19401

**COAKLEY, ANNA MARIE, dec'd.**  
Late of East Norriton Township.  
Executor: L.J. COAKLEY,  
19 Freeman Avenue,  
Denville, NJ 07834.

**COOK, JEANNE M., dec'd.**  
Late of Borough of Lansdale.  
Executrix: DONA COOK BAUMAN,  
c/o Brian R. Price & Associates,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914.  
ATTORNEY: BRIAN R. PRICE,  
BRIAN R. PRICE & ASSOCIATES,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914

**COOK, ROBERT E. also known as ROBERT COOK, dec'd.**  
Late of Lower Providence Township.  
Executor: WAYNE G. COOK, SR.,  
c/o Stephen D. Potts, Esquire,  
200 Eagle Road, Suite 106,  
Wayne, PA 19087-3115.  
ATTORNEY: STEPHEN D. POTTS,  
HERR, POTTS & POTTS,  
200 Eagle Road, Suite 106,  
Wayne, PA 19087-3115

**D'ANDREA, VELMA G. also known as VELMA D'ANDREA, dec'd.**  
Late of Abington Township.  
Executors: MARK D'ANDREA AND MICHAEL J. DAVIS,  
c/o William C. Hussey, II, Esquire,  
One Liberty Place, Suite 1800,  
Philadelphia, PA 19103-7395.  
ATTORNEY: WILLIAM C. HUSSEY, II,  
WHITE and WILLIAMS LLP,  
One Liberty Place, Suite 1800,  
1650 Market Street,  
Philadelphia, PA 19103-7395



**EHRING, JEAN M., dec'd.**

Late of Upper Gwynedd Township.  
Executrix: LINDA J. ROTHENBERGER,  
c/o Smith, Aker, Grossman & Hollinger, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**FARLEY, FRANCES E. also known as**

**FRANCES FARLEY, dec'd.**  
Late of Warwick Twp., Bucks County, PA.  
Executrix: MARILYN LaCROSS,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**GAMBONE, AUDREY A. also known as**

**AUDREY GAMBONE, dec'd.**  
Late of Worcester Township.  
Executors: ANTHONY GAMBONE, JR. AND  
MICHAEL GAMBONE,  
c/o John T. Boxer, Esquire,  
1701 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: JOHN T. BOXER,  
MORGAN LEWIS & BOCKIUS, LLP,  
1701 Market Street,  
Philadelphia, PA 19103

**GOVATOS, THEODORA E., dec'd.**

Late of New Hanover Township.  
Co-Executors: TY A. GOVATOS,  
2A Cove Lane North,  
North Bergen, NJ 07047, and  
GEORGE VENIZELOS,  
76 Knapp Street,  
Easton, CT 06612.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**HALTEMAN, ADA N., dec'd.**

Late of Franconia Township.  
Executors: STEVEN P. HALTEMAN,  
1055 Allentown Road,  
Green Lane, PA 18054,  
BRIAN M. HALTEMAN,  
2270 Bergey Road,  
Harleysville, PA 19438.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**HARTMAN, ANNE O., dec'd.**

Late of Towamencin Township.  
Executor: DAVID W. CONVER,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HARTMAN, LEROY T., dec'd.**

Late of Towamencin Township.  
Executor: DAVID W. CONVER,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HATFIELD, THOMAS G., dec'd.**

Late of Borough of Pottstown.  
Executrix: NANCY E. STEELE,  
391 North Franklin Street,  
Pottstown, PA 19464.  
ATTORNEY: DAVID S. KAPLAN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**HENRY, MARION J., dec'd.**

Late of Borough of Pennsburg.  
Executor: THOMAS S. HENRY,  
c/o Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: BARRY J. TOMLINSON,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

**HETTICH, HELEN S., dec'd.**

Late of Worcester Township.  
Executor: DAVID S. HETTICH,  
c/o Frances A. Thomson, Esquire,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404.  
ATTORNEY: FRANCES A. THOMSON,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**HIGH, DAVID A., dec'd.**

Late of Montgomery County, PA.  
Administrator: NICHOLAS J. HIGH,  
1118 East Dunton Street,  
Philadelphia, PA 19125.  
ATTORNEY: JOHN F. WALSH,  
P.O. Box 445,  
Blue Bell, PA 19422

**HURST, CATHERINE E., dec'd.**

Late of Worcester Township.  
Executor: H. RICK BERARDELLI,  
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

**JOHN, SANDRA K., dec'd.**

Late of Upper Providence Township.  
Executor: DAVID S. JOHN,  
c/o Frances A. Thomson, Esquire,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404.  
ATTORNEY: FRANCES A. THOMSON,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404

**KELLY, THOMAS, dec'd.**

Late of Harleysville, PA.  
Executor: RICHARD KRAYNICK.  
ATTORNEY: MARK A. HOFFMAN,  
MARK A. HOFFMAN ASSOCIATES, P.C.,  
430 Main Street,  
Harleysville, PA 19438

**KLAUS, JANET L., dec'd.**

Late of Lower Merion Township.  
Executor: KENNETH S. KLAUS,  
c/o Kathleen A. Stephenson, Esquire,  
3000 Two Logan Square,  
Philadelphia, PA 19103.  
ATTORNEY: KATHLEEN A. STEPHENSON,  
PEPPER HAMILTON LLP,  
3000 Two Logan Square,  
Philadelphia, PA 19103

**MAYRO, JULIAN, dec'd.**

Late of Abington Township.  
Executrix: ROSARIO F. MAYRO,  
c/o William C. Hussey, II, Esquire,  
One Liberty Place, Suite 1800,  
Philadelphia, PA 19103-7395.  
ATTORNEY: WILLIAM C. HUSSEY, II,  
WHITE and WILLIAMS LLP,  
One Liberty Place, Suite 1800,  
1650 Market Street,  
Philadelphia, PA 19103-7395

**NOECKER, FRANKLIN K., dec'd.**

Late of Borough of Pottstown.  
Administrator: ANN MOYER,  
1043 Fredrick Boulevard,  
Reading, PA 19605.  
ATTORNEY: CHERYL J. HARTMAN,  
HARTMAN SHURR,  
1100 Berkshire Boulevard, Suite 301,  
P.O. Box 5828,  
Wyomissing, PA 19610

**PETERSON, FRANCES J. also known as  
FRANCES JOSEPHINE PETERSON and  
FRANCES PETERSON, dec'd.**

Late of Borough of Pennsburg.  
Co-Executors: LORRAINE M. HANEY AND  
ANNABELLE FREY,  
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

**PILTCH, MARTIN J. also known as  
MARTIN PILTCH, dec'd.**

Late of Lower Merion Township.  
Administratrix CTA: MELANIE B. PILTCH,  
c/o Rachel Fitoussi, Esquire,  
290 King of Prussia Road, Suite 110,  
Radnor, PA 19087.  
ATTORNEY: RACHEL FITOUSSI,  
LAW OFFICES OF MARC L. DAVIDSON, LLC,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087

**PROUT, FREDERICK CHARLES also known as  
FREDERICK C. PROUT, dec'd.**

Late of Lower Gwynedd Township.  
Executor: JAMES G. PROUT,  
701 Glendalough Road,  
Erdenheim, PA 19038.

**RENNER, CLAIRE T., dec'd.**

Late of Whitpain Township.  
Executor: JOHN W. NAPIER,  
1518 Daws Road,  
Blue Bell, PA 19422-3605.  
ATTORNEY: GARY R. EGOVILLE,  
630 West Main Street,  
Lansdale, PA 19446-2012

**ROSENBERGER, JOAN S. also known as  
JOAN SALLY ROSENBERGER, dec'd.**

Late of Borough of East Greenville.  
Co-Executors: RICHARD BUTTERWECK AND  
KAREN BUTTERWECK,  
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

**SAYLOR, RICHARD L., dec'd.**

Late of Borough of East Greenville.  
Executor: MICHAEL C. POOL,  
132 North Hills Road,  
Barto, PA 19504.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**SCHEIBNER, HARRY A., JR., dec'd.**

Late of Montgomery Township.  
Executrix: SUSAN SALMON,  
1207 Lady Violet Drive,  
Ambler, PA 19002.

**SEITCHIK, ANDREA, dec'd.**

Late of Lower Providence Township.  
Executor: JERRY FREBOWITZ  
A/K/A WILLIAM JEROME FREBOWITZ,  
753 Mustin Lane,  
Villanova, PA 19085.  
ATTORNEY: STEPHEN CARROLL,  
15 West Front Street,  
Media, PA 19063

**SHEVLIN, ELEANOR D. also known as****ELEANOR T. SHEVLIN and  
ELEANOR SHEVLIN, dec'd.**

Late of Lower Merion Township.

Executrices: ELEANOR F. SHEVLIN AND  
ELIZABETH S. ROBERTS,  
539 Pine Street,  
Philadelphia, PA 19106.**TEITEL, JULES P. also known as  
JULES TEITEL, dec'd.**

Late of Cheltenham Township.

Executor: DAVID L. MAX,  
c/o E. Marc Miller, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: E. MARC MILLER,  
PLOTNICK & ELLIS, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046**TYSON, JOAN M. also known as  
JOAN TYSON, dec'd.**

Late of Borough of Lansdale.

Administrator d.b.n.c.t.a.: EDWARD K. TYSON,  
c/o King Laird, P.C.,  
360 West Main Street,  
Trappe, PA 19426.  
ATTORNEY: ARTHUR J. KING,  
KING LAIRD, P.C.,  
360 West Main Street,  
Trappe, PA 19426**WEITZEL, LAWRENCE G., dec'd.**

Late of Lower Salford Township.

Executrix: MARGARET L. WEITZEL,  
507 Meetinghouse Road,  
Harleysville, PA 19438.  
ATTORNEY: BARRY O. BOHMUELLER,  
29 Mainland Road,  
Harleysville, PA 19438

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**PROFESSIONAL CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Law Offices of  
Bruce Shaw, P.C.  
Bruce Shaw, Esquire**  
2735 Terwood Road  
Willow Grove, PA 19090

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**SALE OF REAL ESTATE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-04594

**JPMorgan Chase Bank, National Association  
successor by merger to Chase Home Finance LLC  
successor by merger to Chase Manhattan Mortgage  
Corporation,  
Plaintiff**

**vs.**

**Unknown Heirs, Successors, Assigns, and All Persons,  
Firms, or Associations Claiming Right, Title or Interest  
from or under Deborah Watts a/k/a Deborah A. Watts,  
deceased,  
Defendant(s)**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

**To:** Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Deborah Watts a/k/a Deborah A. Watts, deceased, Defendant(s), whose last known address is 434 Bridge Street, Collegeville, PA 19426.

Your house (real estate) at: 434 Bridge Street, Collegeville, PA 19426, 48-00-00224-33-1, is scheduled to be sold at Sheriff's Sale on July 25, 2012 at Montgomery County Courthouse, Swede & Airy Streets, Norristown, PA 19404 at 1:00 PM, to enforce the court judgment of \$123,532.96 obtained by JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation.

**NOTICE OF OWNER'S RIGHTS YOU MAY  
BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: 610-278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610-278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610-278-3331.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
Montgomery Bar Assoc.  
100 W. Airy St.  
Norristown, PA 19404  
610-279-9660, ext. 201

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**CHRISTOPHER A. DeNARDO, Atty. for Plaintiff  
SHAPIRO & DeNARDO, LLC**  
3600 HORIZON DR., STE. 150  
KING OF PRUSSIA, PA 19406  
610-278-6800

## TRUST NOTICES

### Third and Final Publication

#### CATHERINE M. MOSER LIVING TRUST

NOTICE OF TRUST OF ADMINISTRATION of the **Catherine M. Moser Living Trust** dated 11/17/2000, as amended (the "Trust"), following the death of **Catherine M. Moser**, late of Upper Merion Township, Montgomery County, Pennsylvania, on April 3, 2012 (the "Decedent"), is hereby given. All persons having claims against the Decedent or Trust are requested to present them for settlement and all persons indebted to the Decedent or Trust are requested to make immediate payment to:

Kathryn Bolger, Frederick E. Kraske III, and Katherine McHugh  
Successor Death Trustees  
c/o James Smith Dietterick & Connelly, LLP  
P.O. Box 650  
Hershey, PA 17033

Or to:

**Gary L. James, Esquire  
James Smith Dietterick & Connelly, LLP**  
P.O. Box 650  
Hershey, PA 17033  
717-533-3280

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## EXECUTIONS ISSUED

**Week Ending May 21, 2012**

### **The Defendant's Name Appears First in Capital Letters**

AMYX, JONATHON: WELLS FARGO BANK, GRNSH. - APEX Community Federal Credit Union; 201212965; WRIT/EXEC.  
BERLER, SHANI - Pennsylvania Center For Dental Excellence; 201211629; \$702.85.  
BURNETT, WILLIAM - Green Meadows Community Services Association, Inc.; 201212838; \$2,889.68.  
CIRINO, VINCENT - Bank Of America, N.A., et al.; 201207626.  
GALLMON, DARLENE: BANK OF AMERICA, GRNSH. - LVNV Funding, Inc.; 201124510; WRIT/EXEC.  
HARBAUGH, KATHLEEN: TD BANK, GRNSH. - Rothenberg, Eugene; 201208747; WRIT/EXEC.  
HAZZARD, THOMAS: HAZZARD CONCRETE - Landacq Assoc.; 200810486; WRIT/EXEC.  
HELBERT, HOWARD: WELLS FARGO, GRNSH. - LVNV Funding, LLC; 201127281; WRIT/EXEC.  
JARVIS, JOHN: PERFORMTEX, GRNSH. - Kinesio USA, LLC, et al.; 201212666; \$1,064,942.48.  
JGKM ASSOCIATES, LLC: PETS PLUS OF LANSDALE, GRNSH. - Industrial Boiler And Chimney, Inc.; 201206968; \$25,818.69.  
LAACKMAN, JERRY: ANCHOR CONTRACTING, INC.: TD BANK NA, GRNSH. - Classic Haulers, Inc.; 201134236; WRIT/EXEC.  
OH, JUNG - Green Tree Consumer Discount Company; 201202459.  
OSBORNE, ROBERT - U.S. Bank, National Association; 201206374.  
PEARCE, JAMES: DONNA: NATIONAL PENN BANK, GRNSH. - Frank Duff Electric Service, Inc.; 200926532; \$806.44.  
SCHUBERT, MICHAEL - Bank Of New York Mellon, et al.; 201207611.  
STEFANELLI, TERRI - Lenhart, Wayne; 201212321; \$2,402.35.  
STEVENS, DAVID: STERLING HOTEL: BACKSTAGE ENTERTAINMENT: DIAMOND CREDIT UNION, GRNSH., ET AL. - Rewards Network Establishment Services, Inc.; 201212938; \$20,573.62.  
STEVENSON, JOHN: BANK OF AMERICA, GRNSH. - Citibank, N.A.; 201126799; \$6,067.74.  
WYNDMOOR CARE CENTER, LLC: WYNDMOOR HILLS HEALTH CARE AND REHAB CENTER: CHESTNUT HILL REHAB CENTER, LLC: CITIBANK, N.A., GRNSH., ET AL. - Specialty Rx, Inc.; 201207050; WRIT/EXEC.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending May 21, 2012****The Defendant's Name Appears  
First in Capital Letters**

ADESSO, JOHN: SEVERINO ADESSO AND SON, INC. - House & Home Magazine; 201212002; Judgment fr. District Justice; \$1,651.30.

AIRPORT COMMONS PARTNERS - Univest National Bank And Trust Co.; 201212020; Certification of Judgment; \$544,387.04.

ARC HIGH END APPLIANCE REPAIR, LLC: HIGH END APPLIANCE REPAIR - Yellow Book Sales And Distribution Company, Inc.; 201211938; Complaint In Confession of Judgment; \$15,175.56.

BELFATTI, RICHARD - Eagen, William; 201212076; Complaint In Confession of Judgment; \$6,463.28.

BERGMAN, CHRISTINE - Midland Funding, LLC; 201211773; Judgment fr. District Justice; \$6,229.32.

BROADUS, KENNETH - 7500 Algon Ave. Assoc., L.P.; 201211781; Certification of Judgment; \$2,695.00.

CAMPBELL, GLEN - PECO Energy Corporation; 201211518; Judgment fr. District Justice; \$9,399.36.

CAMPION, MICHAEL - Asset Acceptance, LLC; 201212132; Judgment fr. District Justice; \$1,587.74.

CARNEY, MARIANNE - Arrow Financial Services, LLC; 201212083; Judgment fr. District Justice; \$1,436.79.

CICCARONE, KENNETH - Midland Funding, LLC; 201212000; Judgment fr. District Justice; \$4,979.00.

COHEN, JASON - Andorra Woods Homeowners Association; 201211935; Judgment fr. District Justice; \$2,423.53.

COYLE, MARYANN - Midland Funding, LLC; 201212012; Judgment fr. District Justice; \$3,256.16.

CRUZ-DIAZ, FELIX - HOP Energy, LLC; 201212079; Judgment fr. District Justice; \$2,370.09.

CURCIO, AL: ALFRED - Midland Funding, LLC; 201212073; Judgment fr. District Justice; \$3,538.85.

DARNELL, JERRY - Ford Motor Credit Company, LLC; 201211670; Foreign Judgment; \$5,532.51.

DARNELL, JERRY - Ford Motor Credit Company; 201211661; Foreign Judgment; \$11,797.83.

DAVIS, JOSEPH - Portfolio Recovery Associates, LLC; 201211714; Judgment fr. District Justice; \$842.12.

DAVIS, TASCHA - Filippini, Christine; 201212016; Judgment fr. District Justice; \$6,386.85.

DERAGON, MARC - Palisades Collection, LLC; 201211976; Judgment fr. District Justice; \$1,920.48.

DeSANTIS, DANIEL - Bluestone Investments, Inc.; 201211572; Judgment fr. District Justice; \$5,093.67.

EARDLEY, KATHY - Univest National Bank; 201211827; Judgment fr. District Justice; \$1,209.70.

FICCHI, STEPHEN - TD Bank, N.A.; 201211997; Complaint In Confession of Judgment; \$612,718.28.

FIELDS, KIMBERLIE - Midland Funding, LLC; 201211780; Judgment fr. District Justice; \$4,052.97.

FINLEY, HELEN - Midland Funding, LLC; 201212006; Judgment fr. District Justice; \$3,164.66.

GARNER, KRISTI - Asset Acceptance, LLC; 201212136; Judgment fr. District Justice; \$5,099.90.

GERHARDT, BARBARA - LVNV Funding, LLC; 201211720; Judgment fr. District Justice; \$998.25.

GIBSON, TROY - Asset Acceptance, LLC; 201212067; Judgment fr. District Justice; \$1,646.45.

GRAY, SARA - Weaver & Son Home Improvements; 201211844; Judgment fr. District Justice; \$1,047.05.

HARTMAN, PAUL - Midland Funding, LLC; 201211806; Judgment fr. District Justice; \$9,735.45.

HILDEBRAND, CHRIS - Midland Funding, LLC; 201211939; Judgment fr. District Justice; \$1,221.07.

HILL, WILLIAM - PECO Energy Company; 201212071; Complaint In Confession of Judgment; \$8,595.56.

HOLMES, RITA - American Express Centurion Bank; 201212118; Certification of Judgment; \$21,294.57.

HONG, SEON - Asset Acceptance; 201212124; Judgment fr. District Justice; \$4,686.88.

HUGHES, SHANEN - Midland Funding, LLC; 201211649; Judgment fr. District Justice; \$4,982.37.

INDOOR QUALITY SOLUTIONS, INC.: DiMEZZA, JAMES: INDOOR QUALITY SERVICES, INC. - United Refrigeration, Inc.; 201211894; Certification of Judgment; \$16,085.03.

JAE ENTERPRISES, INC. - KL Holdings, LLC; 201212010; Foreign Judgment; \$127,863.47.

JIMENEZ, MARY - Smucker, John; 201211855; Mechanics Lien Claim; \$13,961.00.

KLUVER, JULIAN - Asset Acceptance, LLC; 201212100; Judgment fr. District Justice; \$4,368.24.

KSA VENDING, INC. - U.S. Bank, National Association; 201212005; Complaint In Confession of Judgment; \$297,626.78.

LEHMAN, JEREMY - Asset Acceptance, LLC; 201212087; Judgment fr. District Justice; \$7,605.45.

MALLON, ROBERT - Asset Acceptance, LLC; 201211867; Judgment fr. District Justice; \$2,539.79.

MALONEY, JOSEPH - Midland Funding, LLC; 201211700; Judgment fr. District Justice; \$2,038.59.

MASSEY, RASHIDA - Super, Audrey; 201211769; Certification of Judgment; \$5,933.00.

McNEAL, BETRIA - McLoud, Timothy; 201211978; Judgment fr. District Justice; WRIT/EXEC.

MILLER, JANET - HOP Energy, LLC; 201212019; Judgment fr. District Justice; \$1,941.22.

MILLIGAN, BROOKE - Stouffer, Brent; 201211803; Judgment fr. District Justice; \$2,246.20.

MORAN, TIMOTHY - Midland Funding, LLC; 201211652; Judgment fr. District Justice; \$6,819.40.

MOSS, SUSAN - Asset Acceptance, LLC; 201211985; Judgment fr. District Justice; \$4,728.76.

O'SULLIVAN, DONNA - HMS Ardmore Associates, L.P.; 201212088; Complaint In Confession of Judgment; \$6,064.80.

PAYLOR, JEANNETTA - Asset Acceptance, LLC; 201212108; Judgment fr. District Justice; \$5,052.36.

QUEEN, GREG - Self Heating & Cooling; 201212070; Judgment fr. District Justice; \$1,924.65.

REED, RICHARD - Portfolio Recovery Associates, LLC; 201211624; Judgment fr. District Justice; \$1,428.84.

RILEY, OWEN - First Cornerstone Bank; 201212021; Complaint In Confession of Judgment; \$52,764.89.

ROSE, RUTH - Asset Acceptance, LLC; 201212037; Judgment fr. District Justice; \$5,451.88.

ROSS, RAISSA - Midland Funding, LLC; 201212103; Judgment fr. District Justice; \$3,854.70.

ROSSI, DEAN - Fidelity National Title Insurance Company; 201211660; Complaint In Confession of Judgment; \$1,298,642.36.

SCHAFER, TIM - Harvest Credit Mgmt. VII, LLC; 201211941; Judgment fr. District Justice; \$2,357.28.

SHAMLIAN, WILLIAM - Harvest Credit Management VII, LLC; 201211879; Certification of Judgment; \$4,714.84.



SILVERMAN, DOROTHY - Asset Acceptance, LLC;  
201212128; Judgment fr. District Justice; \$6,010.88.  
SMITH, KYLE - Midland Funding, LLC; 201211900;  
Judgment fr. District Justice; \$1,109.57.  
SMITH, RICHARD AMEEN GENERAL CONTRACTORS -  
Galettet, Omar; 201211996; Judgment fr.  
District Justice; \$3,223.50.  
SMOYER, TIMOTHY - Asset Acceptance, LLC;  
201212055; Judgment fr. District Justice; \$2,175.09.  
STALEY, TERESA - Asset Acceptance, LLC;  
201211869; Judgment fr. District Justice; \$5,587.61.  
STEELE, EUGENE - Marvic Supply Co., Inc.;  
201212017; Complaint In Confession of Judgment;  
\$5,008.50.  
STERNER, GEORGE - Asset Acceptance, LLC;  
201211873; Judgment fr. District Justice; \$6,191.46.  
STEWART, DANIELLE - Midland Funding, LLC;  
201211895; Judgment fr. District Justice; \$10,531.11.  
STOUDT, KRISTY - Asset Acceptance, LLC;  
201211998; Judgment fr. District Justice; \$2,780.83.  
THOMPSON, ROBERT - Midland Funding, LLC;  
201211779; Judgment fr. District Justice; \$6,292.07.  
THOMSON, WILLIAM - Midland Funding, LLC;  
201211777; Judgment fr. District Justice; \$9,123.04.  
TIDMORE, SUZANNE - Midland Funding, LLC;  
201211936; Judgment fr. District Justice; \$2,522.21.  
TORNETTA, JASON - FIA Card Services, N.A.;  
201211666; Judgment fr. District Justice; \$3,346.65.  
TRACY, BRENDAN - Asset Acceptance, LLC;  
201211992; Judgment fr. District Justice; \$1,622.15.  
WALKER, WENDY - Target National Bank;  
201212092; Judgment fr. District Justice; \$10,346.95.  
WASHINGTON, HENRY - Midland Funding, LLC;  
201211784; Judgment fr. District Justice; \$1,546.35.  
WHEELER, MATTHEW - Asset Acceptance, LLC;  
201212056; Judgment fr. District Justice; \$1,862.47.  
WILLIS, MARGERIE - Asset Acceptance, LLC;  
201212121; Judgment fr. District Justice; \$10,176.27.

**ABINGTON SCHOOL DIST. -  
entered municipal claims against:**

Ruchala, Robert: Joann; 201212054; \$3,781.20.  
Ruchala, Robert: Joann; 201212064; \$3,731.49.

**ABINGTON TWP. -  
entered municipal claims against:**

Kimmel, Murray: Dolores; 201211159; \$654.50.  
Leonard, Timothy: Mary; 201211735; \$12,345.05.  
Pardo, Gregory: Marion; 201211153; \$69.50.  
Premier Capital, LLC; 201211155; \$319.50.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Clark, Jill: John; 201211732; \$5,583.14.  
Jones, Harry: Annie; 201212058; \$4,216.34.  
Jones, Harry: Annie; 201212060; \$6,381.45.

**EAST GREENVILLE BORO. -  
entered municipal claims against:**

Augustine, Kimberly; 201211811; \$135.00.  
Becker, James; 201211812; \$135.00.  
Clunk, James; 201211814; \$202.50.  
Derstine, Robert; 201211816; \$135.00.  
Griffith, Michael; 201211820; \$135.00.  
Mulhern, Evan: Rebecca; 201211821; \$135.00.  
Norton, Wayne; 201211824; \$135.00.

**LANSDALE BORO. -  
entered municipal claims against:**

Kancianic, Gregory: Lisa; 201211741; \$301.48.  
Kancianic, Lisa: Gregory; 201211742; \$929.28.

**LIMERICK TWP. -  
entered municipal claims against:**

Colson, Sean; 201212175; \$461.09.  
DeHaven, Thomas: Susan; 201212179; \$414.34.  
Hamme, Jennifer; 201212177; \$375.74.  
Merritt, Nathan: Sharon; 201212176; \$307.30.  
Urner, Philip: Vera; 201212178; \$360.69.

**LOWER MORELAND TWP. -  
entered municipal claims against:**

Robinson, Patricia: John; 201211715; \$448.00.

**NORRISTOWN AREA SCHOOL DIST. -  
entered municipal claims against:**

1026 West Germantown Pike, L.P.; 201212125;  
\$9,455.01.  
1036 West Germantown Pike, Incorporated; 201212129;  
\$17,472.36.  
317 West Germantown Pike, L.P.; 201212131; \$2,045.35.  
317 West Germantown Pike, L.P.; 201212133; \$10,561.12.  
317 West Germantown Pike, L.P.; 201212137; \$10,303.64.  
541 Astor, L.P.; 201212035; \$1,565.59.  
541 Astor, L.P.; 201212029; \$1,565.59.  
541 Astor, L.P.; 201212084; \$1,958.73.  
541 Astor, L.P.; 201212085; \$3,144.14.  
541 Astor, L.P.; 201212089; \$2,297.89.  
541 Astor, L.P.; 201212091; \$2,648.38.  
541 Astor, L.P.; 201212123; \$1,232.42.  
541 Astor, L.P.; 201212127; \$2,323.21.  
541 Astor, L.P.; 201212130; \$4,217.94.  
541 Astor, L.P.; 201212138; \$1,565.59.  
541 Astor, L.P.; 201212140; \$1,808.47.  
541 Astor, L.P.; 201212142; \$566.08.  
541 Astor, L.P.; 201212144; \$2,511.79.  
Bean, Margaret; 201211760; \$2,083.46.  
Capaldi, Ryan: Juliet; 201212057; \$3,437.16.  
Corner Development, L.P.; 201212026; \$2,181.28.  
Fairways Residential, L.P.; 201212027; \$666.37.  
Fairways Residential, L.P.; 201212028; \$533.44.  
Murray, Bernard: Marietta; 201211764; \$3,068.64.  
Stillman, Eileen: Robert; 201212117; \$1,915.43.  
Stillman, Robert: Eileen; 201212115; \$2,238.18.  
Stillman, Robert: Eileen; 201212120; \$2,161.90.  
Theman Properties, LLC; 201212031; \$1,495.63.  
Theman Properties, LLC; 201212032; \$2,129.98.  
Tri Star Properties; 201212036; \$1,099.16.  
Tri Star Properties; 201212039; \$1,565.59.  
Tri Star Properties; 201212041; \$1,910.42.  
Tri Star Properties; 201212034; \$1,898.76.

**PENNA. DEPT. OF REV. -  
entered claims against:**

422 Sportsplex, LLC; 201260925; \$1,108.06.  
ABL Appliance Service, Incorporated; 201260924;  
\$2,348.18.  
Aezen, Jack; 201260869; \$3,163.64.  
Almeklafi, Inc.; 201260906; \$1,440.17.  
Alten, Stanford: Suzanne; 201260883; \$1,253.48.  
Amarando, Louis; 201260831; \$370.12.  
Andalusia Corporation; 201260916; \$2,078.20.  
Andrew Kahl Photography, LLC; 201260909; \$752.43.

- Angel, Jorge; 201260858; \$4,536.54.  
 Angelina's Italian Kitchen, Inc.; 201260927; \$1,123.38.  
 Arnold J. Malerman, DDS, P.C.; 201260833; \$697.92.  
 Batoff, Jerald; Robin; 201260872; \$6,589.01.  
 Blank, Jeffrey; 201260947; \$4,316.69.  
 Boe, Shelley; 201260905; \$940.95.  
 Bonde, Grace; 201260983; \$11,085.42.  
 Bouknight, Michael; 201260920; \$432.80.  
 Buckley, James; Tanner Avenue Auto Body, Inc.; 201260937; \$27,295.70.  
 Buerger 2003 Family Trust; Buerger, Constance; 201260931; \$37,001.50.  
 Carpenter, Marilyn; 201260903; \$1,169.64.  
 Carson, Gary; Oxycare, Inc.; 201260952; \$2,557.43.  
 Castillo, Beristain; 201260856; \$592.40.  
 Cegueda, Magally; Disiolandia Mexican Store, Inc.; 201260984; \$2,949.43.  
 Charity, Ralik; 201260978; \$774.43.  
 Choi, Michael; 201260948; \$6,458.99.  
 Christian Books & Gifts & Then Some, Inc.; 201260890; \$997.00.  
 Christian, Craig; Main Line Sports Management, Inc.; 201260967; \$2,245.21.  
 Clamper, Steven; 201260934; \$4,099.07.  
 CLD Automotive, Inc.; 201260896; \$9,201.04.  
 Coots, Mary; 201260935; \$74,187.24.  
 Copies Now, Inc.; 201260919; \$942.89.  
 Corley, Jerome; 201260878; \$954.91.  
 Cotter, Howard; 201260885; \$558.11.  
 Curds & Whey, Ltd.; 201260841; \$4,146.01.  
 Daniels, Carolyn; 201260877; \$2,049.43.  
 Darcy's, Inc.; 201260837; \$556.23.  
 Davenport, Kevin; 201260880; \$1,848.95.  
 David Erb Contractors, Inc.; 201260891; \$23,589.75.  
 Desi Village, Inc.; 201260904; \$3,635.34.  
 DiJiosia Bros., Inc.; 201260922; \$1,967.77.  
 DiLoreto, Stephen; Town Square Rental, Inc.; 201260968; \$22,894.70.  
 Dinon, Deborah; 201260881; \$2,670.02.  
 DiRugieris, Edward; 201260866; \$130,621.76.  
 Drinon, Garrett; 201260879; \$1,206.93.  
 Dyl's Natural Market, Ltd.; 201260884; \$6,537.34.  
 Everlasting Images, Incorporated; 201260828; \$863.63.  
 Expressions, Inc.; 201260907; \$773.84.  
 Fania, Art; Professional Floor Maintenance, Inc.; 201260960; \$9,863.65.  
 Feinberg, David; 201260824; \$65,650.54.  
 Fences & Woodstructures Unlimited; 201260985; \$45,974.98.  
 Filpro Corp.; Massack, Troy; 201260953; \$26,650.93.  
 First Union National; Bayview Financial Property Trust; 201260982; \$7,085.91.  
 Fisher, Christopher; Wightman, Cristin; 201260936; \$4,276.90.  
 Forster, James; Kimberlee; 201260977; \$7,541.87.  
 Fran Taylor Plumbing & Heating; 201260889; \$1,019.17.  
 Gallagher, Susan; 201260910; \$305.52.  
 Gilligan, James; Sherri; 201260861; \$2,283.47.  
 Gomes, Geraldo; Scarrain; 201260844; \$2,886.85.  
 Gowder Electrical Contractors, Inc.; 201260901; \$466.01.  
 GPW Construction, Inc.; 201260926; \$6,032.15.  
 Greenlight PA, LLC; 201260979; \$3,547.75.  
 Harleysville Bridal Ctr., Inc.; 201260913; \$352.03.  
 Henshaw, Joseph; Barbara; 201260870; \$6,128.46.  
 Hicks, Rodney; 201260827; \$14,975.37.  
 Higgins, Daniel; 201260867; \$58,793.58.  
 Himes, Timothy; Lisa; 201260943; \$886.68.  
 Hirshman, Philip; 201260825; \$10,689.51.  
 Hockeimer, Henry; Virginia; 201260876; \$8,888.05.  
 Indoor Environmental, Inc.; 201260900; \$428.15.  
 Infection Control Solutions, LLC; 201260938; \$1,241.75.  
 J & B Mechanical, Inc. Commercial Mechanical Service; 201260892; \$408.36.  
 JDS Precision Automotive, LLC; 201260835; \$337.24.  
 Jones, Patricia; 201260932; \$632.74.  
 Ju, Young; 201260945; \$813.89.  
 Julie Robin Arouh, DMD, P.C.; 201260951; \$726.75.  
 Kalinsky, Michael; Empyrean Management Group, Inc.; 201260956; \$13,512.15.  
 Keystone Grill & Family Bistro, Inc.; 201260897; \$873.04.  
 Kilstein, Martin; Michele; 201260944; \$2,822.32.  
 Kim, Nam; Eun; 201260950; \$2,015.00.  
 KMN Contractors, Inc.; 201260912; \$680.08.  
 Kunal Corporation; 201260914; \$369.94.  
 Landes Diversified Services, LLC; 201260830; \$1,093.78.  
 Leopold Builders, Inc.; 201260838; \$12,241.29.  
 Leyman Playfair; 201260973; \$1,179.49.  
 Liberty One, Inc.; 201260836; \$540.10.  
 Lila, Inc.; 201260898; \$1,682.73.  
 Little Flounders, LLC; 201260911; \$7,259.80.  
 Mashette, Eva; 201260893; \$312.36.  
 Matterns Ridge, Inc.; 201260894; \$492.19.  
 Matthews, Bradley; 201260899; \$865.35.  
 McBrearty, Joseph; 201260949; \$851.10.  
 McMenamin, John; 201260946; \$1,131.98.  
 McSweeney, Christopher; 201260976; \$2,778.16.  
 Michniak, Andre; Andre Michniak & Associates, P.C.; 201260963; \$902.98.  
 Moldovsky, Ari; Breslow, Debbie; 201260941; \$966.78.  
 Mossbrook, William; Robert Joseph Williams Co., LLC; 201260970; \$5,192.31.  
 Murray, Frank; Vanessa; 201260875; \$1,194.86.  
 Nelson, Richard; Filpro Corporation; 201260954; \$26,650.93.  
 Nester, David; Kelly; 201260933; \$1,023.00.  
 Nzabun, Mehmet; 201260975; \$21,666.80.  
 Old School Construction, Inc.; 201260829; \$301.59.  
 Olster, Peter; Betty The Caterer, Inc.; 201260962; \$16,923.00.  
 Oskanian, Frederick; Corporate Property Maintenance, LLC; 201260971; \$3,798.47.  
 Pasquale Portolese, Inc.; 201260834; \$6,064.59.  
 Patel, Atul; Shiva Corporation; 201260966; \$17,859.18.  
 Patel, Jagruti; Shiva Corporation; 201260965; \$17,859.18.  
 Payne, H.; Ruth; 201260874; \$5,286.81.  
 Philly Cheesesteak & Wings, Inc.; 201260908; \$956.05.  
 Picone, Salvatore; 201260895; \$2,649.17.  
 Piersing, David; 201260832; \$558.23.  
 Plymouth Valley Contractors, LLC; 201260923; \$70,303.08.  
 Premier Urgent Care; 201260928; \$1,022.54.  
 Rambo, Walter; Andorra Auto Repair, Inc.; 201260958; \$19,905.74.  
 Rhodes, Patricia; Professional Floor Maintenance, Inc.; 201260959; \$9,863.65.  
 Robert's Custom Stairs, Inc.; 201260917; \$18,101.97.  
 Rooney, John; Lisa; 201260860; \$3,284.46.  
 Rothermel Videon Givnish Funeral; 201260986; \$20,280.75.  
 Sands, William; 201260961; \$3,526.12.  
 Sauer's Tree & Landscape, Inc.; 201260886; \$454.42.

Savin, Russell; 201260974; \$3,180.09.  
 Shaffer, Robert: Two Harry St., LLC; 201260969; \$14,862.93.  
 Shea, Thomas; 201260964; \$23,409.64.  
 Stars Studio Of Dance, Inc.; 201260887; \$364.45.  
 Take It Outdoors, LLC; 201260929; \$6,965.35.  
 Tanner Avenue Auto Body, Inc.; 201260839; \$19,127.21.  
 Thomas, Robert; 201260972; \$1,225.19.  
 Thomson, Susan; 201260980; \$29,791.23.  
 Tierneydecker, Inc.; 201260902; \$744.02.  
 Torres, Edwin; 201260939; \$1,009.85.  
 Tosco, Joseph; Karen; 201260873; \$8,126.12.  
 Total Body Fitness, Inc.; 201260918; \$3,650.07.  
 Totaro, Vincent: Vicale, Inc.; 201260955; \$60,043.64.  
 Trade Show Associates, L.P.; 201260921; \$5,064.18.  
 Tyson, Eric; 201260915; \$520.71.  
 V.P. Jewelers Corp.; 201260888; \$1,132.05.  
 Voss, Rickkey; 201260882; \$1,499.98.  
 Wallace, Patricia: PFW, Inc.; 201260957; \$1,379.97.  
 Webb's Crossing, Inc.; 201260930; \$491.64.  
 Wells Fargo Bank; 201260981; \$4,315.82.  
 WNJ Automobile Upholstery & Sales, LLC; 201260840; \$1,289.05.  
 Zabun, Ahmet; 201260942; \$1,370.47.  
 Zacney, Charles; 201260826; \$45,298.99.  
 Zulli, Gerald; 201260940; \$28,538.76.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Allen, Mary; 201211966; \$638.80.  
 Amtrust REO I, LLC; 201211801; \$1,359.09.  
 Andresen, Peter; 201211809; \$1,026.48.  
 Antonio, Robin: Tracy; 201211795; \$652.34.  
 Bagby, Patricia; 201211813; \$761.57.  
 Brown, Darrel; 201211915; \$496.78.  
 Calkins, Ricky: Amanda; 201211880; \$588.80.  
 Carmany, Andrew: Oun, Sophoeuth; 201211964; \$588.80.  
 Cimino, Angela; 201211888; \$733.99.  
 Community Housing Services; 201211833; \$934.38.  
 Datesman, Dwayne; 201211826; \$804.13.  
 Day, Willie; 201211818; \$544.83.  
 DiRenzo, Nicholas: Lena; 201211893; \$1,462.20.  
 Hajj, Iskandar: Elliott; 201211921; \$793.67.  
 Jamison, Frederick: Julia; 201211898; \$631.16.  
 Kauffman, Robert; 201211901; \$588.80.  
 Landis, Derek; 201211830; \$648.81.  
 Martinez, Zeferino: Jane; 201211904; \$596.05.  
 Napoli, Ryan: Renee; 201211907; \$673.87.  
 O'Neill, Patrick: Fronheiser, Hollis:  
     O'Neill, Barbara, Et Al.; 201211808; \$534.34.  
 Powers, Carolyn; 201211911; \$638.80.  
 Reese, Ryan; 201211916; \$1846.31.  
 Shuck, Matthew: Christa; 201211804; \$572.67.  
 Stine, Richard; 201211924; \$638.80.  
 Summit View, Inc.; 201211965; \$1,005.74.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Antonio, Robin: Tracy; 201211989; \$794.40.  
 Arnold, Stephen; 201211810; \$647.20.  
 BAC Homes Loans Servicing, L.P.; 201211799; \$549.90.  
 Brown, Darrel; 201211815; \$615.61.  
 Campbell, Douglas: Debra; 201212072; \$1,518.18.  
 Campbell, Douglas: La Cava Campbell, Debra;  
     201212075; \$3,386.95.  
 Christian, Lester: Jill; 201211881; \$658.94.  
 Corum, Ethel: Estate Of Janet M. Waters; 201211752;  
     \$894.52.

Dabney, Hazel; 201212135; \$1,323.44.  
 Darnell-Reinke, Christina; 201211890; \$638.80.  
 Dietterick, Grace: Lightcap, John; 201211917; \$638.80.  
 Fichthorn, Kenneth: Jennifer; 201212134; \$1,391.70.  
 Fine, Beth; 201211896; \$754.03.  
 Groff, Gerald: Laura; 201211828; \$643.70.  
 Kenna, Kevin; 201211902; \$648.92.  
 Kreamer, Daryl; 201211802; \$486.06.  
 Linsinbigler, Marie; 201211708; \$932.41.  
 Maressa, Frank: Sonia; 201212090; \$1,538.40.  
 Meyer, Gustave; 201211794; \$813.58.  
 O'Blosser, Charles: Karen; 201211831; \$688.79.  
 O'Brien, Erick; 201211909; \$638.80.  
 Pulaski, Francis: Joanne; 201211914; \$638.80.  
 Reddick, Joseph: Joyce; 201212122; \$1,217.95.  
 Richards, Donald; 201212068; \$1,469.02.  
 Scarborough, Andrew: Morgan; 201211823; \$889.21.  
 Shuck, Matthew: Christa; 201211920; \$588.80.  
 Stine, Richard; 201211805; \$624.16.  
 Waller, Mary; 201211929; \$733.99.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Kring, Ralph: Shirley; 201211266; \$4,682.33.  
 LaBelle, Marla; 201211722; \$4,824.45.  
 McGarvey, William; 201211709; \$796.95.  
 McGarvey, William; 201211712; \$700.58.  
 McGarvey, William; 201211716; \$813.55.  
 Prince, Warren: Janice; 201211749; \$1,692.22.  
 Scheetz, Bernadette; 201211739; \$3,608.91.  
 Ussler, Josephine; 201211744; \$2,747.58.

**SOUDERTON AREA SCHOOL DIST. -  
 entered municipal claims against:**

Biggans, Mary: Jerry: Gerald, Et Al.; 201212049;  
     \$8,792.39.  
 Colon, Albert: Chun; 201211971; \$3,799.38.  
 Landis, Sheryl: Esmonde, Mark; 201211930; \$3,184.60.  
 Malloy, Thomas; 201211984; \$5,589.89.  
 Musselman, James: Lorraine; 201212046; \$2,732.68.  
 Swartz, C.: Marianne; 201212043; \$4,883.59.

**SPRINGFIELD TWP. -  
 entered municipal claims against:**

Delacato, David; 201211886; \$1,855.07.  
 Justice, Freda: James; 201211885; \$1,799.03.

**UNITED STATES DEPT. OF JUSTICE -  
 entered municipal claims against:**

Better Home Cleaning, Inc.; 201211615; \$274,262.00.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

Advance Stamp Co., Inc.; 201270551; \$15,678.13.  
 Audiobahn, Inc.; 201270569; \$28,087.88.  
 Brand, Clifford; 201270571; \$495,978.09.  
 CCR Contracting, LLC: Mamrosch, Craig; 201270577;  
     \$81,765.12.  
 CTC Consulting, LLC: Cervone, Celine; 201270565;  
     \$10,627.38.  
 Edge Transportation, Inc.; 201270559; \$71,060.46.  
 Gauna-Guenther, Araceli; 201270560; \$42,190.55.  
 Hoffman, Robert; 201270552; \$23,955.59.  
 Hoover, Frances: Hoover Agency; 201270574; \$6,858.28.  
 Joseph B. Schwartz & Co., Inc.; 201270562; \$3,865.27.  
 K&K Cafe, Inc.; 201270553; \$23,788.73.

Lock, Jane; 20120561; \$26,291.55.  
 Meachum, James; 20120575; \$28,939.46.  
 Philadelphia Consultants, LLC; 20120567; \$6,065.29.  
 Ridgely, Gilbert; 20120558; \$49,576.47.  
 S. Vecchione, Inc.; 20120554; \$209,238.77.  
 Servin, Jeffrey; 20120578; \$34,433.54.  
 Singletary Group, Inc.: HR First Contact; 20120556;  
 \$1,102.86.  
 Stay Young Fitness, Inc.; 20120557; \$528.52.  
 Strong, James; 20120576; \$30,573.62.  
 Suntek Systems, Inc.; 20120564; \$74,771.70.  
 Townes Mechanical Contractors, Inc.; 20120563;  
 \$6,393.66.  
 Triad Organizations Corp.; 20120568; \$559.64.  
 Vic's Hauling; 20120572; \$2,725.38.  
 Wendy-Brian Enterprises, Inc.; 20120555; \$7,868.45.  
 Wilkes, Robert; 20120566; \$20,246.07.  
 Xcentric Hair Studio, Inc.; 20120573; \$6,621.38.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Schoenfellinger, Robert; 201212062; \$585.28.

**UPPER MERION TWP. -  
 entered municipal claims against:**

Bhat, Irshad; 201212180; \$248.73.  
 Bowen, Herbert: Vonda; 201211953; \$279.92.  
 Cooke, Christopher: Juliet-Anne; 201212183; \$1,043.22.  
 DePaul, Anthony: Ruth; 201211948; \$600.32.  
 Dixon, Dayle; 201212184; \$249.22.  
 Galluccio, John: Paulsen, Sandra; 201212166; \$252.23.  
 Grim, John: Rachel; 201212192; \$548.33.  
 Hollister, David: Lisa; 201211949; \$540.95.  
 Janoski, Gail; 201212165; \$1,360.37.  
 Lee, Grace; 201211954; \$597.68.  
 Lindh, John: Joyce; 201212168; \$249.22.  
 Lovatt, Elizabeth; 201212187; \$132.00.  
 McKenzie, Aviszelma; 201211947; \$578.77.  
 McLean, Alexander; 201211950; \$249.22.  
 Montemayor, Roberta; 201211958; \$478.56.  
 Mueller, Geraldine; 201212181; \$914.02.  
 Nguyen, Thuy: Luong, Mai-Phuong; 201211959; \$276.98.  
 Overstreet, Walter; 201211952; \$248.94.  
 Parsons, Lynne; 201211957; \$551.75.  
 Patnaik, Rabi; 201212193; \$116.18.  
 Peay, Michael: Jacqueline; 201212191; \$872.51.  
 Puller, Robert; 201212182; \$252.59.  
 Quinn, Thomas; 201211962; \$539.78.  
 Ramsey, James; 201211960; \$637.00.  
 Roberto, Ferdinando: Kathleen; 201211955; \$277.39.  
 Ruth B. Parker Trust; 201211956; \$400.49.  
 Shoemaker, Adam; 201212188; \$465.54.  
 Stevenson, Timothy; 201211951; \$784.14.  
 Streeter, Audrey; 201212185; \$494.92.  
 Woodland, Dorothy; 201212186; \$252.30.  
 Zielinski, Michael: Danielle; 201211961; \$249.58.  
 Zielinski, Michael: Danielle; 201212167; \$281.23.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Morgan Hill Drive, L.P.; 201211731; \$326.63.  
 Morgan Hill Drive, L.P.; 201211734; \$326.63.  
 Morgan Hill Drive, L.P.; 201211737; \$326.63.  
 Morgan Hill Drive, L.P.; 201211738; \$326.63.  
 Morgan Hill Drive, L.P.; 201211265; \$326.63.  
 Morgan Hill Drive, L.P.; 201211688; \$326.63.

Morgan Hill Drive, L.P.; 201211692; \$326.63.  
 Morgan Hill Drive, L.P.; 201211698; \$326.63.  
 Morgan Hill Drive, L.P.; 201211705; \$326.63.  
 Morgan Hill Drive, L.P.; 201211723; \$326.63.  
 Morgan Hill Drive, L.P.; 201211707; \$326.63.  
 Morgan Hill Drive, L.P.; 201211740; \$326.63.  
 Morgan Hill Drive, L.P.; 201211743; \$326.63.  
 Morgan Hill Drive, L.P.; 201211747; \$326.63.  
 Morgan Hill Drive, L.P.; 201211751; \$326.63.  
 Morgan Hill Drive, L.P.; 201211754; \$326.63.  
 Morgan Hill Drive, L.P.; 201211725; \$326.63.  
 Morgan Hill Drive, L.P.; 201211726; \$326.63.  
 Morgan Hill Drive, L.P.; 201211728; \$326.63.  
 Morgan Hill Drive, L.P.; 201211729; \$326.63.  
 Morgan Hill Drive, L.P.; 201211730; \$326.63.  
 Morgan Hill Drive, L.P.; 201211733; \$326.63.  
 Morgan Hill Drive, L.P.; 201211745; \$326.63.  
 Morgan Hill Drive, L.P.; 201211746; \$326.63.  
 Morgan Hill Drive, L.P.; 201211767; \$326.63.  
 Morgan Hill Drive, L.P.; 201211770; \$326.63.  
 Morgan Hill Drive, L.P.; 201211787; \$326.63.  
 Morgan Hill Drive, L.P.; 201211788; \$326.63.  
 Morgan Hill Drive, L.P.; 201211793; \$326.63.

**WEST CONSHOHOCKEN BORO. -  
 entered municipal claims against:**

Esposito, Daniel; 201212171; \$1,018.41.  
 Gupta, Robin; 201212169; \$1,400.91.  
 Padilla, Vincente; 201212170; \$1,049.45.  
 Wyrembek, Steven; 201212172; \$1,073.41.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending May 21, 2012**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

AMORATIS, ANTHONY M. - Upper Moreland Township;  
 Amoratis, Erin E., 345 Pershing Avenue,  
 Hatboro, PA 19040.  
 BURGESS, WALTER A. - Upper Dublin Township;  
 Burgess, Belinda M., 1636 Washington Avenue,  
 Willow Grove, PA 19090.  
 FORD, MARLENE - West Norriton Township;  
 Ford, William H., Jr., 214 Oxford Circle,  
 Norristown, PA 19403.  
 GREEN, WANDA M. - Towamencin Township;  
 Panasewicz, Sophia B., 24 Longwood Court East,  
 Harleysville, PA 19438-2955.  
 HIGH, DAVID A. - Upper Dublin Township;  
 High, Nick, 1118 East Dunton Street,  
 Philadelphia, PA 19125.  
 HOOKER, DOROTHYANNE D. - Norristown Borough;  
 Gage, Samantha, 11 Belmar Road, Hatboro, PA 19040.  
 SAUVEUR, MICHELINE - Abington Township;  
 Sauveur, Carl M., 1402 Lindbergh Avenue,  
 Roslyn, PA 19001.  
 TARPINIAN, TALEEN - Upper Dublin Township;  
 Tarpinian, Ara, 27 School Lane,  
 Willow Grove, PA 19090.  
 WEAVER, DAVID A. - Montgomery Township;  
 Weaver, John C., 3094 Bradley Road,  
 Chalfont, PA 18914.



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**SUITS BROUGHT**
**Week Ending May 21, 2012****The Defendant's Name Appears  
First in Capital Letters**

- ADEODUKUN, MUDASIRU - Weedon, Winston; 201211775; Civil Action; Yockey, J. Davy.
- ANDERSON, BARRY - Votta, Leanne; 201210599; Complaint for Custody/Visitation.
- BANYACSKI, JEAN-PAUL: JULIE - Wells Fargo Bank, N.A.; 201211863; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- BARANOWSKI, KIRSTEN - Sloan, Bruce; 201211523; Complaint for Custody/Visitation.
- BELL, DANA - Benevento, Joseph; 201212208; Civil Action; Recchuiti, Francis.
- BOYLE, JOSEPH: SUSAN, ET AL. - Wells Fargo Bank, N.A.; 201211595; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- BROOKS, JOAN - Carr, Mark; 201211892; Complaint Divorce; Dragon, Theodore J.
- BRUECKS, JOHN: EVERITT, ROBIN - Wells Fargo Bank, N.A.; 201211864; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- CARVALHO, JULIE - Wells Fargo Bank, N.A.; 201211534; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- CHESTNUT HILL LODGE HEALTH AND REHABILITATION CENTER: COHEN, GARY: ENCORE HEALTHCARE, LLC, ET AL. - Jefferson, Calvin; 201211792; Civil Action; Krantz, Alvin C.
- CHIDDICK, TROY - Carty, Emelda; 201211761; Civil Action; Land, Robert.
- CHOO, CHANG: PREMIER LENDING - Discover Bank; 201212009; Civil Action; Lawrence, Benjamin W.
- CHRISTMAS, DAVID: JOANNA, ET AL. - Wells Fargo Bank, N.A.; 201211776; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- CLARK, CHRISTINE: CHARLES - Bank Of New York Mellon; 201211987; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- CLARK, EMILY - Dubin, David; 201211748; Appeal from District Justice.
- CLARKE, SETH - Citibank, N.A.; 201211946; Civil Action; Suttell, Brittany J.
- CLEARY, MICHAEL - Pennsylvania Department Of Transportation; 201211870; Appeal from Suspension/Registration/Insp.
- COCCIE, ROBERT - Wells Fargo Bank, N.A.; 201211846; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- CONSHOHOCKEN BOROUGH - Smith, Gloria; 201212109; Civil Action; Cirillo, Vincent A., Jr.
- CRAMER, QUINCY - Romig, Rachel; 201211922; Support/Exceptions.
- D'AMORE, ANTHONY - D'Amore, Maria; 201212093; Complaint Divorce.
- DeMARCO, JEANNE: DAVID - Wells Fargo Bank, N.A.; 201211785; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- DOWERS, BRIAN - Barlow, Courtney; 201210979; Complaint for Custody/Visitation.
- DUNCAN PETROLEUM CORPORATION - Universal Enterprise Group, L.P.; 201211750; Petition for Issuance of Subpoena; Ford, Eileen M.
- ECHEVARRIA, HECTOR - Citibank, N.A.; 201211903; Civil Action; Suttell, Brittany J.
- ELLIS, NADIA - Farrior, Jeremiah; 201210957; Complaint for Custody/Visitation.
- FAZZINI, VINCENTINE - Wells Fargo Bank, N.A.; 201211968; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- FITZPATRICK, WILLIAM - Portfolio Recovery Associates, LLC; 201212119; Civil Action; Scott, Morris A.
- FRANC ENVIRONMENTAL, INC. - PPL Electric Utilities Corporation; 201211766; Civil Action; Krzywicki, Anthony P.
- GARDNER, ANGELA - Gardner, Eric; 201211906; Complaint Divorce; Medvesky, Dawn M.
- GEIGERT, ANDREW - U.S. Bank, National Association; 201211496; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- GONCALVES, JOSE: AJC CONSTRUCTION, INC. - Durdeen, Kerry; 201211994; Civil Action; Monaghan, James V.
- GRAUBER, RYAN - Grauber, Joseph; 201210876; Complaint for Custody/Visitation.
- GREEN, RONALD - Stewart-Green, Michele; 201210721; Complaint for Custody/Visitation.
- GUHA, SMITA - Discover Bank; 201212011; Civil Action; Lawrence, Benjamin W.
- HAGER, DOLORES - Hager, George; 201211986; Complaint Divorce; Doherty, Mary C.
- HARUCH, LAUREN - Portfolio Recovery Associates, LLC; 201211972; Civil Action; Scott, Morris A.
- HARVEY, ELIZABETH - Discover Bank; 201211817; Civil Action; Lawrence, Benjamin W.
- HAWKINS, DANIEL - Bank Of America, N.A.; 201211759; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- HAYES, ADELE - Discover Bank; 201212003; Civil Action; Lawrence, Benjamin W.
- HEADERSON, CAROLYN - PYOD, LLC; 201211872; Appeal from District Justice; Ratchford, Michael F.
- HENKEL, DAVID - Henkel, Carrie; 201211866; Complaint Divorce; Fox, Leon H., Jr.
- HENLEY-QUICK, ANNETTE - Quick, Sterling; 201211850; Complaint Divorce; Crocker, H. Christopher.
- HEWITT, ROBERT - Pottstown Memorial Medical Center; 201212038; Civil Action; Troutman, Jeffrey L.
- HILLMAN, JAMES - Onder, Deanna; 201210856; Complaint for Custody/Visitation.
- HIPWELL, CHRIS - Wells Fargo Bank, N.A.; 201211858; Complaint In Mortgage Foreclosure; Wells, Allison F.
- HOME DEPOT USA, INC. - Steiner, Peter; 201211910; Civil Action; Aaron, Douglas G.
- HOSSIAN, MOHAMMED: SWEETY, JANNTUL - Indian Valley Meadows Community Association; 201211838; Civil Action; Johnson, Douglas M.
- HUATAI USA, LLC - J.C. Fibers, Inc.; 201211874; Civil Action; Styliades, George N.
- JACKSON, DAVID: ANDREA - Bank Of America, N.A.; 201211721; Complaint In Mortgage Foreclosure; Brushwood, Matthew.



- JARMON, LOUIS - Phang, Ai Lian; 201211942; Petition.
- JASLAR, JENNIFER - Capital One Bank; 201211927; Appeal from District Justice; Ratchford, Michael F.
- KEMP, SHEIRLENE - Portfolio Recovery Associates, LLC; 201211934; Civil Action; Scott, Morris A.
- KOCH, FRANCIS - Koch, Jacqueline; 201211834; Complaint Divorce; Sipe, Brian E.
- KOTTLER, JUANITA - Capital One Bank USA, N.A.; 201211679; Appeal from District Justice; Baroska, Robert L., III.
- LANDIS, CHARLOTTE - Citibank, N.A.; 201211933; Civil Action; Suttell, Brittany J.
- LEE, HYUN; KONG, HYUN - Lee, Dong; 201212098; Complaint Divorce; Slowinski, John.
- LEE, KYUNG - Park, Jenna; 201211837; Complaint Divorce; Kim, Frederick.
- LEEDS, DANIEL - Donely, Karen; 201210622; Complaint for Custody/Visitation; Masciantonio, Paul H.
- LEINBACH, DAVID - Gilmore, Joseph; 201212018; Appeal from District Justice.
- LESTER, JOHN - Calvary Spv. I, LLC; 201211857; Civil Action; Pereira, Jorge M.
- LETTERIO, KATHLEEN; FRANCIS - PHH Mortgage Corporation; 201211617; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- LEWIS, JAMES - Sallad, Jennifer; 201211529; Complaint for Custody/Visitation.
- LUCAS, JUSTIN - Pottstown Memorial Medical Center; 201212047; Civil Action; Troutman, Jeffrey L.
- LUCATERO, MARIA - Garces-Munoz, Ivan; 201211861; Complaint Divorce; Cullen, Sean E.
- MANLEY, DARRELL - Manley, Donna; 201211849; Complaint Divorce; Crocker, H. Christopher.
- MARCHESE, MICHAEL - Gonzalez, Carmen; 201211923; Civil Action; Friedland, Harvey.
- MARINE, DAVID; POOLE, ARLENE - C.U. Members Mortgage; 201211493; Complaint In Mortgage Foreclosure; Wells, Allison F.
- MARQUEZ, LUIS - Nath, Hira; 201211980; Civil Action; Wiener, Richard M.
- MATICS, LISA - Matics, Gerald; 201211033; Complaint for Custody/Visitation; Voit, Catherine H.
- MEEKER, CARRIE - Citibank, N.A.; 201211897; Civil Action; Sarker, Neil.
- MELISSEN, ADRIAN - Melissen, Mary; 201211845; Complaint Divorce.
- MERRILL, ELIZABETH; JEFFREY - Wells Fargo Bank, N.A.; 201211865; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- MINNIS, CHANDRADAYE - Minnis, Stephen; 201211851; Complaint Divorce.
- MOORE, MARGARET - Palmer, Margaret; 201211772; Complaint In Partition; Gessner, Michael M.
- MORALES, HECTOR - Robles, Ruby; 201210801; Complaint for Custody/Visitation.
- MORRIS, NATHANIEL; JACKSON, DANA - Wells Fargo Bank, N.A.; 201211603; Complaint In Mortgage Foreclosure; Wendt, Robert P.
- MUN, SANG - Kim, Moon; 201212080; Complaint Divorce; Shin, Joong S.
- NELSON, MATTHEW - Aurora Bank, FSB; 201211783; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- NELSON, ZACHARY - Chandler, Lynda; 201210749; Complaint for Custody/Visitation.
- NESMITH, LAWRENCE - Citibank, N.A.; 201211905; Civil Action; Suttell, Brittany J.
- NICHOLSON, WILLIAM - Four Seasons Investments, LLC; 201211945; Appeal from District Justice.
- NORRISTOWN MUNICIPALITY: ALL STATE DESIGN: BIXLER, LYNN, ET AL. - Fazio Properties-Rittenhouse Club, LLC; 201211963; Civil Action.
- NORTHERN HEALTH FACILITIES INC: DRESHER HILL HEALTH AND REHABILITATION CENTER, ET AL. - Ellis, Kathleen; 201212104; Civil Action; Kardos, Mark.
- OBENSHINE, RICHARD - Pottstown Memorial Medical Center; 201212044; Civil Action; Troutman, Jeffrey L.
- OREN, ARIE - Pennsylvania Department Of Transportation; 201211703; Appeal from Suspension/Registration/Insp.
- ORGANTINI, CYNTHIA - Jones, Richard; 201211884; Civil Action; Wilson, Troy H.
- ORTOLANI, LISA - Midland Funding, LLC; 201212013; Appeal from District Justice; Baroska, Robert L., III.
- PAGE, ANTHONY - Albanese, Michaelangelo; 201211931; Civil Action; Shollenberger, Timothy A.
- PANACCIO, DOMENICO - Horan, Carol; 201211925; Complaint Divorce; Armstrong, Joseph M.
- PARNES, CATHERINE; PARNIS, CATHERINE - National Collegiate Student Loan Trust 2004-1; 201211970; Civil Action; Howell, Beth Arnold.
- PENNSYLVANIA LIQUOR CONTROL BOARD OF THE COMMONWEALTH OF PA - Jemet Enterprises, Ltd.; 201211856; Petition; Sheridan, Michael J.
- PEREZ, FRANCISCO - Lopez, Celia; 201210153; Complaint for Custody/Visitation.
- PRENDERGAST, MARLENE; MARTIN - Korman Residential Properties; 201211559; Appeal from District Justice.
- PRICE, TODD - Citibank, N.A.; 201211908; Civil Action; Suttell, Brittany J.
- PURDY, JEFFREY; UNITED STATES OF AMERICA - U.S. Bank, National Association; 201211596; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- RAFFERTY, KORYN - Citibank, N.A.; 201211899; Civil Action; Suttell, Brittany J.
- REITER, ANGIE - Macasieb, Bartholomew; 201210786; Complaint for Custody/Visitation.
- RICCARDI, MORGAN; ELLIS, JOSHUA - Tacconelli, Charles; 201211327; Complaint for Custody/Visitation.
- ROONEY, PETER - Freedom Mortgage Corporation; 201211778; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- ROSE, NORMAN; LYNDA - Bingham, Raymond; 201211778; Civil Action; Yockey, J. Davy.
- RUDER, WILLIAM; ELIZABETH - JPMorgan Chase, National Association; 201211753; Complaint In Mortgage Foreclosure; Anthou, Kristine M.
- SCHAEFFER, BARBARA; RICK - Wells Fargo Bank, N.A.; 201211774; Complaint In Mortgage Foreclosure; Cusick, Robert W.

SCHAFFER, CHRISTINE - Pennsylvania Department Of Transportation; 201211710; Appeal from Suspension/Registration/Insp.

SHAFFER, MARGARET: JAMES - Wells Fargo Bank, N.A.; 201211619; Complaint In Mortgage Foreclosure; Cusick, Robert W.

SHAND, CLAIRE - Citibank, N.A.; 201211932; Civil Action; Suttell, Brittany J.

SHERBERT, CHRISTEN - Felix, Lisandra; 201212040; Appeal from District Justice.

SIMMERS, SCOTT - Yamagata-Simmers, Cesily; 201211711; Complaint Divorce; Weems, Aaron D.

SNOWELL, JEFFREY - LVNV Funding, LLC; 201211983; Civil Action; Ratchford, Michael F.

STANEK, BRENT - Wells Fargo Bank, N.A.; 201211875; Civil Action; Cusick, Robert W.

STUARD, MARIE: C. - Bryn Mawr Trust Company; 201212007; Complaint In Mortgage Foreclosure; Fox, Craig H.

STURROCK, IAN - Turnbull, Ross; 201211790; Civil Action; Paul, Mitchell L.

TRIAD RETAIL PARTNERS: 4501 CASTOR, LLC: PHILADELPHIA INDEMNITY INSURANCE COMPANY - JJ, Inc.; 201211839; Civil Action; Livorno, Daniela P.

WALKER-COLLINS, WANDA - U.S. Bank, National Association, Trustee; 201211854; Complaint In Mortgage Foreclosure; Cusick, Robert W.

WATSON, CONSTANCE - Watson, Frederick; 201211981; Complaint Divorce.

WILLARD, HAL: SUSANNA - Stankowski, Christine; 201212074; Civil Action; Harper, Catherine M.

WILSON, JENNIFER - Portfolio Recovery Associates, LLC; 201212030; Civil Action; Scott, Morris A.

WISE, ROBERT - Citibank, N.A.; 201211969; Civil Action; Suttell, Brittany J.

WISNIEWSKI, MARYA - Wells Fargo Bank, N.A.; 201211612; Complaint In Mortgage Foreclosure; Wendt, Robert P.

DALE, CHARLES W., JR. - Upper Merion Township; Fenton, Blanche M., 11512 Valley Forge Circle, King Of Prussia, PA 19406.

DAVIES, CARL - Lower Gwynedd Township; Thomas, Douglas P., 415 Wyoming Avenue, Scranton, PA 18503.

DAVIES, CATHERINE S. - Lower Gwynedd Township; Thomas, Douglas P., 415 Wyoming Avenue, Scranton, PA 18503.

DeLISE, FRANCES - Ambler Borough; Hoff, Lucy D., 207 North Main Street, Ambler, PA 19002; Salinger, Grace C., 80 Signal Hill Road, Holland, PA 18966.

DEMPSTER, RUTH - Ambler Borough; Imke, Thomas, 1220 Hoffman Road, Ambler, PA 19002.

DOLAN, ANNE - Upper Hanover Township; Dolan, Dennis B., 506 Race Street, Perkasie, PA 18944.

DONNARD, REED E. - Lower Moreland Township; Donnard, Glenn P., 16 Jacqueline Circle, Richboro, PA 18954.

EDWARDS, PATRICIA K. - Lower Gwynedd Township; Edwards, Alison, 226 East 83rd Street, New York, NY 10028.

ENSSLEN, JANE L. - Upper Dublin Township; Bennett, Linda, 3 Wingate Court, Blue Bell, PA 19422; Nelson, Donna L., 23 Wingate Court, Blue Bell, PA 19422.

FALTERBAUER, MARGARET - Horsham Township; Gillin, James A., 8 Madonna Lane, Broomall, PA 19008.

FOLTZ, MARY K. - Lansdale Borough; Andersen, J., 327 Bow Lane, Gilbertsville, PA 19525.

GEHMAN, JUNE G. - Franconia Township; Gehman, Dana A., 304 Thistle Lane, Perkasie, PA 18944.

JACOBSON, CAROL L. - Whitemarsh Township; Jacobson, Edward N., 320 Fox Hound Drive, Lafayette Hill, PA 19444; Tyler, Gerilyn, 1923 Smith Avenue, Willow Grove, PA 19090; Wolf, Deborah J., 201 Caribour Court, Blue Bell, PA 19422.

KEEN, WILLIAM E. - Worcester Township; Heyser, John E., 80 Smith Road, Collegeville, PA 19426.

KULP, BESSIE L. - Abington Township; McDowell, Randal J., 221 Noble Plaza, Jenkintown, PA 19046.

LaPIRA, SALVATORE - Whitpain Township; LaPira, Samuel J., 203 Country Club Drive, Lansdale, PA 19446.

LISS, LARAINÉ H. - Cheltenham Township; Karafin, Arthur, 1717 Arch Street, Philadelphia, PA 19103; Liss, Allen N., 8300 Cedar Road, Elkins Park, PA 19027.

MARDI, MICHELE M. - Bridgeport Borough; Leddy, Marilynn, 2504 Springview Road, Norristown, PA 19401.

MARTIN, MARIE - Upper Frederick Township; Harnish, Lynne M., 2003 Greenes Way Circle, Collegeville, PA 19426.

MAYER, HARRIET I. - Lower Providence Township; Mayer, Bernard W., Shannondell At Valley Forge, Norristown, PA 19403; Mayer, James P., 20 Arrowhead Trail, Media, PA 19063.

MAYNARD, ANNE M. - Jenkintown Borough; Dworsky, John M., 160 Milton Drive, Lehighton, PA 18235.

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## WILLS PROBATED

### Granted Week Ending May 21, 2012

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ABELE, BERTHA B. - Upper Moreland Township; Junge, Dirk, 3192 Buck Road, Bryn Athyn, PA 19090.

AXELROD, DORIS - Lower Merion Township; Barrack, Lynne, 120 Spinnaker Lane, Jupiter, FL 33477; Jaron, Judith, 191 Presidential Boulevard, Bala Cynwyd, PA 19004.

BAER, MAE S. - Whitpain Township; Baer, J.T., 8410 Culver Place, Alexandria, VA 22308; Cole, G.W., Jr., 29 West Highland Avenue, Philadelphia, PA 19118.

BOETTCHER, KATHRYN - Upper Merion Township; Boettcher, Carl E., 410 Langdale Court, King Of Prussia, PA 19406.

BRESLOW, ALAN - Horsham Township; Breslow, Brett, 1939 Owl Court, Cherry Hill, NJ 08003.

CARLIN, MARGARET F. - Skippack Township; Schoedler, Ronald, 219 Clarkdale Lane, Gilbertsville, PA 19525; Schoedler, Scott G., 200 Caravan Drive, Birdsboro, PA 19508.

MONTGOMERY, ROBERT C. - Plymouth Township;  
Ruf, Charlene M., 1649 Haywood Road,  
Perkiomenville, PA 18074.

MORGENSTERN, LESLIE B. - Horsham Township;  
Morgenstern, Michael S., 9 Coach Lane,  
Cherry Hill, NJ 08002.

PACKER, DORIS S. - Norristown Borough;  
Packer, Gregg, 407 Lorraine Avenue,  
Oreland, PA 19075.

REDMER, BERTHA - Redmer, Earl,  
2658 Woodland Road, Roslyn, PA 19001.

ROHS, FRANK S. - Norristown Borough;  
Gery, Cynthia A., 632 Welcomehouse Road,  
Hilltown, PA 18927.

ROSE, JOHN J. - Abington Township; Rose, Michael,  
8635 Yale Place, Philadelphia, PA 19136.

ROSEN, SHELDON - Whitemarsh Township;  
Rosen, Bonnie J., 2145 Harts Lane,  
Conshohocken, PA 19428.

SCHIEL, GEORGE L. - Worcester Township;  
Schiel, Arthur L., 805 Springbank Lane,  
Wayne, PA 19087.

SESSA, FRANK A., SR. - Whitemarsh Township;  
Sessa, Frank A., Jr., 75 Marshall Drive,  
Egg Harbor Township, NJ 08234-6018.

SHUTTLEWORTH, JOSEPH H., JR. -  
Springfield Township; Haraf, Johanna,  
817 East Southampton Avenue, Wyndmoor, PA 19038;  
Shuttleworth, Amy M., 2046 Latimer Street,  
Philadelphia, PA 19103; Shuttleworth, Jeanne,  
432 West Stafford Street, Philadelphia, PA 19144.

SIMS, GEORGIA L. - Norristown Borough;  
Sims, Robert L., 2570 Donald Drive,  
Pottstown, PA 19464.

SNYDER, ANNA M. - Abington Township;  
Adshead, Robert L., 1494 Old York Road, Suite 200,  
Abington, PA 19001.

SOUTH, JANET P. - Lower Providence Township;  
South, Cynthia, 38 Landmark Drive,  
Malvern, PA 19355.

STERN, HANNAH - Abington Township;  
Gottlieb, Sheldon, 1680 Huntingdon Pike,  
Huntingdon Valley, PA 19006.

STRAIN, PATRICIA M. - Whitemarsh Township;  
Riley, Patricia S., 471 South Apple Tree Lane,  
Lafayette Hill, PA 19444.

TOLAND, PAULINE T. - Lower Merion Township;  
Toland, Owen J., III, 8 Alta Vista Drive,  
Princeton, NJ 08540.

WETHEY, MICHAEL - Plymouth Township;  
Hanna, Colleen, 52 East Main Street,  
P.O. Box 222, Adamstown, PA 19501.

WILLARD, ROBERT A. - Abington Township;  
Willard, Flo B., 681 Hamel Avenue,  
Ardley, PA 19038.

## RETURN DAY LIST

June 11, 2012  
COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. AAA Mid Atlantic Insurance v. Hall - Motion to Transfer Venue (Seq. 2) - **L. Markind**.
2. Anchaliya v. McEaddy - Motion to Compel Discovery (Seq. 4) - **J. Filice**.
3. Andorra Woods Homeowners Association v. Myers - Petition to Strike Appeal (Seq. 11).
4. Asset Acceptance, LLC v. Ramer - Motion to Transfer Venue (Seq. 7) - **R. Fellheimer**.
5. Asset Acceptance, LLC v. Ramer - Plaintiff's Petition to Strike Appeal from Magisterial District Number 07109 (Seq. 3) - **R. Fellheimer**.
6. BAC Home Loans Servicing, L.P. v. Mockaitis - Motion for Reassessment of Damages (Seq. 21) - **M. McKeever**.
7. Bank of New York Mellon v. Peters - Motion of Successful Third Party Bidders to Rescind Sheriff's Sale (Seq. 34) - **M. Weisberg**.
8. Bishop v. Eisen - Motion to Amend Caption (Seq. 111) - **D. DeLuca - J. Shrimp**.
9. Bochis v. Bochis - Motion to Compel Plaintiff's Answer to Interrogatories, Answer to Medicare Interrogatories and Response to Request for Production of Documents (Seq. 11) - **B. Snyder - T. Simmons**.
10. BPG Office VI Quaker Park, L.P. v. Legend Properties, Inc. - Motion to Compel More Specific Answers to Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 52) - **W. Zimolong - G. Kimball**.
11. Brodie v. Peerless Pest Control - Motion to Compel (Seq. 8) - **A. Lapat - A. Pogach**.
12. Bronzi v. Bronzi - Petition to Withdraw as Counsel (Seq. 20) - **J. Carney - T. Petrelli**.
13. Brown v. Efthimiou - Motion of Additional Defendant to Quash (Seq. 31) - **G. Brownstein - P. Schmidt**.
14. Cambridge v. Acme Market - Motion to Compel Deposition and Response to Plaintiff's Document Request (Seq. 6) - **A. Moody - E. Chalik**.
15. Cange v. Kowalchuk - Motion to Determine the Sufficiency of Plaintiff's Answer to Defendants' Request for Admissions and Supplemental Interrogatories (Seq. 9) - **D. Sherman - J. Godin**.
16. Carmen Enterprises, Inc. v. Blue Moon Travel, Inc. - Plaintiff's Motion to Overrule Objections of Defendants to Plaintiff's Subpoena Duces-Tecum to Third Party Susquehanna Bank (Seq. 191) Only 022414-1 - **B. Chasan - E. Goldin**.
17. Cassel v. Cassel - Petition to Withdraw as Counsel (Seq. 48) Only Docket #200427474 - **M. Fox**.

18. Chang v. Carvision Com. - Motion to Compel Defendant's Discovery Responses (Seq. 6) - **S. Lupin - D. Tornetta.**
19. Citimortgage, Inc. v. Eells - Motion to Reassess Damages (Seq. 12) - **R. Cusick.**
20. Citimortgage, Inc. v. Hoy - Motion to Reassess Damages (Seq. 8) - **R. Cusick.**
21. Citimortgage, Inc. v. McMaster - Motion to Reassess Damages (Seq. 20) - **G. Javardian.**
22. Citimortgage, Inc. v. Walsh - Motion to Reassess Damages (Seq. 16) - **M. McKeever.**
23. Colonial Electric Supply Company, Inc. v. Hill - Motion for Leave to File an Amended Complaint (Seq. 32) - **C. Gerber - D. Parrish.**
24. Conix v. Lankenau Hospital - Motion to Compel Answer to Interrogatories and Expert Interrogatories and Request for Production of Documents (Seq. 131) - **A. Herman - J. Filoreto.**
25. Conix v. Lankenau Hospital - Motion to Compel Plaintiff's Discovery Responses (Seq. 134) - **A. Herman - J. Filoreto.**
26. Countrywide Home Loans Servicing, L.P. v. Ginsburg - Motion to Reassess Damages (Seq. 30) - **M. McKeever.**
27. Davis v. Enterprise Leasing Company of Philadelphia - Motion for Contempt Against Dr. Franklin Brody (Seq. 12) - **C. Green - P. Sweeney.**
28. Davis v. Enterprise Leasing Company of Philadelphia - Motion for Contempt Against Moss Rehabilitation (Seq. 14) - **C. Green - P. Sweeney.**
29. DB Enterprises Developers Builders, Inc. v. Behta - Motion for Sanctions and to Compel Entry Upon Property of a Party (Seq. 10) - **K. Sexton - G. Hurwitz.**
30. Deutsche Bank National Trust Company v. Alexaki - Motion to Reassess Damages (Seq. 21) - **M. McKeever - D. Mudrick.**
31. Deutsche Bank National Trust Company v. Peri - Motion to Reassess Damages (Seq. 24) - **M. McKeever.**
32. Deutsche Bank National Trust Company v. Sanna - Motion to Reassess Damages (Seq. 13) - **M. McKeever.**
33. Diesel v. Newberry - Motion to Compel Plaintiffs' Depositions (Seq. 33) - **T. Hough - D. McCormick - L. Weinraub.**
34. Discover Bank v. Ewing - Motion to Strike Judgment (Seq. 23) - **M. Dougherty.**
35. Elgee Savar, Inc. v. Cumberland Farms, Inc. - Motion for Entry of Non Pros (Seq. 178) - **M. Halpern - F. Jamison.**
36. Estate of Theresa Taraborelli v. Ambler Senior Services, LLP - Plaintiff's Motion to Compel Directed to Defendants (Seq. 27) - **D. Pennington - E. Galang - M. Lang.**
37. Estate of Theresa Taraborelli v. Ambler Senior Services, LLP - Plaintiff's Motion to Strike and to Compel Directed to Defendants (Seq. 29) - **D. Pennington - E. Galang - M. Lang.**
38. Federman v. Phelan, Hallinan & Schmieg, LLP - Plaintiff's Motion to Compel Responses to Requests for Production of Documents (Seq. 45) - **S. Lupin.**
39. Feinberg v. Trevisani - Plaintiff's Motion to Compel Discovery (Seq. 23) - **D. Feinberg - M. McDonald.**
40. Ficke v. 422 Realty, L.P. - Motion for Leave of Court to File an Amended Answer and New Matter Crossclaim (Seq. 182) - **B. Rothman - M. Sophocles.**
41. Fielding v. Jana - Additional Defendant's Motion to Compel Co-Defendant Avisek Jana's Response to Additional Defendant's Request for Production of Documents (Seq. 17) - **J. DeRita - S. Stenson.**
42. First Niagara Bank, N.A. v. Morgan - Motion to Compel Answer to Interrogatories and Production of Documents (Seq. 7) - **R. Saldutti.**
43. First Niagara Bank, N.A. v. Morgan - Plaintiff's Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 8) - **R. Saldutti.**
44. Gilliland v. Giebler - Petition to Withdraw as Counsel (Seq. 50) Only Docket #200406891 - **D. Zaslow.**
45. GMAC Mortgage, LLC v. Schleyer - Motion to Reassess Damages (Seq. 8) - **R. Cusick.**
46. Griffin v. WeeRTheWorldEarlyLearningCenter, Inc. - Motion of Defendant to Compel Answer to Interrogatories and Request for Production of Documents Addressed to Plaintiffs (Seq. 16) - **F. Curran - A. Kramer.**
47. Griffith v. Philadelphia Gymnastics Center, Inc. - Motion to Compel Discovery Responses (Seq. 25) - **D. Rieder - M. Avrigian.**
48. Haasz v. Singh - Motion to Compel Plaintiff's Answer to Supplemental Discovery Requests (Seq. 41) - **J. Carney - C. Goldberg.**
49. Harding v. David Cutler Group - Plaintiffs' Motion to Compel Defendant's Responses to Discovery (Seq. 36) - **E. Milby - N. Wright.**
50. Heeney v. Good - Motion to Overrule Defendant's Discovery Objections and Motion to Compel Production of Documents (Seq. 19) - **W. Goldman - T. Stoner.**
51. Highway Materials, Inc. v. Whitemarsh Township - Motion of Defendant Ross Weiss for a Protective Order (Seq. 168) - **J. Podraza - J. Hugg.**
52. Highway Materials, Inc. v. Whitemarsh Township - Motion to Overrule Objections, Strike Instructions, Not Answers, Compel Full and Complete Answers, etc. (Seq. 165) - **J. Podraza - J. Hugg.**
53. Hoffman v. Parrott - Additional Defendant's Motion to Compel Plaintiff's Answer to Discovery (Seq. 16) - **G. Gifford - C. Hannings.**
54. Huffzehren v. Zehren - Petition to Withdraw as Counsel (Seq. 55) Only Docket #201014624 - **C. Morrissey - T. Petrelli.**
55. Jang v. Bolte - Motion to Compel Supplemental Request for Production of Documents (Seq. 33) - **S. Dranoff - T. Stoner.**
56. Jones v. TFN Health Care Investors, LLC - Motion for Admissions Pro Hac Vice of Leon Carl Hagwood and John Michael Coleman (Seq. 268) - **B. Strauss - L. Hambrecht - W. Mundy.**
57. Kahn v. Mikhail - Motion to Withdraw as Counsel (Seq. 230) Only Docket #200941614 - **A. Fellheimer - C. Young.**
58. Kaplan v. Oak Hill Condominium Association - Motion to Compel Plaintiff's Discovery Responses (Seq. 20) - **L. Rosenfeld - B. Howton.**
59. Ko v. Morgan - Motion to Compel Discovery (Seq. 11) - **M. Strauss - J. Devlin.**
60. Kushner v. Kushner - Defendant's Motion to Compel Witness Robert Kushner to Attend Deposition and Respond to Questions He Refused to Answer (Seq. 40) - **H. Levin - A. Dranoff.**



61. Lantium, Inc. v. QBD Construction, Inc. - Petition to Strike Judgment (Seq. 12) - **C. Fleischmann.**
62. Leshner v. Nolan - Motion to Compel Plaintiff Kelly N. Leshner's Interrogatories and Response to Request for Production of Documents (Seq. 4) - **D. Sodano - L. Borelli.**
63. Lewis v. K1 Construction, LLC - Defendant's Motion to Quash Deposition Notice and for Issuance of Protective Order (Seq. 6) - **J. Maza.**
64. Limberis v. Pennero Associates, Inc. - Defendants' Motion to Compel Answer and Replies to Discovery Requests (Seq. 5) - **G. Auerbach.**
65. Lincoln Investment Planning v. Ben-Aron - Petition to Confirm Arbitration and Enter Judgment (Seq. 0) - **C. Harper.**
66. Mann Eshleman v. Fowler - Motion to Compel Discovery (Seq. 6) - **H. Levin.**
67. McCann v. JRT Calibration Services, Inc. - Motion to Compel Responses to Discovery (Seq. 8) - **S. Troia - J. Ottaviano.**
68. McDonough v. Ciaralli - Motion of Defendant Livio Ciaralli to Enforce Arbitration Agreement (Seq. 47) - **A. Moore - J. Livingood - R. Ostriak.**
69. Merloc Parts, L.P. v. Narberth Boro - Motion for Protective Order (Seq. 53) - **M. Brookman - J. Karsch.**
70. Mills v. Brown - Motion of Defendants to Compel Appearance of Joan Mills for Deposition (Seq. 30) - **R. Sokorai - M. Clemm.**
71. Mortgage Electronic Registration Systems, Inc. v. Schlesman - Motion for Leave to Amend Complaint and for Order Discontinuing Action Against New Hanover Township (Seq. 18) - **N. Diaz - P. Bauer.**
72. Mukai v. Abington Township - Defendant's Motion to Compel Township of Abington's Answer to Supplemental Interrogatories and Request for Production of Documents (Seq. 58) - **G. Spivack - J. McNulty - T. Hartigan.**
73. Murland & Associates, LLC v. Spangler - Petition to Strike Judgment by Admission (Seq. 53) - **C. Suprenuk.**
74. New Century Bank v. Cooper - Plaintiff's Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 5) - **R. Saldutti.**
75. Nichols Gould v. Beaver - Motion to Compel Discovery Responses (Seq. 37) - **M. Jaffe - D. Onorato - M. McGuire.**
76. Nish v. Nish - Petition to Withdraw as Counsel (Seq. 12) - **M. Boyd.**
77. Patrick v. Jensen - Motion to Compel Discovery Responses of Plaintiff (Seq. 61) - **D. Tosta - J. McCarron.**
78. Perri v. Sharma - Motion to Compel an Executed Consent to Release Information (Seq. 22) - **J. Moughan.**
79. Petrini v. Community Broadcast Group, Inc. - Plaintiff's Partial Motion to Dismiss With Prejudice (Seq. 51) - **K. Petrini - A. Monastra.**
80. Philadelphia Extract Company v. OSG, Inc. - Motion to Compel Responses to Post Judgment Interrogatories and Document Requests (Seq. 19) - **F. Weinberg.**
81. ResPa. Downingtown, LLC v. TS Downingtown, Inc. - Petition to Strike and or Open Judgment by Confession (Seq. 11) - **L. Lewis - E. Campbell.**
82. RI Regi Florida, LLC v. Schiffman - Motion of Plaintiff RI Regi Florida, LLC for Entry of a Charging Order (Seq. 35) - **J. Barhum.**
83. Rockwall, LTD v. Dagosta - Motion to Consolidate (Seq. 26) - **A. Miller - G. Nester.**
84. Ruffin v. Ruffin - Petition to Withdraw as Counsel (Seq. 40) - **P. Gordon - S. Ford.**
85. Russell v. Kremer - Joinder of Defendant George R. Pronesti, M.D. to the Motion of Defendant Frederic B. Kremer, M.D., et al. to Compel Expert Reports (Seq. 63) - **D. Abrams - P. Weisbein.**
86. Sacks v. Greyhound Lines, Inc. - Motion to Compel Deposition (Seq. 28) - **C. Bluestein - P. Troy.**
87. Stonebridge Bank v. Philomeno - Petition to Open/Strike Confession of Judgment (Seq. 14) - **A. Sagnor.**
88. Sturgeon v. Delp - Petition to Withdraw as Counsel (Seq. 16) - **T. Petrelli - C. Bluestein - J. Sturgeon.**
89. Susquehanna Commercial Finance, Inc. v. Pyers - Petition to Withdraw as Counsel (Seq. 42) - **B. Engelhardt - J. O'Brien.**
90. TD Bank v. Montgomery County Board of Assessment Appeals - Motion to Compel Answer to Discovery Requests (Seq. 15) - **F. Hoegen - J. Price - R. Weiss.**
91. United Financial Casualty Company v. Lawrence - Motion to Compel Depositions of Defendants Sean Lawrence, John Lawrence and Tamara Lawrence (Seq. 80) - **K. Stefan - A. Sager.**
92. U.S. Bank National Association Trust v. Jafarian - Defendant's Petition to Set Aside Sheriff Sale (Seq. 53) - **D. Siedman - B. Smith.**
93. Vist Bank v. O'Neill - Motion to Compel Discovery from Plaintiff (Seq. 35) - **S. White - J. Jacko.**
94. Voluck v. Gitomer - Motion of Defendants for Leave to Join Additional Defendants (Seq. 39) - **G. Lightman - P. Hoffman - J. McCarron.**
95. Voluck v. Gitomer - Motion to Disqualify Counsel for Plaintiffs (Seq. 37) - **G. Lightman - P. Hoffman - J. McCarron.**
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97. Wells Fargo Bank, N.A. v. Hansen - Plaintiff's Motion for Leave to Amend Caption (Seq. 23) - **J. Gulash - G. Hawk.**
98. Wells Fargo Bank, N.A. v. Tohanczyn - Motion to Amend Complaint (Seq. 11) - **J. Goldman.**
99. Wells Fargo Bank, N.A. v. Horoho - Petition to Set Aside Sheriff's Sale (Seq. 72) - **F. Hallinan.**
100. White v. Welsh - Motion to Strike Objections (Seq. 23) - **H. Wishnoff.**
101. Wittenberg v. Geico General Insurance Company - Motion to Compel Discovery Responses (Seq. 4) - **I. Schafer - R. Ostriak.**
102. Woodridge v. Cignatta - Defendant's Motion to Enter Judgment of Non Pros (Seq. 3) - **F. Smith.**