

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 March 26, 2014 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 April 30, 2014 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 **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

First Publication

07-06666

ALL THAT CERTAIN unit, designated as Building No. 21, Unit No. 25 DEL, being a unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Gwynedd Club Condominium, including Plats and Plans bearing date 11/21/1968 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on 12/2/1968 in Deed Book 4895 &c.

TOGETHER with all right, title and interest, being a .8277 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the Office of the Recorder of Deeds in and for Montgomery County, including without limitation, those covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Condominium.

Parcel Number: 56-00-01832-12-8.

Location of property: 25 Delancy Court, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Vijay Rajkumar A. Guttha a/k/a Rajkumar Guttha and Sanghamitra Guttha, Individually and as Husband and Wife** at the suit of Business Loan Center, LLC, Successor in Interest by Change of Form to Business Loan Center, Inc. Debt: \$813,190.51.

John J. Winter, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

07-09487

ALL THAT CERTAIN lot or piece of land, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with Final Subdivision Plan made for Red Oak Company by John G. Walter, Jr., Registered Professional Engineer, dated 1968 and recorded in Plan Book B-15, Page 12, as follows, to wit:

BEGINNING at a point in the center line of Landis Road (33 feet wide), which point is measured South 56 degrees, 30 minutes West, 753.77 feet from the intersection of said center line with the center line of an abandoned roadway shown on said plan; said point also being a corner of Lot No. 4 on said plan; thence from said point of beginning, extending along the center line of Landis Road South 56 degrees, 30 minutes West, 175.00 feet to a point in line of Lot No. 2 on said plan; thence extending along the same North 33 degrees, 30 minutes West, 380.00 feet to a point in line of Lot No. 6 on said plan; thence extending along Lot No. 6 North 56 degrees, 30 minutes East, 175.00 feet to a point a corner of Lot No. 4 on said plan; thence extending along the same South 33 degrees, 30 minutes East 380.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.527 acres.

BEING Lot No. 3 on said plan.

Parcel Number: 34-00-03070-00-1.

Location of property: 631 Landis Road, Franconia Township, PA 18964.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael R. Yeager, Administrator of the Estate of Rita K. Yeager, Deceased** at the suit of Souderton Area School District. Debt: \$5,485.24.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

08-02333

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Surveyor, of Lansdale, Pennsylvania dated 6/30/40, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southwest side of Sixth Street, as laid out in the Borough of Lansdale 48 feet wide, at the distance of 247 feet Southeast of the Southeast side of Chestnut Street, as laid out in the Borough of Lansdale 48 feet wide, being a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the Southwest side of said Sixth Street, South 47 degrees, 35 minutes East, 47 feet to an iron pin, a corner of land now or late of Cora Barndt; thence extending along said land now or late of said Cora Barndt, South 42 degrees, 25 minutes West, 166.92 feet to an iron pin set for a corner on the Northwest side of a 20 feet wide alley; thence extending along the Northwest side of said 20 feet wide alley, North 48 degrees, 31 minutes West, 47 feet to an iron pin, a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the same, North 42 degrees, 25 minutes East, 167.69 feet to the place of beginning.

BOUNDED on the Northeast by Sixth Street, on the Southeast by land now or late of Cora Barndt, on the Southwest by said 20 feet wide alley and on the Northwest by other land late of Horace L. Shellenberger, Deceased.

TITLE TO SAID PREMISES IS VESTED IN Jason A. Teipel, by Deed from Ethel A. Shellenberger, dated 12/18/1998, recorded 01/08/1999 in Book 5255, Page 1168.

Parcel Number: 11-00-15588-00-7.

Location of property: 114 East 6th Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason A. Teipel** at the suit of JP Morgan Chase Bank, National Association, s/b/m/t Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$109,668.43.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

08-25761

ALL THAT CERTAIN piece or parcel of land, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Margaret C. and Katherine D. McDowell made by Milton R. Yerkes, C.E. Bryn Mawr, Pennsylvania August 30, 1923 and revised as to this piece August 2, 1945, as follows, to wit:

BEGINNING at a point in the middle line of Montgomery Avenue (66 feet wide) at the distance of 189.15 feet measured Northwestwardly along the middle line of said Montgomery Avenue from its intersection with the middle line of Woodbine Avenue (50 feet wide); thence extending along the middle line of said Montgomery Avenue, North 60 degrees, 43 minutes West, 60.25 feet to a point; thence extending North 24 degrees, 2 minutes East, 808.75 feet to a point; thence extending South 61 degrees, 54 minutes East, 146.23 feet to a point; thence extending South 28 degrees, 6 minutes West, 197.51 feet to a point; thence extending North 60 degrees, 43 minutes West, 72.20 feet to a point; thence extending South 24 degrees, 2 minutes West, 113.48 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Edward J. Scanlon and Yolanda M., his wife by Deed dated September 18, 1950 and recorded September 27, 1950 in Deed Book 2120, Page 488, bounded and described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate 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. dated August 30, 1923 and last revised June 28, 1950, as follows, to wit:

BEGINNING at a point marking a corner of this and a corner of lands of A. Galzenski and J. Carroll, said point is at the distance of 125 feet measured North 61 degrees, 54 minutes West along the line dividing lands of A. Galzenski and J. Carroll from a point in the middle of Woodbine Avenue (50 feet wide), which point is at the distance of 263.12 feet measured North 28 degrees, 6 minutes East along the middle of Woodbine Avenue from its intersection with the middle of Montgomery Avenue (66 feet wide); thence from the beginning point by land about to be conveyed to A. Galzenski North 61 degrees, 54 minutes West, 60 feet to a point in line of land of Dr. Edward J. Scanlon; thence by same North 28 degrees, 6 minutes East, 50 feet to a point; thence by land of Margaret C. and Katherine D. McDowell South 61 degrees, 54 minutes East, 60 feet to a point; thence by land of J. Carroll South 28 degrees, 6 minutes West, 50 feet to the place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by Edward J. Scanlon and Yolande M., his wife by Deed dated September 18, 1950 and recorded September 27, 1950 in Deed Book 2120, Page 491, as follows, to wit:

ALL THAT CERTAIN lot of piece of ground, situate in **Lower Merion Township**, County of Montgomery, Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, dated August 30, 1923 and last revised June 28, 1950, as follows, to wit:

BEGINNING at a point marking a corner of this and a corner of lands of H. Tyler and A. Galzenski, said point is at the distance of 125 feet measured North 61 degrees, 54 minutes West along the line dividing lands of H. Tyler and A. Galzenski from a point in the middle of Woodbine Avenue (50 feet wide), which point is at the distance of 213.12 feet measured North 28 degrees, 6 minutes East along the middle of Woodbine Avenue from its intersection with the middle of Montgomery Avenue (66 feet wide); thence from the beginning point by land about to be conveyed to H. Tyler North 61 degrees, 54 minutes West, 60 feet to a point in line of land of Dr. Edward J. Scanlon; thence by same North 28 degrees, 6 minutes East, 50 feet to a point; thence by land about to be conveyed to J. Carroll South 61 degrees, 54 minutes East, 60 feet to a point; thence by land of A. Galzenski South 28 degrees, 6 minutes West, 50 feet to the place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by Edward J. Scanlon and Yolande M., his wife by Deed dated September 18, 1950 and recorded in Deed Book 2121, Page 38, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate 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., dated August 30, 1923, and last revised June 28, 1950, as follows, to wit:

BEGINNING at a point marking a corner of this and in line of lands of Sun Oil Company and P.L. Shuman, said point is at the distance of 125.02 feet measured North 60 degrees, 43 minutes West along the line dividing lands of Sun Oil Company and P.L. Shuman, from a point in the middle of Woodbine Avenue, which point is at the distance of 113.02 feet measured North 28 degrees, 6 minutes East along the middle of Woodbine Avenue (50 feet wide) from its intersection with middle of Montgomery Avenue (66 feet wide); thence from the beginning point by land of Sun Oil Company North 60 degrees, 43 minutes West, 60.01 feet to a point; thence by land of Dr. Edward J. Scanlon North 28 degrees, 6 minutes East, 46.27 feet to a point; thence by land about to be conveyed unto H. Tyler South 61 degrees, 54 minutes East, 60 feet to a point; thence by land of P.L. Shuman South 28 degrees, 6 minutes West, 47.51 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Edward J. Scanlon and Yolande M., his wife by Deed dated September 18, 1950 and recorded in Deed Book 2121, Page 41, as follows, to wit:

ALL THAT CERTAIN lot of piece of ground, situate 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, Civil Engineer dated August 30, 1923 and last revised June 28, 1950, as follows, to wit:

BEGINNING at a point marking a corner of this and a corner of lands of P.L. Shuman and H. Tyler, said point is at the distance of 125 feet measured North 61 degrees, 54 minutes West along the line dividing lands of P.L. Shuman and H. Tyler, from a point in the middle of Woodbine Avenue (50 feet wide); which point is at the distance of 163.12 feet measured North 28 degrees, 6 minutes East along the middle of Woodbine Avenue from its intersection with the middle of Montgomery Avenue (66 feet wide); thence from the beginning point by land about to be conveyed to P.L. Shuman, North 61 degrees, 54 minutes West, 60 feet to a point in line of land of Dr. Edward J. Scanlon; thence by same North 28 degrees, 6 minutes East, 50 feet to a point; thence by land about to be conveyed to A. Galzenski, South 61 degrees, 54 minutes East, 60 feet to a point; thence by land of H. Tyler South 28 degrees, 6 minutes West, 50 feet to the place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by Edward J. Scanlon and Yolande M., his wife by Deed dated September 13, 1955 and recorded in Deed Book 2614, Page 379, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Pennsylvania, bounded and described according to a Map of Property of Dr. Edward J. Scanlon made by Alva L. Rogers, C.E. of Ardmore, Pennsylvania on January 20, 1954, as follows, to wit:

BEGINNING at a point in line of land now or late of Maurice Slomine and Yetta, his wife, said point being North 24 degrees, 2 minutes East, 128.3 feet measured partly along the bed of Montgomery Avenue (66 feet wide) and partly along land now or late of Maurice Slomine and Yetta, his wife, from a point in the center line of said Montgomery Avenue which point is 249.40 feet measured North 60 degrees, 43 minutes West along the said center line of Montgomery Avenue, from the center line of Woodbine Avenue; thence from said point of beginning North 24 degrees, 2 minutes East along land of the said Maurice Slomine and Yetta, his wife, 180.45 feet to a point; thence South 61 degrees, 54 minutes East along land now or late of Paul S. Costello, et ux. 86.23 feet to a point; thence by land of James P. Carroll, Edward Francis Canfield and Charles Neville Lewis et ux., South 28 degrees, 6 minutes West, 148.86 feet to a point; thence by land now or late of Dr. Edward J. Scanlon North 66 degrees, 37 minutes West, 33.20 feet to a point of curve; thence on a line curving to the left having a radius of 25 feet the chord of which is South 68 degrees, 23 minutes West, 35.35 feet, the arc distance of 39.27 feet to a point; and thence extending still along land of said Dr. Edward J. Scanlon and partly through an 8 inch wall North 66 degrees, 37 minutes West, 17.54 feet to the first mentioned point and place of beginning.

TOGETHER WITH certain reservations and conditions as set forth in Deed Book 2614, Page 379.

BEING the same premises which Larry A. Dieter, by Indenture bearing date 3/7 /2005 and recorded 3/14/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 05546, Page 2227 et seq., granted and conveyed unto Jill L. Stetz, in fee.

Parcel Number: 40-00-39596-00-9.

Location of property: 815 Montgomery Avenue, Narberth, PA 19072.

The improvements thereon are: Narberth Animal Hospital.

Seized and taken in execution as the property of **Jill L. Stetz and Divine J's, Inc.** at the suit of CIT Small Business Lending Corporation. Debt: \$1,204,387.05.

Candice L. Marple, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING 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.

09-22996

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, being Lot #103 on a Plan of Lots of the Estate of Davis Jones, Deceased, surveyed August 28, 1980 by J. Streeper, Surveyor and described, as follows, to wit:

SITUATE on the Northerly side of Jones Street at a distance of 25 feet Northeastwardly from the Northeastly side of Highland Avenue in **Lower Merion Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on said Jones Street 25 feet and extending in length or depth of that width Northwestwardly between parallel lines at right angles with said Jones Street on the Southwestwardly line thereof 147 feet, 1-3/4 inches and on the Northeastwardly line thereof 147 feet, 11-3/4 inches.

BOUNDED Southwestwardly by Lot #102, now of Alfonso DiPalo, Northwestwardly by land of the Estate of Sarah A. Leedom, Northeastwardly by Lot #104, now of said Rocco DiBona, and Southeastwardly by Jones Street, aforesaid.

BEING the same premises which Peter J. Logue, by his Attorney in Fact John M. Logue, duly constituted and appointed by Power of Attorney dated February 16, 1996 recorded 12/30/1996 in Montgomery County in Deed Book 5172, Page 1012 granted and conveyed unto Theodore J. Snellbaker and Donna Snellbaker, husband and wife as Tenants by the Entirety.

Parcel Number: 40-00-27952-00-7.

Location of property: 151 Jones Street, Bala Cynwyd, PA 19004.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Theodore J. Snellbaker and Donna M. Snellbaker a/k/a Donna Bateman a/k/a Donna Sykes** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for Certificateholders of EMC Mortgage Loan Trust 2003-B, Mortgage Loan Pass-Through Certificates, Series 2003-B. Debt: \$108,647.00.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-33787

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

BEGINNING at a spike marking the intersection of the middle lines of Conshohocken State Road (as laid out 66 feet wide) and Newfield Way, (as laid out 40 feet wide); thence along the middle line of said Newfield Way, South 64 degrees, 21 minutes West, 98 feet to a point; thence leaving said Newfield Way, South 25 degrees, 39 minutes East, 125 feet to a point; thence North 64 degrees, 21 minutes East, 98 feet to the middle of said Conshohocken State Road; thence along the middle of said Conshohocken State Road North 25 degrees, 59 minutes West, 125 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lenora Laken, as sole owner by Deed from Donald Laken and Lenora Laken dated 10/28/2005, recorded 12/1/2005 in Deed Book 5581, Page 1228.

Parcel Number: 40-00-57160-00-4.

Location of property: 196 Conshohocken State Road, (Lower Merion), Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lenora Laken and United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2005-R11, Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$164,877.56.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

09-35614

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

BEGINNING at a point on the Easterly side of Rorer Avenue (50 feet wide) which point is measured the five following courses and distances along the Easterly and Southerly side of Rorer Avenue from a point formed by the intersection of the Easterly side of Rorer Avenue with the Northeasterly side of Palmer Avenue (formerly Cemetery Avenue (45 feet wide) (both lines produced): (1) extending from said point of intersection North 46 degrees, 12 minutes, 30 seconds East, 180 feet to a point of curve; (2) on a line curving to the right having a radius 20.00 feet the arc distance: of 31.42 feet to a point of tangent; (3) South 43 degrees, 30 seconds East, 62.13 feet to a point of curve; (4) on a line curving to the left having a radius of 100.00 feet the arc distance of 209.21 feet to a point of tangent; (5) North 16 degrees, 20 minutes, 30 seconds East, 267.15 feet to a point and place of beginning; thence extending from said beginning point along the said Easterly side of Rorer Avenue North 16 degrees, 20 minutes, 30 seconds East, 60.00 feet to a point; thence extending South 73 degrees, 39 minutes, 30 seconds East, 165.00 feet to a point in the Westerly right-of-way line of North East Pennsylvania Railroad Company; thence extending along the same South 16 degrees, 20 minutes, 30 seconds West, 60.00 feet to a point; thence extending South 73 degrees, 39 minutes, 30 seconds East, 165 feet to the first mentioned point and place of beginning.

BEING the same premises which Thomas and Dawn Schnell, as Joint Tenants with the Right of Survivorship, by Deed dated 09/08/03 and recorded 12/03/03 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book, 5484 Page 707, granted and conveyed unto Thomas and Dawn Schnell.

Parcel Number: 08-00-05209-00-3.

Location of property: 47 Rorer Avenue, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dawn M. Schnell a/k/a Dawn M. Batson** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2007-5. Debt: \$307,596.39.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-02162
PREMISES "A"

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

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

PREMISES "B"

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

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

BEING Lot No. 4 as shown on the above mentioned plan.

EXCEPTING AND RESERVING thereout and therefrom:

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-04877

ALL THAT CERTAIN lot or piece a ground, with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Property for Helen Z. Vare, by Charles E. Shoemaker, Inc., Engineering and Surveyors, Abington, Pennsylvania on the Thirteenth day of September, A.D. 1968, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Serpentine Lane (at this point forty-one and five-tenths feet wide) which point is measured North six degrees, thirty-four minutes, thirty seconds West, one hundred twenty-three and twenty-three one-hundredths feet to a point, which point is measured North seventy-two degrees, fifteen minutes, 00 seconds East, twenty-five and forty-eight one-hundredths feet from the center line of Serpentine Lane (at this point thirty-three feet wide), which point is measured North six degrees, thirty-four minutes, thirty seconds West, fifty-nine feet from an angle point in the center line of Serpentine Lane, which angle point is measured North four degrees, thirty-four minutes, 00 seconds East seventy-eight and thirty-one hundredths feet from a point of intersection in the center line of Pardee Lane (twenty-five feet wide); thence extending from said point of beginning along the Northeasterly side of Serpentine Lane (forty-one and five-tenths feet wide) crossing a twenty feet wide right-of-way for sanitary sewer easement, North six degrees, thirty-four minutes, thirty seconds West, one hundred fifteen and forty-seven one-hundredths feet to a point; thence still along the same North one degree, twenty-nine minutes, 00 seconds East, six and ninety-six one-hundredths feet to a point; thence extending North seventy-two degrees, fifteen minutes, 00 seconds East crossing a twenty feet wide right-of-way for drainage one hundred seventy-five feet to a point; thence extending South six degrees, seven minutes, five seconds East recrossing the above mentioned twenty feet wide right-of-way for sanitary sewer easement one hundred twenty-two and thirty-seven one-hundredths feet to a point; thence extending South seventy-two degrees, fifteen minutes, 00 seconds West recrossing the above mentioned twenty feet wide right-of-way for drainage one hundred seventy-five feet to a point on the Northeasterly side of Serpentine Lane (forty-one and five-tenths feet wide) the first mentioned point and place of beginning.

BEING Lot No. 1, Serpentine Lane.

UNDERAND SUBJECT, nevertheless, to a certain Easement on the Southerly line of the hereinbefore described premises, described as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Property made for Helen Z. Vare, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, on the Thirteenth day of September, A.D. 1968, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Serpentine Lane (at this point forty-one and five-tenths feet wide) which point is measured North six degrees, thirty-four minutes, thirty seconds West, one hundred twenty-three and twenty-three one-hundredths feet from a point therein, which last mentioned point is measured North seventy-two degrees, fifteen minutes, 00 seconds East, twenty-five and forty-eight one-hundredths feet from the center line of Serpentine Lane (thirty-three feet wide) which last mentioned point is measured North six degrees, thirty-four minutes, thirty seconds West, fifty-nine feet from an angle point therein, which angle point is measured North four degrees, thirty-four minutes, 00 seconds East, seventy-eight and thirty-one one-hundredths feet from a point in the center line of Pardee Lane (twenty-five feet wide); thence extending from said point of beginning along the said side of Serpentine Lane (forty-one and five-tenths feet wide) North six degrees, thirty-four minutes, thirty seconds West, ten and nineteen one-hundredths feet to a point; thence extending North seventy-two degrees, fifteen minutes, 00 seconds East, one hundred seventy-five and eight one-hundredths feet to a point; thence extending South six degrees, seven minutes, five seconds East, ten and twenty-one one-hundredths feet to a point; thence extending South seventy-two degrees, fifteen minutes, 00 seconds West, one hundred seventy-five feet to a point on the Northeasterly side of Serpentine Lane, being the first mentioned point and place of beginning.

BEING the same premises which Dominic Rawson and Caroline Rawson, as Tenants by Deed dated 7/21/2006 and recorded 10/5/2006 in Montgomery County in Deed Book 5618, Page 01550 granted and conveyed unto Barrie Baker and Jimmie Baker, Jr., husband and wife.

Parcel Number: 31-00-24355-00-4.

Location of property: 1015 Serpentine Lane, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barrie Baker and Jimmie Baker, Jr.** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of the Holders of the Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12. Debt: \$524,477.85.

David Fein, Attorney. I.D. #82628

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-11553

ALL THAT CERTAIN message and lot of land, known as No. 22 Ross Street, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northeast corner of Ross Street and an alley; thence along the Southeast side of said Ross Street North 40 degrees, 7 minutes East, 91.3 feet to land of Anthony S. Marthan, et ux.; thence along the said property South 69 degrees, 16 minutes East, 90.7 feet more or less to the Northwest side of a certain alley; thence along the Northwest side or end of said alley and along the Northwest side of a certain alley leading to Richardson Street South 20 degrees, 44 minutes West, 55.7 feet to the rear line of Lot No. 16A; thence along the rear line of Lots 16A and 21A, North 70 degrees, 6 minutes West, 85 feet to a point, a corner; thence along the line of Lot No. 21A, South 19 degrees, 54 minutes West, 30 feet to the Northeast side of the said 10 feet wide alley; and thence along the said side of said alley North 70 degrees, 6 minutes West, 33.7 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pamela C. Jarmon and James Dennis, her brother, by Deed from Pamela C. Jarmon, dated 08/03/2007, recorded 07/24/2009 in Book 5737, Page 2916.

Parcel Number: 49-00-10645-00-7.

Location of property: 22 Ross Street, Plymouth Meeting, PA 19462-2737.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela Jarmon, a/k/a Pamela C. Jarmon and James Dennis** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$294,308.65.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-18655

ALL THAT CERTAIN brick message, and lot or piece of land, situate at the North corner of Jacoby and Green Streets, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the North corner of Jacoby and Green Streets; thence along the Northeast side of Jacoby Street Northwest forty-five feet (45 feet) to a corner of land formerly of George Wright, more recently of Willard S. Wright, and now or late of George W. Noguee; thence by said Noguee's land Northeast at right angles to Jacoby Street, the line passing through the middle of the partition wall between the houses, one hundred twenty feet (120 feet), more or less, to land now or late of Addison Wagner; thence by said Wagner's land parallel to Jacoby Street Southeast forty-five feet (45 feet) to Green Street; and thence along the Northwest side of Green Street Southwest one hundred twenty feet (120 feet), more or less, to Jacoby Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig O. Atkins and Domonique G. Boatwright, father and daughter, adult individuals, as Joint Tenants With Right of Survivorship and not as Tenants in Common, by Deed from Horace A. Davenport, administrator of the Estate of Edward B. Davenport, a/k/a Edward Brian Davenport, deceased, dated 04/27/2005, recorded 05/02/2005 in Book 5552, Page 1150.

Parcel Number: 13-00-17180-00-6.

Location of property: 103 East Jacoby Street a/k/a 103 Jacoby Street, Norristown, PA 19401-3967.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Domonique G. Boatwright and Craig O. Atkins** at the suit of Wells Fargo Bank, National Association, Not in its Individual or Banking Capacity, but Solely as Trustee for SRMOF 2009-1 Trust. Debt: \$247,250.44.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-19208

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Damon and Foster dated September 2, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of Arch Street (66 feet wide) at the distance of 200.50 feet Northeast (from the point of intersection of the said side of Arch Street with the Northeast side of Roberts Street (66 feet wide) (both lines produced); thence North 38 degrees, 20 minutes West the line for a portion of the distance pasting through the middle of a partition wall 93.50 feet to a point in the center line of a proposed 15 feet wide driveway; thence along the center line thereof (North 51 degrees, 31 minutes East, 26.60 feet to a point; thence South 38 degrees, 29 minutes East, 93.50 feet to a point on the Northwest side of Arch Street aforesaid; and thence along the said side thereof South 51 degrees, 31 minutes West, 26.50 feet to the place of beginning.

BEING Lot No. 68 on the above plan.

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

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery by Sheriffs Deed dated 12/19/2006 and recorded 12/22/2006 in Montgomery County in Deed Book 5628, Page 2495 conveyed unto Central Penn Property Services, Inc., in fee.

TITLE TO SAID PREMISES IS VESTED IN Theresa Weldon by Deed from Central Penn Property Services, Inc. dated 6/19/2007, recorded 8/6/2007 in Deed Book 5658, Page 2628.

Parcel Number: 13-00-02612-00-3.

Location of property: 1715 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Theresa Weldon** at the suit of Bank of America, N.A. Debt: \$194,423.48.

Elizabeth L. Wassall, Attorney. I.D. #77788

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-26458

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

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

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

Location of property: 714 Harrison Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jason Dunkerley and Christine Dunkerley** at the suit of Township of Abington. Debt: \$1,501.55.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-27907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 520.00 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10.00 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Philip M. Plano and Frances A. Plano, h/w, by Deed from Jon D. Chick and Kimberly Peiffer, a/k/a Kimberly Chick, h/w, dated 04/30/2001, recorded 05/14/2001 in Book 5360, Page 202.

Parcel Number: 54-00-12430-00-8.

Location of property: 770 North Hills Avenue, Glenside, PA 19038-1323.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip M. Plano and Frances A. Plano** at the suit of Nationstar Mortgage, LLC. Debt: \$176,664.34.

Robert P. Wendt, Attorney. I.D. #89150

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-29081

ALL THAT CERTAIN frame message or tenement and Lot or piece of ground, situate in LaMott in **Cheltenham Township**, aforesaid, bounded and described, as follows:

BEGINNING at a corner in the middle of a thirty-two feet wide street called Keenan Street. being a corner of land granted or intended to be granted to John Farrell; thence by the same North forty-eight degrees, thirty-nine minutes West, two hundred and four feet, six inches to a corner in the line of land now or late of James Corr and Dantel McGrath; thence along the same South forty-one degrees, twenty-one minutes West, fifty-three feet, six inches to a corner of other land of the said Thomas Keenan whereof this was a part; thence along the same South forty-eight degrees, thirty-nine minutes East, two hundred and four feet, six inches to a corner in the middle of the aforesaid Street; thence along the middle thereof North forty-one degrees, twenty-one minutes East, fifty-three feet, six inches to the place of beginning.

CONTAINING one quarter of acre of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Ernie P. Ball by Deed from Muriel Mason, Executrix of the Estate of Reginald Harris, Deceased dated February 17, 2005 and recorded April 7, 2005 in Deed Book 5549, Page 1672.

Parcel Number: 31-00-15979-00-1.

Location of property: 7312 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ernie P. Ball and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of HSBC Mortgage Services, Inc. Debt: \$213,964.93.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

10-32219

ALL THAT CERTAIN lot or parcel of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of lands of James S. Debert prepared by Ralph C. Shaner and Son Engineering, dated 11/25/83 and recorded Plan Book C-16, Page 54, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Street (50 feet wide), said point being measured along the same at a Southwestwardly direction a distance of 120 feet, more or less, from the Southwesterly side of any street; thence extending from said point of beginning along the said Northwesterly side of Willow Street, South 38 degrees, 04 minutes West crossing sewer and water lines 29.0 feet to a point, a corner of Lot No. 3 on said plan; thence extending along said Lot North 51 degrees, 56 minutes West, 140.0 feet to a point on the Southeasterly side of Summit Lane (30 feet wide); thence extending along the same North 38 degrees, 04 minutes East, 29.0 feet to a point; thence extending South 51 degrees, 56 minutes East, 140.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,060 square feet, more or less.

BEING Lot No. 4 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kenneth E. Fichthorn and Jennifer E. Fichthorn, husband and wife, by Deed from Milton R. Lacy, Jr. and Rita M. Lacy dated June 24, 2001 and recorded July 16, 2001 in Deed Book 5367, Page 1027.

Parcel Number: 16-00-33064-30-1.

Location of property: 641 Willow Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth E. Fichthorn and Jennifer E. Fichthorn** at the suit of HSBC Mortgage Services, Inc. Debt: \$154,177.58.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-00695

ALL THOSE CERTAIN lots, parcels or pieces of land, lying, situate and being in **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania, being more particularly described as Lots Numbered 7, 8, 9, 10, 11, 12, 32, 33, 34, 35, 36, 37, of Section "A" of Oak View, so called, said lots having a combined a frontage of 120 feet on the public road known as Reifsnnyder Road and extending of the same width for 200 feet in depth to a proposed road known as Hawthorn Avenue, all as shown and laid out on a certain plan of lots known and entitled as "Oak View", plan of building sites, West Pottsgrove Township, Montgomery County, Pennsylvania, and which said plan is on record with the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 1271, Page 600.

BEING the same premises which Waste Management Disposal Services of Pennsylvania, Inc., a Pennsylvania Corporation, formerly known as SCA Service of Pennsylvania, Inc., by Deed dated September 12, 2007 and recorded September 20, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5665, Page 1779, granted and conveyed unto Jean A. Staude-Garrison, a single person.

Parcel Number: 64-00-03493-00-7.

Location of property: 935 Levensgood Road, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jean A. Staude-Garrison, a single person** at the suit of Wells Fargo Bank, N.A. Debt: \$193,322.53.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-04396

ALL THAT CERTAIN tract or parcel of ground, situate in Limerick Township, Montgomery County, Pennsylvania, being shown as Phase I on a plan of subdivision entitled Heritage Ridge a/k/a Herriitage Ridge, prepared for David Cutler Group by Stout, Tacconelli and Associates, Inc. dated December 4, 1989, and last revised May 4, 1998 and filed as Plan A-53, Page 320, and being more fully described, as follows:

BEGINNING at a point on the Southwesterly side of Laurel Drive (50 feet wide), said point being a corner of Lot No. 102 (as shown on said plan); thence from said point of beginning extending along said drive South 44 degrees, 2 minutes, 4 seconds East, 40 feet to a point, being a corner of Lot No. 100; thence leaving said drive extending along Lot No. 136, being a corner of Lot No. 100; thence extending along Lots Nos. 136 and 135 and crossing into a 20 feet wide storm sewer easement North 44 degrees, 2 minutes, 4 seconds West, 40 feet to a point, being a common corner of Lots Nos. 102, 135, and 135; thence leaving said easement extending along Lot No. 102 North 45 degrees, 57 minutes, 56 seconds East, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry Morelli and Jennifer Morelli, husband and wife, as Tenants by the Entireties by Deed from Peter A. Sands and Jennifer R. Sands, husband and wife dated 06/30/2004, recorded 07/01/2004 in Deed Book 5514, Page 1967.

Parcel Number: 37-00-01448-57-6.

Location of property: 305 Laurel Drive, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harry Morelli and Jennifer Marie Morelli** at the suit of PNC Bank, National Association. Debt: \$169,772.82.

Nicole LaBletta, Attorney. I.D. #202194

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-05469

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot 351 on a title plan of Birchwood Home Owners Association, Inc. made for Country Builders, Inc., by Hopkins and Scott, Inc., Registered Surveyors dated 08/08/1974 and revised 08/23/1974 said plan being recorded in Plan Book A-23, Page 32 and further revised according to a conveyance plan of Birchwood Section 1 made by Hopkins and Scott, Inc., Registered Surveyors, dated 11/01/1982 and attached hereto as Exhibit "A."

TITLE TO SAID PREMISES IS VESTED IN Christina K. Peterson, sole owner, by Deed from John J. Peterson and Christina K. Peterson, h/w, dated 08/10/2006, recorded 08/22/2006 in Book 5613, Page 1588.

Parcel Number: 48-00-00223-53-9.

Location of property: 351 Bridge Street, Collegeville, PA 19426-3505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina K. Peterson** at the suit of RBS Citizens, N.A., Successor in Interest to CCO Mortgage Corporation. Debt: \$141,099.22.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-11063

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Land Subdivision Section No. 2 to William A. Dayton, prepared by John Dzedzy, Inc., Civil Engineering dated 3/1/1976, last revised 6/16/1976, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Plan Book B-30, Page 10, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Meetinghouse Road (50 feet wide), said point also being a corner in line of lands now or late or Richard F. Braun and Veronica F., as shown on said plan; thence extending from said point of beginning and along said lands of Braun, the 2 following courses and distances, viz: (1) extending North 18 degrees, 19 minutes, 30 seconds West, the distance of 367.17 feet to a point, a corner; and (2) thence extending South 62 degrees, 52 minutes, 30 seconds West, the distance of 251.05 feet to an iron pin, a corner; thence extending North 27 degrees, 07 minutes, 30 seconds West, the distance of 396.67 feet to an iron pin, a corner in line of lands now or late of Swede Realty, Inc., the 2 following courses and distances, viz: (1) extending South 80 degrees, 11 minutes East, the distance of 350.19 feet to an iron pin, a corner; and (2) thence extending North 78 degrees, 09 minutes, 20 seconds East, the distance of 62.95 feet to a point, a corner of Lot No. 2, as shown on said plan the distance of 549.56 feet to a point, on the said Northwesterly side of Meetinghouse Road; thence extending along the said side of Meetinghouse Road, on the arc of a circle, curving to the left, having a radius of 425.00 feet, the arc distance of 60.20 feet to the first mentioned point and place of beginning.

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

CONTAINING 2.6125 acres of ground, more or less, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Beryl M. Kahan and William M. Kahan, h/w by Deed from William Berrian Dayton and Ruth McLaren Dayton, his wife, dated September 15, 1977 and recorded September 16, 1977 in Deed Book 4329, Page 447, Instrument No. 000967.

Parcel Number: 39-00-02667-20-1.

Location of property: 1209 Meetinghouse Road, Gwynedd, PA 19436.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Beryl M. Kahan and William M. Kahan** 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 CWALT, Inc., Alternative Loan Trust 2007-HY3 Mortgage Pass-Through Certificates, Series 2007-HY3. Debt: \$975,006.05.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-16302

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Plymouth Estates" made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, on the 21st day of August A.D. 1961 and recorded on the 15th day of May A.D. 1963 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-7, Page 54, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Treaty Road (50 feet wide) which point of tangent is measured on the arc of a curve, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Walton Road (46.5 feet wide); thence from said point of beginning along the said side of Treaty Road, South 44°, 41' East, 100 feet to a point, a corner of Lot #2; as shown on said plan; thence along the same and passing through a certain 20 feet wide drainage easement, South 45°, 19' West, 202.43 feet to a point in line of land of Theodore Weidemann; thence by the same, North 43°, 31', 30" West, 120.02 feet to a point on the Southeasterly side of Walton Road; thence along the same, North 45°, 19' East, 180 feet to a point, a curve therein; thence on the arc of a curve, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said plan.

Parcel Number: 49-00-12193-00-7.

Location of property: 600 Treaty Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie C. Quintiliano** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2. Debt: \$198,841.26.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-19632

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

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

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

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

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

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

The improvements thereon are: Single family dwelling.

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

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-24121

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania being a lot in Phase II on Plan of Rittenhouse square made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P. dated 3/7/1984 and last revised 6/27/1984 and recorded in Plan Book A-46, Page 74, being Lot No. 157 on Phase "II" As-Built Plan of Rittenhouse Square dated 11/1/1985.

TOGETHER with appurtenances to the above described premises which encroach into or upon the common area.

BEING the same premises which Amber R. Gooden, by Deed dated June 2, 2006 and recorded June 20, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05605, Page 0731, granted and conveyed unto Michael J. Timmons.

Parcel Number: 23-00-01600-04-2.

Location of property: 208 Washington Court, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael J. Timmons** at the suit of Wells Fargo Bank, N.A. Debt: \$224,299.93.

Jaime R. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-28717

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Subdivision for Carl Morgan prepared by James H. Strothers Associates, Land Surveyors, dated March 19, 1979 and last revised March 11, 1983 and recorded in Plan Book A-44, Page 420, as follows, to wit:

BEGINNING at a point on the Southwesterly side of St. Andrew's Lane (shown on plan as Morgan Place) (50 feet wide), at a corner of Lot No. 14-A on said plan, which point is measured along the said side of St. Andrew's Lane North 47 degrees, 31 minutes, 11 seconds West, 207.00 feet from a point of tangent therein, which point is measured on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet from a point of curve on the Northwesterly ultimate right-of-way line of Kulp Road (L.R. 46050) (41.5 feet wide); thence extending from said point of beginning along said Lot No. 14-A, South 42 degrees, 28 minutes, 49 seconds West, 110.27 feet to a point in line of land now or late of George and Disky Stillwell; thence extending along said land, North 46 degrees, 56 minutes, 12 seconds West, 45.00 feet to a point, a corner of Lot No. 13-A on said plan; thence extending along said lot, North 42 degrees, 28 minutes, 49 seconds East, 109.76 feet to a point on the Southwesterly side of St. Andrew's Lane, aforesaid; thence extending along the same South 47 degrees, 31 minutes, 11 seconds East, 45.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,951 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Rudolph Caicedo, by Deed from Robert W. Hoffman, dated 08/25/2006, recorded 10/17/2006 in Book 5620, Page 476.

Parcel Number: 50-00-03880-20-1.

Location of property: 410 Saint Andrews Lane, Harleysville, PA 19438-1760.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rudolph Caicedo** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank. Debt: \$239,681.90.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-31278

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a final map of part of Valley Forge Homes, Inc., made July 10, A.D. 1951, by M.R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southerly side of Kingwood Road (50 feet wide), which point is measured the four following courses and distances, along the said side of Kingwood Road, from a point in line of land now or late of William A. Glewitt: (1) extending from said lands North 68 degrees, 46 minutes East, 104.17 feet to a point of curve; (2) on a line curving to the right, having a radius of 37 feet, the arc distance of 41.92 feet to a point of reverse curve; (3) on a line curving to the left, having a radius of 175 feet, the arc distance of 153.34 feet to a point of tangent; and (4) North 82 degrees, 53 minutes East, 144.71 feet to the point and place of beginning; thence extending from said beginning point along the said side of Kingwood Road, North 82 degrees, 53 minutes East, 57 feet to a point; thence extending South 7 degrees, 7 minutes East, 140 feet to a point; thence extending South 82 degrees, 53 minutes West, 57 feet to a point; and thence extending North 7 degrees, 7 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 in Block "H" on said plan.

BEING the same premises which Daniel E. Hazel, by Deed dated July 31, 2002 and recorded August 22, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5421, Page 00103, granted and conveyed unto Audrey F. Streeter, as Sole Owner.

Parcel Number: 58-00-12286-00-4.

Location of property: 569 Kingwood Road, King of Prussia, PA 19406-3025.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Audrey F. Streeter, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$155,010.49.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

11-35618

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, described according to a Final Plan of Subdivision, Phase 3, "Montgomery Greens" prepared for the Cutler Group, Inc., made by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated 6/12/1992 and last revised 10/15/1992 and recorded in Plan Book A-55, Page 119, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Polo Drive (variable widths), said point being a corner of Lot #173 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Polo Drive on the arc of a circle curving to the left having a radius of 387.00 feet

the arc distance of 80.64 feet to a point a corner of Lot #171 as shown on the above mentioned plan; thence extending along same South 03 degrees, 43 minutes, 33 seconds East, 106.97 feet to a point a corner of Lot #170 as shown on said plan; thence extending along same and partly along Lot #169 south 12 degrees, 00 minutes, 00 seconds East to a point in line of open space as shown on said plan; thence extending along same South 62 degrees, 09 minutes, 53 seconds West, 26.79 feet to a point a corner of Lot #173 as shown on said plan; thence extending along same North 27 degrees, 50 minutes, 07 seconds West to a point on the Southeasterly side of Polo Drive aforesaid, said point being the first mentioned point and place of beginning.

BEING Lot #172 as shown on the above mentioned plan.

BEING the same premises which the Cutler Group, Inc., by Deed dated April 30, 1996 and recorded May 17, 1996 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5148, Page 125, granted and conveyed unto Allen M. Young.

Parcel Number: 46-00-03081-91-6.

Location of property: 234 Polo Drive, North Wales, PA 19454-4246.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Allen M. Young, Sr. a/k/a Allen M. Young** at the suit of Wells Fargo Bank, N.A. Debt: \$251,261.26.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-00267

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Bunton** at the suit of PHH Mortgage Corporation. Debt: \$140,848.83.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-01411

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania and composed of Lot No. 96 and 1/2 of Lot No. 97 on a plan of Eastburn Terrace made by Hiltner and Hitchcock Civil Engineers April 1, 1928 and bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point in the idle line of Valley Forge Road at the distance of two hundred thirty-six and thirty-nine hundredths feet Northwestwardly from the Northwesterly side of Myers Road; thence along Lot No. 95 North twenty-one degrees, seventeen minutes East, one hundred thirty-five and eighty-one one-hundredths feet to a point on the Southwesterly side of an alley laid out twenty feet in width; thence extending along said side of said alley North seventy degrees, sixteen minutes West, thirty and fifteen hundredths feet to a point a corner of land now or late of Differ Brothers being the Northwesterly one-half of Lot No. 97; thence extending along said land South twenty-one degree, seventeen minutes West, the fine for part of the distance passing through the middle of the partition wall between the house thereon erected and the house hereon erected, one hundred thirty-five and five hundred fifty-five one-thousandths feet to a point in the middle of Valley Forge Road; thence extending along the middle line of Valley Forge Road South sixty-eight degrees, thirteen minutes East, thirty feet to the first mentioned point and place of beginning.

BEING the same premises which Melinda Kandratavich and Melissa A. Kandratavich, by Deed dated September 13, 2007 and recorded October 19, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5669, Page 00932, granted and conveyed unto Robert McCorkell and Tracie McCorkell, husband and wife.

Parcel Number: 58-00-19318-00-1.

Location of property: 542 Lower East Valley Forge Road, King of Prussia, PA 19406-2054.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert McCorkell and Tracie McCorkell, husband and wife** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$244,095.51. **Joel A. Ackerman**, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-01793

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Section "C" of "Moreland Downs," made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated May 13, 1955, as follows, to wit:

BEGINNING at a point on the Southerly side of Inman Terrace (formerly known as Frazier Hill Road) (forty feet wide) at the arc distance of one hundred sixty and forty-two one-hundredths feet measured on the arc of a circle curving to the left in an Easterly direction having a radius of two hundred sixty feet from a point of tangent in the same which point of tangent is at the distance of one hundred nineteen and fifty-seven one-hundredths feet measured South forty-four degrees, forty-eight minutes East from another point of curve in the same, which point of curve is at the arc distance of thirty-one and forty-two one-hundredths feet measured on the arc of a circle curving to the right in a Southeasterly direction having a radius of twenty feet from a point of tangent on the Southeast side of Frazier Avenue (forty feet wide); thence extending from said point of beginning, along said side of Inman Terrace on the arc of a circle curving to the left in an Easterly direction having a radius of two hundred sixty feet the arc distance of fifty-two and eighty-three one-hundredths feet to a point of tangent in the same; thence extending along the same, North eighty-eight degrees, twelve minutes, twenty-two seconds East, two and seventeen one-hundredths feet to a point in line of Lot Number 7 on said plan; thence extending along the same, South one degree, forty-seven minutes, thirty-eight seconds East, one hundred twenty-five feet to a point; thence extending South eighty-eight degrees, twelve minutes, twenty-two seconds West, two and seventeen one-hundredths feet to a point of curve; thence extending on the arc of a circle curving to the right in a Westerly direction having a radius of three hundred eighty-five feet the arc distance of seventy-eight and twenty-three one-hundredths feet to a point in line of Lot Number 5 on said plan; thence extending along the same, North nine degrees, fifty minutes, fifty-four seconds East, one hundred twenty-five feet to the first mentioned point and place of beginning.

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

BEING the same premises which Joseph P. Thompson and Kathleen B. Thompson, husband and wife, by Deed dated February 16, 1996 and recorded March 6, 1996 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5141, Page 1849, granted and conveyed unto Josephine D. Robinson and Valerie R. Waites, as Joint Tenants with the Right of Survivorship.

Parcel Number: 59-00-09973-00-3.

Location of property: 510 Inman Terrace, Willow Grove, PA 19090-3614.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Josephine D. Robinson, Deceased and Valerie R. Waites, as Joint Tenants with the Right of Survivorship** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2005-12. Debt: \$197,218.68.

Jaime R. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-03339

ALL THAT CERTAIN message and two building lots along the North side of Lincoln Avenue East of Fifty Street, in **Souderton Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a certain plan of building lots known as the Price Tract as laid out by J.B. Alderfer and recorded in Deed Book No. 335, Page 500, and being Lots Nos. 27 and 28 on said plan, as follows, to wit:

BEGINNING at a point in the North side of Lincoln Avenue (fifty feet wide) said point being three hundred two feet Northeast of the Center Line of Fifth Street, formerly Center Street; thence along Lot No. 29, North thirty-six and one-half degrees West, one hundred thirty feet to a corner in the South side of Spruce Alley (fourteen feet wide); thence along the same, North fifty-three and one-half degrees East, eighty feet to a corner; thence along Lot No. 26, South thirty-six and one-half degrees East, one hundred thirty feet to a corner in the North side of Lincoln Avenue; thence along the same South fifty-three and one-half degrees West, eighty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Bryan Raffaele and Linda K. Raffaele, by Deed from Elizabeth May Fisher, dated 07/26/2001, recorded 08/08/2001 in Book 5370, Page 1942.

Parcel Number: 21-00-04472-00-7.

Location of property: 533 Lincoln Avenue, Souderton, PA 18964-1224.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan Raffaele and Linda K. Raffaele** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$176,219.95.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-03472

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

BEGINNING at a point on the Southwest side of Crooked Billet Road 50 feet in width, at the distance of 75 feet Southeast of the intersection which makes width the Southeast side of Moreboro Road, 74 feet in width both sides produced; thence along the Southwest side of said Crooked Billet Road South 36 degrees, 20 minutes East, 75 feet to a corner; thence along Lot Number 422 South 53 degrees, 34 minutes West, 100 feet to a corner; thence along Lot Number 257 North 36 degrees, 26 minutes West, 75 feet 10 a corner; thence through Lots Numbers 258 and 259, North 53 degrees, 34 minutes East, 100 feet to the Southwest side of Crooked Billet Road the point of beginning.

BEING the rear one-half of Lots Numbers 258 and 259, on Plan of Lots of Hatboro Farms.

TITLE TO SAID PREMISES IS VESTED IN Caspar J. Guida by Deed from Robert J. Bell and Rebecca Tarbert, and Brian Bell, husband to Rebecca Tarbert dated June 24, 2004 and recorded August 11, 2004 in Deed Book 5521, Page 1401.

(I) Vested by Warranty Deed, dated 06/24/2004, given by Caspar J. Guida, an unmarried man to 50% interest to Caspar J. Guida, an unmarried man, and the remaining 50% interest to Margaret M. Keenan, an unmarried woman, as Joint Tenants with the Right of Survivorship and NOT as Tenants in Common, their heirs and assigns and recorded 2/10/2005 in Book 5543, Page 1390 Instrument #200502247.

Parcel Number: 08-00-01366-00-3.

Location of property: 213 Crooked Billet Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret M. Keenan and Caspar J. Guida** 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 CWALT, Inc., Alternative Loan Trust 2004-22CB, Mortgage Pass-Through Certificates, Series 2004-22CB c/o Bank of America, N.A. Debt: \$251,369.31.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-03599

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Merion Township**, in the County of Montgomery, Commonwealth of Pennsylvania, bounded described, as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania and described according to a subdivision plan made for Albert Tabak by A. W. Martin Associates, Inc., Consulting Engineers, dated June 4, 1973, as follows, to wit:

BEGINNING at a point of intersection of the center line of Valley Forge Road (33 feet wide) with the extended title line of Tabak Road (16 feet wide, private road); thence extending from said point of beginning along the title line in the bed of Tabak Road, the two following courses and distances: (1) South 52 degrees, 39 minutes, 30 seconds West, 149.74 feet to a point; and (2) South 53 degrees, 22 minutes, 30 seconds West, 37.14 feet to a point; thence extending North 41 degrees, 52 minutes, 15 seconds West crossing the Northwesterly side of Tabak Road 68.26 feet to a point in line of Lot No. 2; thence extending along Lot No. 2 North 41 degrees, 37 minutes East, crossing the Northeasterly side of Valley Forge Road 89.35 feet to a point on the center line of the same; thence extending South 88 degrees, 40 minutes East, along the center of Valley Forge Road 135.00 feet to the first mentioned point and place of beginning.

BEING the same premises which John W. Mateja, Jr. and Veronica H. Moyer n/k/a Veronica H. Mateja, by Deed dated 3/22/06 and recorded 4/25/06 in Montgomery County in Deed Book 5598, Page 792 granted and conveyed unto John W. Mateja, Jr. and Veronica H. Mateja, husband and wife.

Parcel Number: 58-00-19552-00-1.

Location of property: 601 Lower East Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Veronica H. Mateja and John W. Mateja** 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: \$185,656.27.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-04760

ALL THAT CERTAIN lot, situate on the Southwest side of County Line Road, Montgomery County, **Montgomery Township**, Pennsylvania.

BEGINNING at a point in the center line of County Line Road four hundred twenty-five feet from the center line of Upper State Road; thence following the center line of County Line Road South fifty degrees, twenty minutes East, two hundred feet to a point; thence along other land of John J. Kranter South thirty-nine degrees, forty minutes West, three hundred thirty-two and sixty-nine hundredths feet to a point; thence North fifty-four degrees, seventeen minutes West, two hundred and forty-six hundredths feet to a point; thence along land of Robert E. Dilks North thirty-nine degrees, forty minutes East, three hundred forty-six and fifty hundredths feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara A. Walsh and Michael F. Walsh, Jr. by Deed from Robert E. Wright (the correct spelling Robert R. Wright) and E. Fern Wright, his wife, dated August 7, 1990 and recorded May 8, 1991 in Deed Book 4975, Page 1089.

Parcel Number: 46-00-00589-00-4.

Location of property: 1304 County Line Road, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara A. Walsh and Michael F. Walsh, Jr.** at the suit of Bank of America, N.A. Debt: \$307,485.11.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-04916

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania bounded, described, in accordance with a survey as made by George E. Shaner, R.E., as follows, to wit:

BEGINNING at a corner lands formerly owned by Howard Bealer, now Lot 460 of a Plan of Lots known as Pottsgrove Gardens, and being a corner in the middle of a public road known as Chestnut Grove Road (fifty feet wide ultimate width by Lot Plan); thence from said point of beginning along the Southerly side of Lot 469 North 89 degrees, 43 minutes, 28 seconds East, 230.88 feet to a corner on line other lands Kenneth Romig; thence along the same South 13 degrees, 14 minutes West, 125.89 feet to the place of beginning.

CONTAINING acres and 82.64 perches of land.

Parcel Number: 60-00-00115-00-5.

Location of property: 1408 Chestnut Grove Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wayne Avans and Helen L. Avans** at the suit of Township of Upper Pottsgrove. Debt: \$1,354.85.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-05630

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Section Number 1 of Plymouth Meeting Park" made by Damon and Foster, Civil Engineers dated October 17, 1955 and revised March 16, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Blue Ridge Road (50 feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Sierra Road (50 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Southwesterly side of Blue Ridge Road; and (2) North 45 degrees, 59 minutes West along the Southwesterly side of Blue Ridge Road 100.0 feet to the place of beginning; thence extending from said point of beginning South 44 degrees, 01 minutes West, 110.00 feet to a point; thence extending South 73 degrees, 45 minutes, 42 seconds West, 79.56 feet to a point; thence extending North 19 degrees, 45 minutes, 47 seconds East, 172.20 feet to a point on the Southwesterly side of Blue Ridge Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Blue Ridge Road on the arc of a circle, curving to the right, having a radius of 250 feet the arc distance of 105.83 feet to a point of tangent in the same; thence extending South 45 degrees, 59 minutes East still along the said side of Blue Ridge Road 7.50 feet to the first mentioned point and place of beginning.

BEING Lot Number 81 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Estrella E. Armstrong, by Deed from Dennis E. Armstrong and Estrella E. Armstrong, dated 05/08/2006, recorded 06/25/2006 in Book 5606, Page 1213.

Parcel Number: 49-00-00862-00-7.

Location of property: 103 Blue Ridge Road, Plymouth Meeting, PA 19462-1807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Estrella E. Armstrong** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders, CWALT, Inc., Alternative Loan Trust 2007-OH2 Mortgage Pass-Through Certificates, Series 2007-OH2. Debt: \$344,436.59.

Joseph E. DeBarberie, Attorney. I.D. #315421

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-05915

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described in accordance with a survey and plan thereof made for Section 3, Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Natalie Lane (50 feet wide) at the distance of 15.71 feet measured on the arc of a circle curving to the left having a radius of 10 feet from a point of curve on the Northwesterly side of Norma Lane (50 feet wide); thence extending along the said Southwesterly side of Natalie Lane, North 23 degrees, 9 minutes West, 36 feet to a corner of Lot No. 423; thence along the same South 66 degrees, 51 minutes West, 100 feet to a point in line of Lot No. 421; thence along the same, South 23 degrees, 9 minutes East, 44.86 feet to a point on the said Northwesterly side of Norma Lane; thence along the same on the arc of a circle curving to the left having a radius of 275 feet, the arc distance of 25.10 feet to a point of tangent; thence still along the same, North 66 degrees, 51 minutes East, 64.93 feet to a point of curve; thence on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 422 on said plan.

BEING the same premises which Christopher J. Stelacio and Maria T. Stelacio, by Deed dated September 16, 2002 and recorded October 4, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5428, Page 948, granted and conveyed unto Kimberly A. McLaughlin.

Parcel Number: 13-00-26756-00-6.

Location of property: 510 Natalie Lane, Norristown, PA 19401-3112.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kimberly A. McLaughlin** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A. Debt: \$ 174,103.02.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-06196

ALL THAT CERTAIN lot or piece of ground, together with the two story brick dwelling house erected thereon, situated on the Southwesterly side of Diamond Court, in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 7 Diamond Court and Lot No. 7 in Block 'H' on a Plat Plan laid out by Diamond Court, Inc., said plan being recorded 10/27/1942, in the Office for the Recording of Deeds, in the County of Montgomery, more particularly bounded and described in accordance with a survey thereof made by Ralph E. Shaner & Son, as follows:

BEGINNING at a point on the Southwesterly side of Diamond Court in line of Lot No. 6, Block 'H', passing through the middle of a party wall South 37 degrees, 55 minutes West, the distance of 63 feet to a point in the Northeasterly line of a 20 feet wide alley; thence along the same North 52 degrees, 5 minutes West, 18.5 feet to a point in line of Lot No. 8, Block 'H'; thence along the said Lot No. 8, Block 'H', passing through the middle of a party wall North 37 degrees, 55 minutes East, 67.54 feet to a point in the Westerly line of Diamond Court; thence along the same by a curve deflecting to the left with a radius of 40 feet the distance of 19.05 feet to the place of beginning.

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

VESTED by Warranty Deed, dated 08/12/1999, given by Richard E. Wells to Francis P. Pulaski and Joanne M. Pulaski, husband and wife, as Tenants by the Entireties with Right of Survivorship, their heirs and assigns and recorded 8/19/1999 in Book 5284, Page 1273.

Parcel Number: 16-00-06916-02-5.

Location of property: 7 Diamond Court, Pottstown, PA 19464-4202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis P. Pulaski and Joanne M. Pulaski** at the suit of U.S. Bank National Association, as Trustee for the Benefit of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$138,201.75.

Joseph E. DeBarberie, Attorney. I.D. #315421

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-06253

ALL THAT CERTAIN message and lot of land, known as No. 35 1/2 East Front Street, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Front Street at the distance of 185.74 feet Southeasterly from the Easterly corner of Mill Street and Front Street a corner of this and ground now or late of Mary Ellen Cameron, Executrix; thence along the line of said Camerons adjoining ground North 30 degrees, East 78.5 feet to a point a corner of this and other ground now or late of said Harper L. Bean which said ground is hereby laid out for the use in common of the owners and occupiers of all the properties abutting thereon hereafter forever; thence along the line of said

Harper L. Beans adjoining ground South 60 degrees, East 15.77 feet to a point a corner of this and other ground now or late of the said Harper L. Bean; thence along the line of said Beans adjoining ground and passing through the center of the partition wall between the premises hereby conveyed and the said Harper L. Beans adjoining premises South 30 degrees, West 78.5 feet to the Northeastly side of Front Street, aforesaid and along said side of said Front Street North 60 degrees, West 15.77 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 05/22/2007, given by John F. Demedio and Frank Demedio (Deceased) to Michael Orachewsky and recorded 6/8/2007 in Book 5650, Page 01108 Instrument #2007069938.

Parcel Number: 02-00-03108-00-4.

Location of property: 35 1/2 East Front Street a/k/a 35 1/2 West Front Street, Bridgeport, PA 19405-1448.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Orachewsky** 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 CWALT, Inc., Alternative Loan Trust 2007-HY7C, Mortgage Pass-Through Certificates, Series 2007-HY7C. Debt: \$108,365.20.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-06666

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected or to be erected thereon, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Summer Grove", drawn by B. Bursich Associates, Inc., dated 10/18/2004 and last revised 12/6/2005 and recorded in Plan Book 26, Pages 84-89, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Summer Grove" made by Bursich Associates, Inc., dated October 18, 2004 and last revised December 14, 2004 and recorded in Montgomery County in Plan Book 26, Pages 84 - 89, as follows, to wit:

BEGINNING at a point on the Northerly side of Summer Grove Lane (50 feet wide) which point of beginning is common to this lot and Lot No. 3 as shown on said plan; thence extending from said point of beginning, along Lot No. 3, North 01 degree, 30 minutes, 21 seconds West, crossing a 5 feet wide water easement, 125.00 feet to a point in line of Open Space #1 as shown on said plan; thence extending along the same, North 88 degrees, 29 minutes, 39 seconds East, 80.00 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along the same, South 01 degree, 30 minutes 21 seconds East, recrossing said water easement, 125.00 feet to a point on the Northerly side of said Summer Grove Lane; thence extending along the same South 88 degrees, 29 minutes, 39 seconds West, 80.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2.

Parcel Number: 60-00-00130-00-6.

Location of property: 302 Summer Grove Lane, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jorai Laprinice and Destonee Laprinice** at the suit of Township of Upper Pottsgrove. Debt: \$1,361.81.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-06940

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a record plan "Mitchell Court" prepared for James A. Nolen, III, by Robert E. Blue, Consulting Engineer, P.C. dated 4/15/1987, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Mitchell Court (56 feet wide) said point also being a corner of Lot #5 and place of beginning; thence extending from said place of beginning and along Lot #5 North 49 degrees, 3 minutes, 26 seconds West, 110 feet to a point in line of passive open space; thence extending along same North 40 degrees, 56 minutes, 34 seconds East, 20 feet to a point a corner of Lot #3; thence extending along Lot #3 South 49 degrees, 3 minutes, 26 seconds East, 110 feet to a point on the Northwesternly side of Mitchell Court; thence extending along the Northwesternly side of Mitchell Court South 40 degrees, 56 minutes, 34 seconds West, 20 feet to a point a corner of Lot #5, being the first mentioned point and place of beginning.

BEING Lot #4 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Hirsch, single man, by Deed from Brett R. Horwitz and Brenda J. Horwitz, his wife, dated 01/27/1994, recorded 02/01/1994 in Book 5068, Page 691.

Parcel Number: 65-00-08144-06-2.

Location of property: 3067 Mitchell Court, Lafayette Hill, PA 19444-2047.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David R. Hirsh a/k/a David Hirsh** at the suit of Citimortgage, Inc. d/b/a Citicorp Mortgage, Inc. Debt: \$130,285.65.

Joseph E. DeBarberie, Attorney. I.D. #315421

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-08978

ALL THAT CERTAIN unit in the property known as, named and identified in the Declaration and Plats and Plans referred to below as Liberty Knoll Condominium, a Condominium located in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, Act. No. 68 PA. C.S.A., Section 3101 et seq., as Amended (the Act) by the Recording in the Office for the Recording of Deeds &c., in and for the County of Montgomery, of a Declaration of Condominium, dated 10/17/1995 and recorded 10/30/1995 in Deed Book 5129, Page 2011, and the Plats and Plans of said Condominium attached thereto and made part thereof, and a First Amendment of Declaration dated 10/17/1995 and recorded 10/30/1995 in Deed Book 5129, Page 2073; a Second Amendment of Declaration dated 1/30/1996 and recorded 2/2/1996 in Deed Book 5139, Page 110; a Third Amendment of Declaration dated 7/25/1997 and recorded 8/12/1997 in Deed Book 5195, Page 1859; a Fourth Amendment to Declaration dated 7/15/1997 and recorded 8/12/1997 in Deed Book 5195, Page 1846; a Fifth Amendment of Declaration dated 10/15/1997 and recorded 1/27/1998 in Deed Book 5214, Page 1184; and Amendment to Fifth Amendment to Declaration recorded 2/7/2000 in Deed Book 5306, Page 139, Being and Designated in Such Declaration and Plats and Plans as Unit No. 6.

BEING the same premises Seung Yong Lie and Myung Ju Lie, husband and wife, by Deed dated 09/01/2011 and recorded 09/06/2011 in the County of Montgomery (in Book 5812, Page 01217) granted and conveyed unto Myung Ju Lie, his/her heirs and assigns, in fee.

Parcel Number: 53-00-05720-30-2.

Location of property: 111 Newport Court, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Myung J. Lie and Seung Y. Lie** at the suit of Wells Fargo Bank, N.A. Debt: \$172,410.38.

Thomas M. Federman, Attorney. I.D. #64068

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-10007

ALL THAT CERTAIN tract, piece or parcel of land, situate on the North side of Sixth Street, West of Johnson Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Sixth Street 90 feet West from the Northwest corner of Johnson and Sixth Streets, a corner of Lot No. 59 in a plan of lots laid out by H. D. Saylor, Attorney; thence along the line of said Lot No. 59, Northwardly a distance of 140 feet to the South side of a 20 foot wide alley; thence along the said alley, Westwardly a distance of 45 feet to property now or late of Lewis Saltzer; thence along Saltzer's land, Southwardly 140 feet to the North side of Sixth Street, aforesaid; thence along said Sixth Street, Eastwardly a distance of 45 feet to the point or place of beginning.

BEING Lot No. 58 and the Eastern 1/2 of Lot No. 57 in a plan of lots laid out by H. D. Saylor, Attorney.

BEING the same premises which Latonia Darien-Grundy, a married woman, by Deed dated August 31, 2007 and recorded September 17, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5665, Page 00319, granted and conveyed unto Latonia Darien-Grundy and Samuel S. Grundy, wife and husband, as Tenants by the Entirety.

Parcel Number: 16-00-26076-00-8.

Location of property: 13 West Sixth Street a/k/a 13 West 6th Street, Pottstown, PA 19464-5227.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Latonia Darien-Grundy and Samuel S. Grundy, wife and husband, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$213,753.21.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-10157

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

BEGINNING at a point on the Eastern side of highway leading from Boyertown to Pottstown (40 feet wide) known as Farmington Avenue, at a corner of lot of Paul H. Firing; thence along said lot of Paul Firing North 67 degrees, 30 minutes East, 200 feet to a point, a corner of land now or late of Thomas Smola; thence along the same South 1 degree, 30 minutes East, 100 feet to a corner of residue land of Rufus H. Boyer and Mildred Mae Boyer, his wife; thence along the same South 67 degrees, 30 minutes, 200 feet to a point in the Eastern side of said Farmington Avenue; thence along the same North 1 degrees, 30 minutes West, 100 feet to the place of beginning.

Parcel Number: 60-00-00646-00-5.

Location of property: Farmington Avenue, Upper Pottsgrove, PA.

The improvements thereon are: Vacant land.

Seized and taken in execution as the property of **Robert W. Kauffman** at the suit of Pottsgrove School District. Debt: \$2,163.41.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-10900

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, and described according to a plan thereof made by George B. Mebus, Registered Engineer, dated September 19, 1952 and revised August 25, 1953, as follows, to wit:

BEGINNING at a point on the Northwestern side of Tennis Avenue (50 feet wide) at the distance of 159.35 feet Northwesternly along the said side of Tennis Avenue from the Northeastly side of Mt. Carmel Avenue.

CONTAINING in front or breadth of the said side of Tennis Avenue 50 feet and extending of that width in length or depth Northwesternly between parallel lines at right angles to Tennis Avenue 145.75 feet.

TITLE TO SAID PREMISES IS VESTED IN John R. Jessie by Deed from John C. Dubeck, Executor of the Estate of John F. Dubeck a/k/a John Frank Dubeck, Deceased dated September 28, 2000 and recorded October 19, 2000 in Deed Book 5335, Page 1987.

Parcel Number: 30-00-65884-00-2.

Location of property: 116 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **All Unknown Surviving Heirs of John R. Jessie, Deceased Mortgagor and Real Owner** 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: \$154,564.23.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-13522

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan for Brooke Road Associates, Phase II, by Conver and Smith Engineering, Inc., Spring City, Pennsylvania dated 7/20/1993 and last revised 1/16/1997, and recorded at Norristown, Pennsylvania in Plan Book A-56, Page 450 and 451, as follows, to wit:

BEGINNING at a point on the Northeastly side of Glen Eagles Drive (50 feet wide) a corner of Lot 30 on said plan; thence from said beginning point along line of Lot 30, North 79 degrees, 46 minutes, 31 seconds East crossing a drainage easement and partly through the bed of wetlands 194.44 feet to a point in line of lot 28 as shown on said plan; thence partly through the bed of wetlands and along line of Lot 28 South 10 degrees, 13 minutes, 29 seconds East, 75 feet to a point a corner of Lot 32 on said plan; thence along line of Lot 32, South 79 degrees, 46 minutes, 31 seconds West, 194.44 feet to a point on the Northeastly side of Glen Eagles Drive; thence along the Northeastly side of Glen Eagles Drive North 10 degrees, 13 minutes, 29 seconds West recrossing said drainage easement 75 feet to a point a corner of Lot 30, the first mentioned point and place of beginning.

BEING Lot 31 as shown on said plan.

BEING the same premises which Cheryl Bagosy, also known as Cheryl L. Bagosy a/k/a Cheryl L. Brennan, by Deed dated February 13, 2007 and recorded February 23, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5636, Page 01390, granted and conveyed unto Ryan Christian.

Parcel Number: 42-00-01329-43-8.

Location of property: 1904 Glen Eagles Drive, Pottstown, PA 19464-2575.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ryan Christian** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2, Home Equity Asset-Backed Certificates, Series 2007-2. Debt: \$213,659.93.

Ashleigh L. Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-13839

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

BEGINNING at a point on the Southwest side of Spruce Street at a distance of 104.32 feet Northwestwardly from the West corner of Spruce and Willow Streets, a corner of this and other land of John Ralph Kohl, being Tract No. 30 Spruce Street; thence by the same at right angles to Spruce Street Southwestwardly the line passing through the middle of the partition wall between the houses 100 feet to the Southwest side of a 4 feet wide alley; thence along said side of said alley Northwestwardly 16.1 feet to other land formerly of Albert Lougacker, sold to Annie White; thence by the same Northeastwardly at right angles to Spruce Street the line passing through the middle of the partition wall between the houses 100 feet to Spruce Street; thence along the Southwest side thereof Southeastwardly 16.1 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Howard Leaser, by Deed from Edward Repper, dated 11/28/2007, recorded 12/17/2007 in Book 5675; Page 1238.

Parcel Number: 13-00-33788-00-3.

Location of property: 28 East Spruce Street, Norristown, PA 19401-3856.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard Leeser** at the suit of Wells Fargo Bank, N.A. Debt: \$56,618.38.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-14791

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property for Estate of Patrick J. Lawler, by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, June 16, 1939, revised July 5, 1940 and August 16, 1940, as follows, to wit:

BEGINNING at a point in the middle line of Amherst Road (50 feet wide) at the distance of 283.05 feet measured Northeasterly along said middle line of Amherst Road from the Northeasterly side of Bryn Mawr Avenue (33 feet wide); thence extending along the middle line of Amherst Road, North 78 degrees, 15 minutes, 30 seconds East, 60 feet to a point; thence extending South 11 degrees, 44 minutes, 30 seconds East, along Lot No. 26 on said plan, 140.39 feet to a point in line of land now or late of T. Jefferson Slaw; thence extending along same, South 78 degrees, 14 minutes, 30 seconds West, 60 feet to a point; thence extending North 11 degrees, 44 minutes, 30 seconds West, along Lot No. 28 on said plan, 140.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

BEING the same premises which Carol E. Druker a/k/a Carol E. DeMello/wife, by Deed dated May 31, 2007 and recorded September 10, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5663, Page 2874, granted and conveyed unto Carol E. DeMello and Christopher DeMello /husband.

Parcel Number: 40-00-00596-00-3.

Location of property: 36 West Amherst Road (a/k/a Amherst Road), Bala Cynwyd, PA 19004-2527.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Carol E. Druker a/k/a Carol E. DeMello a/k/a Carol E. DeMello and Christopher DeMello a/k/a Chris DeMello/husband** at the suit of U.S. Bank National Association, as Trustee, Successors in Interest to Wachovia Bank, National Association as Trustees for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-DD. Debt: \$422,894.14.

Ashleigh L. Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-15296

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Lower Providence Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 70 Section "E" on a Plan of Barry Heights Development Company recorded at Norristown in Deed Book 980, Page 600 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hollywood Avenue (33 feet wide) at the distance of 460 feet measured on a bearing of South 41 degrees, 50 minutes West from the intersection which the said side of Hollywood Avenue makes with the Southwesterly side of Arcidia Avenue (incorrectly given in prior deeds as Arcadia Avenue) (33 feet wide); thence extending along the said side of Hollywood Avenue, South 41 degrees, 50 minutes West, 50 feet to a point in line of Lot No. 71, Section "E"; thence extending along the same South 48 degrees, 10 minutes East, 200 feet to a point; thence extending North 41 degrees, 50 minutes East, 50 feet to a point in line of Lot No. 69, Section "E"; thence extending along the same, North 48 degrees, 10 minutes West, 200 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED in Donna Thornton, David G. Thornton, and Sandra L. Thornton by Deed from James S. Hepner and Kathy F. Hepner dated 8/17/2007 and recorded on 8/30/2007 in the Montgomery County Recorder of Deeds in Book 5662, Page 01328, Instrument No. 2007105751.

Parcel Number: 43-00-06457-00-7.

Location of property: 119 Hollywood Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donna Thornton, David G. Thornton and Sandra L. Thornton** at the suit of GMAC Mortgage, LLC. Debt: \$217,727.12.

Robert W. Williams, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-15890

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Subdivision of the Orchard for M. Hassan Builder, Inc. by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-47, Page 161, as follows, to wit:

BEGINNING at a point on the Northwest side of Red Haven Drive (50 feet wide) said point being located along Red Haven Drive the four (4) following courses and distances from the Northernmost terminus of a round corner connecting the Northwest side of Stayman Drive (50 feet wide) with the Northeast side of Red Haven Drive: (1) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 14.30 feet; (2) on the arc of a circle curving to the left having a radius of 240.00 feet the arc distance of 218.71 feet; (3) South 54 degrees, 15 minutes, 00 seconds West, 120.00 feet; (4) on the arc of a circle curving to the left having a radius of 1025.00 feet the arc distance of 74.56 feet to a point a corner of Lot #194 and place of beginning; thence from said place of beginning and continuing along the Northwest side of Red Haven Drive on the arc of a circle curving to the left having a radius of 1025.00 feet the arc distance of 24.05 feet to a point a corner of Lot #192; thence leaving the Northwest side of Red Haven Drive and along Lot #192 North 35 degrees, 45 minutes, 00 seconds West, 154.74 feet to a point in line of open space to be offered for dedication to Montgomery Township; thence along said open space North 54 degrees, 15 minutes, 00 seconds East, 24.00 feet to a point a corner of Lot #194; thence along Lot #194 South 35 degrees, 45 minutes, 00 seconds East, 152.71 feet to a point on the Northwest side of Red Haven Drive and first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kyong Kim and Won Mook Kim, husband and wife, by deed from Won Mook Kim and Kyong A. Kim, h/w dated November 5, 2001 and recorded March 15, 2002 in Deed Book 5400, Page 75.

Parcel Number: 46-00-03087-13-4.

Location of property: 213 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kyong Kim and Won Mook Kim** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-3 Mortgage Pass-Through Certificates, Series 2006-3. Debt: \$353,752.69.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-15945

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **New Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of 'Willow Woods' made by Aston Engineers, Inc., dated April 8, 1991 and last revised February 11, 1997 and recorded in Montgomery County in Plan Book A-57, Page 15 and 16, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Willow Brook Lane (52 feet wide) which point of beginning is at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Northeasterly side of Donald Drive (52 feet wide); thence extending from said point of beginning, North 39 degrees, 29 minutes, 06 seconds East, 58.39 feet to a point, a corner of Lot No. 41 as shown on said plan; thence extending along the same, South 50 degrees, 30 minutes, 54 seconds East, 109.67 feet to a point in line of Lot No. 20 as shown on said plan; thence extending along the same, South 39 degrees, 29 minutes, 06 seconds West, 73.39 feet to a point on the said Northeasterly side of Donald Drive; thence extending along the same, North 50 degrees, 30 minutes, 54 seconds West, 94.67 feet to a point of radial round curve thereon; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot Number 19 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Proud, Jr., by Deed from Lori M. Ford and Tony E. Ford, dated 06/30/2000, recorded 07/25/2000 in Book 5324, Page 1447.

Parcel Number: 47-00-07832-30-2.

Location of property: 2559 Donald Drive, Pottstown, PA 19464-1038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Proud, Jr.** at the suit of Bank of America, N.A. Debt: \$281,289.73.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-17056

ALL THAT CERTAIN lot, plot or parcel of land with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania designated as Lot No. 2601 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. 2601 prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows, to wit:

BEGINNING at a point a corner of this and "Common Area" which point is measured the three following courses and distances from the point of intersection of the center line of Main Drive and "A" Drive, as shown on said plan; (1) leaving said point of intersection and extending South 26 degrees, 18 minutes, 00 seconds East along the center line of Main Drive 6.00 feet; (2) South 39 degrees, 42 minutes, 00 seconds West, 109.98 feet; and (3) South 50 degrees, 18 minutes, 00 seconds East, 51.48 feet to the point and place of beginning.

CONTAINING in frontage or breadth on a course measured South 39 degrees, 42 minutes, 00 seconds West from said point of beginning 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-84-3.

Location of property: 2601 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Edward J. Grace, III and Deborah S. Grace** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,703.94.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-19293

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

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

BEING the same premises that Mary Maddona, now known as Mary Lallan, joined by Samuel Lallan, her husband, by Deed dated November 2, 2005 and recorded May 2, 2006 in the County of Montgomery (in Book 5599, Page 567) (as Document No. 2006052090) granted and conveyed unto Samuel Lallan and Mary Lallan, husband and wife, their heirs and assigns, in fee.

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

Location of property: 541 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Lallan and Samuel Lallan** at the suit of Alliance Realty Capital, LLC. Debt: \$107,693.69.

Thomas M. Federman, Attorney. I.D. #64068

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-19381

ALL THAT CERTAIN unit designated as #39A Wheatfield Circle, situate, lying and being in the development known as Heather Meadows, in **Hatfield Borough** County of Montgomery, Commonwealth of Pennsylvania described according to a plan entitled "Foundation As-Built Plan of Unit 39A", dated July 30, 2002, prepared by Langan Engineering and Environmental Services, Inc., 30 South 17th Street, Suite 1500, Philadelphia, Pennsylvania, 19103 and more particularly described, as follows, to wit:

BEGINNING at a point, the Easternmost corner of the exterior wall of Unit #39A, Wheatfield Circle, said point being located the two following courses and distances from the Northerly terminus of an 80 foot radius round corner along the Southwesterly right-of-way line of Wheatfield Circle (40 feet wide); thence along the aforementioned right-of-way line of Wheatfield Circle on the arc of a circle curving to the right having a radius of 80.00 feet, the arc distance of 7.83 feet, a central angle of 8 degrees, 36 minutes, 20 seconds and a chord bearing North 34 degrees, 42 minutes, 49 seconds West, 7.82 feet; thence leaving said right-of-way line of Wheatfield Circle and extending through a portion of the common element, South 58 degrees, 05 minutes, 21 seconds West, a distance of 26.18 feet to the point of beginning; thence, extending from said point of beginning along the exterior walls of Unit #39A the following courses and distances; extending through the party wall between Units #38A and #39A, North 49 degrees, 26 minutes, 11 seconds West, 49.98 feet to an exterior wall corner; thence South 40 degrees, 33 minutes, 49 seconds East, 23.98 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Erich H. Capili and Gina G. Capili**, husband and wife, by Deed from Michael R. Okenquist and Meredith E. Okenquist, husband and wife dated October 31, 2005 and recorded November 7, 2005 in Deed Book 05578, Page 1230.

Parcel Number: 09-00-01876-17-6.

Location of property: 377 Wheatfield Circle, Hatfield, PA 19440.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Erich H. Capili and Gina G. Capili** 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 CWALT, Inc., Alternative Loan Trust 2006-OC1 Mortgage Pass-Through Certificates, Series 2006-OC1. Debt: \$304,615.98.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-19622

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as 'Lakeview Estates' made by Stanley E. Moyer Registered Professional Engineer dated April 22, 1959 and last revised by Ralph E. Shaner and Son Engineering Company December 18, 1968, as follows, to wit:

BEGINNING at a point on the Northeastly side of Lake Lane (60 feet wide) said point being the three following courses and distances from a point of curve on the Northwesterly side of Eleventh Street (50 feet wide): (1) leaving Eleventh Street on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Northeastly side of Lake Lane; (2) North twenty-three degrees, forty-five minutes West along the Northeastly side of Lake Lane two hundred eleven and sixty-four one-hundredths feet to a point an angle in same; and (3) North forty-five degrees, fifty-four minutes West still along the Northeastly side of Lake Lane thirty-seven and ninety-two one-hundredths feet to the point of beginning; thence extending from said point of beginning North forty-five degrees, fifty-four minutes West along the Northeastly side of Lake Lane seventy-nine and four one-hundredths feet to a point; thence extending North forty-four degrees, six minutes East, one hundred forty-four feet to a point; thence extending South forty-five degrees fifty-four minutes East, forty-eight and thirty-four one-hundredths feet to a point; thence extending South twenty-three degrees, forty-five minutes East, thirty-three and twenty-five one-hundredths feet to a point; thence extending South forty-four degrees, six minutes West, one hundred thirty-one and forty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 4 Section II as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Louis Chatman, Jr., and Dawn Chatman, husband and wife, by Deed from David C. Brown and Sally J. Brown, husband and wife, dated 03/31/2008, recorded on 04/09/2008 in Book 5688, Page 1215.

Parcel Number: 15-00-00742-00-8.

Location of property: 1024 Lake Lane, Pennsburg, PA 18073-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis Chatman, Jr. and Dawn Chatman** 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: \$391,389.26.

Joseph E. DeBarberie, Attorney. I.D. #315421

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-22388

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, being Lot No. 734 on a certain revised plan of lots of the Estate of Davis Jones, Deceased, surveyed and laid out by Joseph Thorpe, Surveyor, dated March 15, 1912 and recorded in the Office for the Recording of Deeds at Norristown in Deed Book 651, Page 500 and described agreeably thereto, as follows:

BEGINNING at a point on the Southeastly side of Ashland Avenue (40 feet wide) at the distance of 375 feet, 9-3/8 inches Northeastwardly from the Northeastly side of Maple Avenue (40 feet wide); thence extending South 09 degrees, 37 minutes, 30 seconds East, 23 feet, 1-5/8 inches to a point; thence extending North 64 degrees, 08 minutes, 10 seconds East, 9 feet, 9 inches to a point; thence extending North 04 degrees, 42 minutes, 30 seconds East, 117 feet, 5-1/4 inches to a point in the said Southeastly side of Ashland Avenue; thence extending along the said side of Ashland Avenue, North 85 degrees, 17 minutes, 30 seconds West, 22 feet, 1-1/2 inches to a point or bend in said Ashland Avenue; and thence extending still along said side of Ashland Avenue, South 84 degrees, 12 minutes, 30 seconds West, 17 feet, 1-1/8 inches to the first mentioned point and place of beginning.

BOUNDED Northeastwardly by Lot No. 735 on said plan, Southeastwardly by part of Lot No. 762, Southwestwardly by Lot No. 511, and Northwestwardly by Ashland Avenue aforesaid.

TITLE TO SAID PREMISES IS Vested by Quitclaim Deed, dated 6/12/2003, given by Michael Seal, a married man to Michael Seal and Roberta Seal, husband and wife, Joint Tenants, and recorded 10/30/2003 in Book 05479, Page 1403, Instrument # 200361820.

Parcel Number: 40-00-02104-00-7.

Location of property: 124 Ashland Avenue, Bala Cynwyd, PA 19004-1902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roberta Seal and Michael Seal** at the suit of Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of GS Mortgage Securities Corporation GSAMP Trust 2004 AR2 Mortgage Pass-Through Certificates, Series 2004-AR2. Debt: \$224,898.90.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-23095

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

BEGINNING at a point on the Northwest side of Hamilton Street, at the distance of 50.00 feet measured Southwestwardly from the West corner of Hamilton and Marshall Streets and a corner of this and land now or late of Anson E. Evans and J. Norman Cassel; thence extending along said Evans and Cassel's lands Northwestwardly, the distance of 150.00 feet to a curtain 10.00 feet wide alley; thence extending along the Southeast side of said alley Southwestwardly, the distance of 25.00 feet to a point, a corner of this and land now or late of Anson B. Evans; thence extending along said Evans' land, through the middle of the partition wall of this house and the adjoining house of said Evans Southeastwardly, the distance of 150.00 feet to Hamilton Street, aforesaid; thence extending along the Northwest side thereof Northeastwardly the distance of 25.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Peter G. McNeil and Ann L. McNeil, husband and wife, by Deed dated 10/8/1998 and recorded 10/23/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5245, Page 02115, granted and conveyed unto Jacqueline K. Brown and Lawrence B. Brown.

Parcel Number: 13-00-15104-00-3.

Location of property: 559 Hamilton Street, Norristown, PA 19401-4267.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline K. Brown and Lawrence B. Brown** at the suit of Citimortgage, Inc. Debt: \$267,130.45.

Jill Manuel-Coughlin, Attorney. I.D. #63252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-23893

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Pear Tree Village (Phase 1-B), prepared for Glenn E. Garis by Urwiler and Walter, Inc., Sumneytown Pennsylvania, dated January 21, 1988 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91-92, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Nelis Court (variable width) said point being a corner of Open Space Area #4, as shown on said plan; thence leaving Nelis Court and extending along said Open Space Area #4 the four (4) following courses and distances: (1) North 63 degrees, 36 minutes, 05 seconds East, a distance of 58.38 feet to a point; (2) South 42 degrees, 22 minutes, 30 seconds East, crossing a 30 feet wide sanitary sewer easement, a distance of 153.70 feet to a point; (3) South 55 degrees, 46 minutes, 06 seconds West, a distance of 33.71 feet to a point; and (4) South 55 degrees, 24 minutes, 30 seconds West, a distance of 20.62 feet to a point, a corner of Lot 79 as shown on said plan; thence extending along same the two (2) following courses and distances: (1) North 42 degrees, 22 minutes, 30 seconds West, a distance of 114.29 feet to a point; and (2) North 82 degrees, 41 minutes, 42 seconds West, a distance of 30.00 feet to a point on the said side of the cul-de-sac of Nelis Court; thence extending along same on the arc of a circle curving to the left and re-crossing said 30 feet wide sanitary sewer easement having a radius of 55.00 feet the arc distance of 32.35 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 78 on said plan.

Parcel Number: 34-00-04073-36-6.

Location of property: 208 Nelis Court, Telford, PA 18969-2186.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald James Young, Jr. a/k/a Donald J. Young, Jr. and Kathleen Marie Young a/k/a Kathleen M. Young, husband and wife, as Tenants by the Entirety** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2. Debt: \$314,366.84.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-24122

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan made by Hiltner and Hitchcock in September, 1926, as follows, to wit:

BEGINNING at a point on the Northwestern side of Willow Street at the distance of 203.14 feet Northeasterly of the Northerly corner of Willow and Brown Streets; thence extending Northwesternly along land recently conveyed to John J. Blue, et ux., 120 feet to the Southeasterly side of a 20 feet wide alley; thence extending along the said side of said alley Northeasterly 18.64 feet to a point a corner; thence extending Southeasterly along other land of the said Lloyd F. Kershner, the line for a portion of the distance passing through the middle of the partition wall separating the house on this lot from the one on the adjoining lot, 120 feet to the Northwestern side of Willow Street, aforesaid, and extending along the said side of Willow Street Southwestly 18.64 feet to the first mentioned point and place of beginning.

BEING the same premises which Ashby W. Tucker and Marjorie H. Tucker, husband and wife, by Deed dated 6/22/2001 and recorded 7/31/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5369, Page 1063, granted and conveyed unto Jacinda A. Williams and James I. Williams.

Parcel Number: 13-00-39104-00-6.

Location of property: 1623 Willow Street, Norristown, PA 19401-3067.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacinda A. Williams and James I. Williams** at the suit of U.S. Bank National Association. Debt: \$67,805.72.

Jill Manuel-Coughlin, Attorney. I.D. #63252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-24465

ALL THAT CERTAIN tract or parcel of land, located in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania, being shown on a Lot Line Change Plan, prepared for Prime Properties, Inc., Sheet Number 1 of 1, prepared by ProTract Engineering, Inc., Hatboro, Pennsylvania, dated 09/08/2003, and being more fully described, as follows, to wit:

BEGINNING at a point, on the Northerly ultimate right-of-way line of Jarretstown Road (40 feet half-width at this point) said point being at a common corner of Lot 1 and Lot 2, being South 77 degrees, 07 minutes, 29 seconds West, 583.16 feet, from the Westerly side line of Lexington Drive; thence, from said point of beginning, extending along the line dividing Lot 1 and Lot 2, North 33 degrees, 42 minutes, 33 seconds West, 37.37 feet, to a point; thence, continuing along said line, North 12 degrees, 52 minutes, 31 seconds West, 185.00 feet, to a point; thence, continuing along said line, North 35 degrees, 54 minutes, 14 seconds West, 133.50 feet, to a point, a corner of Lot 1 and Lot 2, said point being in line of lands, now or late, of Yong K. Chun and Myung S. Chun; thence, extending along the said lands and along lands, now or late, of Michael J. Friedman and Shirlee Friedman, North 41 degrees, 42 minutes, 18 seconds East, 159.61 feet, to a point; thence, extending along the proposed Eastern line of Lot 2, South 28 degrees, 15 minutes, 50 seconds East, 164.67 feet, to a point; thence, continuing along said line, South 15 degrees, 44 minutes, 00 seconds East, 71.26 feet, to an iron pipe. said point being a corner of lands, now or late, of Richard L. Dulcey and Cynthia L. Dulcey; thence, extending along said lands, South 12 degrees, 35 minutes, 23 seconds East, 205.35 feet, to a point, on the Northerly ultimate right-of-way line of Jarretstown Road; thence, extending along said line, South 77 degrees, 07 minutes, 29 seconds West, 110.78 feet, to the point and place of beginning.

CONTAINING 51,980 square feet (1.933 acres) of land area, be the same, more or less.

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

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

BEING a part of the same premises which May T. Craig, Executrix of the Estate of Justice M. Beam, deceased, by Deed dated 03/25/2002 and recorded on 04/19/2002, in Montgomery County, in Deed Book 5404, Page 572, granted and conveyed unto Prime Properties, Inc.

Parcel Number: 54-00-08980-00-2. Map #54008G028.

Location of property: 1540 Jarretstown Road, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael G. Feldman and Leslie A. Feldman** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-1. Debt: \$944,656.39 plus interest to sale date.

Heather Riloff, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-26014

ALL THAT CERTAIN stucco message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of South Street between Price and Roland Streets, being known as #1119 South Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of South Street the distance of 180 feet Eastwardly from the Northeast corner of Price and South Streets, a corner of this and land of William Seasholtz; thence along the North side of said South Street Eastwardly 21 feet, 10 inches to land of Stella M. Swinehart; thence by the same Northwardly 140 feet to a 20 feet alley, passing in part of said course and distance through the middle of the division or partition wall of this and House #1121 South Street; thence by the same the South side of said 20 feet wide alley, 21 feet, 10 inches to land of said Seasholtz; thence by the same Southwardly 140 feet to the place of beginning.

BEING the same premises which Edith M. Buzby, also known as Edith Buzby by Deed dated 03/03/2006 and recorded 04/04/2006 in Montgomery County in Deed Book 5595, Page 2142 granted and conveyed unto Ruthann Scarafone.

Parcel Number: 16-00-27084-00-8.

Location of property: 1119 South Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruthann Scarafone** at the suit of PNC Bank National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Company. Debt: \$141,382.50.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-26148

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, and described according to a plan of property surveyed for William Jacobs by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, on July 17, 1951, last revised August 30, 1951, as follows, to wit:

BEGINNING at a point on the corner formed by the intersection of the Northwest side of Walnut Street (44 feet wide) with the Southwest side of Ninth Street (48 feet wide); thence extending along the said side of Walnut Street South 43 degrees, West, 26.01 feet to a point; thence extending North 47 degrees, West partly through a party wall between these premises and the premises adjoining to the Southwest 103 feet to a 16 feet wide alley which extends Southwestward from Ninth Street and communicates at a Southwesternmost end thereof with another alley (16 feet wide) which extends Northwestward into Shaw Avenue (40 feet wide); thence extending along the center line of the first above mentioned alley North 43 degrees, East 27.75 feet to a point on the Southwest side of Ninth Street; thence extending along the same South 46 degrees, 2 minutes East, 103.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for alleys, passageways and watercourses at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots or pieces of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate share of the cost and expense of maintaining the said alleys in good order, condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Michael Oscar, by Deed from Bharat G. Patel and Mayuri B. Patel, dated 06/08/2005, recorded 06/15/2005 in Book 5557, Page 1927.

Parcel Number: 11-00-18268-00-9.

Location of property: 830 Walnut Street, Lansdale, PA 19446-2342.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Oscar a/k/a Michael Oscar** at the suit of Wells Fargo Bank, N.A. Debt: \$131,150.69.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-26229

ALL THOSE TWO CERTAIN lots, pieces or parcels of land, situate on the South side of Seventh Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of Seventh Street a distance of 120 feet from the Southeast corner of Belmont Avenue and Seventh Street, a corner of this and Lot No. 85 in the Egolf Plan; thence along said Seventh Street Eastwardly 60 feet to Lot No. 82 in said Egolf Plan; thence along said Lot No. 82 Southwardly 140 feet to the North side of a twenty feet wide alley; thence along said alley Westwardly a distance of 60 feet to a corner of Lot No. 85 in said Egolf Plan; thence along said Lot No. 85 Northwardly 140 feet to the point or place of beginning.

BEING Lot Nos. 83 and 84 on the Egolf Plan.

TITLE TO SAID PREMISES IS VESTED IN Joshua L. McAvoy, by Deed from Shawn David O'Dell and Lois O'Dell, h/w, dated 04/27/2007, recorded 05/24/2007 in Book 5648, Page 1406.

Parcel Number: 16-00-25556-00-6.

Location of property: 120 West 7th Street, Pottstown, PA 19464-5107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua L. McAvoy** at the suit of JP Morgan Chase Bank, N.A. Debt: \$194,502.80.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-29443

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

BEGINNING at a point on the Southeasterly side of Kohn Street, at the distance of 312.04 feet measured Northeastwardly from Marshall Street; thence extending from said point of beginning, through the middle of the partition wall between this and the adjoining house owned by the John Pugh Estate at right angles to said Kohn Street, Southeasterly 100.00 feet to a 20 feet wide alley; thence along the Northwestwardly side thereof Northeastwardly 16.02 feet to land now or late of Mrs. S. Weirman; thence by the same, parallel with the first line and passing through the middle of a 2 feet wide alley and the partition wall above between the adjoining house, Northwestwardly 100.00 feet to Kohn Street, aforesaid; thence along the Southeasterly side thereof Southwestwardly 16.02 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward T. Washington and Marivel Washington, husband and wife by Deed dated 11/7/2006 and recorded 11/8/2006 at Norristown, Pennsylvania in Deed Book 5623, Page 1433, granted and conveyed unto Michael Butler, in fee.

BEING the same premises Edward T. Washington, III and Marivel Washington, husband and wife, by Deed dated 11/7/2006 and recorded 11/8/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5623, Page 1433, granted and conveyed unto Michael Butler.

Parcel Number: 13-00-18432-00-5.

Location of property: 638 Kohn Street, Norristown, PA 19401-3754.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler** at the suit of Provident Funding Association, L.P. Debt: \$110,858.85.

Jill Manuel-Coughlin, Attorney, I.D. #63252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-31976

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

BEGINNING at a point on the Northwestern side of Grapevine Drive (50 feet wide), said point being the four following courses and distances from a point of curve on the Northeasterly side of Apple Blossom Road (50 feet wide): (1) leaving Apple Blossom Road on the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 30.92 feet to a point of tangent on the Southeasterly side of Grapevine Drive; (2) North 43 degrees, 16 minutes East along the Southeasterly side of Grapevine Drive 130.54 feet to a point; (3) North 45 degrees, 19 minutes West crossing the bed of Grapevine Drive 50.02 feet to a point on the Northwestern side of same; and (4) South 43 degrees, 16 minutes West along the Northwestern side of Grapevine Drive, 146.72 feet to the point of beginning.

CONTAINING in front or breadth Southwesterly along the Northwestern side of Grapevine Drive 100.00 feet, and extending of that width in length or depth Northwesternly between parallel lines at right angles to Grape Vine Drive 200.00 feet.

BEING Lot No. 40 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stephanie Butowsky and Neil J. Butowsky by Deed from Thomas J. Hall, Trustee dated July 26, 2001 and recorded August 7, 2001 in Deed Book 5370, Page 1210.

Parcel Number: 35-00-04234-00-6.

Location of property: 580 Grapevine Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephanie Butowsky and Neil J. Butowsky** at the suit of M&T Bank. Debt: \$283,667.30.

Christine L. Graham, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

12-32927

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, and Commonwealth of Pennsylvania, and described according to Section No. 2 Plan of Lots of Spring Mill Homes, Inc., made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated the 15th day of December, A.D., 1952, and recorded at Norristown on the 8th day of May, A.D., 1953, in Deed Book 2353, Page 601 &c, more fully described, as follows, to wit:

BEGINNING at a point in the Northwestern side of Spring Mill Road (forty-one and five-tenths of a foot wide) at the distance of sixty-four feet and forty-four one-hundredths of a foot measured Southwestwardly along the Northwestern side of Spring Mill Road the Southernmost terminus of a radial round corner connecting the Northwestern side of Spring Mill Road with the Southwesterly side of Taylor Road (fifty feet wide); thence in a Southwesterly direction along the Northeasterly side of Spring Mill Road on the arc of a circle curving to the left having a radius of eight hundred ninety-three feet and four one-hundredths of a foot the arc distance of seventy-two and fifty-six one-hundredths of a foot to a point: thence extending North forty-five degrees, thirty-eight minutes, forty seconds West, one hundred forty-five feet and ninety one-hundredths of a foot to a point; thence extending North fifty-four degrees, twenty-four minutes East, eighty-four feet and seventy-one one-hundredths of a foot to a point; thence extending South forty degrees, fifty-nine minutes, twenty seconds East, one hundred thirty-four feet and fifty-two one-hundredths of a foot to the Northwestern side of Spring Mill Road, the first mentioned point and place of beginning.

BEING Lot No. 76 on the aforesaid plan.

BEING the same land and premises which Daniel Wilson and Karen Wilson by Deed dated 4/30/2008 and recorded 8/29/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5705, Page 2020, granted and conveyed unto Francis J. Mallon, Jr., in fee.

Parcel Number: 65-00-10942-00-9.

Location of property: 2025 Spring Mill Road, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francis J. Mallon, Jr.** at the suit of Emigrant Residential, LLC. Debt: \$221,821.05.

Leona Mogavero, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

13-00267

ALL THOSE TWO CERTAIN lots or pieces, of ground, with the buildings and improvements thereon erected, being Lots Nos. 484 and 485 on the revised Plan of the Lots of the Edgehill Land Association, situate on the Southeasterly side of Logan Avenue at the distance of 550 feet Northeastwardly from the Northeastly side of Chestnut Avenue, in **Upper Dublin Township**, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Logan Avenue 50 feet (each lot 25 feet) and extending in length or depth Southeastwardly between parallel lines at right angles to said Logan Avenue 119 feet.

ALSO ALL That CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 486 on the revised Plan of the Lots of the Edge Hill Land Association, situate on the Southeasterly side of Logan Avenue at the distance of 600 feet Northeastwardly from the Northeastly side of Chestnut Avenue in **Upper Dublin Township**, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Logan Avenue 25 feet and extending in length or depth Southeastwardly between parallel lines at right angles to said Logan Avenue 110 feet.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 487 on the revised Plan of the Lots of the Edgehill Land Association, situate on the Southeasterly side of Logan Avenue (at the distance of 625 feet Northeastly from the Northeastly side of Chestnut Avenue) in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said side of Logan Avenue, 25 feet and extending in length or depth southeastwardly between parallel lines at right angles to said Logan Avenue 110 feet.

BEING the same premises which Redevelopment Authority of the County of Montgomery, by Deed dated December 15, 1977 and recorded December 29, 1977 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4269, Page 469, granted and conveyed unto Dorothy J. Newman and Beverly D. Newman.

Parcel Number: 54-00-10996-00-2.

Location of property: 245 Logan Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Beverly D. Newman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates, Series 2002-4, by its Attorney-in-Fact, Ocwen Loan Servicing, LLC. Debt: \$91,859.81.

M. Troy Freedman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

13-00328

ALL THAT CERTAIN unit in the property known, named and identified as Summit Court Condominium, located, lying and being in **Upper Moreland Township**, County of Montgomery, 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 June 21, 1988 and recorded on July 19, 1988 in Deed Book 48802, Page 356, being and designated as Unit No. "M" together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.6485% and Amended Declaration dated August 4, 1988 and Revised Declaration Plan recorded August 9, 1988 in Deed Book 4882, Page 2164.

BEING the same premises which Kathleen Batot, by Deed dated November 28, 2008 and recorded December 8, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5716, Page 330, granted and conveyed unto Joseph C. Thomas, as Sole Owner.

Parcel Number: 59-00-19951-34-8.

Location of property: 1017 York Road a/k/a 1017 North York Road, Unit M, Willow Grove, PA 19090-1300.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Joseph C. Thomas, as Sole Owner and Upper Moreland Township** at the suit of Wells Fargo Bank, N.A. Debt: \$168,903.41.

Ashleigh Levy Marin, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF.**

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

13-01501

ALL THAT CERTAIN brick message or tenement and tract or piece of land upon which the same is erected, situate on the West side of Farmington Avenue, formerly Hanover Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the West line of Farmington Avenue, at a stake, a corner of this and Lot No. 26, now or late of Nathan Hoffman; thence Southwestwardly along the line of Lot No. 26, 140 feet to a 20 feet wide alley; thence by said alley Southwardly 20 feet to a point, a corner of this and other land now or late of Frances Plinski; thence by same Northeastwardly and parallel to the first mentioned line 140 feet to the West line of Farmington Avenue passing in part of the said course and distance through the middle of the partition wall of this and property immediately adjoining to the South; thence by Farmington Avenue Northwardly 20 feet to the place of beginning.

Parcel Number: 16-00-08896-00-7.

Location of property: 505 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Daniel A. Tucker** at the suit of Wells Fargo Bank, N.A. Debt: \$101,131.41.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-01766

ALL THAT CERTAIN message or tenement and lot or piece of ground, 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 Hamilton Street, at the distance of 180 feet Northeasterly from the Easterly corner of Hamilton and Airy Streets, a corner of this and land of Sewall W. Crisman; thence along said Crisman's land, Southeastwardly 200 feet to the Northwesterly side of Prospect Alley; thence along said side of said alley Northeastwardly 23 feet, 8 inches to a point, a corner of this and land now or late of Frank B. Wildman; thence along the same, the line passing through the middle of the partition wall between this and the house on said Wildman's adjoining land, Northwestwardly 200 feet to Hamilton Street, aforesaid, and along the Southeasterly side thereof, Southwestwardly 23 feet, 8 inches to the place of beginning.

Parcel Number: 13-00-14776-00-7.

Location of property: 510 Hamilton Street, Norristown, PA 19401-4207.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charles C. Straubel, Jr. and Stacy M. Straubel, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$117,721.87.

Joel A. Ackerman, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03278

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "The Arbors" made for Gambone Development Company by Schlosser & Clauss, Consulting Engineers, Inc., Hatfield, Pennsylvania, dated 11/8/2002 and last revised 8/5/2003 and recorded in Plan Book A-61, Page 392 to 394 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arbor Circle a corner of this and Lot No. 27 on the above plan; thence extending along Lot No. 27 North 86 degrees, 19 minutes, 43 seconds East crossing a flood plain buffer 130.18 feet to a point in line of Open Space; thence extending along Open Space South 03 degrees, 40 minutes, 13 seconds East, 22.00 feet to a point a corner of Lot No. 29 on the above mentioned plan; thence extending along Lot No. 29 South 86 degrees, 19 minutes, 43 seconds West recrossing flood plain buffer 130.18 feet to a point on the Easterly side of Arbor Circle aforesaid; thence extending along Arbor Circle North 03 degrees, 43 minutes, 17 seconds West, 22.00 feet to a point a corner of Lot No. 27 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 28.

TITLE TO SAID PREMISES IS VESTED IN Tack Kim and Hee Sook Yang by Deed from Arbor Residential L.P., dated December 13, 2004 and recorded January 10, 2006 in Deed Book 5539, Page, Instrument No. 2005005466.

Parcel Number: 35-00-00074-41-3.

Location of property: 47 Arbor Circle, Hatfield, PA 18915.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tack Kim and Hee Sook Yang** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-1CB, Mortgage Pass-Through Certificates, Series 2005-1CB. Debt: \$271,836.56.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03366

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, being one-half of Lot No. 92 on a Certain Plan of Lots made by Hunter and Evans, Surveyors and recorded in the Office for the recording of Deeds &c., in and for the said County of Montgomery at Norristown in Deed Book No. 330, Page 11 &c.

BOUNDED and described according to a survey and plan made by Albright and Mebus Civil Engineers, on the 20th day of August A.D. 1919, as follows:

BEGINNING at a point at the intersection of the Southwesterly side of Beecher Avenue with the Southeasterly side of Elm Avenue; thence along the said Beecher Avenue South 51 degrees, 2 minutes East, 25 feet to a point; thence extending South 38 degrees, 58 minutes West through the center of a party wall of a twin dwelling house, 150 feet to a point; thence North 51 degrees, 2 minutes West, 25 feet to the Southeasterly side of Elm Avenue aforesaid; thence along the same North 38 degrees, 58 minutes East, 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Kuchler and Melissa M. Kuchler, by Deed from Charles H. Walz and Martha H. Walz, dated 05/30/2000, recorded 06/21/2000 in Book 5320, Page 1635.

Parcel Number: 31-00-02086-00-7.

Location of property: 338 Beecher Avenue, Cheltenham, PA 19012-2002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Kuchler a/k/a Thomas Martin Kuchler and Melissa Kuchler a/k/a Melissa Marie Kuchler** at the suit of Fifth Third Mortgage Company. Debt: \$93,836.21.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03520

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a record plan, 628-630-632 East Marshall Street, prepared by Joseph M. Estock, P.E. PLS, dated 10/28/03 revised 12/5/03 and recorded in Plan Book 22, Page 145, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Marshall Street (50 feet wide right-of-way) a corner of this and Lot No. 1 on said plan; thence extending from said point of beginning and along the Southwesterly side of East Marshall Street, aforesaid South 76 degrees, 30 minutes, 00 seconds East, 20.00 feet to a point, a corner of Lot No. 3 on said plan; thence extending along the same South 13 degrees, 30 minutes, 00 seconds West, 100.00 feet to a point in line of lands now or formerly of Susan S. Dean; thence extending along the same and along lands now or formerly of Thomas Ecker, North 76 degree, 30 minutes, 00 seconds West, 20.00 feet to a point, a corner off Lot No. 1, aforesaid; thence extending along the same North 13 degrees, 30 minutes, 00 seconds East, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Chris McSweeney and Mary McSweeney, by Deed from Fazio Properties, LLC dated July 15, 2004 and recorded July 30, 2004 in Deed Book 05519, Page 1347, Instrument No. 20044154791.

Parcel Number: 13-00-24408-00-5.

Location of property: 630 East Marshall Street, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chris McSweeney, Mary McSweeney and United States of America Department of The Treasury, Internal Revenue Service** at the suit of Bank of America, N.A. Debt: \$236,244.94.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03692

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, on Subdivision Plan of Property for James B. Mullis, Jr. and Shirley E., his wife, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, on the 4th day of April A.D. 1962, described, as follows, to wit:

BEGINNING at a point in the center line of Babylon Road (33 feet wide), which point is measured South 41 degrees, 54 minutes West, 770.70 feet from the center line of Davis Grove Road (33 feet wide); thence extending from said point of beginning along the center line of Babylon Road, South 41 degrees, 54 minutes West, 87.78 feet, to an angle point therein and still along the same, South 67 degrees, 14 minutes West, 46.71 feet to a point in Lot No. 1 on said plan; thence extending along the same, North 48 degrees, 6 minutes West, 513.24 feet to a point in the rear line of Lot No. 37, Section 2 of lots now or late Joseph Gish; thence extending partly along the same and partly along the rear line of Lot No. 36 of lots of Joseph Gish, North 44 degrees, 43 minutes East, 130.16 feet to a point in Lot No. 3 of above mentioned plan; thence extending along the same South 48 degrees, 6 minutes East, 526.83 feet to a point in the center line of Babylon Road, being the first mentioned point and place of beginning.

BEING Lot No. 2.

TITLE TO SAID PREMISES IS VESTED IN Andrea Steiner, by Deed from Andrea Bagonil, n/k/a, Andrea Steiner, dated 07/13/2009, recorded 07/17/2009 in Book 5737, Page 1153.

Parcel Number: 36-00-00496-00-8.

Location of property: 316 Babylon Road, Horsham, PA 19044-1302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrea Steiner** at the suit of Bank of America, N.A. Debt: \$440,775.16.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-03938

ALL THAT CERTAIN unit designated as #41, being 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 of August 24, 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, on August 24, 1981 in Deed Book 4655, Page 186 etc.; and First Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date of December 11, 1981 and recorded in the Office aforesaid on December 14, 1981 in Deed Book 4671, Page 937; and Second Amendment to Declaration of Condominium of Windsor Pass, a Condominium bearing date of June 30, 1982 and recorded in the Office aforesaid on July 2, 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 4694, Page 1704; Third Amendment to Declaration of Condominium of Windsor Pass, a Condominium bearing date of October 27, 1982 and recorded in the Office aforesaid November 1, 1982 in Deed Book 4694, Page 1671; and Plats and Plans for Windsor Pass, a Condominium bearing date of August 24, 1981 and recorded August 24, 1981 as Exhibit "B" of the Declaration of Condominium of Windsor Pass, a Condominium above mentioned.

TOGETHER with a percentage interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and all Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Patrick Cathcart by Deed from Estate of Diane E. Sullivan a/k/a Diane Sullivan, by John Sullivan, Administrator dated March 31, 2006 and recorded April 6, 2006 in Deed Book 5596, Page 793.

Parcel Number: 36-00-11953-48-5.

Location of property: 41 Windsor Pass a/k/a 41 Windsor Road, Horsham, PA 19044.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Patrick Cathcart** at the suit of Nationstar Mortgage, LLC. Debt: \$169,178.49.

Christine L. Graham, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-04532

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a Subdivision Plan made for Carl Bowers by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania, dated 2/17/1970 and revised 4/15/1970, as follows, to wit:

BEGINNING at a point on the title line in the bed of Buckwalter Road (to be 50 feet wide), a corner of this and Lot No. 2 on said plan, said point being at the distance of 347.57 feet measured North 45 degrees, 14 minutes, 10 seconds East, from a corner of lands now or late of Ronald Rhoads, Jr.; thence extending from said point of beginning along the aforesaid title line North 56 degrees, 14 minutes, 10 seconds East, 151.59 feet to a point, a corner of lands previously conveyed by Carl Bowers of which this was a part; thence extending along said lands, South 36 degrees, 3 minutes, 20 seconds East, crossing the Southeasterly side of Buckwalter Road with the Ultimate Right-of-Way line of same 273.70 feet to a point in line of land now or late of Sol N. Berman; thence extending along said lands South 48 degrees, 3 minutes West, 164.28 feet to a point, a corner of Lot No. 2 aforesaid; thence extending along Lot No. 2 North 33 degrees, 45 minutes West, recrossing the Southeasterly side of Buckwalter Road and the Ultimate Right-of-Way line of same, 296.87 feet to a point on the title line of same, the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Antonia Iovino and David J. Iovino by Deed from Daniel P. Doran and Claudia C. Doran, dated November 30, 2006 and recorded December 21, 2006 in Deed Book 5628, Page 01934.

Parcel Number: 48-00-00381-00-3.

Location of property: 151 Trappe Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Antonia Iovino and David J. Iovino** at the suit of Federal National Mortgage Association. Debt: \$374,268.18.

Christine L. Graham, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-04578

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, described according to a plan thereof made by William T. Muldrew, Registered Engineer, dated July 10, 1946, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Franklin Avenue (fifty feet wide) with the Southeasterly side of Laurel Avenue (thirty-three feet wide); thence extending North twenty-two degrees, seventeen minutes East, along the said side of Laurel Avenue thirty-four and eleven one-hundredths feet to a point, an angle in the same; thence extending North no degrees, fifteen minutes East along the Easterly side of Laurel Avenue twelve and twenty one-hundredths feet to a point; thence extending North fifty degrees, eighteen minutes East, eighty-five feet to a point; thence extending South eighty-nine degrees, forty-five minutes East, fourteen and thirty one-hundredths feet to a point; thence extending South thirty-eight degrees, fifty-eight minutes West partly through the center of a party wall between the house erected on this lot and the house erected on the adjoining lot one hundred thirty-four and sixty-eight one-hundredths feet to a point on the Northeasterly side of Franklin Avenue aforesaid; thence extending North fifty-one degrees, two minutes West along the said side of Franklin Avenue eleven and thirty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Patricia T. McQuay, unmarried, by Deed dated 8/30/1979 and recorded 9/14/1979 in Montgomery County in Deed Book 4453, Page 189 granted and conveyed unto Daniel J. Tisoskey and Patricia M. Tisoskey, husband and wife.

Parcel Number: 31-00-10621-00-4.

Location of property: 527 Franklin Avenue, Cheltenham, PA 19012-2031.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia M. Tisoskey and Daniel J. Tisoskey a/k/a Daniel Tisoskey, Sr.** at the suit of JP Morgan Chase Bank National Association. Debt: \$79,159.88.

Salvatore Filippello, Attorney, I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-04748

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

BEGINNING at an iron pin in the middle of Gwynedd Road, formerly Plymouth Road, in line of land now or late of George M. Fredericks, said point being distant along the center of Gwynedd Road, North forty-three degrees, eighteen minutes East, two hundred forty-three and twenty one-hundredths feet from a point in the center line of Grasshopper Lane; thence extending along other land now or late of George M. Fredericks, North forty-five degrees, fifty-four minutes West, five hundred seven and seventy-nine one-hundredths feet to a stake, a corner in a line of land now or late of Irvin King; thence extending along land now or late of Irvin King, North forty-three degrees, fifty minutes East, one hundred thirty-three and thirty-three one-hundredths feet to a stake, a corner; thence extending along other land now or late of George W. Fredericks, South forty-five degrees, fifty-four minutes East, five hundred six and fifty-five one-hundredths feet to an iron pin in the middle of the aforesaid Gwynedd Road; thence extending along the middle of said road, South forty-three degrees, eighteen minutes West, one hundred thirty-three and thirty-three one-hundredths feet to the place of beginning.

CONTAINING one and five hundred fifty-two thousandths acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN R. Harold Gifford, by Deed from Saly A. Glassman, married and Allan M. Syphers, married, by his agent under Power of Attorney dated August 16, 2002 and recorded in Power of Attorney Book 211, Page 1230, dated 09/04/2002, recorded 09/30/2002 in Book 5427, Page 22.

Parcel Number: 39-00-03532-00-2.

Location of property: 405 Plymouth Road, Lower Gwynedd, PA 19437.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **R. Harold Gifford** at the suit of Wells Fargo Bank, N.A. Debt: \$502,982.59 plus interest to sale date.

Heather Riloff, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-04961

ALL THAT CERTAIN brick message and lot of land, situate on the West side of York Street, between Seventh and Eighth Streets, known as No. 437 North York Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of York Street at the distance of 143 feet Northwardly from the Northwest corner of Seventh and York Streets, a corner of this and land now or late of William D. Hertzog; thence by the same Eastwardly 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of brick division or partition wall of this and house of said Hertzog adjoining on the South; thence along said 20 feet wide alley Northwardly 22 feet to land now or late of William D. Hertzog; thence by the same Eastwardly 140 feet to the West line of York Street aforesaid; thence by the same Southwardly 22 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher L Sugalski, by Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 03/05/2007, recorded 10/21/2007 in Book 5711, Page 1443.

Parcel Number: 16-00-34000-00-4.

Location of property: 437 North York Street, Pottstown, PA 19464-5273.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Sugalski** at the suit of Green Tree Servicing, LLC. Debt: \$93,619.44.

Robert P. Wendt, Attorney. I.D. #89150

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-05892

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Cherry Street, West of Washington Street, being known as 450 Cherry Street, bounded and described, as follows, to wit:

BEGINNING on the South side of Cherry Street, West of Washington Street, at a corner of land now or late of Jacob S. Levan, or John Fridy, and at a point directly opposite to the middle of two adjoining brick dwelling houses erected by said John S. Levan, the Eastern of which stands upon the lot embraced in this conveyance (being numbered now 450); thence by a line passing directly between said adjoining brick house and parallel with said Washington Street Southwardly one hundred six feet, more or less, to a sixteen foot alley, laid out by Jacob S. Levan; thence by said alley Eastwardly nineteen feet, more or less, to land now or late of L. B. Reifsnnyder; thence by said Reifsnnyder's land Northwardly one hundred six feet, more or less, to Cherry Street aforesaid; thence by said Cherry Street Westwardly nineteen feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara J. Wayock, by Deed from Barbara J. Wayock, Executrix of the Estate of Anna H. Wayock, a/k/a, Anna Wayock, late, dated 04/12/1983, recorded 04/20/1983 in Book 4705, Page 1902. Barbara J. Wayock died on or about 1/6/2010, and, upon information and belief, her heirs or devisees, and personal representatives, are unknown.

Parcel Number: 16-00-04920-00-5.

Location of property: 450 Cherry Street, Pottstown, PA 19464-5936.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Barbara J. Wayock, Deceased** at the suit of Wilmington Trust Company not in its Individual Capacity but Solely as Successor Trustee to U.S. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2005-5. Debt: \$113,513.57.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06400

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey dated September 30, 1968, made by A. G. Newbold, R.E., as follows:

BEGINNING at a pin marking the Easterly corner of lands of William E. Powell, Jr., said pin being distant one hundred thirty-nine and ninety-five one-hundredths feet from a concrete monument of the Philadelphia Suburban Water Company measured North forty-five degrees, nineteen minutes, thirty seconds East and said pin being distant nine hundred thirty and sixty-six one-hundredths feet from the center line of Broomstick Road measured along the Southeasterly title line of Powell, the Philadelphia Suburban Water Company and by the bed Swinging Bridge Road; thence from said place of beginning by lands of Powell North forty-one degrees, thirty-five minutes, forty seconds West, one thousand sixty-three and forty-three one-hundredths feet to a pin; thence by lands of United Investors Realty Company North forty-seven degrees, thirty-six minutes, twenty seconds East, two hundred sixty-four feet to a monument; thence by lands of the Philadelphia Suburban Water Company and passing through a monument on line distant seven hundred two and ninety-seven one-hundredths feet South forty-one degrees, thirty-five minutes East, one thousand fifty-two and ninety-three one-hundredths feet to a monument; thence by same South forty-five degrees, nineteen minutes, thirty seconds West, two hundred sixty-four feet to the place of beginning.

CONTAINING six and four hundred eight one-thousandths acres.

TITLE TO SAID PREMISES IS VESTED IN John J. Granahan, Jr. and Evelyn Granahan, h/w, by Deed from Gerald J. Mullaney and William J. Coughlin, dated 01/14/1991, recorded 01/17/1991 in Book 4967, Page 908.

Parcel Number: 57-00-03277-00-5.

Location of property: 2001 Swinging Bridge Road, Green Lane, PA 18054-9556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Granahan, Jr. and Evelyn Granahan** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$155,130.73.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-06443

ALL THAT CERTAIN triangular shaped parcel of ground with an existing building thereon on the Southerly side of Third Avenue (50' wide), situate in **Collegeville Borough**, Montgomery County, Commonwealth of Pennsylvania, as shown on a plan titled "Boundary Survey Plat of Collegeville/Imagineering, Inc. Site", prepared by Ludgate Engineering Corporation, Plan No. D-7800897, dated November 5, 1997 and being more fully bounded and described, as follows to wit:

BEGINNING at a monument on the Southerly right-of-way line of Third Avenue (50' wide), said monument southwesterly of the intersection of Third Avenue and Main Street in the Borough of Collegeville; thence in a Southwesterly direction along lands of Pizza Hut of America the following six courses and distances: South 34 degrees, 57 minutes, 30 seconds West, 289.32 feet to an iron pin; North 55 degrees, 02 minutes, 30 seconds West, 3.00 feet to an iron pin; South 34 degrees, 57 minutes, 30 seconds West, 69.63 feet to an iron pin; by a curve to the left having a radius of 517.71 feet, a central angle of 24 degrees, 58 minutes, 34 seconds, an arc distance of 225.68 feet, a chord bearing of North 14 degrees, 15 minutes, 13 seconds West, 223.89 feet to a point near a railroad monument; North 26 degrees, 44 minutes, 37 seconds West, 65.99 feet to a concrete monument on the Southerly right-of-way line of Third Avenue, North 26 degrees, 44 minutes, 37 seconds West, 27.26 feet to a point in the center line of Third Avenue (50' wide); thence along the centerline of Third Avenue North 86 degrees, 46 minutes, 09 seconds East, 323.96 feet to a point; thence in a Southwesterly direction through the roadbed of Third Avenue South 34 degrees, 57 minutes, 30 seconds West, 31.81 feet to a point, a monument the point of beginning.

CONTAINING 1.05 acres.

BEING subject to the right-of-way of Third Avenue.

Parcel Number: 04-00-02002-00-1.

Location of property: 36 West Third Avenue, Collegeville, PA.

The improvements thereon are: Misc./Varied Commercial.

Seized and taken in execution as the property of **Ralph R. Yocum, Jr.** at the suit of Perkiomen Valley School District.
Debt: \$77,622.11.

James R. Wood, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-07027

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan made for W.B. Kastle by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated 11/6/1967 and revised 11/14/1967, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Linfield Road, State Legal Route #46016 (33 feet wide) at the distance of 381.40 feet measured North 44 degrees, 25 minutes West along the title line and center line of Linfield Road from its intersection with the center lines of Limerick Road (33 feet wide); thence along the title line in said Linfield Road, the two following courses and distances, viz: (1) North 44 degrees, 25 minutes West, 42.57 feet to an iron pin found and held at an angle point; and (2) North 14 degrees, 53 minutes West, 198.50 feet to a spike found and held a corner of land now or late of Harold H. Savage; thence along said land, the two following courses and distances, viz: (1) North 51 degrees, 05 minutes East, 294.50 feet to a pipe, found and held; and (2) North 45 degrees, 44 minutes, 10 seconds East, 90.35 feet to a spike found and held, a corner of land now or late of Harold H. Savage; thence along said land, South 59 degrees, 45 minutes, 50 seconds East, 254.85 feet to a spike on the title line in the bed of Limerick Road and which spike is at the distance of 6.51 feet measured North 59 degrees, 45 minutes, 50 seconds West from the center line of said road; thence along the title line in Limerick Road the two following courses and distances: (1) South 23 degrees, 19 minutes West, 141.47 feet to a spike; and (2) South 02 degrees, 09 minutes, 30 seconds West, 206.4 feet to a spike, a corner of Parcel 2 on said plan; thence along Parcel 2, the two following courses and distances, viz: (1) North 44 degrees, 25 minutes West, 254.52 feet to a point; and (2) South 45 degrees, 35 minutes West, 287.92 feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 on said plan.

BEING the same premises which Doris E. Care, unmarried, by Deed dated 11/21/2001 and recorded 12/12/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5388, Page 1877, granted and conveyed unto Doris E. Care and Jennifer D. Care.

Parcel Number: 37-00-02305-00-7.

Location of property: 107 South Limerick Road, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Doris E. Care and Jennifer D. Care** at the suit of Citimortgage, Inc. Debt: \$180,222.56.

Jill Manuel-Coughlin, Attorney, I.D. #63252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-08705

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in **Upper Pottsgrove Township**, Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

TRACT NO. 1

BEGINNING at corner said point being the Southeasterly property line intersection of State Street (forty feet wide), an Ordained Road or Street and another given street (sixty feet wide) known as Coolidge Street (not ordained); thence along the Easterly side of State Street South nine (9) degrees, thirty-one (31) minutes West, eighty-four and seventy-four hundredths (84.74) feet to a corner of other lands of the Grantor and a corner of Lot #6 as shown on Plan of Lots known as "Brookview"; thence along the same South sixty-one (61) degrees, two (02) minutes East, one hundred fifty-nine (15)} feet to a corner of the same and a point on line of Lot #9; thence along the same South twenty-eight (28) degrees, fifty-eight (58) minutes West, forty (40) feet, zero (0) inches to a corner of the same; thence continuing along the same or South sixty-one (61) degrees, two (02) minutes East, forty (40) feet, zero (0) inches and North twenty-eight (28) degrees, fifty-eight (58) minutes East, one hundred twenty (120) feet, zero (0) inches to a corner of Lot #9 on the Southerly side of Coolidge Street; thence along the same North sixty-one (61) degrees, two (02) minutes West, two hundred twenty-seven (227) feet, zero (0) inches to the place of beginning.

BEING Lots #7, 8 and 9 Section H of Plan of Lots known as Brookview situate in Upper Pottsgrove Township, Montgomery County, Pennsylvania.

TRACT NO. 2

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

BEGINNING at the Northeasterly corner Lot No. 6 on line of Lot No. 9 (other lands of Joseph Kovatto); thence along the Northerly side of Lot No. 6 and other lands of Joseph Kovatto, North 61 degrees, 02 minutes West, 158.75 feet to a corner on the Easterly side of State Street (40 feet wide); thence along the same South 9 degrees, 31 minutes West, 21.21 feet to a corner of other lands of Daniel B. Freese; thence along the same South 61 degrees, 02 minutes East, 151.68 feet to a corner of other lands of Joseph Kovatto; thence along the same North 28 degrees, 58 minutes East, 20 feet to the place of beginning.

BEING the Northerly portion of Lot No. 6.

TRACT NO. 1 is Parcel Number 60-00-02812-00-8.

TRACT NO. 2 is Parcel Number 60-00-02809-00-2.

AS TO TRACT NO. 1 EXCEPTING AND RESERVING THEREFROM:

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

BEGINNING at the Southeasterly corner of Lot #9 on line of other lands now or late of Susan P. Moore; thence along the same North 28 degrees, 58 minutes East, 20 feet to a corner of other lands of Joseph Kovatto; thence along the same North 61 degrees, 02 minutes West, 40 feet to a corner of lands of Daniel B. Freese; thence along the same South 28 degrees, 58 minutes West, 20 feet and South 61 degrees, 02 minutes East, 40 feet to the place of beginning.

BEING the Southerly portion of Lot No. 9.

TITLE TO SAID PREMISES IS VESTED IN Ronald Lee Andrews by Deed from Ronald Lee Andrews and Ronald F. Andrews (father and son) dated May 21, 2009 and recorded May 21, 2009 in Deed Book 5730, Page 02989, Instrument #2009051532.

Parcel Numbers: 60-00-02809-00-2 and 60-00-02812-00-8.

Location of property: 888 North State Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald Lee Andrews** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for CWALT 2005-86CB. Debt: \$178,838.69.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-09767

ALL THAT CERTAIN unit In the property known, named and identified in the Declaration Plan below as "Beaver Hill" situate in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PL 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration Plan dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 332, as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 390 and a Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 435 and a Third Amendment thereto dated January 19, 1981 and recorded January 20, 1981 in Deed Book 4597, Page 507, and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7, Page 53 as amended by a First Amendment thereto dated January 31, 1980 revised October 21, 1980 and recorded January 16, 1981 in Condominium Plan Book 8, Page 61, and a Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 385 as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 429.

BEING and designated on the Declaration Plan as Unit No. 503W as more fully described in the Declaration Plan and Declaration, together with the proportionate undivided Interest in the Common Elements (as defined in such Declaration) of 172331 %.

BEING the same premises which Anna May Seider, Executrix of the Estate of Edward F. Kirchner by deed dated 11/18/2010 and recorded 2/1/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5501, Page 329, granted and conveyed unto Sandra Robbins, Personal Representative of the Estate of Pearl Paul.

Parcel Number: 10-00-04694-34-5.

Location of property: 100 West Avenue, Unit #503 W, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Robbins, Personal Representative of the Estate of Pearl Paul** at the suit of Champion Mortgage Company. Debt: \$106,194.74.

Jill Manuel-Coughlin, Attorney. I.D. #63252

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-11633

ALL THAT CERTAIN message and lot of piece of land, situate in the 10th Ward of **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 Stanbridge Street at the distance of 240 feet Northeasterly from Airy Street a corner of this and house and lot of Jacob Reeb; thence along the same at right angles to said Stanbridge Street Northwesterly 170 feet to Groff Alley; thence along the Southeast side thereof, Northeasterly 20 feet to a point a corner of this and lot of land now or late of James J. Tracey; thence by same Southeasterly, parallel with the first line, 170 feet to Stanbridge Street aforesaid and along the Northwest side thereof, Southwesterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James P. McGrath, by Deed from Peter M. H. Thomas and Evelyn Thomas and Katharine E. Thomas, dated 10/04/2004, recorded 10/12/2004 in Book 5528, Page 1828.

Parcel Number: 13-00-35368-00-7.

Location of property: 527 Stanbridge Street, Norristown, PA 19401-5525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. McGrath** at the suit of Citimortgage, Inc. Debt: \$95,136.17.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-13887

ALL THAT CERTAIN lot or piece of land, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey, made October 25th, 1944, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin, in the Easterly side of a street or road, used by owners of property out of the larger tract, a corner of this and other land of the grantees; thence along said side of said private roadway North seven degrees, twenty-three minutes West, three hundred three and four-tenths feet to an iron pin an angle in said private road; thence along the Southerly side of said private road, North seventy-eight degrees, fifty minutes East, three hundred thirty-five and four-tenths feet to an iron pin a corner; thence along the Westerly side of another private road, South three degrees, East three hundred fifty feet to an iron pin, a corner of this and other land hundred feet to an iron pin, a corner of this and other land of the grantees; thence along said land, South eighty-seven degrees, seven minutes West, three hundred eight feet to the place of beginning.

CONTAINING two and four hundred and two-thousandths acres of land, more or less.

BEING the same premises which Lydia Boyer, by Deed dated 4/18/2008 and recorded 5/7/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4490, Page 584, granted and conveyed unto Russell H. Boyer and Florence A. Boyer.

Parcel Number: 48-00-01270-04-1.

Location of property: 927 Gravel Pike, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Russell H. Boyer and Florence A. Boyer** at the suit of Nationstar Mortgage, LLC. Debt: \$260,969.49.

Daniel C. Fanaselle, Attorney. I.D. #312292

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-13959

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

BEGINNING at a point on the Northeasterly side of Marshall Street, at the distance of 72 feet measured Southeastwardly from the Easterly corner of Marshall Street and Haws Avenue, at a corner of this and land late of C. Raymond Green; thence extending from said point of beginning, by the same, Northeastwardly, the distance of 137 feet, more or less,

to Blackberry Alley; thence extending along the Southwesterly side of the said alley, Southeastwardly, the distance of 24 feet, 4 inches, more or less to land late of Isaac Landis, now of Hannah S. Schultz; thence extending by the same and through the middle of the partition wall between this and the adjoining house on the said Schultz's land, Southwestwardly, the distance of 137 feet, more or less, to Marshall Street, aforesaid; thence extending along the said Northeastly side thereof, Northwestwardly, the distance of 24 feet, 6 inches to the first mentioned point and place of beginning.

AND BEING the same premises which Wachovia Bank, N.A. by Deed dated February 28, 2006 and recorded 4/18/2006 in the County of Montgomery in Deed Book 5597, Page 1718, granted and conveyed unto Horacio Resendiz in fee.

Parcel Number: 13-00-25640-00-6.

Location of property: 717 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: Three story building, commercial space on first floor, residential space on second and third floors.

Seized and taken in execution as the property of **Horacio Resendiz** at the suit of James W. Connelly. Debt: \$69,979.00.

Michael J. Sheridan, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-14324

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Cheltenham Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer and Surveyors, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point in the center line of Ryers Avenue at the distance of seventy-five feet Northeast of the Center line of Jefferson Avenue; thence by land of the late Christopher Koehler of which this was a part the three following courses and distances: (1) North forty-nine degrees, fifty-five minutes West, one hundred fifty feet to a corner; (2) North forty-one degrees, East fifty feet to a corner; and (3) South forty-nine degrees, fifty-five minutes East, one hundred fifty feet to the center line of Ryers Avenue, aforesaid; thence along same South forty-one degrees, West fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Raymond T. Capriotti misrepresented on previous Deed as Richard T. Capriotti by Deed dated 5/25/2011 and recorded 6/1/2011 in Montgomery County in Deed Book 5802, Page 1708, granted and conveyed unto Raymond T. Capriotti.

Parcel Number: 31-00-24025-00-1.

Location of property: 18 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Raymond T. Capriotti** at the suit of JP Morgan Chase Bank, N.A. Debt: \$230,595.20.

Alyk L. Olfazian, Attorney. I.D. #312912

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-14335

ALL THAT CERTAIN lot or parcel of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 96 as shown on Plan of Chestnut Creek (Phase 1) prepared for Limekiln Partners, L.P. by Chambers Associates, Inc., Consulting Engineers and Surveyors dated May 3, 1995 and last revised May 1, 1997 as recorded in Plan Book A-57, Pages 96-106, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Sleepy Hollow Court said point being a corner of Lot No. 97 of said plan; thence along the Southeastly and Southerly side of Sleepy Hollow Court the two following courses and distances, viz: (1) by a curve deflecting to the right having a radius of 150.00 feet and an arc distance of 47.63 feet to a point of tangency; and (2) North 75 degrees, 37 minutes, 08 seconds East, 114.26 feet to a point of curvature; thence by a curve deflecting to the right connecting the Southerly side of Sleepy Hollow Court with the Westerly side of Stoney River Drive having a radius of 15.00 feet and an arc distance of 20.75 feet to a point on the Westerly side of Stoney River Drive; thence along the Westerly side of Stoney River Drive by a curve deflecting to the left having a radius of 200.00 feet and an arc distance of 91.25 feet to a point; thence along a portion of Lot No. 95 on said plan the two following courses and distances, viz: (1) South 38 degrees, 45 minutes, 22 seconds West, 49.10 feet to a point; and (2) South 54 degrees, 32 minutes, 52 seconds West, 97.81 feet to a point; thence along Lot No. 97 of said plan North 42 degrees, 38 minutes, 41 seconds West, 172.69 feet to a point the place of beginning.

BEING the same premises which Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, by Deed dated 12/17/1999 and recorded 01/13/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5303, Page 1527, granted and conveyed unto Daniel J. Solecki and Nadine Solecki.

Parcel Number: 36-00-10651-20-3.

Location of property: 320 Sleepy Hollow Court, Maple Glen, PA 19002-1102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Solecki and Nadine Solecki** at the suit of U.S. Bank National Association s/b/m Downey Savings and Loan Association, F.A. Debt: \$374,668.59.

Daniel C. Fanaselle, Attorney. I.D. #312292

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-15268

PREMISES 'A'

ALL THAT CERTAIN lots of land, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

BEING Lots Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) and Twenty-Seven (27) of Section Thirteen '13', as shown and laid out on a Certain plan Evergreen Terrace, being one hundred feet (100) front by one hundred and twenty-five (125) feet in depth; as per plan, when plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 959, Page 600.

PREMISES 'B'

ALL THAT CERTAIN lot of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a recent survey made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

BEING Lot No. 28 of Section 13, being twenty-five in front by one hundred twenty-five feet in depth as shown and laid out on a certain Plan of Evergreen Terrace, as per plan which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 959, Page 600.

TITLE TO SAID PREMISES IS VESTED IN James N. Muth and Angela R. Kellich, by Deed from Estate of Frances Anna Heck, Deceased, by William A. Stopyra, Administrator of the Estate of Frances Anna Heck, Deceased, a/k/a, Anna Rondomanski, dated 07/31/1998, recorded 12/11/1998 in Book 5252, Page 430.

Parcel Numbers: 36-00-10195-00-2 and 36-00-10198-00-8.

Location of property: 207 Roberts Avenue, Horsham, PA 19044-2405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James M. Muth a/k/a James N. Muth and Angela R. Kellich** at the suit of Wells Fargo Bank, N.A. Debt: \$214,368.93.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-21443

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 October 22, 1951, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the center line of Swamp Turnpike (40 feet wide) leading from State Highway Route No. 422 to Fruitville, a corner of this and land of Howard Kugler; thence in and through the center line of said Swamp Turnpike, South 16 degrees, East 171.75 feet to an iron pin, a corner of other land of Herman and Emily Hurley, of which this was a part; thence along said Hurley's land, South 74 degrees, West 200 feet to an iron pin, a corner; thence still along said Hurley's land, North 16 degrees, West 28.25 feet to an iron pin, a corner of land of Howard Kugler; thence along said Kugler's land, North 38 degrees, thirty minutes East, 246.15 feet to the place of beginning.

CONTAINING twenty thousand square feet of land, more or less.

ALL THAT CERTAIN lot or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made April 8, 1952, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a pin in the center line of Swamp Pike (40 feet wide) said pike leading from Limerick to Fruitville, a corner of this and other land of Michael S. Spacek, Jr. and Florence R., his wife; thence in and through the center line of said Swamp Pike, South 16 degrees, East 50 feet to a pin, a corner of other land of Herman and Emily Hurley, of which this was a part; thence along said Hurley's land, South 74 degrees, West 200 feet to an iron pin, a corner; thence still along said Hurley's land, North 16 degrees, West 50 feet to an iron pin, a corner of said Spacek's land; thence along said Spacek's land, North 74 degrees, East 200 feet to the place of beginning.

CONTAINING 0.2295 of an acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Ronald Lee Anderson and Peggy Anderson, his wife, by Deed from Stephen Kritzski and Mary Kritzski, his wife, dated 11/15/1978, recorded 11/17/1978 in Book 4362, Page 591. Ronald Lee Anderson departed this life on or about 6/22/2012, at which time his ownership interest automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 37-00-05104-00-7.

Location of property: 129 Swamp Pike, Limerick, PA 19468-1407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peggy Anderson** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$238,612.91.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-22587

ALL THAT CERTAIN brick message or tenement lot of land, situate on the North side of Jefferson Avenue, being known as 565 Jefferson Avenue, in **Pottstown Borough**, formerly Pottsgrove Township, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the North line of Jefferson Avenue at a corner of this and land of Sallie Quinter; thence by the same Northwardly 91 feet, 3 1/2 inches to a 20 feet wide alley; thence by the same Westwardly 10 feet, 8 inches to land of George Knod, and of William H. Riggs; thence by the same Southwardly 69 feet, 4 1/2 inches to the North Line of Jefferson Avenue aforesaid; thence by the same Eastwardly 18 feet, 8 inches to the place of beginning.

BEING the same premises which Tom Allen, Jr. by Deed dated 6/25/1993 and recorded 7/26/1993 in Montgomery County in Deed Book 5048, Page 962 granted and conveyed unto Mary H. Waller.

Parcel Number: 16-00-16504-00-4.

Location of property: 565 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary H. Waller** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee, f/k/a Norwest Bank Minnesota, National Association, as Trustee for Saco1 Inc. Mortgage Pass-Through Certificates, Series 1999-2. Debt: \$86,145.65.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-22813

ALL THAT CERTAIN lot or piece of land with message thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania being the Northwesterly half of Lot No. 10 all of Lot No. 11 and the Southeasterly half of Lot No. 12 in a Plan of Lots laid out on "Griffith Farm", bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Egypt of Main Street, at the distance of 190 feet Northwesterly from Stanbridge Street and measured at right angles therefrom, a corner of this and land of Frank Ryder; thence by the same parallel with said Stanbridge Street, Southwesterly 200 feet to Rich Alley and along the Northeast side thereof, Northwesterly 40 feet to a point, a corner of this and land now or late of Herbert Stroud; thence by the same parallel with the first line, Northeasterly 200 feet to Main Street aforesaid, and along the Southwest side thereof Southeasterly 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chukwuma Utah and Chine Dum Utah by Deed from Ocwen Federal Bank, FSB dated June 29, 2000 and recorded July 21, 2000 in Deed Book 5324, Page 532.

Parcel Number: 13-00-22720-00-1.

Location of property: 924 West Main Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chinedum Utah, Chukwuma Utah and The United States of America c/o United States Attorney General for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities, Inc., Asset-Backed Certificates, Series 2004-HE3. Debt: \$119,341.93.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-24457

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 Plan and Survey thereof made by Hiltner and Hitchcock, in January of 1929, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Buttonwood Street, at the distance of 63.99 feet measured Northeastwardly from the intersection of the said side of Buttonwood Street and the Northeasterly side of Beech Street; thence from said point of beginning Northwestwardly, the line for a portion of the distance passing through the middle of the partition wall, 120.60 feet to a point on the Southeasterly side of a twenty feet wide alley; thence along the said side thereof Northeastwardly 22.68 feet to a point; thence Southeastwardly 120.60 feet to a point on the Northwesterly side of Buttonwood Street, aforesaid; thence along the said side thereof Southwestwardly 22.68 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra Zampitella, by Deed from Kenneth R. Poorman and Diane M. Hansberry, h/w, dated 03/30/2007, recorded 04/03/2007 in Book 5641, Page 1511.

Parcel Number: 13-00-06016-00-1.

Location of property: 907 Buttonwood Street, Norristown, PA 19401-3653.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra Zampitella** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Debt: \$133,261.18.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-25489

ALL THAT CERTAIN message and lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, designated as Lot No. 247 according to a Plan of Colonial Village, made for Axelrod Construction Company by Urwiler and Walter, Inc., dated 2/26/74 last revised 1/14/81 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side line of Colonial Drive (82 feet wide) said point being located South 24 degrees, 6 minutes, 10 seconds East, 156.50 feet from the intersection of said side line with the Southeasterly side line of Morris Road (82 feet wide); thence extending along the said side line of Colonial Drive South 24 degrees, 6 minutes, 10 seconds East, 20 feet to a point in line of Lot No. 246; thence extending along said Lot South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point in line of lands of Colonial Village Common Area; thence extending along said lands North 24 degrees, 6 minutes, 10 seconds West, 20 feet to a point in line of Lot No. 248; thence extending along said Lot North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeremy Hillegass and Sarah Hillegass, by Deed from Paul Rampogu and Rina Rampogu, dated 03/09/2006, recorded 03/15/2006 in Book 5593, Page 1630.

Parcel Number: 06-00-00960-00-6.

Location of property: 544 Colonial Drive, East Greenville, PA 18041-1730.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sarah Hillegass and Jeremy Hillegass** at the suit of Wells Fargo Bank, N.A. Debt: \$96,544.23.

Meredith Wooters, Attorney. I.D. #307207

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-25883

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

BEGINNING at the East corner of Airy and Walnut Streets; thence along the Southeasterly side of said Walnut Street, Northeastwardly 20 feet to a corner of this and a house and lot now or late of Richard H. Ricker; thence Southeastwardly the line passing through the middle of the partition wall between the houses 30 feet to a corner; thence still along the aforesaid line in a more Southeastwardly direction 62 feet to a corner on the Northwesterly side of a 4 feet wide alley, laid out for the common use of the owners, tenants and occupiers of this and the adjoining houses and lots bounding thereon and to be kept open at all times hereafter forever for the purpose and in good order and repair at the joint and equal expense of each of said parties having the privilege of the use of the same; thence along the Northwesterly side of said 4 feet wide alley Southwestwardly 3.60 feet to a corner of Airy Street, aforesaid; thence along the Northeastly side of Airy Street Northwestwardly 65 feet to a corner at the angle of said Airy Street; thence still by the said line of Airy Street Northwestwardly 32.90 feet to the place of beginning.

BEING the same premises which Margaret Q. Garofolo a/k/a Margaret Garafolo and Frank A. Garafolo a/k/a Frank Garofolo and Eugene T. O'Hara, Jr. a/k/a Gene O'Hara, by Deed dated 6/16/2006 and recorded 6/22/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5605, Page 1404, granted and conveyed unto Kira Marcy.

Parcel Number: 13-00-37344-00-2.

Location of property: 500 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kira Marcy a/k/a Kira L. Marcy** at the suit of RBS Citizens, N.A. s/b/m to CCO Mortgage Corporation. Debt: \$115,467.29.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-26995

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a Subdivision Plan of "Sunnyside Farms" made by Bursich Associates, Inc., dated July 24, 1990 and last revised February 21, 1995 and recorded in Montgomery County in Plan Book A-55, Page 276 and 277, as follows, to wit:

BEGINNING at a point on the Northwestern side of Meadowview Drive (50 feet wide) which point of beginning is common to this lot and Lot No. 46 as shown on said plan; thence extending from said point of beginning, along Lot No. 46, North 60 degrees, 03 minutes, 41 seconds West, 154.13 feet to a point in line of lands now or late of Christopher, Jr. and Bertha Hollenbach; thence extending along the same, North 38 degrees, 38 minutes, 04 seconds East, 95.53 feet to a corner of Lot No. 44 as shown on said plan; thence extending along the same, South 52 degrees, 46 minutes, 02 seconds East, 148.76 feet to a point on the Northwestern side of Meadowview Drive; thence extending along the same the two following courses and distance, viz: (1) South 37 degrees, 13 minutes, 58 seconds West, 48.00 feet to a point of curve; (2) Southwestwardly on the arc of a circle curving to the left having a radius of 220.00 feet the arc distance of 182.79 feet to the first mentioned point and place of beginning.

BEING Lot No. 45 as shown on said plan.

BEING the same premises which D. Rotelle Builders Inc., a Pennsylvania Corporation, by Deed dated January 9, 2002 and recorded in the Montgomery County Recorder of Deeds Office on January 22, 2002 in Deed Book 5392, Page 1635, granted and conveyed unto Daniel Lutz, Jr.

Parcel Number: 60-00-02039-14-2.

Location of property: 1373 Meadowview Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Daniel Lutz, Jr., Deceased** at the suit of EverBank. Debt: \$210,672.61.

Bradley J. Osborne, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-28748

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lots Nos. 229 and 230 on Plan of Lots of Glenside Gardens, recorded at Norristown Pennsylvania in Deed Book 900, Page 600, bounded and described, as follows, to wit:

SITUATE on the Northeast side of Charles Street, at distance of 195.14 feet measured South 40 degrees, 26 minutes East along the said side of Charles Street from the point of curve connecting the same with the Southeast side of 3rd Street.

CONTAINING together in front or breadth on the said Charles Street (50 feet wide) (each lot being 25 feet wide) and extending of that width in length or depth North 48 degrees, 47 minutes, 150 feet; bounded on the Northwest by Lot No. 228, on the Northeast by land now or late of Victor Broshen, on the Southeast by Lot No. 231, and on the Southwest by Charles Street aforesaid.

BEING the same premises which Bankers Trust Company of California, N.A. et al. by deed dated 12/14/2001 and recorded in Montgomery County Record Book 5390, Page 43, granted and conveyed unto Richard J. Marshall and Deborah Marshall.

To be sold as the property of Richard J. Marshall and Deborah Marshall under Montgomery County Judgment No. 2013-28748.

Parcel Number: 30-00-08056-00-5.

Location of property: 2173 Charles Street, Glenside, PA 19038.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Deborah Marshall and Richard Marshall** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$203,878.78 (total amount of judgment).

Leon P. Haller, Attorney, I.D. #15700

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29008

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, State of Pennsylvania, and described according to a Plan of Property made of Heatonwood Homes Company, by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, on April 22, 1952, and last revised July 17, 1952 and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book No. 2226, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Lakevue Drive (50 feet wide) measured along same the 4 following courses and distances from its point of intersection with the Southeast side of Fitzwatertown Road (46.5 feet wide) (both lines produced): (1) South 6 degrees, 50 minutes, 20 seconds East, 43.74 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 131.92 feet to a point of tangent; (3) South 50 degrees, 1 minute, 45 seconds East, 818.36 feet to a point of curve; (4) on the arc of a circle curving to the left, having a radius of

175 feet, the arc distance of 57.66 feet to the point and place of beginning; thence extending from said beginning point, along the said side of Lakevue Drive, on the arc of a circle curving to the left, having a radius of 175 feet, the arc distance of 60 feet to a point; thence extending South 11 degrees, 25 minutes, 26 seconds West, 169.35 feet to a point; thence extending North 51 degrees, 34 minutes, 34 seconds West, 97.33 feet to a point; thence extending North 23 degrees, 37 minutes, 10 seconds East, 127.89 feet to a point on the Southwest side of Lakevue Drive, the point and place of beginning.

BEING Lot No. 57, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sharon Welch and Daniel W. Welch, by Deed from James E. Zoto and Kathleen E. McGonagle Zoto, dated 07/12/2002, recorded 07/24/2002 in Book 5417, Page 646.

Parcel Number: 59-00-10783-00-3.

Location of property: 604 Lakevue Drive, Willow Grove, PA 19090-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon Welch and Daniel W. Welch** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$139,185.95.

Meredith Wooters, Attorney. I.D. #307207

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29416

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a Survey and Plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on 3/4/1952 and revised 10/10/1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stewart Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet from a point on the Southeasterly side of Goodwin Road (60 feet wide); thence extending along the Northeasterly side of Stewart Road South 46 degrees, 19 minutes, 30 seconds East, 55 feet to a point; thence extending North 43 degrees, 40 minutes, 30 seconds East, 125 feet to a point; thence extending North 46 degrees, 19 minutes, 30 seconds West, 85 feet to a point on the Southeasterly side of Goodwin Road; thence extending along the Southeasterly side of Goodwin Road South 43 degrees, 40 minutes, 30 seconds West, 95 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point on the Northeasterly side of Stewart Road the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond A. Giordano and Alice A. Giordano, his wife, by Deed from John F. Dillon and Mildred B. Dillon, his wife, dated 11/15/1968, recorded 11/18/1968 in Book 3535, Page 1094. Alice A. Giordano was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Alice A. Giordano's death on or about 11/21/2008, her ownership interest was automatically vested in the Surviving Tenant by the Entirety. Raymond A. Giordano died on 04/14/2012, leaving a Last Will and Testament dated 06/30/2000. Letters Testamentary were granted to Raymond J. Giordano on 05/15/2012 in Montgomery County, No. 46-2012-XI803. The Decedent's surviving heirs at law and next-of-kin Raymond J. Giordano, Diane A. Giordano, Michael R. Giordano, Andrea M. Giordano, Steven M. Giordano, and Linda A. Barder. Plaintiffs representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgage.

By executed waivers, Linda A. Barder, Andrea M. Giordano, Diane A. Giordano, and Michael R. Giordano waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 59-00-16441-00-6.

Location of property: 601 Stewart Road, Hatboro, PA 19040-2423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond J. Giordano, in his Capacity as Executor and Devisee of the Estate of Raymond A. Giordano and Steven M. Giordano, in his Capacity as Devisee of the Estate of Raymond A. Giordano** at the suit of Wells Fargo Bank, N.A. Debt: \$38,891.52.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29462

AND ASSIGNS FOREVER, ALL THAT CERTAIN message and lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Axelrod Construction Company, by Urwiler & Walter, Inc. dated 5/9/89 and last revised 3/27/90 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania, in Plan Book A-52, Page 137, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Blaker Drive (50 feet wide), said point being a corner of this and Lot #1; thence extending from said point and place of beginning and extending along

Lot #1 North 65 degrees, 47 minutes, 00 seconds East and crossing a 40 feet wide sanitary sewer drainage and access easement 149.20 feet to a point a corner in line of Lot #11; thence extending along the same South 24 degrees, 09 minutes, 00 seconds East, 20 feet to a point a corner of Lot #3; thence extending along the same South 65 degrees, 47 minutes, 00 seconds West and re-crossing aforesaid 40 feet wide sanitary sewer drainage and access easement 149.53 feet to a point a corner on the Northeasterly ultimate right-of-way line of Blaker Drive; thence extending along the same North 23 degrees, 11 minutes, 45 seconds West, 20 feet to the point and place of beginning.

BEING Lot Number 2 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN James R. Clunk, Jr. a/k/a James R. Clunk by Deed from James R. Clunk and Christine M. Clunk, husband and wife dated January 6, 2004 and recorded May 12, 2004 in Deed Book 05506, Page 2364, as Instrument No. 2004099016.

Parcel Number: 06-00-00079-16-7.

Location of property: 609 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James R. Clunk, Jr. a/k/a James R. Clunk** at the suit of U.S. Bank National Association as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for GSMPs 2004-1. Debt: \$79,223.33.

Margaret Gairo, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29528

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a final subdivision plan for Minister Creek Farms, now known as Hawthorne Estates, made by Gilmore & Associates, Inc. dated July 20, 2005, last revised September 21, 2006 and recorded in Plan Book 28, Pages 305-309, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holbrook Lane, a corner of Lot No. 29; thence extending along said side of Holbrook Lane North 52 degrees, 47 minutes, 53 seconds West, 34.00 feet to a corner of Lot No. 27; thence extending along said side of Lot No. 27 North 37 degrees, 12 minutes, 07 seconds East, 132.36 feet to a point and corner of Lot No. 37; thence extending along said side of Lot No. 37 South 52 degrees, 47 minutes, 53 seconds East, 34.00 feet to a point and corner of Lot No. 29; thence extending along said side of Lot No. 29 South 37 degrees, 12 minutes, 07 seconds West, 119.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 28 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Damiani and Concetta Gerace, h/w, by Deed from Mark A. Damiani, dated 01/11/2012, recorded 08/15/2012 in Book 5845, Page 269.

Parcel Number: 47-00-05484-27-2.

Location of property: 223 Holbrook Lane, Gilbertsville, PA 19525-9361.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Damiani and Concetta Gerace a/k/a Concetta Damiani** at the suit of JP Morgan Chase Bank, National Association. Debt: \$228,947.45.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 3, "Dublin Meadows" made for by Dublin Meadows, Inc., by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised February 11, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 229, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patrick Court (40 feet wide) at a corner of Lot #90, as shown on said plan and which point is measured the seven following courses and distances from a point of tangent on the Southeasterly side of North Spring Hill Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of North Spring Hill Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet from a point of tangent on the said Northeasterly side of Patrick Court; (2) thence extending South 53 degrees, 23 minutes, 30 seconds East, along the said side of Patrick Court, the distance of 67.99 feet to a point of curve on the same; (3) thence extending Southeastwardly along the said Northeasterly side of Patrick Court on the arc of a curve, curving to the right, having a radius of 120.00 feet, the arc distance of 91.21 feet to the point of reverse curve on the same; (4) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 22.53 feet to a point of compound curve on the same; (5) thence extending Southeastwardly along the said Northwesterly side of Patrick Court on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc distance of 7.14 feet to a point of tangent on the same; and (6) thence extending South 53 degrees, 23 minutes, 3 seconds East along the said Northeasterly side of Patrick Court, the distance of 59.99 feet to a point of curve on the same; and (7) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve curving to the right having a radius of 50.00 feet the arc distance of 30.70 feet to the point of beginning;

thence extending from said point of beginning North 50 degrees, 07 minutes, 40 seconds East along Lot No. 90 and also for a portion of the distance of extending through the party wall as shown on said plan the distance of 132.52 feet to a point, a corner of Parcel "J" as shown on said plan; thence extending along Parcel "J" the three following courses and distances, viz: (1) extending South 39 degrees, 52 minutes, 20 seconds West the distance of 30.00 feet to a point a corner; (2) thence extending South 05 degrees, 07 minutes, 40 seconds West the distance of 21.21 feet to a point a corner; and (3) thence extending South 50 degrees, 07 minutes, 40 seconds West and also crossing through a certain storm easement (20.00 feet wide), as shown on said plan the distance of 134.37 feet to a point a corner in line of Lot Number 92 as shown on said plan; thence extending North 53 degrees, 23 minutes, 30 seconds West along Lot No. 92 and also re-crossing into the aforesaid easement the distance of 20.62 feet to a point on the Southeasterly side of Patrick Court; thence extending in a Northeastwardly to Northwardly to Northwestwardly direction along the Southeasterly, Easterly and Northeastly sides of Patrick Court, aforesaid on the arc of a curve curving to the left having a radius of 50.00 feet the arc distance of 33.68 feet to the first mentioned point on the said Northeastly side of Patrick Court and place of beginning.

BEING Lot Number 91 as shown on the above mentioned plan.

BEING the same premises which David Connolly by Deed dated 6/20/2003 and recorded 6/26/2003 in Montgomery County in Deed Book 5461, Page 2399 granted and conveyed unto Han K. Oh.

Parcel Number: 54-00-13103-18-1.

Location of property: 1418 Patrick Court, Maple Glen, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han K. Oh** at the suit of Green Tree Servicing, LLC. Debt: \$265,651.39.

Salvatore Filippello, Attorney. I.D. #313897

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29688

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 26, Section "A" on a plan of Burnside Estate and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, of Norristown, Pennsylvania on the 9th Day of July 1948, as follows:

BEGINNING at a point of radial intersection of the Southwest side of Union Street (50 feet wide) with the Southeast side of Liberty Avenue (50 feet wide); thence extending South 45°, 55' East, 76.53 feet to a point; thence extending South 44°, 8', 30" West, 120 feet to a point; thence extending North 45°, 55' West, 101.53 feet to a point on the Southeast side of Liberty Avenue; thence extending North 44°, 8', 30" East along said side of Liberty Avenue 95 feet to a point of radial intersection of the Southeast side of Liberty Avenue with the Southwest side of Union Street; thence extending along said radial Southwest side of Union Street; thence extending along said radial intersection in a general Northeast direction on the arc of a circle curving to the right with a radius of 25 feet the arc distance of 39.24 feet to the point of radial intersection of the Southwest side of Union Street with the Southeast side of Liberty Avenue being the first mentioned point and place of beginning.

BEING the same premises which Jonathan W. Grace and Bonnie J. Grace, by Deed dated 3/23/1992 and recorded 1/14/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5030, Page 2428, Document 000897 granted and conveyed unto Bonnie J. Grace.

Parcel Number: 63-00-04459-00-5.

Location of property: 144 Liberty Avenue, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Bonnie J. Kellander a/k/a Bonnie J. Grace, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$106,600.91.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-29855

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled Gwynedd Point, drawn, by D.S. Winkour Associates, Inc., Engineers Planners and Surveyors, Philadelphia Pennsylvania dated 08/28/1986 last revised 10/23/1990 and recorded in Plan Record Book A-52, Page 272, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Evergreen Court (irregular width) a corner of this and Lot No. 2702 on said plan; thence extending from said point of beginning and along Lot No. 2702, aforesaid, South 12 degrees, 2 minutes, 11 seconds West, 87 feet to a point; thence extending North 77 degrees, 57 minutes, 49 seconds West, 28.33 feet to a point, a corner of Lot No. 2704 on said plan; thence extending along the same, North 12 degrees, 2 minutes, 11 seconds East, 87 feet to a point on the Southwesterly side of Evergreen Court, aforesaid; thence extending along the same, North 77 degrees, 57 minutes, 49 seconds West, 28.33 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jun Yang Lee and Young Hwa Lim, h/w, by Deed from Ivan Dimitrov and Albena Stoeva Dimitrov, dated 12/11/2007, recorded 12/24/2007 in Book 5676, Page 1387.

Parcel Number: 46-00-00547-21-7.

Location of property: 802 Evergreen Court, North Wales, PA 19454-2098.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jun Yang Lee and Young Hwa Lim** at the suit of Cenlar FSB. Debt: \$267,760.89.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30222

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Revised Plan of Lots on Part of the Estate of James Krewson" made by Haggerty, Boucher and Hagan Inc., Engineer, dated November 1956, and last revised December 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Krewson Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Northwestern side of Yew Road (50 feet wide): (1) leaving Yew Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.86 feet to a point of tangent on the Northeasterly side of Krewson Lane; and (2) North 45 degrees, 10 minutes, 30 seconds West along the Northeasterly side of Krewson Lane 276.93 feet to the place of beginning; thence extending from said point of beginning along the Northeasterly side of Krewson Lane the two following courses and distances: (1) North 45 degrees, 10 minutes, 30 seconds West, 16.00 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet crossing a certain 10 feet wide right-of-way for drainage the arc distance of 54.00 feet to a point; thence extending North 27 degrees, 08 minutes, 43 seconds East, 159.81 feet to a point; thence extending South 45 degrees, 10 minutes, 30 seconds East re-crossing the above mentioned right-of-way 114.45 feet to a point; thence extending South 43 degrees, 32 minutes, 30 seconds West, 144.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Welton C. Clarke, as Sole Owner, by Deed from Estate of Wanda H. Casselli, by Diane L. Brumbaugh Administratrix dated December 20, 2007 and recorded January 2, 2008 in Deed Book 5677, Page 842.

On March 27, 2013, Welton C. Clarke departed this life. Letters of Administration were granted.

Whereupon, title to said premises is solely vested unto Chante Clarke, by Operation of Law.

Parcel Number: 31-00-16306-00-7.

Location of property: 117 Krewson Lane, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chante Clarke, Administratrix of the Estate of Welton C. Clarke, Deceased Mortgagor and Real Owner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$301,264.89.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-30640

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, situate on the Southwesterly side of Elm Avenue at the distance of two hundred ninety-two and forty-eight hundredths feet Northwestwardly from the Northwestern side of Simpson Road in Ardmore, **Lower Merion Township**, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on said Elm Avenue, twenty-six and five-tenths feet, extending of that width in length or depth South sixty degrees, forty-five minutes West, on the Southeasterly line thereof one hundred nineteen and thirteen hundredths feet and on the Northwestern line thereof one hundred twenty-two and fifty-two hundredths feet and containing on the rear line thereof twenty-six and seven hundred fifteen thousandths feet.

TITLE TO SAID PREMISES IS VESTED IN Denise L. West by Deed from Johnnie N. West and Denise L. West dated June 9, 1989 and recorded September 13, 1989 in Deed Book 4923, Page 774.

Parcel Number: 40-00-17108-00-6.

Location of property: 122 Elm Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise L. West** at the suit of EverBank. Debt: \$94,442.70.

Marc S. Weisberg, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31001

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Chester W. Mebus, Registered Professional Engineer Glenside, Pennsylvania on the second day of June A.D. 1953 and revised by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on the 20th day of October A.D. 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Philmont Road (80 feet wide); which point is measured on the arc of a circle curving to the left having a radius of one thousand one hundred ten feet the arc distance of three hundred forty-six feet and eight one-hundredths feet from a point which point is measured South 79 degrees, 17 minutes, 20 seconds West, three hundred four feet and forty-two one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine feet and twenty-seven one-hundredths feet from a point on the Southwesterly side of Maple Drive, (50 feet wide); thence extending South 28 degrees, 34 minutes, 31 seconds East, one hundred five feet to a point; thence extending South 59 degrees, 31 minutes West, sixty-nine feet and two one-hundredths feet to a point; thence extending North 31 degrees, 49 minutes, 40 seconds West, one hundred five feet to a point on the Southwesterly side of Philmont Road; thence extending along the Southwesterly side of Philmont Road North 58 degrees, 10 minutes, 20 seconds East, eleven feet and ninety-eight one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of one thousand one hundred ten feet the arc distance of sixty-three feet and one one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Flake T. King, by Bernard Mazaud, his Attorney-in-Fact, to be recorded forthwith by Deed dated 6/25/2001 and recorded 8/1/2001 in the County of Montgomery in Deed Book 5369, Page 1760, granted and conveyed unto in Sook Lee, in fee.

Parcel Number: 41-00-07069-00-9.

Location of property: 3181 Philmont Avenue, Lower Moreland Township, Montgomery County, PA.

The improvements thereon are: A two (2) story residential dwelling of approximately 1,344 square feet of living space, situated on a lot of approximately 7,500 square feet.

Seized and taken in execution as the property of **Sook Lee** at the suit of Wilmington Savings Fund Society, F.S.B. Debt: \$438,221.10, plus continuing interest and costs.

Christine L. Barba, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31009

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for TH Properties L.P. made by Cowan Associates, Inc. dated 8/29/2003 last revised 3/8/2004 and recorded in Plan Book 22, Page 479 to 482, as follows, to wit:

BEING Lot 52 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Horn and Rebecca N. Horn, by Deed from Guy Anhorn and Paula Anhorn, dated 10/17/2007, recorded 10/23/2007 in Book 5669, Page 1520.

Parcel Number: 51-00-01769-11-5.

Location of property: 927 Cholet Drive, Collegeville, PA 19426-4802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca N. Horn and Timothy J. Horn** at the suit of Wells Fargo Bank, N.A. Debt: \$237,384.21.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31011

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Proposed Property Line Change Leewood No. 6 made by Howard W. Doran, Inc., Registered Surveyor, Newtown Square, Pennsylvania, dated November 2, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Marshall Road (fifty feet wide) which point is measured the three following courses and distances from a point of reverse curve on the Southwesterly side of Hull Drive (fifty feet wide): (1) leaving Hull Drive on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-four and one hundred seventy-seven one-thousandths feet to a point of tangent on the Southeasterly side of Marshall Road; (2) South sixty-three degrees, seventeen minutes, twenty seconds West, one hundred twenty-six and eight hundred thirty-one one-thousandths feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of five hundred seventy-five feet the arc distance of twenty-two and four hundred sixty-five one-thousandths feet to the point and place of beginning; thence extending from said beginning point, along the Northeasterly side of a twenty feet wide drainage right-of-way, South forty-seven degrees, thirty minutes, thirty seconds East, two hundred sixty and seventy-three one-hundredths feet to a point; thence extending

South sixty-seven degrees, forty-seven minutes, thirty seconds West, crossing said twenty feet wide drainage right-of-way, two hundred eighty feet to a point, a corner of Lot 143C on said plan; thence extending along line of Lot 143C on said plan, the three following courses and distances: (1) North seventeen degrees, forty-two minutes, thirty seconds West, one hundred three feet to a point; (2) North twenty-seven degrees, fifty-seven minutes, thirty-nine seconds East, one hundred three and eighty-nine one-hundredths feet to a point; and (3) North eighteen degrees, twenty-nine minutes, fifty-four seconds East, eighty-eight and twenty-seven one-hundredths feet to a point on the Southeasterly side of Marshall Road; thence extending Northeastwardly along the Southeasterly side of Marshall Road on the arc of a circle curving to the left having a radius of five hundred seventy-five feet, recrossing the said twenty feet wide right-of-way for drainage, the arc distance of twenty-five feet to a point on the Northeasterly side of said twenty feet wide right-of-way for drainage, the first mentioned point and place of beginning.

BEING Lot No 143D as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Randa and Sheila C. Randa, by Deed from Ulrich R. Hester, dated 07/06/2006, recorded 08/14/2006 in Book 5612, Page 1399.

Parcel Number: 52-00-11161-51-4.

Location of property: 8702 Marshall Road, Glenside, PA 19038-7416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila C. Randa and Joseph P. Randa** at the suit of Wells Fargo Bank, N.A. Debt: \$315,526.02.

Meredith Wooters, Attorney. I.D. #307207

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31147

ALL THAT CERTAIN lot or piece of land and message, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, being a part of Lot No. 77 on the plan of lots of the Lansdale Land Company, as the same is recorded in the Office for the Recording of Deeds in and for Montgomery County, in Deed Book 647, Page 500 and being more particularly described according to a survey on thereof by Herbert H. Metz., Registered Engineer and Land Surveyor, as follows, to wit:

BEGINNING at a point a corner marking the intersection for the Northwest side of Richardson Avenue as laid out in the Borough of Lansdale forty-eight feet wide with the Southwest side of Mt. Vernon Street as laid out in the Borough of Lansdale, forty-eight feet wide; thence extending along the Southwest side of said Mt. Vernon Street. North forty-three degrees and five minutes West, twenty-four feet and forty-eight one hundredths of a foot to a point a corner of land now or late of Adam H. Fisher, and extending of that width between parallel lines, South forty-six degrees, fifty-five minutes West, one hundred forty-four feet to the Northeast side of a twelve foot wide alley, the Southeast line thereof extending along the Northwest side of Richardson Avenue and the Northwest line thereof passing through the middle of the partition wall of the building erected on this and the adjoining lot.

BOUNDED on the Northeast by Mt. Vernon Street, on the Southeast by Richardson Avenue on the Southwest by said twelve foot wide alley, and on the Northwest by land now or late of Adam H. Fisher.

TITLE TO SAID PREMISES IS VESTED IN Nancy K. Hessler, by Deed from Nancy K. Hessler, Trustee of the Hessler Family Trust, dated 03/03/2010, recorded 03/11/2010 in Book 5760, Page 2641.

Parcel Number: 11-00-11204-00-8.

Location of property: 400 West Mount Vernon Street, Lansdale, PA 19446-3510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy K. Hessler** at the suit of Wells Fargo Bank, N.A. Debt: \$188,031.61.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31274

ALL THAT CERTAIN message and lot of land, situate at 142 West Jefferson Street, in **East Greenville Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Jefferson Street and land conveyed to now or late of Frederick Yeakel; thence along the center line of Jefferson Street, South 25 degrees, East 20 feet to a point in the line of land of now or late of Howard Renninger; thence along the same, South 65 degrees, West 200 feet to a point, a corner in Green Alley; thence by the same, North 25 degrees, West 20 feet to a point in the line of land conveyed to now or late Frederick Yeakel; thence by the same North 65 degrees, East and running through the middle of the partition wall of this and adjoining house on the North, 200 feet to the place of beginning.

Parcel Number: 06-00-02052-00-3.

Location of property: 142 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robin J. Swope** at the suit of The Bank of New York Mellon Trust, N.A., as Trustee on Behalf of CWABS Asset-Backed Certificates Trust 2005-12. Debt: \$125,780.15.

Gregory Javardian, Attorney. I.D. #55669

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31283

ALL THAT CERTAIN message and lot of land, known as No. 626 East Main Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Main Street, at the distance of 186.79 feet Southeastly from the Southeast side of Ford Street, a corner of this and land of Carmela Prete; thence along the said side of Main Street, Southeastly 14.17 feet to a point in the middle of the partition wall dividing this house from the adjoining House No. 628 of Amato Passero and Josephine, his wife; thence at right angles to Main Street, Southwestly, the line for a portion of the distance passing through the center of the partition wall 100 feet to the Northeast side of a 14.00 feet wide alley; thence parallel to Main Street, Northwestly, 14.17 feet to the land of Carmela Prete, aforesaid, No. 624 East Main Street; thence at right angles to the said alley, the line passing through the middle of the partition wall between this house and No. 624 East Main Street, Northeastly 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brendan Murphy, by Deed from Scott Alexaki, dated 10/09/2007, recorded 10/15/2007 in Book 5668, Page 1539.

Parcel Number: 13-00-21704-00-9.

Location of property: 626 East Main Street, Norristown, PA 19401-5123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brendan A. Murphy a/k/a Brendan Murphy** at the suit of Wells Fargo Bank, N.A. Debt: \$104,921.69.

Jonathan Lobb, Attorney. I.D. #312174

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-31611

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, according to a plan prepared by Meixner, last dated 11/3/1986, as follows, to wit:

BEGINNING at a point in the center line of Meng Road (50 feet wide) which point is located South 55 degrees, 17 minutes, 30 seconds West, 570.45 feet, from a spike in the intersection of the beds of Mine Hill Road (50 feet wide) and Meng Road; thence continuing along the center line of Meng Road, the (3) following courses and distances, to wit: (1) South 55 degrees, 17 minutes, 30 seconds West, 36.32 feet to a spike; (2) South 41 degrees, 15 minutes West, 280.81 feet, to a point; and thence (3) South 42 degrees, 15 minutes West, 13.06 feet, to a nail; thence, along the lands, now or late of Ida Maag, the (3) following courses and distances, to wit: (1) North 48 degrees, 53 minutes, 30 seconds West, 245.49 feet to an iron pin; (2) North 05 degrees, 31 minutes West, 59.84 feet to an iron pin; and thence (3) North 50 degrees, 03 minutes West, 344.21 feet to a point, thence through the bed of Delphi Road (50 feet wide) North 26 degrees, 25 minutes, 10 seconds East, 52.66 feet, to a point; thence along the lands, now or late of Norman R. Lester, the (2) following courses and distances to wit: (1) South 47 degrees, 24 minutes, 30 seconds East, 70.99 feet, to an iron pin, and; thence (2) North 41 degrees, 15 minutes East, 247.12 feet to a point; thence along Lot 2, the (3) following courses and distances, to wit: (1) South 48 degrees, 45 minutes East, 203.53 feet to a point; (2) North 41 degrees, 15 minutes East, 205.87 feet to a point; and thence (3) South 48 degrees, 32 minutes, 39 seconds East, 100.00 feet to a point; thence continuing along Lot 2 and Lot 1, South 12 degrees, 36 minutes, 56 seconds East, 348.22 feet to the point and place of beginning.

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

Parcel Number: 38-00-01528-00-9.

Location of property: 109 Meng Road, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elise Palinkas and Stewart Lee** at the suit of Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. Debt: \$245,846.56.

Craig Oppenheimer, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32128

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 Final Subdivision Plan prepared for Manzo Builders & Developers by Borusiewicz Associates, Consulting Engineering, Surveying & Site Planning, dated October 13, 1989, last revised March 20, 1990, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 31, as follows, to wit:

BEGINNING at a point on the Northeastly side of Basin Street (50.00 feet wide), at a corner of Lot No. 3, as shown on said plan, which point is at the distance of 197.34 feet measured North 49 degrees, 20 minutes, 00 seconds West along the Northeastly side of East Basin Street from a point on the same, at a corner of lands now or formerly of Young, as shown on said plan, and which last mentioned point is at the distance of 254.17 feet measured in a general Northwestwardly direction along the Northeastly side of East Basin Street from its point of intersection with the Northwestly side of Tremont Street (no width given); thence extending from said point of beginning, North 49 degrees, 20 minutes, 00 seconds West along the said Northeastly side of East Basin Street, the distance of

18.00 feet to a point a corner of Lot No. 1 as shown on said plan; thence extending North 40 degrees, 25 minutes, 00 seconds East along Lot No. 1 and also for a portion of the distance extending through a certain party wall, as shown on said plan, the distance of 120.00 feet to a point, a corner in line of lands now or formerly of Regina Community Nursing Center, as shown on said plan; thence extending South 49 degrees, 20 minutes, 00 seconds East along lands of Regina, the distance of 18.00 feet to a point, a corner of Lot No. 3 aforesaid; thence extending South 40 degrees, 25 minutes, 00 seconds West along Lot No. 3 and also for a portion of the distance extending through another certain party wall, as shown on said plan, the distance of 120.00 feet to the first mentioned point on the said Northeasterly side of East Basin Street, and place of beginning. The rear twenty feet thereof containing the bed of certain twenty feet wide existing paved alley, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Williams by Deed from Raffaele Delligatti and Raffaela Delligatti, husband and wife dated 08/15/1997 recorded 09/23/1997 in Deed Book 5200, Page 1595.

Parcel Number: 13-00-04308-60-2.

Location of property: 611 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Patricia A. Williams a/k/a Patricia D. Williams** at the suit of Ocwen Loan Servicing, LLC. Debt: \$54,668.47.

Elizabeth L. Wassall, Attorney. I.D. #77788

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32293

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 449 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Northwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on the said North Hills Avenue 71 feet and extending of that width in the length of depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Anthony A. Mosesso, Jr. by Deed from Anthony A. Mosesso, Jr. and Patricia B. Mosesso, husband and wife dated 07/19/1994 recorded 08/19/1994 in Deed Book 5088, Page 840.

Parcel Number: 54-00-12433-00-5.

Location of property: 774 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony Mosesso a/k/a Anthony Angelo Mosesso a/k/a Anthony A. Mosesso, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D Under the Pooling and Servicing Agreement dated September 1, 2006. Debt: \$224,257.59.

Nicole LaBietta, Attorney. I.D. #202194

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32405

ALL THAT CERTAIN message and lot or piece of land, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey thereof made by Smith & Brunner on October 10, 1947, as follows, to wit:

BEGINNING at a point in the center line of Sixth Street, a corner of land about to be conveyed to Susan Taraskas, said point being 38.55 feet distant from a corner of land now or late of Harry D. Brey on a course South 47 degrees, 30 minutes West; thence along the center line of Sixth Street, South 47 degrees, 30 minutes West, 31.45 feet to a point, a corner in the center line of said Sixth Street; thence leaving said Sixth Street by land now or late of Lloyd T. Saeger, North 43 degrees, 30 minutes West, 272.25 feet to a stake, a corner; thence North 47 degrees, 30 minutes East, 31.45 feet to a stake, a corner of land about to be conveyed to Susan Taraskas; thence along the same, the line for a portion of the distance passing through the center of the partition wall between the house on the hereby granted premises and that about to be conveyed to said Susan Taraskas, South 43 degrees, 30 minutes East, 272.25 feet to the first mentioned point and place of beginning.

BEING the same premises which David O. Young and Sandra M. Young, his wife, by indenture bearing date the 23rd day of May A.D., 1984 and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery on the 5th day of June A.D., 1984 in Deed Book No. 4737, Page 2306, granted and conveyed unto George M. Rementer and Cheryl M. Rementer, his wife, in fee, and by final decree dated 2/3/95 and filed in the Prothonotary's Office of Montgomery County as to C.P. No. 92-16814, the said George M. Rementer and Cheryl M. Rementer were divorced.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN George M. Rementer by Deed from George M. Rementer and Cheryl M. Rementer dated 01/08/1997 recorded 01/17/1997 in Deed Book 5174, Page 1856.

Parcel Number: 17-00-00874-00-9.

Location of property: 215 East 6th Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George M. Rementer** at the suit of The Bank of New York Mellon, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1997-2. Debt: \$57,597.69.

Jordan David, Attorney. I.D. #311968

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32417

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "The Clusters of Horsham Towne", Phase No. 2, Section B-1 made for Fricker Corporation, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 12, 1981 and last revised August 24, 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-44, Page 141, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac (or irregular width) located at the end of Horseshoe Lane (40.00 feet wide), at a corner of Lot Number 132 as shown on said plan, which point is measured the four following courses and distances from a point of reverse curve on the Southwesterly side of School Road (50.00 feet wide) viz: (1) leaving the said Southwesterly side of School Road, on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc distance of 22.21 feet to a point of tangent on the Southeasterly side of Horseshoe Lane, aforesaid; (2) thence extending South 41 degrees, 50 minutes, 21 seconds West, along the said Southeasterly side of Horseshoe Lane, the distance of 88.40 feet to a point of curve on the same; (3) thence extending on the arc of a curve, curving to the left partly along the said Southeasterly side of Horseshoe Lane, and partly along the said Southeasterly side of the aforesaid cul-de-sac, having a radius of 50.00 feet, the distance of 65.53 feet to a point of reverse curve on the said Southeasterly side of the aforesaid cul-de-sac; and (4) thence extending on the arc of a curve, curving to the right along the aforesaid cul-de-sac, having a radius of 50.00 feet, the arc distance of 85.02 feet to the point of beginning; thence extending from said point of beginning South 23 degrees 50 minutes 09 seconds East, along Lot Number 132 aforesaid, and also extending through the party wall, as shown on said plan, the distance of 126.22 feet to a point, a corner in line of Phase No. 2, Section B-2, "The Clusters of Horsham Towne", as shown on said plan; thence extending South 60 degrees, 02 minutes, 32 seconds West, along said Phase, the distance of 77.05 feet to a point, a corner of Lot Number 130 as shown on said plan; thence extending North 02 degrees, 55 minutes, 03 seconds West, along Lot Number 130, the distance of 147.34 feet to a point on the said Southeasterly side of the aforesaid cul-de-sac; thence extending on the arc of a curve, curving to the left, along the said side of the aforesaid cul-de-sac, having a radius of 50.00 feet, the arc distance of 20.00 feet to the first mentioned point and place of beginning. The rear 20.00 feet thereof being the bed of a certain 20.00 feet wide Green Belt, as shown on said plan.

BEING Lot Number 131 as shown on the above mentioned plan.

UNDER AND SUBJECT to certain conditions and restrictions as of record.

BEING the same premises which Phyllis B. McKinney and Robert D. McKinney, her husband, by Deed dated February 26, 1992 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5000, Page 765, granted and conveyed unto Phyllis B. McKinney and Robert D. McKinney, her husband, in fee.

AND THE SAID Robert D. McKinney has since departed this life on 10/16/99.

Parcel Number: 36-00-05285-32-2.

Location of property: 116 Horseshoe Lane, Horsham, Horsham Township, Montgomery County, PA 19044.

The improvements thereon are: A semi-detached twin consisting of 7 rooms, 3 bedrooms, and 1 1/2 baths on a lot size of approximately 6,271 square feet.

Seized and taken in execution as the property of **Phyllis B. McKinney** at the suit of Hatboro Federal Savings. Debt: \$60,867.48.

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

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-32801

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

BEGINNING at a point on the Southeast side of Powell Street at the distance of 100.00 feet Northeast from the Northeast side of Logan Street, being a corner of premises of Julius S. Simon, et ux.; thence along the said line of Powell Street, Northeastwardly, 120.00 feet to a point, a corner of Steinmetz property; thence along the same, Southeastwardly, 149.00 feet to a point, a corner of other land of Southeastwardly, 149.00 feet to a point, a corner of other land of Anna Cortellucci; thence along the same Southwestwardly, 120.00 feet to a point, a corner of land of Julius S. Simon, et ux.; thence along the same, Northwestwardly, 149.00 feet to the place of beginning.

BEING the same premises which Pauline R. DiFerdinando, by Deed dated December 8, 1997 and recorded in the Montgomery County Recorder of Deeds Office on January 6, 1998 in Deed Book 5212, Page 1187, granted and conveyed unto Brian Culbreath and Sarah A. Culbreath, son and mother.

Parcel Number: 13-00-31428-00-5.

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian Culbreath and Sarah A. Culbreath** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC, Asset-Backed Certificates, Series 2006-PC1. Debt: \$219,901.68.

Bradley J. Osborne, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

13-33261

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey for Russell V. Doran by Meixner Civil Engineers and Surveyors dated August 15, 1984 and last revised September 12, 1984, as follows, to wit:

BEGINNING at a point in the bed of Gravel Pike, T.R. #29, F.A.P. 158 (legal right-of-way 33 feet) a corner of this and the lands of the n/l Leonard Shallcross; thence, through the bed of the said Gravel Pike, North 18 degrees, 04 minutes, 53 seconds West, 346.44 feet to a point; thence, 76 degrees, 34 minutes, 13 seconds East, 146.69 feet to a point on the Southwesterly side of the former Perkiomen Branch of the Reading Railroad, now lands of Montgomery County; thence, continuing along the lands of Montgomery County, South 00 degrees, 10 minutes West, 339.18 feet to a point; thence along the lands of the n/l Leonard Shallcross, South 86 degrees, 29 minutes, 59 seconds West, 34.17 feet to the point and place of beginning.

CONTAINING 0.723 acres (31,494 square feet) net area 17554 square feet.

BEING the same premises in which Edna Doran, widow, by Deed dated May 1, 1990 and recorded May 2, 1990 in Montgomery County in Deed Book 4945, Page 64, granted and conveyed unto Wnette M. Rowden and Betty E. Rowden, h/w, as Tenants by the Entireties, and collectively as one co-partner and Effa Mae Doran, singlewoman, as the other co-partner, in fee.

AND THE SAME Wnette M. Rowden departed this life on or about March 29, 1999, whereby his ownership and interest became vested in Betty E. Rowden by the Right of Survivorship.

BEING the same premises which Edna Doran, widow, by Deed dated May 1, 1990 and recorded in the Montgomery County Recorder of Deeds Office on May 2, 1990 in Deed Book 4945, Page 64, granted and conveyed unto Wnette M. Rowden and Betty E. Rowden, h/w, and Effa Mae Doran.

Parcel Number: 48-00-00994-05-6.

Location of property: 842 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Betty Rowden a/k/a Betty E. Rowden and Effa M. Doran a/k/a Effa Mae Doran** at the suit of PennyMac Corporation. Debt: \$188,115.85.

Bradley J. Osborne, Attorney.

Above Property to be sold by **GREGORY L. WOMELSDORF, ACTING SHERIFF**.

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 30, 2014 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
GREGORY L. WOMELSDORF, ACTING SHERIFF

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 3, 2014, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. CLAY, KATHERINE G. - January 28 - Wells Fargo Bank, N.A. et al Trustees. **F/B/O, Patricia Hancock**. T/W
2. KATES SR., WILLIAM K. - Lower Gwynedd - January 29 - Paul H. Kates, Agent
3. KNOX, CHARLES C. - January 29 - Stated by Howard West, Jr., et al., Trustees. T/W
4. LITKA, YOSHIKO A. - Collegeville - January 23 - Grace Litka, et al., Extrs.
5. RAHAMUT-ALI, CLAN CLYDE - Michael J. Rahamut-Aliet, et al., Extrs.
6. WALSH, JOHN T. - Red Hill - January 29 - Janet DiDonato, Power of Attorney

REMANETS:

7. CLAY, KATHERINE G. - December 4 - Wells Fargo Bank, N.A., et al., Co-Trustees. **F/B/O, Mary C. Disston**. T/W
8. CORLEY, ELIZA PORTER - East Norriton - January 2 - Jacqueline D. Corley, et al., Extrs.
9. FIORELLI, JAMES JOSEPH - Settlor - December 4 - Stated by PNC Bank, National Association, Trustee. Trust agreement dated 5/12/08 per court Decree dated 5/7/08. T/D
10. FORAKER, LEROY J. - Norristown - January 2 - Sandra Forbes, Extrx.
11. FOREST HILLS CEMETERY (A/K/A Forrest Hills/ Shalom Memorial Park Permanent Lot Care) - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
12. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "**A**" for Permanent Lot Care. Deed dated March 3, 1989. T/D

13. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "**B**" for Permanent Lot Care. Deed dated March 3, 1989. T/D
14. FOREST HILLS MEMORIAL PARK - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust "**C**" for Permanent Lot Care. Deed dated March 3, 1989. T/D
15. HIGHLAND MEMORIAL PARK - Settlor - October 29 - Stated by PNC Bank, National Association, Successor Trustee. Deed dated June 22, 1948. T/D
16. HOLLAND, HEINRICH D. - Lower Merion - December 6 - Anne L. Holland, Extrx.
17. HUBBERT, WALLACE E. - Upper Gwynedd - December 13 - Richard W. Hubbert, Agent.
18. KAMPMAN, VELLO - Upper Merion - December 24 - Thomas F. Toscani, Admr.
19. KILLJIAN, HILDA - Settlor - January 2 - As stated by the Bryn Mawr Trust Company, et al., Trustees. Deed dated November 21, 2006. T/D
20. MYERS, JANNIE - Upper Dublin - December 4 - Taisha Lee, Agent
21. SAUNDERS, LAWRENCE - Settlor - December 4 - Stated by Deutsche Bank Trust Company, et al., Trustees. Deed dated December 5, 1965. **F/B/O, Gayle Whittingham**, et al. T/D
22. SIMONS, BELFORD E. (A/K/A Belford Elizabeth Simons) - Upper Moreland - December 30 - Lisa B. Mariello, Extrx.
23. SMICK, ROSEMARY - West Norriton - December 18 - Anna Sappington, Successor Admr. dbn/cta
24. SUOZZO, JOSEPH A. - Hatboro - December 20 - Dorothy M. Perri, Extrx.
25. VALLEY FORGE MEMORIAL GARDENS - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
26. WESTMINSTER CEMETERY - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Endowment Care Trust for Permanent Lot Care. Deed dated March 3, 1989. T/D
27. WHITEMARSH MEMORIAL PARK CEMETERY - Settlor - December 24 - AmeriServ Trust and Financial Services Company, et al., Trustees. Permanent Lot Care Trust established May 25, 1972 who adopted the SCI Master Cemetery Permanent Lot Care Fund Trust dated October 30, 1995. T/D

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 28, 2014, by **Blue Bell Park, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at c/o Corporation Service Company, 2711 Centerville Road, Suite 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 2904 Walton Road, Plymouth Meeting, Montgomery County, PA 19462.

Andrew B. Grau, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
 375 Morris Road
 P.O. Box 1479
 Lansdale, PA 19446-0773

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.

Sky Seafood, 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.

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 February 6, 2014, 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: **Bartonsville Plaza Condominium Association**

The purposes for which it was organized are: to act as a community association, which includes ownership and management of real estate and any other lawful purpose.

Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors
 910 Harvest Drive
 Blue Bell, PA 19422-0765

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Creativity in human Design**

Steiker, Fischer, Edwards & Greenapple, P.C.
 10 Shurs Lane, Suite 102
 Philadelphia, PA 19127

DISSOLUTION

Notice is hereby given that the shareholders and directors of **The Earlington Men's Club**, a Pennsylvania corporation, with an address of 6 East Athens Avenue, Ardmore, PA 19003, 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.

Raymond J. Peppelman, Jr., Solicitor
Gilligan & Peppelman
 1223 N. Providence Road
 Media, PA 19063

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

BURNS, HELEN M., dec'd.

Late of East Norriton Township.
 Co-Executrices: **MARYANNE BRENNAN TYRELL**,
 704 Pondview Road,
 Audubon, PA 19403,
MARGUERITE COTETTA,
 2591 Sibel Circle,
 Lansdale, PA 19446.
 ATTORNEY: **JOHN J. KILCOYNE**,
KILCOYNE & KELM, LLC,
 P.O. Box 528,
 Worcester, PA 19490

DIENER, WALTER J. also known as WALTER J. DIENER, JR., dec'd.

Late of Whitpain Township.
 Executors: **JANET D. AGUSTIN**,
 16 Hounds Run Lane,
 Blue Bell, PA 19422,
RICHARD S. DIENER,
 1455 Little Creek Lane,
 Collegeville, PA 19426.
 ATTORNEY: **RICHARD W. STEVENS**,
FLAMM WALTON PC,
 794 Penllyn Pike, Suite 100,
 Blue Bell, PA 19422-1669

ERB, RUFUS L. also known as

RUFUS L. ERB, JR., dec'd.
 Late of Douglass Township.
 Co-Executrices: **JANET JOHNSON AND KAREN FRANTZ**,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: **JESSICA R. GRATER**,
E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512

FEELEY, MARY JANE, dec'd.

Late of Whippen Township.
 Executrix: MARY ANN MESSMER,
 c/o Michael J. Maransky, Esquire,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MICHAEL J. MARANSKY,
 FOX ROTHSCHILD LLP,
 Ten Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

FELTON, HELEN C. also known as**HELEN CASSEL FELTON, dec'd.**

Late of Montgomery Township.
 Executrix: BARBARA F. FELTON,
 c/o David W. Conner, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONNER,
 DISCHELL, BARTLE & DOLLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

FITZPATRICK, JOHN J., JR. also known as
**JOHN J. FITZPATRICK,
 JOHN FITZPATRICK, JR. and
 JOHN FITZPATRICK, dec'd.**

Late of Abington Township.
 Executor: JOSEPH H. DOUGHERTY,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH H. DOUGHERTY,
 DOUGHERTY & ECKEL,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

HESPELL, HERBERT L., dec'd.

Late of Montgomery Township.
 Executrix: JUNE H. HINTZ,
 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

KIRK, MICHAEL JOHN also known as

MICHAEL J. KIRK, dec'd.
 Late of Abington Township.
 Executrix: BERNADETTE PILEGGI,
 836 Wyckwood Road,
 Warrington, PA 18976.

KORNBLAU, JEFFREY M. also known as

**JEFFREY KORNBLAU and
 JEFFREY MATT KORNBLAU, dec'd.**
 Late of Lower Moreland Township.

Executrix: LYNN SARE KORNBLAU,
 c/o Paul L. Feldman, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: PAUL L. FELDMAN,
 FELDMAN & FELDMAN,
 820 Homestead Road,
 Jenkintown, PA 19046

LONG, EMMA MAE, dec'd.

Late of Borough of Hatboro.
 Executors: TIMOTHY M. LONG AND
 JEFFREY J. LONG,
 c/o Steven A. Cotlar, Esquire,
 Law Office of Cotlar & Cotlar,
 23 West Court Street,
 Doylestown, PA 18901.

McMAHON, PAMELA FRANCES, dec'd.

Late of Lower Merion Township.
 Executrices: MARY WHITE PACKER,
 27 Fairview Drive,
 St. Davids, PA 19087-3618,
 LAURA McMAHON,
 801 Lawrence Lane,
 Newtown Square, PA 19073-2610.

MILLER, ELIZABETH also known as**ELIZABETH G. MILLER, dec'd.**

Late of Whitemarsh Township.
 Administrator: WILLIAM R. STANLEY,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

MILLER, STEPHEN W., dec'd.

Late of Lower Merion Township.
 Executors: HELGA H. MILLER,
 251-17 Montgomery Avenue,
 Haverford, PA 19041,
 ELIZABETH M. LITTLE,
 201 Mount Oak Place,
 Annapolis, MD 21401,
 PAMELA M. RAMSEY,
 598 Bair Road,
 Berwyn, PA 19312,
 WILLIAM H. MILLER,
 810 Fieldstone Drive,
 Chester Springs, PA 19425.
 ATTORNEY: RICHARD W. STEVENS,
 FLAMM WALTON PC,
 794 Penllyn Pike, Suite 100,
 Blue Bell, PA 19422-1669

MORLEY, CAROLE C. also known as

CAROLE MORLEY, dec'd.
 Late of West Norriton Township.

Executrix: LESLIE KOSKY,
 c/o John N. Schaeffer, Esquire,
 60 E. Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: JOHN N. SCHAEFFER,
 EASTBURN & GRAY, PC,
 60 E. Court Street,
 P.O. Box 1389,
 Doylestown, PA 18901-0137

MOSKOWITZ, JANET PHILLIPS, dec'd.

Late of Abington Township.
 Administratrix: CATHERINE K. KOFFS,
 435 Abrams Mill Road,
 King of Prussia, PA 19406.

PLOSTNIEKS, JANIS, dec'd.

Late of Whippen Township.
Executrix: GUNTA K. PLOSTNIEKS,
c/o 400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: MICHAEL O'HARA PEALE, JR.,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

REIMET, WALTER O., JR., dec'd.

Late of Lower Providence Township.
Executrix: PAMELA REIMET McGUIRE,
c/o Stephen Carroll, Esquire,
P.O. Box 1440,
Media, PA 19063.
ATTORNEY: STEPHEN CARROLL,
CARROLL & KARAGELIAN LLP,
P.O. Box 1440,
Media, PA 19063

RISSO, LEO T., JR., dec'd.

Late of Borough of Jenkintown.
Administrator: RONALD F. ABEL, ESQUIRE,
1706 Race Street, Suite 402,
Philadelphia, PA 19103.
ATTORNEY: RONALD F. ABEL,
ABEL LAW GROUP,
1706 Race Street, Suite 402,
Philadelphia, PA 19103

SAMKOFISKY, GERALD, dec'd.

Late of Springfield Township.
Executrix: JACQUELINE K. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: JACQUELINE K.
ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

SANDER, MARGARET A., dec'd.

Late of Horsham Township.
Executor: ROBERT J. SANDER,
c/o Beeghley and Beeghley,
3038 Butler Pike,
Conshohocken, PA 19428.

**SMYERS, RAYMOND G. also known as
RAYMOND SMYERS, dec'd.**

Late of Lower Pottsgrove Township.
Executor: R. SCOTT SMYERS,
1486 Temple Road,
Pottstown, PA 19465.
ATTORNEY: NICOLAS F. METER,
MAUGER & METER,
240 King Street,
P.O. Box 698,
Pottstown, PA 19464

SPOLSKY, BARBARA L., dec'd.

Late of Abington Township.
Executor: THOMAS L. SPOLSKY,
961 Meadowbrook Drive,
Huntingdon Valley, PA 19006.
ATTORNEY: RISE P. NEWMAN,
1515 Market Street, Suite 1520,
Philadelphia, PA 19102

**SWARTWOOD, MORRIS C., JR. also known as
MC SWARTWOOD, JR., dec'd.**

Late of New Hanover Township.
Executrix: LISA M. ROCUS,
c/o Mary C. Crocker, Esquire,
1296 East High Street,
Pottstown, PA 19464.

VARRA, JOHN J., dec'd.

Late of Upper Gwynedd Township.
Executor: JOHN BORELLI,
c/o Lewis Goodman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: LEWIS GOODMAN,
RUBIN, GLICKMAN, STEINBERG &
GIFFORD, P.C.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446

**WAGMAN, ALBERT D. also known as
ALBERT DAVID WAGMAN and
ALBERT WAGMAN, dec'd.**

Late of Cheltenham Township.
Executrix: LYNN O. WAGMAN,
c/o Justin H. Brown, Esquire,
4 Penn Center,
1600 John F. Kennedy Boulevard,
Philadelphia, PA 19103.
ATTORNEY: JUSTIN H. BROWN,
FLASTER GREENBERG, P.C.,
4 Penn Center,
1600 John F. Kennedy Boulevard,
Philadelphia, PA 19103

**WATERS, JOHN THOMAS also known as
JACK WATERS, dec'd.**

Late of Lower Providence Township.
Executor: JOHN T. WATERS, JR.,
1706 Sheeder Mill Road,
Spring City, PA 19475.

**WEIL, ELAINE F. also known as
ELAINE WEIL, dec'd.**

Late of Springfield Township.
Administrator: HARRY MOSES,
c/o Robert M. Slutsky, Esquire,
600 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
ROBERT M. SLUTSKY ASSOCIATES,
600 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

**WERNER, HELEN W. also known as
HELEN WERNER, dec'd.**

Late of Upper Merion Township.
Executor: RICHARD E. WERNER,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: JESSICA R. GRATER,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512

Second Publication**ARNONE, ASSUNTA, dec'd.**

Late of Upper Dublin Township.
 Executor: ANGELO M. ARNONE,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

BEERER, ERICH H. also known as**ERICH BEERER, dec'd.**

Late of West Norriton Township.
 Executrix: JACQUELINE C. BEERER,
 1618 Countryside Lane,
 Norristown, PA 19403.

BETTS, ROSEMARY W., dec'd.

Late of Lower Gwynedd Township.
 Executrix: CHERYL B. CICONI,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JAMES M. JACQUETTE,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

BORKLAND, MARGARET M. also known as**MARGARET BORKLAND, dec'd.**

Late of Lower Merion Township.
 Executor: DONALD A. BORKLAND,
 c/o Robert DeLong, Esquire,
 17 Veterans Square,
 P.O. Box 604,
 Media, PA 19063.
 ATTORNEY: ROBERT DeLONG,
 17 Veterans Square,
 P.O. Box 604,
 Media, PA 19063

BREWER, MARY A. also known as**MARY BREWER, dec'd.**

Late of Upper Frederick Township.
 Executors: E. THOMAS BREWER, JR. AND
 KENNETH A. BREWER,
 c/o James C. Walker, Esquire,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: JAMES C. WALKER,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

CAPACI, JOSEPH A., dec'd.

Late of Lower Merion Township.
 Executors: BERNICE L. CAPACI AND
 THE BRYN MAWR TRUST COMPANY,
 Attn: Yvonne L. Lalime, Assistant Vice President,
 The Bryn Mawr Trust Company,
 10 S. Bryn Mawr Avenue,
 Bryn Mawr, PA 19010.
 ATTORNEY: STEPHANIE P. KALOGREDIS,
 LAMB McERLANE PC,
 14 S. Bryn Mawr Avenue, Suite 210,
 Bryn Mawr, PA 19010

CASTELLI, CHRISTOPHER also known as**CHRISTOPHER L. CASTELLI, dec'd.**

Late of Abington Township.
 Executor: ROBERT M. CASTELLI,
 c/o Renata T. Pabisz, Esquire,
 2410 Bristol Road,
 Bensalem, PA 19020.
 ATTORNEY: RENATA T. PABISZ,
 DORIAN, GOLDSTEIN, WISNIEWSKI &
 ORCHINIK, P.C.,
 Neshaminy Valley Commons,
 2410 Bristol Road,
 Bensalem, PA 19020

COONEY, RITA M. also known as**RITA COONEY and
R. M. COONEY, dec'd.**

Late of Springfield Township.
 Executrix: KATHLEEN RINKER,
 c/o Grim, Biehn & Thatcher,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasie, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasie, PA 18944-0215

DEISSLER, JOSEPH C. also known as**JOSEPH CHRISTIAN DEISSLER, dec'd.**

Late of Montgomery Township.
 Executor: JOHN P. DEISSLER,
 c/o Vance G. Price, Esquire,
 920 North Broad Street, Suite 6,
 Lansdale, PA 19446.
 ATTORNEY: VANCE G. PRICE,
 FRANCIS BRYANT & PRICE,
 920 North Broad Street, Suite 6,
 Lansdale, PA 19446

ESMOND, MICHAEL DANIEL, dec'd.

Late of Montgomery Township.
 Executor: KEVIN ESMOND,
 272 Barnhill Road,
 Perkasie, PA 18944.

FLEISCHER, ROBERT F., dec'd.

Late of Plymouth Township.
 Co-Executrices: JODY MILLER AND
 ANDREA FLEISCHER,
 2116 Butler Pike,
 Plymouth Meeting, PA 19462.
 ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

HAMMOND, ELIZABETH ROSE also known as**LIZ HAMMOND, dec'd. (DOD 9/22/13)**

Late of Upper Moreland Township.
 Personal Representative: JANIS E. GARBUTT,
 c/o Susan L. Fox, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: SUSAN L. FOX,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

**HELLER, RICHARD L. also known as
RICHARD LINBERGH HELLER, dec'd.**

Late of Lower Pottsgrove Township.
Co-Executors: GREGG T. HELLER,
231 E. Urner Street,
Pottstown, PA 19465,
SUZANNE R. SHEWELL,
217 Baker Drive,
Florence, AL 35630.
ATTORNEY: LEE F. MAUGER,
P.O. Box 698,
Pottstown, PA 19464

HUNSBERGER, SARAH K., dec'd.

Late of Franconia Township.
Co-Executors: THOMAS W. HUNSBERGER AND
S. ANN COOPER,
c/o 2117 W. 4th Street,
Williamsport, PA 17701.
ATTORNEY: G. SCOTT GARDNER,
2117 W. 4th Street,
Williamsport, PA 17701

KALB, CLAIRE E., dec'd.

Late of Lower Salford Township.
Executrix: JUDY M. LEDERACH,
694 Andrew Drive,
Harleysville, PA 19438.

**KELLY, BARBARA M. also known as
BARBARA MARY KELLY, dec'd.**

Late of Lower Salford Township.
Executrix: LINDA M. POPOW,
c/o Lisa A. Shearman, Esquire,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773

McCURDY, JOAN C., dec'd.

Late of Lower Gwynedd Township.
Executor: CHARLES C. McCURDY,
c/o F. Craig La Rocca, Esquire,
800 N. Broad Street,
Lansdale, PA 19446.

MORGAN, DOROTHY H., dec'd.

Late of Borough of Lansdale.
Co-Executors: KYLE H. MORGAN,
1915 Friedensburg Road,
Reading, PA 19606.
KIMBERLY S. KENDERDINE,
159 Vernon Court,
Lansdale, PA 19446.
ATTORNEY: MATTHEW H. DOLL,
BOYD AND KARVER,
7 East Philadelphia Avenue,
Boyertown, PA 19512

**MOROCCO, SAMUEL W. also known as
SAMUEL MOROCCO,
SAM W. MOROCCO and
SAM MOROCCO, dec'd.**

Late of Horsham Township.
Executor: JOSEPH P. GALLAGHER, JR.,
c/o Larmore Scarlett LLP,
P.O. Box 384,
Kennett Square, PA 19348.
ATTORNEY: L. PETER TEMPLE,
LARMORE SCARLETT LLP,
P.O. Box 384,
Kennett Square, PA 19348

**RIGHTER, ELWOOD G. also known as
ELWOOD G. RIGHTER, JR., dec'd.**

Late of Lower Pottsgrove Township.
Executor: RAGESH PATEL,
32 Rosedale Drive,
Pottstown, PA 19464.
ATTORNEY: EDWARD A. SKYPALA,
224 King Street,
Pottstown, PA 19464

ROBINSON, SHIRLEY C., dec'd.

Late of Lower Merion Township.
Executors: WILLIAM ROBINSON AND
CHRISTOPHER ROBINSON,
c/o David M. Frees, Esquire,
Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street,
P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DAVID M. FREES,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street,
P.O. Box 289,
Phoenixville, PA 19460

SMART, CHRISTOPHER H., dec'd.

Late of Borough of Conshohocken.
Administratrices: HOPE M. SMART AND
LENA D. TILGHMAN,
c/o James W. Flood, Esquire,
One East Airy Street,
Norristown, PA 19401.
ATTORNEY: JAMES W. FLOOD,
One East Airy Street,
Norristown, PA 19401

STEIN, JEFFREY B., dec'd.

Late of Horsham Township.
Administrator: ROBERT E. STEIN,
712 Brandywine Road,
Downingtown, PA 19335.
ATTORNEY: W. STEVEN WOODWARD,
GADSDEN SCHNEIDER & WOODWARD LLP,
201 King of Prussia Road, Suite 100,
Radnor, PA 19087

TANNENBAUM, ANNETTE, dec'd.

Late of Abington Township.
Executor: DONALD S. TANNENBAUM,
c/o Janet E. Amacher, Esquire,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454

**WARING, KATHLEEN also known as
KATHLEEN MARY WARING and
KATHLEEN S. WARING, dec'd.**

Late of Upper Merion Township.
Executor: VERNON WARING,
c/o Lisa A. Shearman, Esquire,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773

YANUSKO, BARBARA J., dec'd.

Late of Lower Pottsgrove Township.
 Executors: DONALD J. YANUSKO,
 19 Meadow Springs Lane,
 Oley, PA 19547,
 DAVID P. YANUSKO,
 1535 Kauffman Road,
 Pottstown, PA 19464.
 ATTORNEY: GREGORY W. PHILIPS,
 YERGEY DAYLOR ALLEBACH SCHEFFEY
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

Third and Final Publication**ACKERMAN, EDITH R. also known as**

EDITH ACKERMAN, dec'd.
 Late of Lower Merion Township.
 Executors: MARC L. ACKERMAN AND
 MARILYN H. ACKERMAN,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

ALDERFER, CATHERINE T., dec'd.

Late of Towamencin Township.
 Executrices: LINDA A. GRASSE,
 909 Ridge Road,
 Telford, PA 18969,
 DOREEN A. CLEMMER,
 1951 Hickory Drive,
 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

AVERSA, HELEN also known as

HELEN B. AVERSA, dec'd.
 Late of East Norriton Township.
 Executor: JOSEPH J. AVERSA,
 1339 Midland Road,
 Conshohocken, PA 19428.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

BARR, IDA E. also known as

**IDA ELIZABETH BARR,
 BETTY TYSON BARR and
 BETTY BARR, dec'd.**
 Late of Upper Frederick Township.
 Executor: JAMES H. BARR,
 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

BUSHU, SUSAN E. also known as

SUSAN BUSHU, dec'd.
 Late of Whitemarsh Township.
 Administrator: GREGORY BUSHU,
 326 Skippack Pike,
 Fort Washington, PA 19034.
 ATTORNEY: DAVID M. SHAFKOWITZ,
 713 Bethlehem Pike,
 Glenside, PA 19038

BUTTERWORTH, ELSIE WHELEN also known as

ELSIE W. BUTTERWORTH, dec'd.

Late of Lower Merion Township.
 Executor: JOHN BUTTERWORTH,
 c/o Suzanne M. Hecht, Esquire,
 759 East Lancaster Avenue, Suite 280,
 Villanova, PA 19085.
 ATTORNEY: SUZANNE M. HECHT,
 HANEY & HECHT,
 759 East Lancaster Avenue, Suite 280,
 Villanova, PA 19085

CAMPBELL, JOSEPH R. also known as

JOSEPH R. CAMPBELL, SR., dec'd.

Late of Borough of Lansdale.
 Executor: JOSEPH R. CAMPBELL, JR.,
 405 York Avenue,
 Lansdale, PA 19446.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

CARBO, MILDRED E. also known as

MILDRED CARBO, dec'd.

Late of Borough of Royersford.
 Co-Executrices: M. LOUISE YACOVELLI,
 TONYA M. HOGGA AND
 CAROLE A. FEULNER.
 ATTORNEY: LAURALEE F. DAMBRINK,
 110 Ellis Woods Road,
 Pottstown, PA 19465

CATAGNUS, ANNA B., dec'd.

Late of Lower Providence Township.
 Executor: DENNIS J. CATAGNUS,
 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

DIANNO, BRIDGET A. also known as

BRIDGET DIANNO, dec'd.

Late of Abington Township.
 Executor: MARK J. DIANNO,
 c/o Catherine Sue Clark, Esquire,
 313 North Fairfield Road,
 Devon, PA 19333.
 ATTORNEY: CATHERINE SUE CLARK,
 313 North Fairfield Road,
 Devon, PA 19333

DOSPOLY, JOHN W.H., dec'd.

Late of Borough of Pottstown.
 Executrix: M. DIANE HERBST.
 ATTORNEY: DAVID G. GARNER,
 221 East High Street, Suite 1,
 Pottstown, PA 19464

FENIMORE, LYNN, dec'd.

Late of Lower Merion Township.
 Executor: MARK S. PINNIE, ESQUIRE,
 Barnard, Mezzanotte, Pinnie and Seelaus, LLP,
 218 West Front Street,
 Media, PA 19063.
 ATTORNEY: MARK S. PINNIE,
 BARNARD, MEZZANOTTE, PINNIE AND
 SEELAUS, LLP,
 218 West Front Street,
 Media, PA 19063

**FIFIELD, ROBERT E. also known as
ROBERT EDWARD FIFIELD, dec'd.**

Late of Hatfield Township.
 Executrix: JEANNINE HAIDL,
 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

**FINARELLI, HUGO J. also known as
HUGO FINARELLI, dec'd.**

Late of Springfield Township.
 Executor: THOMAS FINARELLI,
 190 North Independence Mall West, Suite 500,
 6th and Race Streets,
 Philadelphia, PA 19106.
 ATTORNEY: THOMAS FINARELLI,
 LAVIN, O'NEIL, RICCI, CEDRONE & DISIPIO,
 190 North Independence Mall West, Suite 500,
 6th and Race Streets,
 Philadelphia, PA 19106

FISHER, DALE S. also known as

**DALE FISHER and
 DALE SUSAN FISHER, dec'd.**
 Late of Lower Merion Township.
 Executor: DAVID A. BLUMENTHAL,
 309 Sprague Road,
 Penn Valley, PA 19072.
 ATTORNEY: MARC H. JAFFE,
 789 E. Lancaster Avenue, Suite 220,
 Villanova, PA 19085

**FRICK, JULIA W. also known as
JULIA WANNING FRICK, dec'd.**

Late of Lower Merion Township.
 Executors: BENJAMIN C. FRICK AND
 PNC BANK, N.A.,
 Attn: Daniel J. Marakowski, Vice President,
 1600 Market Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: BENJAMIN C. FRICK,
 Rosemont Business Campus,
 Building 2, Suite 309,
 919 Conestoga Road,
 Bryn Mawr, PA 19010-1353

GEKOSKI, HANNAH, dec'd.

Late of Lower Merion Township.
 Executors: ROBERT D. CHARLESTON AND
 ROBIN L. McNAUGHTON,
 c/o April L. Charleston, Esquire,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004.
 ATTORNEY: APRIL L. CHARLESTON,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004

GOODRICH, HOWARD R., dec'd.

Late of Borough of Royersford.
 Executor: JAMES H. GOODRICH,
 466 Bucks Creek Road,
 Gillett, PA 16925.
 ATTORNEY: RICHARD K. DIETERLE, JR.,
 AE YOUNG & ASSOCIATES,
 1755 Oregon Road, Suite 110,
 Lancaster, PA 17601

**GRANGE, ANN S. also known as
ELIZABETH ANN GRANGE and
ELIZABETH ANN SCHWARZ GRANGE, dec'd.**

Late of Lower Merion Township.
 Executors: FRANCIS STRAWBRIDGE,
 DAVID W. STRAWBRIDGE AND
 ELIZABETH ANN NORD,
 c/o Frederick M. LaValley, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: FREDERICK M. LaVALLEY,
 MORGAN, LEWIS & BOCKIUS LLP,
 1701 Market Street,
 Philadelphia, PA 19103

HENDRICKS, GORDON R., dec'd.

Late of East Norriton Township.
 Administrator: PEGGY SPAHN,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

HENDRICKS, MARION I., dec'd.

Late of Upper Frederick Township.
 Executor: ROBERT GERHART,
 c/o Jeffrey A. Drake, Esquire,
 Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: JEFFREY A. DRAKE,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

JACKSON, TRAVIS LEE ALAN, dec'd.

Late of New Hanover Township.
 Co-Administrators: TINA S. JACKSON AND
 DANNY A. JACKSON.
 ATTORNEY: RICHARD R. REILLY,
 54 N. Duke Street,
 York, PA 17401

KELLER, HARVEY LLOYD also known as

H. LLOYD KELLER, dec'd.
 Late of Borough of Souderton.
 Executor: JOHN L. KELLER,
 c/o Grim, Biehn & Thatcher,
 P.O. Box 215,
 Perkasio, PA 18944.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasio, PA 18944

KELLY, CATHERINE M., dec'd.

Late of Horsham Township.
 Executor: ROBERT C. KELLY, JR.,
 c/o John G. Younglove, Esquire,
 25 West Moreland Avenue,
 Hatboro, PA 19040.
 ATTORNEY: JOHN G. YOUNGLOVE,
 25 West Moreland Avenue,
 Hatboro, PA 19040

KRATZER, WALTER L., dec'd.

Late of Upper Frederick Township.
 Executor: ROBERT W. KRATZER,
 3021 Finland Road,
 Pennsburg, PA 18073.
 ATTORNEY: JAMES M. SCHILDT,
 1007 West Broad Street,
 Quakertown, PA 18951

LEWIS, ALICE PATTERSON also known as

ALICE P. LEWIS,
ALICE HOLMES PATTERSON LEWIS and
ALICE LEWIS, dec'd.

Late of Worcester Township.
 Executor: JEFFREY P. LEWIS,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD & BUCKMAN,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

LLOYD, ALICE also known as

ALICE BROWN-LLOYD,
ALICE B. LLOYD and
ALICE LAVON BROWN-LLOYD, dec'd.

Late of Cheltenham Township.
 Administrator CTA: WILLIAM C. HUSSEY, II,
 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

MERKEL, DOROTHY A., dec'd.

Late of Borough of Pottstown.
 Executrix: SUSAN K. KLINEDINST,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

MILLERFERLI, LILLIAN A., dec'd.

Late of Glenside, PA.
 Executor: DONALD KLUCHINSKI,
 309 Cherry Lane,
 Glenside, PA 19038.

MOURAR, MARY A., dec'd.

Late of Borough of Pottstown.
 Executrix: MARILYN L. CONBEER,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

NELSON, BARBARA F., dec'd.

Late of Lower Merion Township.
 Executors: BRENT T. NELSON AND
 STACI COTTONE,
 c/o Andrew H. Dohan, Esquire,
 460 East King Road,
 Malvern, PA 19355-3049.
 ATTORNEY: ANDREW H. DOHAN,
 LENTZ CANTOR & MASSEY, LTD.,
 460 East King Road,
 Malvern, PA 19355-3049

NELSON, PRISCILLA R., dec'd.

Late of Upper Gwynedd Township.
 Executor: ROBERT W. NELSON, JR.,
 11835 Orlando Circle,
 Waynesboro, PA 17268.

NORDBERG, RICHARD C., dec'd.

Late of Hatfield Township.
 Administrator c.t.a.: EDWARD R. COX,
 4100 River Road,
 Reading, PA 19605.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

PINKENSON, SAMUEL L., dec'd.

Late of Lower Merion Township.
 Executrices: B. LINDA DZUBA AND
 RITA T. STEIN,
 c/o Barry Cooperberg, Esquire,
 Ten Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: BARRY COOPERBERG,
 FOX ROTHSCHILD LLP,
 Ten Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

SANDERS, MILTON, dec'd.

Late of Whitemarsh Township.
 Executrix: FRIEDA SANDERS,
 342 Fox Hound Drive,
 Lafayette Hill, PA 19444.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 VIST Financial Building, Suite 311,
 1767 Sentry Parkway West,
 Blue Bell, PA 19422

SCHLEGEL, EILEEN BUNT also known as

EILEEN B. SCHLEGEL, dec'd.
 Late of Borough of Pottstown.
 Administrators: MATTHEW SCHLEGEL,
 1000 Terrace Lane,
 Pottstown, PA 19464,
 BRIAN D. SCHLEGEL,
 12 West 5th Street,
 Pottstown, PA 19464,
 CHRISTOPHER M. SCHLEGEL,
 650 Wyncroft Lane, Apartment #6,
 Lancaster, PA 17603.
 ATTORNEY: DAVID L. ALLEBACH, JR.,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

SHAPIRO, EDWARD N. also known as
EDWARD SHAPIRO, dec'd.

Late of Lower Merion Township.
 Executrix: SYLVIA SHAPIRO,
 c/o Lifespan Legal Services, LLC,
 P.O. Box 8321,
 Philadelphia, PA 19101-8321.
 ATTORNEY: ROBERT P. GASPARRO,
 LIFESPAN LEGAL SERVICES, LLC,
 P.O. Box 8321,
 Philadelphia, PA 19101-8321

SHENKLE, PAUL G., dec'd.

Late of Towamencin Township.
 Executor: THOMAS M. RIDINGTON,
 780 Troxel Road,
 Kulpsville, PA 19443.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

TORRANCE, JOHN M., JR., dec'd.

Late of Skippack Township.
 Administrators: JOHN M. TORRANCE, III AND
 WILLIAM E. TORRANCE,
 c/o James B. Griffin, P.C.,
 623 North Pottstown Pike,
 Exton, PA 19341.
 ATTORNEY: SHILPA P. KHARVA,
 JAMES B. GRIFFIN, P.C.,
 623 North Pottstown Pike,
 Exton, PA 19341

TUTTLEMAN, EDNA S. also known as EDNA TUTTLEMAN, dec'd.

Late of Lower Merion Township.
 Executor: STEVEN M. TUTTLEMAN,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

WENTZ, GEORGE B., JR., dec'd.

Late of Borough of Collegeville.
 Administrators: BETH WENTZEL,
 DAVID RISELL AND
 A. MICHAEL RISELL,
 c/o Michael J. Maransky, Esquire,
 10 Sentry Pkwy., Ste. 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MICHAEL J. MARANSKY,
 FOX ROTHSCHILD LLP,
 10 Sentry Pkwy., Ste. 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

WINEGRAD, MARION, dec'd.

Late of Upper Dublin Township.
 Executor: HARRY W. SCHWARTZ,
 6 Narwyn Lane,
 Narberth, PA 19072.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 VIST Financial Building, Suite 311,
 1767 Sentry Parkway West,
 Blue Bell, PA 19422

WISMER, CONRAD SCOTT also known as SCOTT WISMER, C S WISMER and C SCOTT WISMER, dec'd.

Late of Franconia Township.
 Administrator: JASON WISMER,
 227 Parkview Drive,
 Souderton, PA 18964.
 ATTORNEY: DOUGLAS A. GIFFORD,
 CLEMENS, NULTY & GIFFORD,
 510 East Broad Street,
 P.O. Box 64439,
 Souderton, PA 18964-0439

WISNER, HARRY E., dec'd.

Late of East Norriton Township.
 Executrix: PHYLLIS A. WISNER,
 3213 Hayes Road,
 Norristown, PA 19403.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Acelleron Medical Products with its principal place of business at 130 Presidential Blvd., Suite 200, Bala Cynwyd, PA 19004.

The name and address of the entity owning or interested in said business is: Preferred Home Health Care & Nursing Services, Inc., 45 Main Street, Eatontown, NJ 07724.

The application was filed on December 3, 2013.

IGS Energy Home Services with its principal place of business at 6200 Emerald Parkway, Dublin, OH 43016.

The name and address of the person and entity owning or interested in said business are: William Thomas, 5680 Liberton Court, Dublin, OH 43017 and The Manchester Group, LLC, 6100 Emerald Parkway, Dublin, OH 43016.

The application was filed on January 28, 2014.

J. Anthony Kington, Esquire
Taft Stettinius & Hollister, LLP
 65 E. State Street, Suite 1000
 Columbus, OH 43215

Tate Property Group with its principal place of business at 815 Lewis Lane, Ambler, PA 19002.

The names of the persons owning or interested in said business are: Bradley G. Tate and Caroline M. Tate.

The application was filed on February 18, 2014.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on January 17, 2014 with the Pennsylvania Department of State for **Un Ho Enterprise, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Thomas D. Leidy, Esquire
 42 East Third Street
 Boyertown, PA 19512

TRUST NOTICES
First Publication

**GOLDA SITELMAN
REVOCABLE LIVING TRUST
DTD 3/25/99, AS AMENDED**

**GOLDA SITELMAN, DECEASED
Late of Horsham Township,
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Ethel Berman, **Trustee**
c/o Susan L. Fox, Esq.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

Or to her Atty.: Susan L. Fox
Plotnick & Ellis, P.C.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

Second Publication

**SCHULTZ FAMILY TRUST
DATED APRIL 14, 1999**

**WILLIAM N. SCHULTZ, DECEASED
Late of Upper Frederick Township
Montgomery County, Pennsylvania**

All persons having claims or demands against the decedent or the Schultz Family Trust dated April 14, 1999, are requested to make known the same, and all persons indebted to the decedent are requested to make payment without delay to:

Trustee: Nancy A. Yoder
P.O. Box 711
Skipack, PA 19474

Or to her attorney: Rebecca A. Hobbs, Esquire
O'Donnell, Weiss & Mattei, P.C.
41 East High Street
Pottstown, PA 19464-5426

TRUST OF VIRGINIA B. NICE

Notice is hereby given of the administration of the **Trust of Virginia B. Nice**, deceased, late of Franconia Twp., Montgomery County, PA. Trust dated 9/18/2000, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Co-Trustees: Dianne L. Weaver, Scott Nice, Leann Emerick and Nancy Roop
c/o Brett B. Weinstein, Esq.
705 W. DeKalb Pike
King of Prussia, PA 19406

Third and Final Publication

**LUCILLE R. FUCHS
REVOCABLE LIVING TRUST
DTD. 4/30/1992 AS AMENDED 4/27/98, 1/21/00,
9/20/02 & 3/21/07**

**LUCILLE R. FUCHS, DECEASED
Late of Whitpain Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustees: Abraham M. Fuchs & David R. Fuchs
c/o Jonathan H. Ellis, Esq.
261 Old York Rd., Suite 200
Jenkintown, PA 19046

Or to their Atty.: Jonathan H. Ellis
Plotnick & Ellis, P.C.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

EXECUTIONS ISSUED

Week Ending February 18, 2014**The Defendant's Name Appears
First in Capital Letters**

BERGAN, PATRICK: CITIZENS BANK, GRNSH. - Discover Bank; 201135438.
BLAKE, KATHLEEN: TD BANK, GRNSH. - Discover Bank; 201230046.
BUONO, BENJAMIN: FRIEDBERGER, ALMA - Sovereign Bank, N.A., et al.; 201223065; \$448,611.52.
CARR, RONALD: ANDREA - Household Finance Consumer Discount Company, et al.; 201028824; \$551,919.42.
CROFT, RITA: RITA - Pennymac Loan Services, LLC; 201400144; \$181,021.99.
DRISCOLL, JOHN - Bank Of New York Mellon, et al.; 201224022; \$248,842.91.
DUPLAT, SYLVIANE: BUDD, CHARLES - Wells Fargo Bank, N.A., et al.; 201316005; \$189,415.78.
DZEDZY, RACHAEL: McLAUGHLIN, JAMES - Wells Fargo Bank, N.A., As Trustee For Carrington Mortgage Loan; 201225870; \$189,017.47.
FERRELL, THOMAS - Wells Fargo Bank, N.A.; 201335003; \$273,583.21.
GRAY, EVELYN: TD BANK, GRNSH. - Esterly, Scott; 201305908; \$7,642.20.
GUYER, EUGENE - Sovereign Bank, N.A., et al.; 201325486; \$199,311.86.
KIBLER, ANGELA - Wells Fargo Bank, N.A.; 201336604; \$197,608.60.
McCOY, ANDRE: UNKNOWN HEIRS, SUCCESSOR, ASSIGNS OF CAROL ANN McCOY, ET AL. - Green Planet Servicing, LLC; 201321893; \$95,437.15.
MESTICHELLI, EGIDIO: CARMELA - Citibank, N.A., et al.; 201220605; \$623,162.41.
MEYER, ANDREW: GETZ, NANCY: ANDREW MEYER DESIGNS, LLC: HSBC, GRNSH., ET AL. - Horn, Toby; 201104440; WRIT/EXEC.

NADWODNY, MICHAEL: MARIA - Citimortgage, Inc.; 201020552; \$210,054.26.
 PRIZER, SHEILA - Customers Bank; 201403054; \$172,710.65.
 RB & AK PROPERTIES, INC. - Myers, Harold, et al.; 201306890.
 ROBERTS, ELLEN: ESTATE OF WILLIAM H. ENDY, JR. - Wells Fargo Bank, N.A.; 201300801; \$425,191.84.
 RUFO, ANTHONY - Bryn Mawr Trust Company; 201314071; \$857,167.27.
 SPEAR, STEPHANIE - JPMorgan Chase Bank, National Association; 201334987; \$173,339.21.
 STELLABOTT, ANGELA: STELLABOTT, ANGELA - Wells Fargo Bank, N.A., et al.; 201024683; \$42,421.30.
 TROPANO TRANSPORTATION SERVICES, INC. - Geo M. Yocum, Inc., et al.; 201113963; \$277,847.74.
 WALTER, TERI: COLLIER, MICHAEL - JPMorgan Chase Bank, National Association, et al.; 201214843; \$107,766.55.
 WHITE, HARVEY: KAHLILL: KYANNA, ET AL. - Wells Fargo Bank, N.A.; 201313235.
 ZABORSKY, JODIE: MICHAEL - Ocwen Loan Servicing, LLC; 201321800; \$259,544.85.
 ZWEIBACK, DIANE: STACY: WELLS FARGO BANK, GRNSH. - 412 W. 10th Ave., L.P.; 201333684; \$12,192.90.

JUDGMENTS AND LIENS ENTERED

Week Ending February 18, 2014

**The Defendant's Name Appears
First in Capital Letters**

BALDWIN, JACQUELINE - Barclays Bank Delaware; 201402938; Judgment fr. District Justice; \$3060.78.
 CONWAY, LINDSAY - Equable Ascent Financial; 201336484; Judgment fr. District Justice; \$2,282.21.
 CUSIMANO, JUNE - Main Street Aquisition Corp; 201402946; Judgment fr. District Justice; \$2363.36.
 DeSANTIS, MARY - Midland Funding, LLC; 201403071; Judgment fr. District Justice; \$5,889.91.
 DEVERTRUIL, SIMEON - LVNV Funding, LLC; 201403065; Judgment fr. District Justice; \$1,765.86.
 EISENGART, TAMMY - Commonwealth Financial Systems, Inc.; 201403019; Certification of Judgment; \$9,086.59.
 GATES, KAREN - New Century Financial Services Inc; 201403000; Judgment fr. District Justice; \$2009.31.
 HENRY, MICHAEL - LVNV Funding, LLC; 201403074; Judgment fr. District Justice; \$1,371.58.
 KRAJNIK, PAUL - LVNV Funding, LLC; 201403072; Judgment fr. District Justice; \$3,346.19.
 LEONETTI, ALBERT - Miller, Barry; 201403140; Judgment fr. District Justice; \$12,154.35.
 MCDOWELL, RICHARD - Barclays Bank Delaware; 201402943; Judgment fr. District Justice; \$3054.38.
 MILLIGAN, STANLEY - First Financial Investment Fund III, LLC; 201403068; Judgment fr. District Justice; \$10,362.99.
 MULLEN, KATHLEEN - Commonwealth Of Pennsylvania; 201402715; Complaint In Confession of Judgment; \$5,716,236.80.

O'BRIEN, DEAN - FFIF ACM Opportunity Fund, LLC; 201403081; Judgment fr. District Justice; \$1,644.23.
 OWENS, R. - TD Bank, N.A.; 201401408; Foreign Judgment; \$816,557.15.
 PEPPER, BRYAN - Morrow Tompkins Trueblood And Lefevre Llc; 201402992; Judgment fr. District Justice; \$3926.33.
 PLATINUM SOUND AND COMMUNICATIONS LLC - Sapling Company Inc; 201402936; Judgment fr. District Justice; \$9,449.92.
 PONGONIS, LINDA - Lvnv Funding Llc; 201402937; Judgment fr. District Justice; \$1213.22.
 RAMHARRARCIA, WINSTON - Jefferson Capital Systems, LLC; 201403073; Judgment fr. District Justice; \$11,570.18.
 RICHT, LATASHA: GUILFORD, BRANDON - Hark, Richard; 201402995; Judgment fr. District Justice; \$WRIT/EXEC.
 RPT NEW YORK, LLC - Mosaic and Terrazzo Welfare Pension Annuity and Vacation Fund; 201403058; Certification of Judgment; \$135,246.14.
 RUBIN, MARCIA - Discover Bank; 201403002; Judgment fr. District Justice; \$12000.00.
 SKYHAWK MANAGEMENT COMPANY, INC.: WETZEL, KENNETH - Santander Bank, N.A.; 201402753; Complaint In Confession of Judgment; \$44,135.54.
 WOOD, DAVID - Montgomery Place Condominium Association; 201402932; Judgment fr. District Justice; \$8,394.15.

CHELTENHAM TWP. -

entered municipal claims against:

Barnes, Dolores; 201403114; \$1504.31.
 People R Us Community Residential Services Inc; 201403113; \$2332.50.

CHELTENHAM TWP. SCHOOL DIST. -

entered municipal claims against:

Garland, Kevin; 201403136; \$5,546.31.
 People R Us Community Residential Services, Inc.; 201403131; \$11,407.50.

LOWER MORELAND TWP. -

entered municipal claims against:

Anderson, Carl: Harriet; 201403123; \$319.00.
 Clarkson, James: Anna; 201403085; \$348.50.
 Ferguson, Debra; 201403077; \$319.00.
 First Atlantic Properties; 201403129; \$319.00.
 Frishman, Tamilla: Flaksman, Leonid; 201403110; \$319.00.
 Graham, Thomas: Marilyn; 201403105; \$319.00.
 Issaacson, Riuka: Shine; 201403121; \$319.00.
 Jaffe, Joel: Donna; 201403079; \$319.00.
 Jameson, John: Eileen; 201403083; \$319.00.
 Kouch, Paul: Mary; 201403107; \$319.00.
 Krik, Miriam; 201403116; \$319.00.
 Levy, Rhonda; 201403076; \$319.00.
 Lewis, Gordon; 201403104; \$319.00.
 Limberis, Efstratia: Constantine: Limbertis, Constantina; 201403080; \$319.00.
 Manno, Charles: Susan; 201403106; \$319.00.
 Mathia, Shaji: Shaji; 201403120; \$319.00.
 Neill, Donald: Beth Ann; 201403109; \$319.00.
 Potok, Jack: Fred; 201403130; \$319.00.
 Siciliano, Aldo: Catherine; 201403108; \$319.00.
 Stockton, Florence: Megelish, Frances; 201403111; \$319.00.

Tinari, Margaret: Ball, Dienna: Gold, Paulette; 201403122; \$319.00.
 Todd, Thomas; 201403118; \$319.00.
 Vasserman, Ilya: Atochina, Elen; 201403084; \$319.00.

**LOWER POTTS GROVE TWP. -
 entered municipal claims against:**

Scheifley, Mark: Linda; 201402448; \$143.90.

**LOWER POTTS GROVE TWP. AUTH. -
 entered municipal claims against:**

Braverman, Douglas; 201403061; \$1,261.56.
 Dietrich, Marianne; 201403062; \$1,934.36.

**NARBERTH BORO. -
 entered municipal claims against:**

Austin, Corl; 201403007; \$523.59.
 Austin, Corl; 201403063; \$157.27.
 Burgstresser, Richard: Mildred; 201403031; \$143.87.
 Burgstresser, Richard: Mildred; 201403035; \$358.62.
 Equiprof Inc; 201402974; \$49.48.
 Equiprof. Inc.; 201403050; \$612.23.
 Haney, Harry; 201403051; \$132.82.
 Haney, Harry; 201403011; \$376.92.
 Keenan, Jennifer: Bara, Steven; 201402970; \$179.74.
 Liappis, Stavros: Stephanie; 201403037; \$374.96.
 Liappis, Stephanie: Stavros; 201403052; \$376.47.
 Pham, Phung: Nhung, Thi; 201403057; \$346.82.
 Pham, Phung: Nhung, Thi; 201403060; \$507.44.
 Regan, James: Miriam; 201403048; \$434.37.
 Regan, James: Miriam; 201403049; \$212.36.
 Reichenberg, Anita; 201403042; \$439.60.
 Reichenberg, Anita; 201402959; \$71.83.
 Wendler, Albert: Carol; 201403013; \$203.01.
 Wendler, Albert: Carol; 201403022; \$346.21.
 Zelno, Edmund: Ann; 201402964; \$148.33.
 Zelno, Edmund: Ann; 201402966; \$619.46.

**NORRISTOWN MUNICIPALITY -
 entered municipal claims against:**

Weems, Crystal; 201403133; \$608.31.
 Whigham, Ertell: Margaret; 201403137; \$1054.31.
 Young, Leonard: Ruth; 201403150; \$694.31.

**PENNA. DEPT. OF REV. -
 entered claims against:**

Ahmadi, Mukhtar: Sabr Inc; 201460047; \$395.35.
 Berkowitz, Jay: Arnolds Used Office Furniture; 201460039; \$12451.66.
 Bomparrito, Anthony: A Taste Of Italy Inc; 201460032; \$5350.60.
 Bomparrito, Miriam: A Taste Of Italy Inc; 201460033; \$5350.60.
 Bond, David: American Mortals; 201460023; \$3170.87.
 Bond, Kimberly: American Mortals; 201460052; \$3170.87.
 Brant, Senior; 201460057; \$1318.14.
 Burns, Shawn: Rees Companies Inc; 201460044; \$138548.67.
 Callahan, Timothy: R T Callahan Machine Products; 201460043; \$5121.89.
 Caruso, Mary: Rometta Inc; 201460031; \$1274.91.
 Chapman, Joseph; 201460028; \$1062.26.
 Coles, Scott: Manayunk Coffee House LLC; 201460049; \$20183.56.
 Coles, Shawna: Manayunk Coffee House LLC; 201460048; \$20183.56.

Deuber, John: Westside Auto Experts Inc; 201460050; \$1435.71.
 Frank, Perry: Franks Refreshment Services Inc; 201460046; \$49480.38.
 Kim, Dae: Star Communications Pa Inc; 201460038; \$740.44.
 Koch, Betsy: K & K Mechanical Inc; 201460036; \$2073.28.
 Lee, Alex: Park City Salads Inc; 201460055; \$1121.98.
 Maertzig, Joseph: Riverchasers Entertainment LLC; 201460042; \$4434.54.
 Malerman, Arnold: Arnold J Malerman Dds PC; 201460040; \$3689.48.
 Mcilvaine, J.: Simcox-McIlvaine Funeral Home Inc; 201460041; \$670.98.
 Nguyen, Duoc: Nch Enterprise Inc; 201460025; \$11369.51.
 Pawson, David: Live Your Dream Inc; 201460053; \$16173.59.
 Pulley, Philip: Sbg Management Inc; 201460024; \$2698.58.
 Rapp, Crystal: Crystal Cafe Of Coopersburg; 201460026; \$9230.76.
 Rees, Roderick: Rees Companies Inc; 201460045; \$102106.73.
 Reese, D.; 201460030; \$498.06.
 Richards, Donald: Ricks Auto Care Inc; 201460035; \$1523.72.
 Romano, Luigi: Pizza Mista Of Horsham Inc; 201460027; \$729.48.
 Romano, Luigi: Pizza Mista Of Horsham Inc; 201460029; \$729.48.
 Sargent, Lorraine; 201460037; \$2833.95.
 Smith, Kevin: Roys Auto Services Inc; 201460034; \$13721.25.
 Stenger, Michael: Stenger Landscaping Inc; 201460054; \$22820.84.
 Yoon, Tae: Best Business Systems Inc; 201460051; \$3454.18.

**PENNA. UNEMP. COMP. FUND -
 entered claims against:**

Honer, Wendy; 201460059; \$715.92.
 Rainey, Jamel; 201460058; \$715.92.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Akpabio, Kewscha; 201403151; \$591.56.
 Christie, Julia; 201403149; \$612.40.
 Corra, Joseph: Kristy; 201403146; \$609.79.
 Maginnis, Beverly; 201402245; \$503.22.
 Secretary Of Veterans Affairs; 201403142; \$561.41.

**SOUDERTON BORO. -
 entered municipal claims against:**

Shearer, Robert: Sonja; 201403088; \$609.31.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

Accord Mechanical And Management Services Inc; 201470087; \$109450.03.
 Baysmore, Russell; 201470085; \$12724.35.
 Computer Information Network Inc; 201470068; \$186769.22.
 Dershowitz & Company LLC; 201470081; \$2537.63.
 Doorstep Custom Office Furniture Inc; 201470063; \$1924.36.

Doorstep Custom Office Furniture Inc; 201470079;
\$31013.25.
Ervin, Peggy; 201470050; \$47280.48.
Fox, Gerald; 201470064; \$49921.93.
Francis Mckelvey And Sons Inc; 201470052; \$6893.23.
Gampa, Peter: Gampa Landscaping; 201470066;
\$2499.83.
Hantman, Richard: Juliann; 201470073; \$8212.09.
Hertzler, Richard; 201470076; \$879.03.
Hwang, Sam: Fay; 201470080; \$11944.88.
Ingle, Larry: Old Dominion Forklift Service; 201470067;
\$13422.99.
Jzm Inc; 201470088; \$36953.99.
Keyes, Barry: Bracerella, Catherine; 201470059;
\$31632.59.
Kilstein, Martin; 201470058; \$35582.61.
Kilstein, Martin: Michele; 201470057; \$50664.31.
Krik, Bernard; 201470055; \$117635.46.
Landau, Elias; 201470062; \$6822.99.
Mader, Dawn; 201470054; \$28458.00.
Maguire, Paul: Linda; 201470086; \$42314.35.
Mcgraw, Ronald; 201470056; \$36423.65.
Obrien, John; 201470084; \$35228.84.
Payroll Company Inc; 201470053; \$24018.85.
Pokorney, Anita; 201470061; \$38843.64.
Precision Balancing Inc; 201470065; \$7986.89.
Premier Immediate Medical Care Llc:
Silberman, Edward; 201470070; \$644248.53.
Rees Companies Inc; 201470069; \$728832.49.
Satori Group Inc; 201470077; \$204037.72.
Schweizer, Robert; 201470074; \$138495.50.
Shapiro, David; 201470082; \$110728.31.
Shimell, Douglas; 201470051; \$19149.84.
Spagnolia, Cheryl; 201470072; \$38837.59.
Stepansky, Jacob: Irina; 201470083; \$147862.16.
Teixiera, Marcio: Alves, Maria; 201470075; \$143961.56.
Vance, Dean; 201470071; \$6913.42.
Watoto After School Care Inc; 201470060; \$6326.16.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Mcgill, Christine; 201402763; \$3100.00.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Colantuono, Frank: Geraldine; 201400921; \$1,134.89.
Feusner, Beatrice: Alexander; 201400924; \$450.67.
Senulis, Linda: John; 201400934; \$579.70.

LETTERS OF ADMINISTRATION

Granted Week Ending February 18, 2014

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

FRAZEE, STANLEY S., JR. - Springfield Township;
Frazee, Elizabeth G., 600 Wyndmoor Avenue,
Wyndmoor, PA 19038.
GALLAGHER, KELLY A. - Souderton Borough;
Gallagher, Patricia M., 909 Walnut Street,
State College, PA 16801.
McDONALD, MARGARET D. - Abington Township;
McDonald, Gerard A., 1704 Fairview Avenue,
Willow Grove, PA 19090.

SLOAN, ROBERT - Springfield Township;
John, Robert M., 76 Byberry Avenue,
Hatboro, PA 19040.
SUH, DONG S. - Horsham Township; Suh, Jin H.,
62 Wynnere Drive, Horsham, PA 19044.

SUITS BROUGHT

Week Ending February 18, 2014

**The Defendant's Name Appears
First in Capital Letters**

ACOSTA, CENAIDA - Acosta, Ronnell; 201402880;
Complaint Divorce.
ARRISON, KIMBERLY - Arrison, James; 201402886;
Complaint Divorce.
BANKS, DAVID - Banks, Kimberly; 201402865;
Complaint Divorce; Cappolella, Lisa J.
BARTKOWSKI, THADDEUS - Stern, John; 201402905;
Defendants Appeal from District Justice.
BECCHINA, PETER - Becchina, Danielle; 201403138;
Complaint Divorce; Phiambolis, Margaret S.
BECK, JEFFREY - Sweeney, Brittany; 201402899;
Complaint for Custody/Visitation.
BRANDYWINE OPERATING PARTNERSHIP LP:
AETNA CASUALTY & SURETY CO INC:
AETNA INC, ET.AL. - Haney, David; 201402854;
Civil Action; Matteo, Jeffrey V.
BRETT, RON - Portfolio Recovery Associates Llc;
201402924; Civil Action; Garvey, Mark R.
BROWN, DARRYL - Remit Corporation;
201402972; Civil Action; Kessler, Raymond.
CARNES, TYRONE - Gely, Gyltren; 201402909;
Complaint Divorce; Pauker, Lawrence.
CHO, DAE - Pennymac Loan Services, LLC;
201403001; Complaint in Ejectment; Davis, Adam.
COLES, MALIK - Coles, Lotofanyame; 201402866;
Complaint Divorce; Picker, David J.
COOPER, REGINA: JUBLIEE, DWAYNE -
Moran, Patrick; 201403027; Civil Action.
DALE, KATHLEEN - Wilus, Kyle; 201403184;
Civil Action; Rosen, Robert G.
DANEKER, JENNIFER - Nole, John; 201335565;
Petition.
DAVIS, VALERIE - Owcen Loan Servicing, LLC;
201403032; Complaint In Mortgage Foreclosure;
Krohn, John.
DAWSON, JAMES: DESALME, JACK -
Pheasant Run; 201402834; Defendants Appeal from
District Justice.
DOB, NANCY: OCCUPANTS - Citimortgage Inc;
201402817; Complaint in Ejectment;
Williams, Robert.
DONOVAN, GRACE: JAMES - Graham, Stephanie;
201402940; Civil Action; Harbison, Keith A.
DTC CORP.: CAR VISION, ET AL. - Fasehun,
Maria; 201402892; Civil Action; Berman, Linda F.
DUFFIE, JAMIE - Wells Fargo Bank Na; 201402775;
Complaint In Mortgage Foreclosure;
Dietterick, Scott A.
ESCARCHA, NICK - Escarcha, Janet; 201403127;
Complaint Divorce; Semisch, Scot W.
FRANCIS, JOHN - Carter-Francis, Bonnie;
201402832; Complaint Divorce; Shemtob, Lori K.
GIBBS, WALLIS - Unifund Ccr Llc; 201402967;
Civil Action; Kessler, Raymond.

- GRAHAM, KENNETH - Graham, Lisa; 201403148;
Complaint Divorce.
- GUSHCHA, SVITLANA - Shores, Sheldon; 201403030;
Complaint Divorce.
- HARING, HEIDI - Unifund Ccr Llc; 201402973;
Civil Action; Kessler, Raymond.
- HENNESSEY, CATHERINE: HENNESSY, CATHERINE -
U.S. Bank, National Association; 201402999;
Complaint in Ejectment; Kolesnik, John M.
- HOLLER, NIKKI - Remit Corporation; 201402975;
Civil Action; Kessler, Raymond.
- HUBER, MICHELE - Remit Corporation; 201402965;
Civil Action; Kessler, Raymond.
- IC SYSTEM INC - Wheeler, Brian; 201402896;
Civil Action; Berman, Linda F.
- JENKINS, JESSE - Jenkins, Erin; 201403034;
Complaint Divorce; Johnson, W. Frank, Jr.
- JENSEN, GARY - Portfolio Recovery Associates Llc;
201402985; Civil Action; Brown, Carrie A.
- KELLEY, FRANK - Kelley, Mary; 201402931;
Complaint Divorce; Brass-Corey, Sharon A. L.
- KERN, JASON - Kern, Hollis; 201403069;
Complaint Divorce.
- KIM, KEVIN - Kim, Jong; 201402902; Complaint
Divorce; Shin, Joong S.
- KONIDARIS, ATHANASIOS: THOMAS -
Konidaris, Shelley; 201402850; Complaint
Divorce; Vidas, Mary T.
- LANEKO ENGINEERING COMPANY:
DERRAH, WILLIAM - Robinson, Thomas;
201402944; Civil Action.
- LASERE, SANDRA - Goldsworthy, Bret;
201402990; Complaint for Custody/Visitation.
- LOPP, ROSE - Warren, Talmadge; 201402984;
Defendants Appeal from District Justice.
- LUZIO, MICHAEL - Remit Corporation; 201402981;
Civil Action; Kessler, Raymond.
- LYONS, PATRICK - Lyons, Cheryl; 201403067;
Complaint Divorce.
- MARREN, MATTHEW - Discover Bank; 201402977;
Civil Action; Dougherty, Michael J.
- MCDOWELL, NADIA - Portfolio Recovery
Associates Llc; 201402926; Civil Action;
Garvey, Mark R.
- MCGALLIARD, TAYLOR - Watters, Stephanie;
201402484; Complaint for Custody/Visitation.
- MCMECKING, MARIE - State Farm Insurance
Company; 201402784; Petition; Pancio, Bruce S.
- McNAMARA, MICHAEL - Capital One Bank USA, N.A.;
201403028; Civil Action; Ratchford, Michael F.
- MILLER, DIANE - Ability Recovery Services Llc;
201402927; Plaintiffs Appeal from District Justice.
- MILLER, RHONDA - State Farm Insurance Company;
201402786; Petition; Pancio, Bruce S.
- MILSTEIN, MICHELLE - Remit Corporation;
201403033; Civil Action; Kessler, Raymond.
- MONTANYE, SALLIE - Portfolio Recovery
Associates Llc; 201402987; Civil Action;
Brown, Carrie A.
- MOORE, VAL - Brunner, Harry; 201402592;
Complaint for Custody/Visitation.
- MORELLI, ALICIA - Morelli, Oscar; 201402505;
Complaint for Custody/Visitation; Caya, Dale Edward.
- NASIM, MOHAMMAD - Nasim, Stacey; 201402877;
Support/Exceptions.
- NELLIGAN, SHANE: CARRIE: WALTON, CARRIE -
Walton, Robert; 201403124; Complaint In
Mortgage Foreclosure; Stauffer, Robert L.
- NEWMAN, IRIS - Porfolio Recovery Associates Llc;
201402983; Civil Action; Brown, Carrie A.
- NIWINSKI, MICHAEL - Niwinski, Lynne;
201403103; Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Davis, John; 201402942;
Appeal from Suspension/Registration/Insp.;
Young, Jonathan B.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Petka, Edward; 201402986;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Inoyatova, Nargiza; 201402884;
Appeal from Suspension/Registration/Insp;
Zofius, Leonard B.
- QUINN, AUGUSTA: REID, AUGUSTA -
Meade, Renee; 201402930; Civil Action;
Thomas, Leno P.
- REYNOLDS, STEPHEN - Reynolds, Leslie;
201403156; Complaint Divorce; Boyd, Tina M.
- RHINE, GEORGE - Capital One Usa Na; 201402969;
Plaintiffs Appeal from District Justice;
Ratchford, Michael F.
- RIN, JASON - Rin, Engthanavatay; 201402968;
Complaint Divorce; Miller, Jessica A.
- ROGGIO, NANCY - Roggio, Thomas; 201402908;
Complaint Divorce; Pauker, Lawrence.
- RUSH, JASON - Michener-Crossett, Carol;
201402596; Complaint for Custody/Visitation.
- SHAUGHNESSY, MARY - Shaughnessy, Fred;
201402888; Complaint Divorce; Risoldi, Carla V.
- SIBLE, JASON: VIOLET - Stables Community Association;
201403144; Civil Action; Haskins, John F., Jr.
- SILKS, MARK: RAM-TECH ENGINEERS INC:
RAM-TECH ENGINEERS INC - Williams, Andy;
201403024; Civil Action; Lopresti, Anthony.
- SPARE, KATHERINE: PHILIP - Pennymac
Loan Services, LLC; 201403112; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.
- SPRING, TRACY - Spring, Nicholas; 201402824;
Support/Exceptions; Brennan, Meredith.
- STABILE, CHRISTOPHER - Stabile, Claudia;
201402586; Complaint for Custody/Visitation.
- VANIVER, BRAD: GURAK, AMY: REMI, ET.AL. -
Wells Fargo Bank Na; 201402996; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.
- WALDRON, ROBERT - Unifund Ccr Llc; 201402978;
Civil Action; Kessler, Raymond.
- WALSH, NATHAN - Walsh, Erica; 201402920;
Complaint Divorce.
- WEIKEL, WILLIAM - Weikel, Kimberly; 201403021;
Complaint Divorce.
- WHITAKER, LINDA - Remit Corporation; 201402950;
Civil Action; Kessler, Raymond.
- WILSON, THOMAS - Wilson, Leslie; 201401371;
Complaint Divorce; DeShong, Amy P.
- WORLD ASIAN INVESTMENT GROUP, L.P.:
WORLD ASIAN INTERNATIONAL, INC. -
Choi, Kisuk; 201401036; Civil Action;
Schwartz, Stephen H.
- YEAGER, ROYCE - Citibank Na; 201402835;
Civil Action; Scott, Morris A.
- YOO, JAMES - Yoo, Sarah; 201403016;
Complaint Divorce.

WILLS PROBATED
Granted Week Ending February 18, 2014**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- BORKLAND, MARGARET M. - Lower Merion Township;
Borkland, Donald A., 2190 Benwicke Drive,
Pfafftown, NC 27040-9214.
- BYRON, DONALD T. - Lower Gwynedd Township;
Byron, Patricia M., 1717 Ludwell Drive,
Maple Glen, PA 19002.
- CORNISH, ROBERT L. - Cheltenham Township;
Bennett, John G., Jr., 13 Fenwyck Circle,
Phoenixville, PA 19460.
- KALB, CLAIRE - Lower Salford Township;
Lederach, Judy M., 694 Andrew Drive,
Harleysville, PA 19438.
- KATZ, JANET F. - Lower Moreland Township;
Gitt, Michele S., 3361 Harold Street,
Oceanside, NY 11572.
- LEW, NATALIA - Abington Township; Welsh, Mary A.,
84 Bittersweet Drive, Doylestown, PA 18901.
- LICHTENSTEIN, RHODA R. - Springfield Township;
Walz, Michelle, 5417 Lynbrook Landing,
Virginia Beach, VA 23462-7111.
- MILLER, GRACE P. - Lower Providence Township;
Sapnas, K. M., 302 Carmen Drive,
Collegeville, PA 19426.
- PARELMAN, MARJORIE C. - Cheltenham Township;
Pareلمان, Martin, 8340 Roberts Road,
Elkins Park, PA 19027.
- SHORE, JOSEPH F. - Lower Merion Township;
Shore, Bette, 100 Grays Lane,
Haverford, PA 19041.
- WERNER, HELEN W. - Upper Frederick Township;
Werner, Richard E., 5355 Autumn Drive,
Greenwood Village, CO 80111.
- WILLHOFT, JULE H. - Towamencin Township;
Willhoft, Gerald E., Docks Woods Community,
Lansdale, PA 19446-6234.

RETURN DAY LIST**March 17, 2014
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.

- 635 Lucknow Corporation v. Spectrum Alliance, L.P. - Defendant's Petition to Open and/or Strike Confessed Judgment - **M. Nesfeder - A. Ciardi.**
- 635 Lucknow Corporation v. Spectrum Alliance, L.P. - Defendant's Petition to Open and/or Strike Confessed Judgment - **M. Nesfeder - A. Ciardi.**
- Ally Bank v. Lenox Financial Mortgage Corporation Defendant's Motion for Admission Pro Hac Vice of Greg W. Chambers (Seq. 16) - **N. Taj.**

- Ally Bank v. Lenox Financial Mortgage Corporation - Defendant's Motion for Admission Pro Hac Vice of James W. Brody (Seq. 17) - **N. Taj.**
- American Express Bank, FSB v. Hill - Plaintiff's Motion to Compel Answers to Discovery (Seq. 5) - **D. Tsarouhis.**
- Bank of America National Association v. McClain - Defendants' Motion to Dismiss And Strike Verification - **L. Tabas - J. McClain.**
- Benjamin v. 3 Jag Investments, LLC - Motion of Defendants 3 Jag Investments, LLC and Class A Realty Company to Compel Plaintiff's Discovery Responses (Seq. 13) - **C. Campbell - K. Keller.**
- Berardi v. Reyes - Motion to Compel (Seq. 21) - **G. Mullaney - J. Shaffer.**
- Brindell v. Burrell - Defendant's Motion to Compel Plaintiff to Execute Authorizations to Obtain Records (Seq. 17) - **W. Brennan - F. Strokoff.**
- Butler v. Posner - Second Discovery Motion of Plaintiff William Butler for a Protective Order (Seq. 42) - **F. Clark - J. Callaway.**
- Butler v. Posner - Third Motion of Plaintiff, William H. Butler, to Compel Deposition of Defendant, Janet Ilene Posner (Seq. 43) - **F. Clark - J. Callaway.**
- Capital One Bank, N.A. v. Odeitus - Defendant's Motion for Leave to File an Amended New Matter and Counterclaim (Seq. 19) - **B. Lawrence - T. Patterson.**
- Carr v. Frost - Defendant Elizabeth Sun, M.D.'s Motion for Leave to Obtain Discontinuance on Behalf of Elizabeth Sun, M.D. (Seq. 113) - **T. Kline - M. McGilvery.**
- Carter v. Carter - Plaintiff's Motion for Leave to File Amended Complaint and for Joinder of Additional Persons as Defendants - **C. Campbell - J. Kahn.**
- Chambers v. East Elm, LLC - East Elm Defendant's Motion to Compel Plaintiff's Deposition (Seq. 49) - **A. Shaw - J. Walsh.**
- Choi v. Bargher - Defendant Fraco Corrado's Motion to Compel Plaintiff Martin Choi to Make Himself Available for Deposition (Seq. 42) - **R. Miller - B. Hoffman - J. Godin.**
- CitiMortgage, Inc v. Fulton - Defendant's Motion to Set Aside Default Judgment (Seq. 15) - **A. Davis.**
- Clark v. Atlantic Lead Consultants, Inc. - Plaintiff's Motion for Protective Order (Seq. 64) - **M. Manta - S. Vilardi.**
- Decoster v. Kuchar - Defendant's Motion to Compel Signed Authorization from Plaintiff (Seq. 28) - **A. Braitman.**
- Donald R. Berger, D. D. S., P. C. v. Thorp - Plaintiff's Motion to Compel Discovery.
- Erp New Britain Property Owner v. Campion - Petition of Defendants to Strike and/or Open the Judgment Entered by Confession - **P. Lesser.**
- Firely v. Fox and Roach, L.P. - Defendant's Motion to Compel Plaintiffs' Answers to Interrogatories (Seq. 29) - **E. Frey - A. Smith.**
- Fisher v. Pearlstein - Plaintiff's Motion for Precomplaint Discovery (Seq. 1) - **P. Villari - W. Swayze.**
- Gambino v. Leatherman - Joint Motion to Determine Fair Value of Medical Services for Services Rendered (Seq. 7) - **B. Cooper - S. Moore.**
- Gilbreath v. Saudarg - Defendant's Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 9) - **B. Gultanooff - L. Borelli.**
- Gochin v. Feldman - Plaintiff's Motion for Extension of Time to Respond to Defendant's Motion for Judgment on the Pleadings - **P. Troy.**
- Hanuman Business, Inc. v. Thekktch, Inc. - Third Party Defendant Getty Properties, Corporation's Motion for Admission Pro Hac Vice Pursuant to Pa. R.C.P. No. 10121 (Seq. 35) - **N. Glidden - A. Cotlar.**

28. HSBC Bank, USA National Association v. Kochanowicz - Petition to Strike Discontinuance and Reinstatement Case (Seq. 29) - **C. Fliakos - E. Camposano.**
29. Jackson v. Mercy Suburban Hospital - Motion for Extension of Time to File Certificate of Merit (Seq. 29).
30. Johnson v. Jarden Corporation - Defendant's Motion to Compel Plaintiff's Authorizations - **J. Caracappa - M. Dumack - W. Sweeney.**
31. Johnson v. Jarden Corporation - Defendants Crescent Hotels & Resorts, LLC, Doubletree Guest Suites and Hilton Worldwide's Motion to Compel Plaintiff Theresa Johnson's IME - **J. Caracappa - M. Dumack - W. Sweeney.**
32. Jones v. 330 South Warminster Road Associates - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 16) - **P. Timoney - D. Maher.**
33. Joseph M. Konieczny, P.C. v. Swift Industries, Inc. - Defendant's Motion to Compel Edward Zuzelo to Appear for a Second Deposition (Seq. 110) - **R. Birch - R. Daugherty - K. Haywood.**
34. JP Morgan Chase Bank National Association v. Craft - Plaintiff's Motion to Reassess Damages (Seq. 17) - **B. Kile.**
35. Krieger v. Kahala Corporation - Defendant Kahala Corporation and Abdas Toluou's Motion to Compel Discovery (Seq. 13) - **M. Kardos - I. Kim.**
36. KRT Property Holdings, LLC v. LA Weight Loss, LLC - Defendant's Petition to Open/Strike Confession of Judgment - **P. Lesser - J. Asher.**
37. Lakis v. Brahmabhatt - Defendant Abington Physicians Surgical Center, P.C.'s Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 34) - **T. Kline - J. Kilcoyne.**
38. Lane v. Home Properties of New York, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 27) - **E. Savitt - S. Schwartz - P. Hasson.**
39. Lawrence v. Lawrence - Petition to Withdraw as Counsel (Seq. 24) Only Docket #201211492 - **E. Skypala - D. Miller.**
40. Lion v. Home Modernization, Inc. - Defendant John Bruer's Motion to Compel Answers to Second Set of Interrogatories and Request for Production of Documents - **M. Goodman - M. Gold.**
41. Luby v. Main Line Hospitals, Inc. - Plaintiff's Motion for Leave to File An Amended Complaint - **N. Winkler - D. Ryan.**
42. Mansfield v. Perloff - Plaintiff's Motion to Compel Answers to Discovery - **I. Feiner - J. Gilman.**
43. Mathew v. Huynh - Defendant's Petition to Coordinate Actions in Montgomery County Pursuant to Pa. R.C.P. 2131 (Seq. 13) - **M. Sternberg - T. Simmons.**
44. Mignano v. Goldstein - Plaintiffs' Motion for Order to Break and Enter (Seq. 15) - **D. Penna.**
45. Nationstar Mortgage, LLC v. Tamaro - Plaintiff's Motion to Strike Joinder of Defendants (Seq. 23) - **J. Krohn.**
46. Nolan Capital, L.P. v. Montgomery County of Assessment Appeals - Motion of Cheltenham Township and Cheltenham Township School District to Strike Praeprice for Entry of Final Judgment (Seq. 136) - **C. Weiner - J. Price - W. Schwartz - M. Choksi.**
47. P.DiMarco & Company, Inc. v. Sperring - Petition for Entry of Judgment on Pros (Seq. 59) - **P. Logan - G. Dean.**
48. Perelman v. Perelman - Defendant's Motion for Admission Pro Hac Vice of Andrew J. Levander - **J. Smith - J. McShea - J. McCarron.**
49. Perez v. Beamenderfer - Motion to Withdraw as Counsel for Plaintiff (Seq. 27) - **A. Roseman - J. Shaffer.**
50. PNC Bank National Association v. Adams - Plaintiff's Motion for Leave to File An Amended Complaint - **E. Wassall.**
51. Prushan v. Monsell - Defendant's Motion for Ruling on Plaintiff's Objections to Subpoenas (Seq. 15) - **R. Pollack - E. Gavin.**
52. Rodney v. Holland - Petition to Withdraw as Counsel for Plaintiff (Seq. 28) - **J. Miller.**
53. Rogers v. Voorhees - Defendant Kelly Vaughan's Motion to Compel Plaintiff's Records (Seq. 13) - **T. Jacobs - F. Mackin.**
54. Roman v. Keebler - Defendant's Motion to Compel Discovery Directed Towards Plaintiff (Seq. 7) - **M. Simon - G. Mondjack.**
55. Rosenwasser v. CJD, Inc. - Plaintiffs' Motion to Strike Defendants' Objections to Plaintiffs' Subpoena Directed to Imagem, Inc. - **J. Mayers - M. Trachtman.**
56. Rotell v. Sandler - Defendant's Motion to Strike Plaintiffs' Objections to Subpoenas (Seq. 25) - **P. Gardner - R. Geller.**
57. Ryder Truck Rental, Inc. v. Somerset Industries, Inc. - Plaintiff's Motion to Break and Enter (Seq. 23) - **J. Flink - E. Morris.**
58. Szczerbowicz v. Maharaja Hospitality, Inc. - Defendant's Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 17) - **A. Braitman - M. Zingarini.**
59. Temple University v. Dublin - Petition to Strike/Vacate Judgment and Cease Writ of Execution (Seq. 18) - **U.S. Bank National Association Trust v. Specht - Plaintiff's Second Motion to Compel Discovery Responses (Seq. 48) - A. Murray.**
60. U.S. Bank National Association Trust v. Specht - Plaintiff's Second Motion to Compel Discovery Responses (Seq. 48) - **A. Murray.**
61. Wagner v. McKenzie - Defendant's Petition to Strike and or Open Judgment dated December 4, 2013 (Seq. 6) - **B. Campbell - J. Lerro-Ryan.**
62. Wells Fargo Bank, N.A. v. Connor - Plaintiff's Motion to Release Party Defendant and Amend Caption (Seq. 10) - **M. Wooters.**
63. Williams v. PNC Bank, N.A. - Defendant's Motion to Compel Colonial Mortgage Services Compny of America's Compliance With Subpoena (Seq. 26) - **E. Hayes - B. Solomon.**
64. Williams v. PNC Bank, N.A. - Defendant's Motion to Compel First American Title Insurance Company's Compliance With Subpoena - **E. Hayes - B. Solomon.**
65. Wilson v. Nationwide Property & Casualty - Defendant's Motion for Admission of Counsel Pro Hac Vice on Behalf of Michael Fragoso (Seq. 11) - **M. Fissel - J. Shaffer.**
66. Woodward v. Giant Food Stores, LLC - Defendant's Motion to Compel Plaintiff's Answers to Medical Update Interrogatories (Seq. 17) - **M. Strauss - M. Riley.**
67. Yellowbook, Inc v. Delta Law Group, LLC - Plaintiff's Motion for Pro Hac Vice Admission of Kenneth E. Chase - **M. Lessa - B. Walters.**
68. Yellowbook, Inc. v. Trash Depot, Inc. - Defendant's Motion to Compel Discovery (Seq. 22) - **M. Lessa - C. Allerton.**