

## 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 May 30, 2012 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 27, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

05-22136

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

BEGINNING at a point on the Southeasterly side of Stanbridge Street at the distance of 98 feet, 1/4 inch Southwesterly from the South corner of Stanbridge and Elm Streets, a corner of this and other property of Anson B. Evans; thence Southeasterly at right angles to Stanbridge Street, the line passing through the middle line of the partition wall between this house and other house of said Evans, 195 feet to the Northwest side of a 5 feet wide private alley dedicated to the use of the properties abutting thereon forever; thence along said side of alley Southwesterly 21 feet, 1 3/4 inches to land of Thomas J. Baker; thence along said Baker's land, Northwesterly 195 feet to the Southeast side of Stanbridge Street aforesaid and along the said side of street, Northeasterly 21 feet, 1 3/4 inches to the place of beginning.

UNDER AND SUBJECT to certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Maurice Walker, Sr. and Damien O. Broaster, Tenants in Common by Deed from Diane Lee Anderson dated 3/29/2000 and recorded 4/3/2000 in Deed Book 5312, Page 589.

Parcel Number: 13-00-34812-00-5.

Location of property: 740 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maurice Walker, Sr. and Damien O. Broaster** at the suit of Aurora Loan Services, LLC. Debt: \$95,819.67.

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

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

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

05-31142

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

THE TWO following tracts:

BEGINNING at a point on the Northwesterly side of Walnut Street (66 feet wide) at the distance of 216.50 feet measured North 55 degrees, 25 minutes East along the said side of Walnut Street from the intersection with the Northeasterly side of Fornance Street (66 feet wide); thence extending North 34 degrees, 50 minutes West, the line for a portion of the distance passing through the middle of a party wall 86.69 feet to a point; thence extending North 55 degrees, 25 minutes East, 28.73 feet to a point; thence extending South 34 degrees, 50 minutes East, 86.69 feet to a point on the Northwesterly side of Walnut Street aforesaid; thence extending along the same South 55 degrees, 25 minutes West, 28.73 feet to the first mentioned point and place of beginning.

ALL THOSE CERTAIN two lots, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according as one lot to a survey and plan thereof made by George C. Hellman, Norristown, Pennsylvania, dated 07/29/1966 and recorded in Plan Book C-5 Page 3, as follows, to wit:

BEGINNING at an interior point, which is at the distance of 215.90 feet on a course of North 55 degrees, 25 minutes East from a point on the Northeasterly side of Fornance Street (66 feet wide), which last mentioned point is at the distance of 86.69 feet on a course of North 34 degrees, 50 minutes West from the point of intersection of the said side of Fornance Street with the Northwesterly side of Walnut Street (66 feet wide); thence extending from a point of beginning North 34 degrees, 50 minutes West, 55.89 feet to a point; thence North 55 degrees, 25 minutes East, 57.39 feet to a point; thence South 34 degrees, 50 minutes East, 55.89 feet to a point; thence South 55 degrees, 25 minutes West, 57.39 feet to the place of beginning.

Parcel Number: 13-00-37728-00-5.

Location of property: 1415 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James D. Jackson, III and Ledora Jackson** at the suit of Norristown Municipal Waste Authority. Debt: \$3,544.88.

**James R. Wood**, Attorney.

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

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

06-23353

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, described in accordance with a Plan of Belair Park, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated May 22, 1958 and revised June 10, 1958, as follows, to wit:

BEGINNING at a point on the Northwest side of Selma Street (sixty feet wide) said point being at the distance of one hundred seventy-two and six, one-hundredths feet measured Northeastwardly, the two following courses and distances from a point of tangent on the Northeast side of Belair Circle (sixty feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of fifteen feet, the arc distance of twenty-three and forty-two one-hundredths feet; and (2) North forty-seven degrees, one minute, twenty seconds East, one hundred forty-eight and sixty-four one-hundredths feet; thence extending along the Northwest side of Selma Street, North forty-seven degrees, one minute, twenty seconds East, thirty feet to a point; thence North forty-two degrees, fifty-eight minutes, forty seconds West, one hundred eleven and forty-five one-hundredths feet to a point; thence South forty-six degrees, twenty-eight minutes, thirty-three seconds West, thirty feet to a corner of Lot No. 19; thence along the same, South forty-two degrees, fifty-eight minutes, forty seconds East, one hundred eleven and sixteen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 20 on said plan.

Parcel Number: 13-00-33592-00-1.

Location of property: 739 Selma Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William Guardino, Jr. and Elizabeth Guardino** at the suit of Norristown Municipal Waste Authority. Debt: \$1,256.72.

**James R. Wood**, Attorney.

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

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

07-14974

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

BEGINNING at a stake on the Southerly side of Spring Mill Avenue at the distance of 120 feet Westerly from Walnut Street; thence along the South side of said Spring Mill Avenue, Westerly 13 feet, 9 inches to a stake; thence Southerly through the middle of the partition wall of this and the adjoining house, 120 feet to a stake; thence Easterly 13 feet, 9 inches to a stake; thence Northerly through the middle of the partition wall of this and the adjoining house, 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Bulger by Deed from Lawrence L. Bulger and Catherine M. Bulger, his wife, dated June 11, 1997 and recorded August 7, 1997 in Deed Book 5195, Page 741.

Parcel Number: 05-00-09788-00-8.

Location of property: 625 Spring Mill Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine M. Bulger a/k/a Cathy Bulgar** at the suit of CWABS 2004-N, Bank of New York, as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee on Behalf of CWHEQ, Inc., Revolving Home Equity Loan Asset-Backed Notes, Series 2005-H. Debt: \$42,572.38.

**Margaret Gairo**, Attorney.

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

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

07-26043

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on June 30, 1954, as follows, to wit:

BEGINNING at a point on the Southeast side of Rolling Hill Road (formerly Johns Avenue) (50 feet wide) which point is measured North forty-one degrees, twelve minutes East, five hundred fifteen and ninety-five one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of ten feet the arc distance of sixteen and six one-hundredths feet from a point on the Northeast side of Township Line Road (40 feet wide).

CONTAINING in front or breadth on said Rolling Hill Road (formerly Johns Avenue) fifty-four and eighty-eight one-hundredths feet and extending of that width in length or depth Southwest between parallel lines at right angles to the said Rolling Hill Road (formerly Johns Avenue) one hundred fourteen and twelve one-hundredths feet.

Parcel Number: 30-00-57924-00-6.

Location of property: 145 Rolling Hill Road, Abington, PA 19001.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Thomas S. Walker and Evelyn W. Walker** at the suit of Abington School District and Township of Abington. Debt: \$3,933.88.

**James R. Wood**, Attorney.

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

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

08-12875

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, the first two thereof, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, known and designated as Lots Numbers Five Hundred Thirty-Nine and Five Hundred Forty on a Certain Plan of Lots of Penbryn, recorded at Norristown, in Deed Book 511, Page 500, the last thereof, situate in **Abington Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Southeasterly side of Houston Avenue (formerly Penbryn Avenue) (fifty feet wide) at the distance of two hundred seventy-nine feet six and three-eighths inches measured North twenty-six degrees, fifty minutes, ten seconds East from the intersection which the said side of Houston Avenue makes with the Northeasterly side of Mount Carmel Avenue (fifty feet wide); thence along the said Southeasterly side of Houston Avenue North twenty-six degrees, fifty minutes, ten seconds East, twenty feet, no inches to a point; thence along the Southwesterly side of Lot Number Five Hundred Thirty-Nine, South sixty-three degrees, nine minutes, fifty seconds East, one hundred fifty feet, no inches to a point; thence along the Westerly right-of-way line of the Northeast Pennsylvania Railroad, South twenty-six degrees, fifty minutes, ten seconds West, twenty feet, no inches to a point; thence along the Northeasterly side of Lot Number Five Hundred Thirty-Seven, North sixty-three degrees, nine minutes, fifty seconds West, one hundred fifty feet, no inches to the place of beginning.

Parcel Number: 30-00-30516-00-9.

Location of property: 125 Houston Avenue, Abington, PA 19001.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Walter S. Tibbs** at the suit of Abington School District and Township of Abington. Debt: \$4,272.56.

**James R. Wood**, Attorney.

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

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

08-15920

ALL THAT CERTAIN lot and parcel of land, known as Lot #2 lands now or late of Galen C. Royer, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania as shown on a subdivision plan prepared by Bursich Associates, Inc. Drawing No. 06138-1 dated January 16, 1987, last revised April 1, 1987.

BEGINNING at a point in the Southeasterly side of a right-of-way to be dedicated to the Township of Pottsgrove, said point also being of corner of these lands and Lot #1 lands now or late of Galen C. Royer; thence from said point and place of beginning and extending along above said right-of-way to be dedicated, the two following courses and distances: (1) North 50 degrees, 10 minutes, 17 seconds East, 19.00 feet; (2) North 67 degrees, 18 minutes, 38 seconds West, 56.36 feet to a corner of lands now or late of Paul D. Sidley and Edith Sidley, husband and wife; thence along the same the two following courses and distances: (1) North 39 degrees, 49 minutes, 43 seconds West, 15.00 feet; (2) North 50 degrees, 24 minutes, 58 seconds East, 157.10 feet to a corner of lands now or late of A. Burtis Mallock and Helen N. Mallock, husband and wife; thence along the same the six following courses and distances: (1) South 87 degrees, 57 minutes, 13 seconds East, 60.38 feet; (2) North 67 degrees, 00 minutes, 44 seconds East, 100.27 feet; South 75 degrees, 33 minutes, 11 seconds East, 132.90 feet; (4) Crossing a 20 foot wide sanitary sewer easement North 75 degrees, 57 minutes, 02 seconds East, 49.06 feet; (5) South 88 degrees, 19 minutes, 16 seconds East, 65.56 feet; (6) South 55 degrees, 19 minutes, 12 seconds East, 141.50 feet to a point in the boundary line between the Township of Lower Pottsgrove and the Borough of Pottstown; thence along the same, partly along lands now or late Sunnybrook Enterprises, partly along Lot #3 and also along the Southeasterly side of a 20 foot wide sanitary sewer easement (of which this is a part) South 49 degrees, 19 minutes, 50 seconds West, 410.00 feet to a corner of Lot #1; thence along the same and partly crossing the Southwesterly terminus of said sanitary sewer easement North 55 degrees, 29 minutes, 33 seconds West, 332.40 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Zeferino Martinez and Jane Martinez, his wife by Deed from Galen Royer, Jr., single man dated August 17, 1987 and recorded September 8, 1987 in Deed Book 4850 Page 1335.

Parcel Number: 42-00-00848-00-1.

Location of property: 550 Highland Road, Pottstown, PA 19464.

The improvements thereon are: Residential - single family dwelling.

Seized and taken in execution as the property of **Zeferino Martinez and Jane L. Martinez** at the suit of TD Banknorth, N.A. Debt: \$1,133,235.63 (plus interest and costs).

**Joel S. Todd**, Attorney.

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

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

08-17594

ALL THAT CERTAIN lot or piece of land, with the new dwelling thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery, and State of Pennsylvania, being Lot Number Ten (10) and a portion of Lot Number Eleven (11) on plan of lots made for Leonard H. Davis by Metz & Gillin, C.E. on May 20, 1917 and described according to a re-survey made May 19, 1921 by Metz & Weir C.E., as follows, to wit:

BEGINNING at an iron pin on the South side of Mattison Avenue (fifty feet in width) in line of land now or late of Franklin C. Weber, at the distance of one hundred thirty-five feet Southeastwardly from the Southeast side of Park Avenue,

(fifty feet in width); thence along, the same South eighty-degrees, forty- five minutes East, sixty feet to an iron pin set in the side of Mattison Avenue, being ten feet East of the Easterly side line of Lot No. 10; thence by other land of Cora J. Radcliffe the next three courses and distances, to wit: South nine degrees, fifteen minutes West, one hundred and nineteen feet to a pin; thence North eighty degrees, forty-five minutes West, five feet to a pin; thence South nine degrees, fifteen minutes West, thirty-one feet to a pin set on the Northerly side of a proposed sixteen foot wide alley laid out for the use of this property and the remaining property of Cora J. Radcliffe; thence along said side of said alley North eighty degrees, forty-five minutes West, fifty-five feet to a pin in line of land, now or late of Franklin C. Weber; thence along said land North nine degrees, fifteen minutes East, one hundred and fifty feet to the place of beginning.

Parcel Number: 01-00-03088-00-7.

Location of property: 308 Mattison Avenue, Ambler, PA 19002.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Elizabeth S. De Silva** at the suit of Wissahickon School District. Debt: \$3,599.74.

**James R. Wood**, Attorney.

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

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

09-03590

ALL THAT CERTAIN Lot or piece of ground and all of the improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a plan of subdivision prepared for Susquehanna Road Associates, Inc., Dresherbrooke Residential Community by Boucher & James, Inc., Consulting Engineers, Planners, Land Surveyors, dated 12/28/1990 and last revised 2/9/1996 and recorded in Plan Book A-56, Page 102 and further revised 9/3/1997 and recorded in Plan Book A-57, Page 188, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brookdale Court (50 feet wide) and a corner of Lot #73 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along a line of Lot # 73, South 39 degrees, 53 minutes, 25 seconds West crossing a landscape and sanitary sewer easement 156.67 feet to a point on the Northeasterly side of Susquehanna Road; thence extending along same North 50 degrees, 13 minutes, 22 seconds West, 44.75 feet to a point, a corner of Lot #71; thence extending along a line of Lot #71, North 39 degrees, 53 minutes, 25 seconds West, 156.34 feet recrossing the aforesaid easements to a point on the Southwesterly side of Brookdale Court and crossing a parking easement, South 50 degrees, 13 minutes, 22 seconds East, 31.07 feet to a monument; thence continuing along Brookdale Court on a line curving to the right having a radius of 225 feet the arc distance of 13.68 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #72 on the above mentioned plan.

UNDER AND SUBJECT, inter alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations, and exclusions as contained and set forth in that certain Declaration of Dresherbrooke Residential Community Homeowners Association recorded in Montgomery County Deed Book 5170, Page 48 to 70 &c., and any amendments to the said Declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Cynthia F. Thomas, by Deed from Dresherbrooke Company, Inc., (a Pennsylvania Corporation), dated 08/31/1998, recorded 09/02/1998 in Book 5238, Page 2492.

Parcel Number: 54-00-02708-34-3.

Location of property: 209 Brookdale Court, Dresher, PA 19025-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia F. Thomas a/k/a Cynthia Thomas a/k/a Cynthia E. Thomas** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$223,409.50.

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

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

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

09-05832

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements there on erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a survey of properties of Francis F. McAdams by William W Reeder, Registered Engineer, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Rosemont Avenue (fifty feet wide) at the distance of one hundred fifty-seven one-hundredths feet measured along the said side of Rosemont Avenue South forty-one degrees, four minutes West from its intersection with the Southwest side of Washington Street (sixty-six feet wide).

CONTAINING in front or breadth on said Rosemont Avenue sixteen feet and extending of that width in length or depth North forty-eight degrees, fifty-six minutes West between parallel line at right angles to the said Rosemont Avenue, the Northeast and Southwest lines thereof extending partly through the center of party walls to the Northeast and Southwest respectively sixty-seven and twenty-five one-hundredths feet to a certain twenty feet wide driveway which extends Northeast and Southwest from Washington Street Jackson.

BEING Lot No. 47.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid twenty feet wide driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots 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 driveway in good order, conditions and repair.

TITLE TO SAID PREMISES IS VESTED IN Neil A. Mengel, II by Deed from Randell J. Reese dated 05/26/2005, recorded 06/27/2005 in Book 5559, Page 2525.

Parcel Number: 13-00-32708-00-3.

Location of property: 15 Rosemont Avenue, Norristown, PA 19401-4336.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Neil A. Mengel, II** at the suit of The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-OC8, Mortgage Pass-Through Certificates, Series 2006-OC8. Debt: \$96,212.77.

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

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

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

09-09656

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a "Final Plan of Ivystream" Made by Tri-State Engineers and Land Surveyors, Inc., dated 4/24/1974, revised 5/15/74 and recorded 7/12/74 in Montgomery County Plan Book A-23, Page 10, and subsequently revised 9/22/1975, as follows, to wit:

BEGINNING at a point on the Southwest side of Brockton Road (50 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeast side of Frontier Road (50 feet wide); thence extending from beginning point and along Brockton Road South 15 degrees, 04 minutes, 30 seconds East, 180.00 feet to a point, a corner of Lot #41 on said plan; thence leaving said Brockton Road and along said Lot #41 South 74 degrees, 55 minutes, 30 seconds West, 125.00 feet to a point, a corner of Lot #59 on said plan; thence along same North 15 degrees, 04 minutes, 30 seconds West, 200 feet to a point on the Southeast side of Frontier Road; thence extending along same the two following courses and distances: (1) North 74 degrees, 55 minutes, 30 seconds East, 105.00 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point on the South-west side of Brockton Road, the first mentioned point and place of beginning.

BEING Lot #60 on said plan.

CONTAINING in area 24,914.16 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Comer E. Rucker and Lidia M. Rucker, h/w, by Deed from Marvin Solomon and Francine Solomon, h/w, dated 10/27/1995, recorded 11/01/1995 in Book 5130, Page 228.

Parcel Number: 59-00-01538-08-6.

Location of property: 6105 Brockton Road, Hatboro, PA 19040-3002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lidia M. Rucker and Comer R. Rucker** at the suit of GMAC Mortgage, LLC. Debt: \$252,542.93.

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

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

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

09-09753

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, described according to a re-survey of a certain portion of Plan of Rowland Park, made for Conlin, McGill and Parker, Inc., by William T. Muldrew, Civil Engineer, on the 20th day of October A.D. 1926 and recorded in Deed Book 1017, Page 600, described thereto, as follows, to wit:

BEGINNING at a point on the Northeastly side of Boyer Road (40 feet wide) at the distance of ninety-one and seventy-one one-hundredths feet Northwesterly from the Northerly radius corner of Boyer Road and Rowland Avenue (40 feet wide); thence along the Northeastly side of Boyer Road, North twenty-four degrees, forty-five minutes West, fifty-three and twenty-nine one-hundredths feet to a corner stone at a point of curve; thence on a curve to the left radius of two hundred forty-nine and nine one-hundredths feet the arc distance of nine and twenty-six one-hundredths feet to a point; thence North forty-eight degrees, three minutes East, one hundred three and four one-hundredths feet to a point; thence South thirty-seven degrees, twenty-four minutes East, seventy-five and thirty-six one-hundredths feet to a point; thence South fifty-two degrees, thirty-six minutes West, fourteen and sixty-three one-hundredths feet to a point; thence South thirty-seven degrees, twenty-four minutes East, sixteen and seventy one-hundredths feet to a point; thence South sixty-five degrees, sixteen minutes West and passing through a center party wall, one hundred four and fourteen one-hundredths feet to the Northeastly side of Boyer Road and the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James B. Malerman and Amanda G. Malerman, h/w, by Deed from James B. Malerman, dated 12/10/1997, recorded 12/26/1997 in Book 5211, Page 912.

Parcel Number: 31-00-02929-00-1.

Location of property: 411 Boyer Road, Cheltenham, PA 19012-1605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James B. Malerman and Amanda G. Malerman** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$191,328.17.

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

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

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



09-13207

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator, recorded in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Maple Avenue (formerly Avenue "A") (40 feet wide) at the distance of 500.00 feet Southwest from the middle of Woodrow Avenue (40 feet wide).

CONTAINING in front or breadth on the said middle line of Maple Avenue 40 feet and extending of that width in length or depth Southeastwardly between lines at right angles to the said middle line of Maple Avenue 120 feet.

BEING Lots Nos. 1906-1907 on said plan.

ALSO ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lots Nos. 1908-1909 on a certain Plan of Lots of Ferguson Tract No. 11, recorded in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Maple Avenue (formerly Avenue "A") at the distance of 491.24 feet Northeast from the middle of Jenkintown Road (50 feet wide).

CONTAINING in front or breadth on the said middle line of Maple Avenue 40 feet (each lot being 20 feet in front) and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the middle line of Maple Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Panasiuk and Sarah Ann Fraser by Deed from D. Scott Kee and Karen M. Kee (formerly Karen M. Krumenacker), both unmarried dated April 30, 1987 and recorded May 28, 1987 in Deed Book 4838, Page 2160.

Parcel Number: 30-00-41096-00-4.

Location of property: 641 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Panasiuk and Sarah Ann Panasiuk** at the suit of OneWest Bank, F.S.B. Debt: \$230,157.82.

**Terrence J. McCabe**, Attorney.

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

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

09-15327

ALL THAT CERTAIN piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as plan of property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated January 7, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carver Avenue (40 feet wide) said point being at the distance of 85.00 feet measured South 36 degrees, 16 minutes East along the Southwesterly side of Carver Avenue from its point of intersection with the Southeasterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Carver Avenue 60.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Carver Avenue 85.00 feet.

BEING part of Lots Numbers 267, 268, 269 and 270 on a plan of West Willow Grove Lots as shown on the above mentioned plan.

Parcel Number: 30-00-06732-00-6.

Location of property: 2732 Carver Avenue, Abington, PA 19001.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anthony J. Gerini and Kelley A. Gerini** at the suit of Abington School District and Township of Abington. Debt: \$4,836.33.

**James R. Wood**, Attorney.

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

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

09-15444

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Lots, Section #1, Springbourne, made by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, Pennsylvania dated 12/17/75 and last revised 8/4/77, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Dixon Road (variable width) which point is measured the 3 following courses and distances from a point of curve on the Northwesterly side of Spring Lane (variable width): (1) leaving said Spring Lane on the arc of a circle curving to the left having a radius of 29.07 feet the arc distance of 51.93 feet to a point of tangent on the said Southwesterly side of Dixon Road; (2) thence along same North 22 degrees, 26 minutes, 31 seconds West, 49.75 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 382.84 feet the arc distance of 31.85 feet to the place of beginning; thence extending from Dixon Road and along the center of a 20 foot wide easement for sewers and also along Lot #46 South 67 degrees, 33 minutes, 29 seconds West, 170.67 feet to a point in line of lands of Lot #52 on said plan; thence along same North 22 degrees,

26 minutes, 31 seconds West, 54.11 feet to a point in line of land of Lot #50 on said plan; thence along same and along Lot #49 on said plan, North 43 degrees, 59 minutes, 39 seconds East, 112 feet to a corner of Lot #49 and #48 on said plan; thence along said Lot #49 North 59 degrees, 29 minutes, 15 seconds East, 75.64 feet to a point of curve on the said Southwesterly side of Dixon Road; thence along same the following 3 courses and distances: (1) on the arc of a circle curving to the right having a radius of 185.37 feet the arc distance of 49.42 feet to a point of tangent; (2) South 15 degrees, 14 minutes, 15 seconds East, 44.42 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 382.84 feet the arc distance of 16.29 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #47 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Alvin N. Grant and Angella R. Grant, by Deed from Nora Fluellen and Vincent Swindell Cowell, her husband, dated 03/13/2007, recorded 04/18/2007 in Book 5643, Page 1507.

Parcel Number: 31-00-08471-01-2.

Location of property: 1002 Dixon Road, Elkins Park, PA 19027-1114.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alvin N. Grant and Angella R. Grant** at the suit of U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2. Debt: \$380,541.10.

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

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

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

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09-16025

ALL THAT CERTAIN building lot with the buildings and improvements thereon erected along the South side of Ridge Road Route #563 West of Lands Mill Road in **Salford Township**, Montgomery County, State of Pennsylvania, being Lot #1 according to a plan dated May 24th, 1960 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a spike in a corner of lands of grantor and Robert Larr in the center line of Ridge Road, Route #563, (33.0 wide) said corner being 900.75 feet West of the center line of Lands Mill Road; thence along land of Robert Larr South 41 degrees, 25 minutes East the distance of 351.70 feet to an iron pin corner; thence along land of Helmut Bultmun South 56 degrees, 47 minutes West the distance of 132.07 feet to an iron pin a corner; thence along other lands of grantor of which this was a part North 43 degrees, 56 minutes West the distance of 332.93 feet to a corner in the center line of the Ridge Road; thence along the center line of the same North 48 degrees, 30 minutes East the distance of 145.35 feet to the place of beginning.

BEING the same premises which Union National Bank and Trust Company of Souderton, Co-Executor and Galen G. Gilbert, Gary W. Gilbert, Co-Executor of the Estate of Gordon W. Gilbert, Deceased by Deed dated 7/14/2000 and recorded 8/4/2000 in Montgomery County in Deed Book 5326, Page 1188 conveyed into Michael A. Pannella and Joyce A. Jericho, in fee.

TITLE TO SAID PREMISES IS VESTED IN David Zugay and Ann Marie Dalaney, as Joint Tenants, and not as Tenants in Common by Deed from Michael A. Pannella and Joyce A. Jericho dated 1/31/2006, recorded 2/3/2006 in Deed Book 5589, Page 0850.

Parcel Number: 44-00-01198-00-9.

Location of property: 771 Ridge Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Zugay and Ann Marie Delaney** at the suit of Bank of America. Debt: \$337,561.86.

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

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

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

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09-21012

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by Franklin and Lindsay, Registered Professional Engineers, dated 01/08/1941 and revised 04/14/1942, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Overhill Road (50 feet wide) which point is at the arc distances of 15.81 feet measured on the arc of a circle curving to the right with a radius of 15 feet from a point of tangent on the Southwesterly side of Sunnybrook Avenue (50 feet wide); thence extending from said point of beginning South 10 degrees, 58 minutes West along the said side of Overhill Road 45.70 feet to a point; thence extending North 79 degrees, 2 minutes West, 115 feet to a point; thence extending North 10 degrees, 48 minutes East, 119.74 feet to a point on the said Southwesterly side of Sunnybrook Avenue; thence extending South 49 degrees, 26 minutes, 20 seconds East along the said side of Sunnybrook Avenue 123.62 feet to a point; thence extending on the arc of a circle curving to the right with a radius of 15 feet the arc distance of 15.81 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-21709-00-4.

Location of property: 7458 Overhill Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cassandra L. Milton (Mortgagor and Real Owner) and John Wiggins (Mortgagor)** at the suit of Vantium REO Capital Markets, L.P., Substituted Party. Debt: \$215,788.35 plus interest to sale date.

**Jacqueline F. McNally, Attorney.**

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

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

09-22294

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc., dated 4/6/87, last revised 7/21/87 and recorded in Plan Book A-48, Page 464, as follows, to wit:

BEGINNING at a point a corner of Unit 1302, as shown on above mentioned plan; thence extending from said beginning point along Lot 1302, North 00 degrees, 10 minutes, 00 seconds East, 100.00 feet to a point; thence extending South 89 degrees, 50 minutes, 00 seconds East, 20.00 feet to a point, a corner of Lot 1304, as shown on above mentioned plan; thence extending along the same, South 00 degrees, 10 minutes, 00 seconds West, 100.00 feet to a point; thence extending North 89 degrees, 50 minutes, 00 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 1303 as shown on above mentioned plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN John B. Kline and Renee Y. Kline, h/w, by Deed from Mario A. Raimondi and Jacqueline M. Raimondi, h/w, dated 04/30/1999, recorded 05/12/1999 in Book 5271, Page 503.

Parcel Number: 32-00-00423-60-7.

Location of property: 1303 Village Green Drive, Gilbertsville, PA 19525-9593.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John B. Kline and Renee Y. Kline** at the suit of Citimortgage, Inc. Debt: \$92,324.30.

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

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

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

09-24851

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Mallard Pond Plan of Subdivision prepared for Deluca Enterprises, Inc., made by Urwiler & Walter, Inc., Summerytown, Pennsylvania, dated May 30, 1986 and last revised November 17, 1986, said plan being recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-48, Page 255, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mallard Drive West (50 feet wide), said point being measured the five following courses and distances from a point of curve on the Northeasterly side of Darter Lane (50 feet wide): (1) leaving Darter Lane, on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 35.90 feet to a point of reverse curve on the Northeasterly side of Mallard Drive West; (2) along the Northeasterly and Northwesterly sides of Mallard Drive, West on the arc of a circle, curving to the left, having a radius of 347.50 feet, the arc distance of 755.81 feet to a point of tangent on the same; (3) South 78 degrees, 42 minutes, 58 seconds West, 100.00 feet to the point of curve; (4) along the Northwesterly, Northeasterly and Southeasterly sides of Mallard Drive West, on the arc of a circle, curving to the right, having a radius of 325.00 feet, the arc distance of 632.67 feet to a point of tangent on the Southeasterly side of Mallard Drive West; and (5) North 10 degrees, 15 minutes, 10 seconds East, 20.00 feet to the point of beginning, said point of beginning, being a corner of Lot No. 154 as shown on the above mentioned plan; thence extending from said point of beginning along Southeasterly side of Mallard Drive West, North 10 degrees, 15 minutes, 10 seconds West, 103.00 feet to a point, a corner of Lot No. 156 as shown on the above mentioned plan; thence extending along aforesaid lot, South 79 degrees, 44 minutes, 50 seconds East, 246.37 feet to a point, a corner of Lot No. 163 as shown on the above mentioned plan; thence extending along the aforesaid lot and also Lot No. 164 as shown on the above mentioned plan, South 08 degrees, 40 minutes, 00 seconds West, 103.04 feet to a point, a corner of Lot No. 154 as shown on the above mentioned plan; thence extending along the aforesaid lot North 79 degrees, 45 minutes, 50 seconds West 249.23 feet to the first mentioned point and place of beginning.

CONTAINING in area of 25,523 square feet, more or less.

BEING Lot No. 155 as shown on the above mentioned plan.

BEING the same premises which Prudential Relocation, Inc., a Colorado Corporation, by Deed dated March 28, 2007 and recorded April 24, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5644, Page 1198, granted and conveyed unto Millat Uddin.

Parcel Number: 46-00-02579-68-7.

Location of property: 103 Mallard Drive West, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Millat Uddin** at the suit of Wells Fargo Bank, N.A. Debt: \$462,834.68.

**Ashleigh L. Marin, Attorney.**

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

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



09-28105

ALL CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan entitled "Waltham Stowe" drawn by Eastern Engineers & Surveyors, Inc., Warminster, Pennsylvania, Job No. E-1528-I, dated 3/22/1993, last revised 1/25/1994 and recorded in Plan Book A-54, Page 499, as follows, to wit:

BEGINNING at a point on the Southerly side of Pike's Way (50 feet wide), said point of beginning is being at a point, a corner of Lot No. 11 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 11, South 10 degrees, 00 minutes, 00 seconds East, 280.81 feet to a point in line of lands now or late of Bernard and Samuel Schwartz as shown on said plan; thence extending along the line of said lands of Schwartz for a portion of the distance and also extending along the line of lands now or late of Bruce and Barbara Eisen and also extending along the line of lands now or late of Bryn Mawr Trust Company and Daerr-Bannon Kathleen L. Company Guardians as shown on said plan for a portion of the distance of North 43 degrees, 00 minutes, 30 seconds West, 127.75 feet to a point; thence continuing along the line of said lands of Bryn Mawr Trust Company, et al., for a portion of the distance and also extending along the line of lands now or late of Eviatar and Yael Zerubavel as shown on said plan for a portion of the distance, North 19 degrees, 51 minutes, 00 seconds West, 162.25 feet to a point on the Southerly side of Pike's Way, aforesaid; thence extending along the said Southerly side of Pike's Way the three following courses and distances, viz: (1) North 70 degrees, 09 minutes, 00 seconds East, 70.00 feet to a point of curve; (2) measuring in a Northeasterly direction along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 21.49 feet to a point of tangent; and (3) North 80 degrees, 00 minutes, 00 seconds East, 7.00 feet to a point, a corner of Lot No. 11, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

BEING the same premises which J.T. Mahon, Inc. by Deed dated 1/30/1998 and recorded 2/10/1998 in Book 5216, Page 34 granted and conveyed unto Raymond T. Blue and Veronica I. Blue, husband and wife.

Parcel Number: 31-00-22401-00-5.

Location of property: 5 Pikes Way, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Veronica I. Blue and Raymond T. Blue** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-4. Debt: \$656,297.99.

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

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

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

09-29068

PARCEL 1

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey, thereof made by M.R. and J.B. Yerkes, Civil Engineers, dated February 28, 1949, as follows:

BEGINNING at a point in the center line of Montgomery Avenue (66 feet wide) at the distance of 237 feet measured South 86 degrees, 30 minutes East along the said center line of Montgomery Avenue from its intersection with the center line of Levering Mill Road (70 feet wide); thence extending along the said center line of Montgomery Avenue, South 86 degrees, 30 minutes East, 22.15 feet to the point; thence leaving the said Montgomery Avenue and extending South 03 degrees, 30 minutes West passing partly through a party wall 183 feet to a point; thence extending North 86 degrees, 30 minutes West, 47.02 feet to a point; thence extending North 02 degrees, 41 minutes East, 98.36 feet to a point; thence extending South 86 degrees, 30 minutes East, 13 feet to a point; thence extending North 57 degrees, 27 minutes East, 16.41 feet to a point; thence extending North 03 degrees, 30 minutes East, 75 feet to a point in the center line of Montgomery Avenue, the first mentioned point and place of beginning.

PARCEL 2

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 28, 1945 and revised as to this lot May 18th, 1950, as follows, to wit:

BEGINNING at a point in the middle line of Montgomery Avenue (sixty-six feet wide) at the distance of two hundred ten feet measured South eighty-six degrees, thirty minutes East along the said middle line of Montgomery Avenue from its intersection with the middle line of Levering Mill Road (thirty-three feet wide); thence extending South eighty-six degrees, thirty minutes East along the said middle line of Montgomery Avenue, twenty-seven feet to a point; thence extending South three degrees, thirty minutes West, seventy-five feet to a point; thence extending South fifty-seven degrees, twenty-seven minutes West along other ground of the said Michael Lowitz and wife, of which this is a part, sixteen and forty one-hundredths feet to a point; thence extending North eighty-six degrees, thirty minutes West still along said other ground of Michael Lowitz and wife, thirteen feet to a point; thence extending North two degrees, forty-one minutes East passing over a stone, one and fifty-nine one-hundredths feet Southwardly from the Southerly side of Montgomery Avenue; thence extending North three degrees, thirty minutes East crossing one half of the bed of said Montgomery Avenue, thirty-three feet to a point in the middle line thereof, first mentioned point and place of beginning.

TOGETHER with the right to connect to the existing sewer in the remaining portion of premises above described of which this is a part, and to use same as and for a sewer at all times hereafter forever in common with the owners, tenants and occupiers of the remaining portion of the premises above described.

TITLE TO THE PREMISES IS VESTED IN Saul Barsh and Toni Ioppolo by Deed dated 07/22/1997 and recorded 02/23/1998 at the Recorder of Deeds Office in Montgomery County in Book 5216, Page 2397.

## PARCEL 3

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania, and described according to a certain survey made by Milton H. Yerkes, Civil Engineer on the 28th day of July A.D., 1917, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Montgomery Avenue (sixty-six feet wide) at the distance of three hundred six and sixty-seven one-hundredths feet South 59 degrees, 35 minutes East from the intersection of the said Montgomery Avenue with Price Avenue.

CONTAINING in front or breadth Southeastwardly along the said side of Montgomery Avenue twenty-five feet and extending of that width in length or depth between parallel lines on a course South 30 degrees, 25 minutes West, 100 feet, the Southeasterly line thereof running along the center of a party wall dividing these from the premises to the Southeast.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company, by Deed dated 6/29/1998, recorded on 9/4/1998 in Record Book 5239, Page 678.

## PARCEL 4

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in **Narberth Borough**, in the County of Montgomery, Pennsylvania, bounded and described according to a certain plan thereof made by Milton H. Yerkes, C.E. July 28, 1917, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Montgomery Avenue at the distance of 281.67 feet South 59 degrees, 35 minutes East from a stake set at the point of intersection of said side of Montgomery Avenue with the Southerly side of Price Avenue.

CONTAINING in front or breadth on said Montgomery Avenue Southeastwardly 25 feet and extending of that width in length or depth between parallel lines on a course South 30 degrees, 25 minutes West, 100 feet.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company by Deed dated 06/29/1998 and recorded 09/04/1998 at the Recorder of Deeds Office in Montgomery County in Book 5239, Page 0680.

## PARCEL 5

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, Montgomery County, Pennsylvania and bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania on July 28, 1917, as follows, to wit:

BEGINNING at a point on the Southwest side of Montgomery Avenue (sixty-six feet wide) at the distance of two hundred fifty-six and sixty-seven one-hundredths feet measured South fifty-nine degrees, thirty-five minutes East along the Southwest side of Montgomery Avenue from a stake marking the intersection with the Southerly side of Price Avenue containing in front or breadth Southeastward on the said Montgomery Avenue twenty-five feet and extending of that width in length or depth South thirty degrees, twenty-five minutes West between parallel lines the Southeast line thereof running along the middle of the partition wall dividing these premises from the premises adjoining to the Southeast one hundred feet.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company by Deed dated 06/29/1998 and recorded 09/04/1998 at the Recorder of Deeds Office in Montgomery County in Book 5239, Page 0682.

## PARCEL 6

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a certain survey and plan thereof made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania dated August 1, 1919 and revised May 12, 1920, as follows, to wit:

BEGINNING at a point in the center line of Montgomery Avenue at the distance of 96.02 feet North 60 degrees, 43 minutes West from a spike marking the intersection of the center line of Montgomery Avenue (66 feet wide) and the center line of Brookhurst Avenue (39 feet wide); thence along the center line of Montgomery Avenue North 60 degrees, 43 minutes West, 23.48 feet to a point; thence North 29 degrees, 17 minutes East, 133 feet to a point; thence South 66 degrees, 43 minutes East, 24.80 feet to a point; and thence South 29 degrees, 51 minutes West partly passing along the center of a party wall 133 feet to the center line of said Montgomery Avenue and place of beginning.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company, Saul Barsh and Toni Barsh, husband and wife by Deed dated 12/19/1997 and recorded 01/14/1998 at the Recorder of Deeds Office in Montgomery County in Book 5213, Page 1186.

## PARCEL 7

ALL THAT CERTAIN lot or piece of land with the store and apartment thereon erected, situate at Bryn Mawr, in **Lower Merion Township**, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northeast side line of Lancaster Avenue, where the same is joined by the Northwest side line of Warner Avenue; thence along the Northeastly side line of Lancaster Avenue North fifty-two degrees, thirty-six minutes West, twenty and thirty-three one-hundredths feet; thence North thirty-seven degrees, twenty-four minutes East passing through the middle of the partition wall separating the building on the premises hereby granted from the building adjoining on the Northwest one hundred fifteen feet, crossing a ten feet wide alley; thence along the Northeast side line of said alley by land recently conveyed to Thomas Fahy South fifty-two degrees, thirty-six minutes East, twenty-one and eighty-two one-hundredths feet to the Northwest side line of Warner Avenue; thence along the Northwest side line of Warner Avenue the two next following courses and distances, to wit: South fifty-one degrees, twenty-nine minutes West, six and eleven one-hundredths feet; South thirty-seven degrees, twenty-four minutes West, one hundred nine and seven-tenths feet to the place of beginning.

TOGETHER with the free and uninterrupted right, use and privilege of a ten feet wide alley in the rear of said lot at all times thereafter for all purposes of ingress, egress and regress in common with the owners and occupiers of other lots abutting thereon.

UNDER AND SUBJECT to agreements and building restrictions now of record.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company by Deed dated 12/23/1999 and recorded 1/3/2000 at the Recorder of Deeds Office in Montgomery County in Book 5302, Page 00894.

## PARCEL 8

ALL THAT CERTAIN lot or piece of land, with the store and apartment thereon erected, situate at Bryn Mawr 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, Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeasterly side line of Lancaster Avenue at the distance of twenty feet and thirty-three one-hundredths feet, North fifty-two degrees, thirty-six minutes West from the junction of the Northeasterly side line of Lancaster Avenue with the Northwesterly side line of Warner Avenue; thence along the Northeasterly side of Lancaster Avenue, North fifty-two degrees, thirty-six minutes West, twenty feet; thence North thirty-seven degrees, twenty-four minutes East passing through the middle of the partition wall separating the buildings on these premises from the building on the premises adjoining on the Northeast, one hundred fifteen feet crossing a ten foot wide alley; thence along the Northeast side line of said alley by land now or late of Thomas E. Fahy, South fifty-two degrees, thirty-six minutes East, twenty feet; thence recrossing said alley, South thirty-seven degrees, twenty-four minutes West passing through the middle of the partition wall separating the building on these premises from the building on the premises adjoining on the Southeast, one hundred fifteen feet to the place of beginning.

UNDER AND SUBJECT to contain building restrictions now of record.

TITLE TO PREMISES IS VESTED IN S & T Realty by Record Deed dated 12/23/1999, recorded on 1/3/2000, in Record Book 5302, Page 888.

## PARCEL 9

ALL THAT CERTAIN lot or piece of land, with the store and apartment thereon erected, situate at Bryn Mawr, in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northeast side line of Lancaster Avenue, at the distance of forty and thirty-three one-hundredths feet North fifty-two degrees, thirty-six minutes West, from the junction of the Northeasterly side line of Lancaster Avenue with the Northwesterly side line of Warner Avenue; thence along the Northeasterly side line of Lancaster Avenue, North fifty-two degrees, thirty-six minutes West, twenty feet; thence North thirty seven degrees, twenty-four minutes East, passing through the middle of the partition wall separating the building on the premises hereby granted from the building adjoining on the Northwest, one hundred five feet to the Southwest side line of a ten foot wide alley; thence along said line of said alley South fifty-two degrees, thirty-six minutes East, thirty-three one-hundredths of a foot; thence crossing said alley North thirty-seven degrees, twenty-four minutes East, ten feet; thence along the Northeasterly side line of said alley by land of Thomas B. Fahy, South fifty-two degrees, thirty-six minutes East, nineteen and sixty-seven one-hundredths feet; thence recrossing said alley South thirty-seven degrees, twenty-four minutes West, passing through the middle of the partition wall separating the building on the premises hereby granted from the building adjoining on the Southeast, one hundred fifteen feet to the place of beginning.

TOGETHER with the free and uninterrupted right, use and privilege of a ten foot wide alley in the rear of said premises, at all times thereafter forever for all purposes of ingress, egress and regress in common with the owners and occupiers of other lots abutting thereon.

TITLE TO THE PREMISES IS VESTED IN S & T Realty Company by Deed dated 12/2/1999 and recorded 1/03/2000 at the Recorder of Deeds Office in Montgomery County in Book 5302, Page 00901.

Parcel Numbers: 1. Parcel No. 40-00-38244-00-2; 2. Parcel No. 40-00-38248-00-7; 3. Parcel No. 12-00-02593-00-5; 4. Parcel No. 12-00-02596-00-2; 5. Parcel No. 12-00-02599-00-8; 6. Parcel No. 40-00-39620-00-3; 7. Parcel No. 40-00-30456-00-5; 8. Parcel No. 40-00-30452-00-9; 9. Parcel No. 40-00-30448-00-4.

Location of property: 1. - 158 Montgomery Avenue, Bala Cynwyd, PA 19004; 2. - 278 Montgomery Avenue, Bala Cynwyd, PA 19004; 3. - 836 Montgomery Avenue, Narberth, PA 19072; 4. - 838 Montgomery Avenue, Narberth, PA 19072; 5. - 840 Montgomery Avenue, Narberth, PA 19072; 6. - 859 Montgomery Avenue, Narberth, PA 19072; 7. - 1002 West Lancaster Avenue, Bryn Mawr, PA 19010; 8. - 1001.5 West Lancaster Avenue, Bryn Mawr, PA 19010; 9. - 1003 West Lancaster Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Commercial - retail, office, apartments.

Seized and taken in execution as the property of **Saul Barsh and Toni Barsh a/k/a Toni Ioppolo, t/a S & T Realty Company** at the suit of Liberty RE Asset Holdings, LLC. Debt: \$2,564,502.04.

**David P. Dean**, Attorney.

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

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

09-32788

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan of Pelham Green Subdivision Phase 2, made by John A. Berger Associates, Inc., Consulting Engineers, dated 4/5/1976 and last revised 7/26/1976, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brentwood Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Claremont Drive: (1) leaving Claremont Drive on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 29.21 feet to a point of tangent on the Southwesterly side of Brentwood Drive; and (2) North 48 degrees, 09 minutes, 07 seconds West, 146.28 feet to the point of beginning, said point of beginning also being a corner of Lot 31

as shown on the above mentioned plan; thence extending from said point of beginning partially along the last mentioned lot and partially along Lot 32 as shown on the above mentioned plan, South 17 degrees, 43 minutes, 01 second West, 174.10 feet to a point in line of Lot 32 as shown on the above mentioned plan; thence extending partially along the last mentioned lot and partially along Lot 34 as shown on the above mentioned plan, North 56 degrees, 01 minute, 18 seconds West crossing the Southeasterly side of a certain 20 foot wide storm sewer easement 115.15 feet to a point in the bed of same; thence extending through the bed of same, North 37 degrees, 01 minute, 18 seconds West, 24.50 feet to a point; thence extending North 30 degrees, 50 minutes, 06 seconds East crossing the Northeasterly side of said 20 feet wide storm sewer easement 173.11 feet to a point on the Southwesterly side of Brentwood Drive; thence extending along the same, South 48 degrees, 09 minutes, 07 seconds East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Taggart and Darlene F. Taggart, by Deed from Denise A. Fedele Vanwhy and Todd Vanwhy, dated 07/27/2006, recorded 08/11/2006 in Book 5612, Page 410.

Parcel Number: 35-00-00845-44-3.

Location of property: 2093 Brentwood Drive, Hatfield, PA 19440-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Taggart, Jr. a/k/a Robert J. Taggart and Darlene Taggart a/k/a Darlene F. Taggart** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$248,480.89.

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

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

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

09-34284

ALL THAT CERTAIN lot or piece of land, situate in the Third Ward, **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a Revised Subdivision Plan of Lots #1, #2 and #3, dated October 10, 1987 of a plan of lots known as Pottstown Airport Industrial Park and/or Pottstown Business Campus, said original plan recorded May 2, 1984 in Plan Book A-45, Page 287, and the revised plan now or about to be recorded at Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a corner of lands of W. Richard Schwab, et al., said point being on the Southwesterly side of a public road or street known as Circle of Progress Street and being distant along said street from its intersection with the Northwesterly curb line of Glasgow Street the following four courses and distances: (1) North 25 degrees, 15 minutes West, 55.32 feet to a point of curvature; (2) by a line curving to the right having a radius of 1325.00 feet, an arc length of 185.78 feet to a point of tangency; (3) North 17 degrees, 13 minutes West, 263.06 feet to a point of curvature; and (4) by a line curving to the left having a radius of 475.00 feet, an arc length of 246.41 feet; thence leaving said street along lands of W. Richard Schwab, South 22 degrees, 50 minutes, 10 seconds East, 53.26 feet to a corner of lands of the Pottstown Municipal Airport; thence along said lands, South 72 degrees, 47 minutes West, 446.24 feet to a corner of Lot No. 2 (as revised); thence along Lot No. 2, North 14 degrees, 25 minutes East, 334.57 feet to a point on the Southwesterly side of aforesaid Circle of Progress Street; thence point on the Southwesterly side of aforesaid Circle of Progress Street; thence along said street (50 feet wide), South 75 degrees, 35 minutes East, 120.00 feet to a point of curvature; thence by a line curving to the right having a radius of 475.00 feet, a central angle of 28 degrees, 38 minutes, 39 seconds, an arc length of 237.47 feet to the point and place of beginning.

CONTAINING 1,740 acres of land.

BEING all of Lot No. 1 of a Revised Subdivision of Lots #1, #2 and #3 dated October 10, 1987 of Pottstown Airport Campus Plan of Lots.

EXCEPTING AND RESERVING all storm sewer easements, electric and other utility easements as shown on a Plan of Lots of Pottstown Airport Industrial Park dated May 28, 1981, as revised September 9, 1984, and restrictions of record.

Parcel Number: 16-00-22842-00-2.

Location of property: 301 Progress Street, Pottstown, PA 19464.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **301 Circle of Progress, L.L.C.** at the suit of Borough of Pottstown. Debt: \$8,229.66.

**James R. Wood**, Attorney.

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

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

09-36011

ALL THAT certain lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Final Plan of Section 1-B Sawmill Valley, dated 08/12/1976, last revised 08/09/1978 and recorded 3/1/79 in Plan Book A-35, Page 39.

BEGINNING at a point on the Easterly side of Logger Mill Road 50 feet wide, said point being in the division line between Lots 50 and 51 as shown on said plan: thence (1) on the arc of a circle curving to the right having a radius 225 feet the arc distance of 24.54 feet to a point in the division line of Lots 51 and 52; thence (2) South 76 degrees, 26 minutes, 40 seconds East, 186.69 feet passing across a 30 feet wide easement to a point; thence (3) North 40 degrees, 28 minutes, 23 seconds East, 26.92 feet to a point in the division line of Lots 50 and 51; thence (4) North 76 degrees, 26 minutes, 40 seconds West recrossing the aforesaid easement 203.95 feet to a point in the Easterly side of Logger Mill Road, said point being the first mentioned point and place of beginning.



TITLE TO SAID PREMISES IS VESTED BY Warranty Deed dated 08/01/2000, given by Carlos B. Goncalves and Dalha C. B. Goncalves, his wife, to James Archibald and Ann Archibald, husband and wife, and recorded 08/10/2000 in Deed Book 5327, Page 0503.

Parcel Number: 36-00-06988-40-1.

Location of property: 33 Logger Mill Road, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Archibald and Ann Archibald** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$153,592.38.

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

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

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

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09-36927

ALL THAT CERTAIN parcel of land, situate in the Seventh Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey made by George Shaner, R.E. November 30, 1953, more particularly described, as follows:

BEGINNING at a corner of lands of Ralph Wentzel, said point being on the Easterly property line of Bellevue Avenue (50 feet wide); thence along said lands South 45 degrees, 30 minutes East, 94 feet to a corner on the Westerly side of a given 20 foot wide alley; thence along the same, South 44 degrees, 30 minutes West, 53.50 feet to a corner of lands of Howard Christman; thence along the same, North 45 degrees, 30 minutes West, 90 feet to a corner on the Easterly side of aforesaid Bellevue Avenue; thence along the same, North 44 degrees, 30 minutes East, 53.50 feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN William M. Sands and Carol J. Pizzuto, by Deed from Ora H. Sands, by her Attorney-in-Fact Douglas W. Sands duly recorded in Power of Attorney Book 186, Page 767 and William M. Sands, dated 05/21/1992, recorded 05/22/1992 in Book 5007, Page 1329.

THE SAID Carol J. Pizzuto died on 02/14/1995, thereby vesting sole ownership in William M. Sands as Surviving Joint Tenant With Right of Survivorship.

Parcel Number: 16-00-02172-00-8.

Location of property: 1120 Bellevue Avenue, Pottstown, PA 19464-4904.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M. Sands** at the suit of Deutsche Bank National Trust Company as Trustee for GSAA HET 2006-11. Debt: \$147,785.99.

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

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

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

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09-37074

ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan of properties made for Saul Dishler by George B. Mebus, Inc., Engineers, dated October 10, 1961, and last revised November 17, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Willow Avenue (50 feet wide) said point being the three following courses and distances from a point formed by the intersection of the center line of Willow Avenue with the extended Northwesterly side of Old York Road (80 feet wide): (1) leaving Old York Road North 48 degrees, 35 minutes West along the center line of Willow Avenue four hundred two and ninety-three one-hundredths feet to a point; (2) South forty-one degrees, twenty-five minutes West through the bed of Willow Avenue twenty-five feet to a point on the Southwesterly side of same; and (3) North forty-eight degrees, thirty-five minutes West along the Southwesterly side of Willow Avenue eighteen and eleven one-hundredths feet to the point of beginning; thence extending from said point of beginning South forty-one degrees, twenty-five minutes West, one hundred ninety and eighty-one one-hundredths feet to a point on the Northeasterly side of a certain twenty feet wide right-of-way for drainage; thence extending North forty-eight degrees, six minutes, forty-two seconds West along the Northeasterly side of the aforesaid right-of-way for drainage eighty feet to a point; thence extending North forty-one degrees, twenty-five minutes East, one hundred ninety and fourteen one-hundredths feet to a point on the Southwesterly side of Willow Avenue aforesaid; thence extending South forty-eight degrees, thirty-five minutes East along the Southwesterly side of Willow Avenue eighty feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-28810-00-4.

Location of property: 1344 Willow Avenue, Cheltenham, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **1330 Willow Avenue Associates, LLC, c/o David Ahn, President** at the suit of Cheltenham Township School District. Debt: \$3,123.31.

**James R. Wood**, Attorney.

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

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



09-37395  
PREMISES "A"

ALL THAT CERTAIN lot or piece of land, situate on the West side of Franklin Street, between King and Chestnut Streets in the Second Ward of **Pottstown Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of said Franklin Street, 75 feet North from the Northwest corner of King and Franklin Streets; thence Westwardly along property of William S. Ellis, 135 feet, 6 inches to an 8 feet wide alley; thence Northwardly along said alley 75 feet to a point, a corner of property of Henry Potts Estate; thence Eastwardly parallel with said King Street and along said property of Henry Potts Estate 135 feet, 6 inches to said Franklin Street; thence Southwardly by said Franklin Street 75 feet to the place of beginning.

PREMISES "B"

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

BEGINNING at a point 85 feet from the North line of King Street; thence Northward along the West line of an 8 feet wide vacated alley, 65 feet to a corner or land now or late of Elizabeth J. Streep; thence Westward along the same 14 feet to said alley, 8 feet wide; thence Southward by the same 65 feet to other land of William S. Ellis; thence Eastward along the same 14 feet to the place of beginning.

PREMISES "C"

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

BEGINNING at a point, a corner of this and land of Mary R. Ellis at the distance of 75 feet North from the North side of King Street, which point is at the distance of 135 feet, 6 inches West from the West side of Franklin Street; thence extending North by other land of James Allen Healy 75 feet, between parallel lines of the width of 8 feet, a continuation of the above described parallel lines to other land of Henry Potts Estate, now occupied and enclosed by Estate of Elizabeth J. Streep.

PREMISES "D"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, situate on the Northern corner of King Street and Franklin Street, bounded and described, as follows, to wit:

BEGINNING at the Northern corner of King Street and Franklin Street; thence along the Westerly side of Franklin Street in a Northeasterly direction 75 feet to a point; thence by land of James Allen Healy in a Northwestwardly direction parallel with said King Street 143 feet, 6 inches to a point; thence still by said land of Healy in a Northeasterly direction parallel with said Franklin Street 10 feet to a point; thence in a Northwestwardly direction parallel with said King Street, 14 feet to a point on the Easterly side of an alley 8 feet wide (a private alley); thence along said alley in a Southwesterly direction parallel with said Franklin Street 85 feet to a point on the Northern side of said King Street; and thence along the said side of King Street in a Southeasterly direction 158 feet and 1 inch to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Mary R. Ellis, widow, to Charles Kast by Deed dated the 14th day of June 1911, and recorded in Deed Book 656, Page 69, bounded and described as follows, to wit:

ALL THAT CERTAIN three story message or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania on the Northwest corner of King and Franklin Streets, bounded and described, as follows, to wit:

BEGINNING at the Northwest corner of King Street and Franklin Street, aforesaid; thence Northwardly along the West side of Franklin Street 75 feet to land of James Allen Healy; thence Northwestwardly by the same and by and through a small strip of the land of Mary P. Ellis, 157 feet, 6 inches more or less to a 20 feet wide public alley; thence along said East line of the 20 feet wide public alley Southwest 75 feet to the North side of said King Street; thence along the North side of said King Street parallel to the line along said James Allen Healy's land, 157 feet, 6 inches more or less to the said Franklin Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Billak, Jr., by Deed from The Baptist Children's Home, d/b/a Baptist Children's Services dated 03/14/2007, recorded 8/28/2008 in Deed Book 5705, Page 01537.

Parcel Number: 16-00-10392-00-5.

Location of property: 61 North Franklin Street, Pottstown, PA 19464-5657.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth Billak, Jr. a/k/a Kenneth Billak (Deceased)** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$206,436.49.

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

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

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

09-41781

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northwest side of Park Avenue at the distance of 200 feet Southwestward from the Southwesterly side of Montgomery Avenue, in **Rockledge Borough**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Park Avenue 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with said Park Avenue 125 feet, known and designated as Lot No. 133 on plan of lots surveyed and laid out by Joseph W. Hunter, Esquire, Surveyor for the Sylvania Mutual Land Improvement Association and filed in the Recorder of Deeds Office at Norristown.

TITLE TO SAID PREMISES vested by Warranty Deed, dated 1/14/2005, given by Oksana Yakymiv to Sun Delucco and recorded 1/21/2005 in Book 05541, Page 0509.

Parcel Number: 18-00-01951-00-2.

Location of property: 35 Park Avenue, Rockledge, PA 19046-4240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sun Delucco** at the suit of Wells Fargo Bank, N.A., for the Benefit of Asset-Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE3 Asset-Backed Pass-Through Certificates, Series 2005-HE3. Debt: \$181,900.08.

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

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

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

09-44708

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, 12/5/1945 as follows:

BEGINNING at an iron pin in the bed of a public road leading from Spring Mount Station to Zieglersville (now called Main Street) in line of land now or late of Warren U. Keeler; thence extending along said land, passing along a stone pier near the Northeastly side of said public road and in 15 feet from the said point of beginning thereof, North 41 degrees, 30 minutes East, 322 feet to an iron pin; thence extending along other land of Jacob Marx and Katharine, his wife, of which this was a part, South 31 degrees, 45 minutes East, 164 feet to an iron pin; thence South 4 degrees, West 58.6 feet to an iron pin; thence extending along land of Horace Long and Jesse Long, South 41 degrees, 30 minutes West, 225.6 feet to an iron pin in the bed of the aforesaid public road; thence extending in the bed of said road, North 49 degrees, West 193 feet to the place of beginning.

CONTAINING 1.247 acres.

BEING the same premises which Hiram Mourar, by Indenture bearing date the 5th day of October, A.D. 1979 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 16th day of October, A.D. 1979 in Deed Book 4463, Page 424, granted and conveyed unto Theodore J. Foell and Elizabeth L. Foell, his wife, their heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Anthony G. Casatelli and Pamela J. Casatelli, his wife, as Tenants by Entireties by Deed from Theodore J. Foell and Elizabeth L. Foell, his wife dated 08/28/1985, recorded 09/05/1985 in Deed Book 4777, Page 1530.

Parcel Number: 38-00-01282-00-3.

Location of property: 323 Main Street, Spring Mount, PA 19478.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony G. Casatelli and Pamela J. Casatelli** at the suit of American Home Mortgage Servicing, Inc. Debt: \$206,784.06.

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

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

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

10-00199

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

BEGINNING at a spike in the middle of Whitehall Road in line of land of George Hastings; thence extending along the middle of said road, North 46 degrees, East 110 feet to a spike; thence along other land of now or late Samuel J. Evans, South 44 degrees, 59 minutes East, 435.6 feet to a stake on the line of land of Samuel J. Evans; thence by the same, South 46 degrees, West 110 feet to a stake in line of land of said George Hastings; thence along the same, North 44 degrees, 59 minutes West, 435.6 feet to the spike in the middle of Whitehall Road, the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Pacana and Gregory Pacana, as Joint Tenants with the Right of Survivorship by Deed from Maria Dee Chimchiran dated 11/12/08, recorded 12/1/08 in Deed Book 5715, Page 1674.

Parcel Number: 33-00-10636-00-5.

Location of property: 2938 North Whitehall Road a/k/a 2938 Whitehall Road, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Pacana** at the suit of Wells Fargo Bank, N.A. Debt: \$223,668.04.

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

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

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

10-02181

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

BEGINNING at a point in the line dividing land of Reading Company from lands of Eastern Real Estate Company, said point being distant 32.99 feet at right angles in a Northeasterly direction from a point in the middle line of River Road, which latter point is located from the intersection of the center line of the railroad of Reading Company and the middle line of Waverly Road (60 feet wide) by the 11 following courses, curves and distances as measured along the middle lines of Waverly and River Road: (1) North 58 degrees, 36 minutes, 53 seconds East, 27.94 feet to a point of curve; (2) by a curve to the right in a Northeasterly direction having a radius of 63 feet an arc distance of 90.93 feet to a point of tangent; (3) South 38 degrees, 41 minutes, 7 seconds East, 54.24 feet to a point of curve; (4) by a curve to the right in a Southeasterly direction having a radius of 372.75 feet an arc distance of 44.21 feet to a point of tangent; (5) South 31 degrees, 53 minutes, 23 seconds East, 48.91 feet to a point of curve; (6) by a curve to the left in a Southeasterly direction having a radius of 1,334.58 feet an arc distance of 98.99 feet to a point of tangent; (7) South 36 degrees, 8 minutes, 23 seconds East, 1,499.96 feet to a point of curve; (8) by a curve to the right in a Southeasterly direction having a radius of 11,459.19 feet an arc distance of 258.39 feet to a point of tangent; (9) South 34 degrees, 50 minutes, 52 seconds East, 466.81 feet to a point of curve; (10) by a curve to the left in a Southeasterly direction having a radius of 5,729.65 feet an arc distance of 169 feet to a point of tangent; (11) and South 36 degrees, 32 minutes, 16 seconds East, 158.78 feet to a point; thence continuing along the center line of River Road a distance of 212.19 feet more or less to a point; thence from said beginning point located in the center line of River Road in an Easterly direction, course South 53 degrees, 41 minutes, 44 seconds West, a distance of 62 feet more or less to the low water mark of the Westerly side of the Schuylkill River, also marked by a railroad spike imbedded in the stone retaining wall; thence in a Southeasterly direction, 114 feet more or less to a point in the center of a creek dividing lands of Millard C. Kanzinger and Charles W. Lister; thence in a Southwesterly direction South 54 degrees, 21 minutes, 29 seconds West, a distance of 51 feet more or less to a point in the center of River Road; thence in a Northwesterly direction along the center of River Road, North 36 degrees, 5 minutes, 46 seconds West, a distance of 113.40 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly L. Snyder, by Deed from E. Andrew Barker, Jr. and Katie A. Barker, dated 07/17/2007, recorded 10/19/2009 in Book 5747, Page 1569.

Parcel Number: 40-00-50700-00-2.

Location of property: 200 River Road, Gladwyne, PA 19035-1240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly L. Snyder** at the suit Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$406,908.14.

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

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

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

10-03704

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, and described according to a plan of part of "Fern Village Section No. 3", made by George B. Mebus, Registered Professional Engineer, on the Twenty-Seventh day of May A.D., 1954, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Exton Road (fifty feet wide) at the arc distance of thirty-one and fifty-one one-hundredths feet measured on the arc of a circle, curving to the right, with a radius of twenty feet from a point of curve on the Northwesterly side of High Avenue (fifty feet wide); thence extending from said beginning point, North forty-six degrees, thirty-nine minutes, fifty seconds West along the said Northeasterly side of Exton Road, one hundred one and three one-hundredths feet to a point; thence extending North forty-one degrees, forty minutes, fourteen seconds East, eighty-nine and forty-six one-hundredths feet to a point; thence extending South forty-six degrees, fifty-five minutes, fifty-seconds East, one hundred twenty-three and thirty one-hundredths feet to a point on the said Northwesterly side of High Avenue; thence extending South forty-three degrees, four minutes, ten seconds West, along the said Northwesterly side of High Avenue, sixty-nine and ninety-one one-hundredths feet to a point of curve in the same; thence extending on the arc of a circle, curving to the right, with a radius of twenty feet, the arc distance of thirty-one and fifty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 136 on the aforesaid plan.

BEING the same premises which Brenda K. See and Terry C. See, as sole owner, by Deed dated March 10, 2006 and recorded March 23, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5594, Page 1477, granted and conveyed unto Wendy Forbes, as sole owner.

Parcel Number: 59-00-09271-00-3.

Location of property: 621 Exton Road, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Wendy M. Forbes a/k/a Wendy Forbes**, sole owner at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$329,754.45.

**Ashleigh L. Marin**, Attorney.

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

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

10-04086

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan of property made for Saul T. and Lillian Dishier by George B. Mebus, Inc., Consulting Engineers, Abington, Pennsylvania, dated 6/25/1981 and revised 9/21/1981 and recorded at Norristown, Montgomery County, in Plan Book A-44, Page 24, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue (65.25 feet from the new center line) said point being measured the three following courses and distances along the Northeasterly side of Cheltenham Avenue, from the point of intersection which the Southeasterly side of School Lane (25 feet wide) makes with the Northeasterly side of Cheltenham Avenue: (1) South 49 degrees, 45 minutes, 00 seconds East, 540.23 feet to a point; (2) North 27 degrees, 22 minutes, 00 seconds East, 4.27 feet to a point; and (3) South extending from said point of beginning, along Parcel A as shown on said plan and through the bed of an easement for driveway North 40 degrees, 15 minutes, 00 seconds East, 330.52 feet to a point; (2) South 49 degrees, 22 minutes, 50 seconds East, 62.80 feet to a point and; (3) North 40 degrees, 15 minutes, 00 seconds East, crossing a 20 feet wide right-of-way for drainage, 50.00 feet to a point; thence extending South 49 degrees, 22 minutes, 50 seconds East, 25.80 feet to a point; thence extending South 40 degrees, 15 minutes, 00 seconds West, re-crossing said 20 feet wide right-of-way for drainage, 379.95 feet to a point on the Northeasterly side of Cheltenham Avenue; thence along the same North 49 degrees, 45 minutes, 00 seconds West, 88.60 feet to the first mentioned point and place of beginning.

BEING Parcel B as shown on the above mentioned plan.

Parcel Number: 31-00-05521-00-1.

Location of property: 1347 Cheltenham Avenue, Cheltenham, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **1347 Associates, L.P.** at the suit of Cheltenham Township School District. Debt: \$82,617.09.

**Robert P. Daday**, Attorney.

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

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

10-09213

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being a part of Lot No. 547 and all of Lots Nos. 546 and 545 on plan of West Willow Grove Lots, described according to a survey and plan thereof made the 2nd day of June, A.D. 1949 by Russell S. Lyman, Registered Professional Engineer, Surveyor, Bryn Athyn, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lukens Avenue (50 feet wide), said point being measured 315.59 feet, South 44 degrees, 44 minutes West from a point formed by the intersection of the Southeasterly side of said Lukens Avenue and the Southwesterly side of Moreland Road (formerly New Welsh Road) (33 feet wide); thence extending along a new line cutting through Lot No. 547, South 35 degrees, 16 minutes East, 125 feet to a point; thence South 54 degrees, 44 minutes West, 56 feet to a point, the Southeasterly corner of Lot No. 544; thence along the Easterly side of said Lot No. 544, North 35 degrees, 16 minutes West, 125 feet to a point on the Southeasterly side of the aforesaid Lukens Avenue; thence along the Southeasterly side of said Avenue, North 54 degrees, 44 minutes East, 56 feet to the point or place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Theodora W. Barker, by Deed from Keith C. Barker and Theodora W. Barker, his wife, dated 10/29/1987, recorded 11/05/1987 in Book 4856, Page 725.

Parcel Number: 30-00-39912-00-9.

Location of property: 1939 Lukens Avenue, Willow Grove, PA 19090-3021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodora W. Barker** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$80,703.70.

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

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

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

10-12590

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

BEGINNING at a point on the Southwest side of Spruce Street at a point marking the middle of the partition wall between this house and the adjoining house of Jesse Fronefield, which point of beginning is at the distance of fifty-one and one-tenth feet Northwest from Porter Alley; thence through the middle of the said party wall, Southwest sixty-four feet, six inches more or less to Porter Alley; thence along the Northwest side of Porter Alley (twenty feet wide), Northwest twenty-three feet more or less to a corner of this and property of John H. Hoffman; thence along the said Hoffman's land, Northeast eighty-two feet more or less to the Southwest side of Spruce Street; and thence along the said side of Spruce Street, Southeast fourteen feet, four inches or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Guglielmucci and Richard J. Sites, as Tenants in Common by Deed by HPK Properties, LLC dated 07/14/2005, recorded 08/09/2005, Book 5565, Page 2300.

Parcel Number: 13-00-34088-00-9.

Location of property: 18 West Spruce Street, Norristown, PA 19401-3824.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Guglielmucci and Richard J. Sites** at the suit of HSBC Bank, USA, as Trustee for Deutsche ALT2006-OA1. Debt: \$76,935.89.

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

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

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

10-14906

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 stake on the Southerly side of Marshall Street, at the distance of 374.00 feet measured Eastwardly from High Street, a corner of this and land now or late of Charles White; thence by the same in a Southwardly direction at right angles to said Marshall Street 100.00 feet to a corner in the line of land now or late of Jerome Walnut; thence by the same in an Eastwardly direction parallel with Marshall Street 34.50 feet to a corner of this and land now or late of Dr. Hiram Corson; thence by the same in a Northwardly direction parallel with the first line 100.00 feet to the Southerly side of Marshall Street, aforesaid; thence along the said side of said Marshall Street in a Westwardly direction 34.50 feet to the first mentioned stake and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John A. James, by Deed from Paul J. Mirabile and Joan M. Judge and Loretta Vagnoni and Anthony Mirabile and Marie C. Ciraferi and Naomi J. Sirchie and Eugene J. Fusco, Jr. and David J. Fusco and Robert P. Fusco and Thomas W. Fusco and Peter V. Capizzi, dated 05/14/2005, recorded 05/26/2005 in Book 5555, Page 1110.

Parcel Number: 13-00-24412-00-1.

Location of property: 650 East Marshall Street, Norristown, PA 19401-5137.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John A. James** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$126,102.09.

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

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

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

10-15863

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a plan made thereof by Donald H. Schurr, Registered Land Surveyor on 2/20/1952 and recorded at Norristown in the Office for the Recording of Deeds in Deed Book 2273, Page 601, as follows, to wit:

SITUATE on the Southwesterly side of Beechwood Road (50 feet wide) at the distance of 70 feet Northwestwardly from a point of curve formed by the intersection of the Southwesterly side of Beechwood Road with the Northwestery side of Penn Square Road (60 feet wide).

CONTAINING in front or breadth on Beechwood Road 70 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Beechwood Road 130 feet.

BEING Lot #74 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Arlene L. Van Dyke, by Deed from Joan L. Patrick, dated 04/23/2007, recorded 05/03/2007 in Book 5645, Page 1890.

Parcel Number: 33-00-00547-00-5.

Location of property: 202 Beechwood Road, Norristown, PA 19401-1302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene L. Van Dyke** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$226,955.57.

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

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

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

10-17209

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

BEGINNING on the Easterly corner of Airy and Selma Streets; thence extending along the Southeasterly side of Selma Street, Northeastwardly the distance of 115 feet to a 10 feet wide alley in the rear of said premises; thence along the Southwestery side of said alley, Southeastwardly 16 feet, 6 inches to a line of land now or late of Elmer E. Beideman; thence along the said line and along the partition wall of the adjoining house now or late of Elmer E. Beideman, Southwestwardly 115 feet to a point on the Northeastly side of Airy Street, aforesaid; thence along said side of said Airy Street, Northwestwardly 16 feet, 6 inches to the point and place of beginning.

Parcel Number: 13-00-01368-00-5.

Location of property: 1231 West Airy Street, Norristown, PA.



The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Charles E. Tice, Jr. and Carole A. Tice** at the suit of Norristown Area School District. Debt: \$3,780.71.

**James R. Wood, Attorney.**

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

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

10-17862

ALL THAT CERTAIN tract or piece or parcel of land with the buildings and improvements thereon being erected, situate **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described partly according to a survey made thereof by George F. Shaner, R.E., to wit:

BEGINNING at a corner of 559 Belmont Street and said point being on the Westerly side of Belmont Street (fifty feet wide) and distant one hundred eleven and ten one-hundredths feet Northerly from the Northerly property line of 10th Street (not ordained); thence along the Westerly side of Belmont Street North 38 degrees, 12 minutes East, 50 feet to a corner of 571 Belmont Street; thence along the same North 51 degrees, 48 minutes West, 140 feet to a point; thence continuing along land of George A. Gollub, et ux., South 38 degrees, 12 minutes West, 50 feet to a point; thence along property now or late of Frederick S. Weaver South 51 degrees, 48 minutes East, 140 feet to the first mentioned point and place of beginning.

CONTAINING 7,000 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Schutt, by Deed from Karen Schutt and Bernice Williams, dated 09/10/2008, recorded 12/01/2008 in Book 5715, Page 1771.

Parcel Number: 16-00-02404-00-1.

Location of property: 565 Belmont Street, Pottstown, PA 19464-5178.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Schutt** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$129,835.09.

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

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

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

10-18056

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated November 15, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hillcrest Road (of irregular width) at the distance of one hundred and ten feet measured on a bearing of North 15 degrees, 42 minutes, 48 seconds West along the said side of Hillcrest Road from a point in the same, said last mentioned point being at the distance of twenty-one and twenty-one hundredths feet measured on a bearing North 29 degrees, 17 minutes, 12 seconds East along the widened portion of Hillcrest Road from a point on the Northeasterly side of Hillcrest Road (50 feet wide); said last mentioned point being at the distance of one hundred twenty-two and seventy-four hundredths feet Northwestwardly measured along the Northeasterly side of Hillcrest Road (50 feet wide) on the arc of a circle curving to the right having a radius of two hundred feet from a point of reverse curve in the same, said point of reverse curve being at the distance of one hundred seventy-six and twenty-four hundredth feet Northwestwardly measured along the Northeasterly side of Hillcrest Road on the arc of a circle curving to the left having a radius of one hundred sixty-eight and thirty hundredths feet from a point of curve on the Southeasterly side of Hillcrest Road, said point of curve being at the distance of six hundred fifty and eighty-one hundredths feet measured on a bearing of North 9 degrees, 7 minutes, 32 seconds East along the Southeasterly side of Hillcrest Road from its point of intersection with the Northeasterly side of Cheltenham Road (forty-six and five-tenths feet wide); thence extending North 60 degrees, 42 minutes, 48 seconds West along the widened portion of Hillcrest Road twenty-one and twenty-one hundredths feet to a point on the Northeasterly side of Hillcrest Road (50 feet wide); thence extending North 15 degrees, 42 minutes, 48 seconds West along the last mentioned side of Hillcrest Road forty-two and ninety-hundredths feet to a point of curve in the same; thence extending Northwestwardly still along the Northeasterly side of Hillcrest Road on the arc of a circle curving to the right having a radius of two hundred seventy-one and sixty-two hundredths feet the arc distance of seventy-two and fourteen hundredths feet to a point; thence extending North 89 degrees, 25 minutes East, three hundred ten and eighty-six hundredths feet to a point on the Westerly right-of-way of the Pennsylvania Railroad; thence extending Southwardly along said right-of-way line of the arc of a circle curving to the right having a radius of seven thousand five hundred thirty-nine and forty-nine hundredths feet the arc distance of fifty and seventy-eight hundredths feet to a point; thence extending South 74 degrees, 17 minutes, 12 seconds West, two hundred seventy-eight and twenty-three hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 143 Block "J" as shown on a certain plan known as Hillcrest, and being known as Number 1646 Hillcrest Road.

Parcel Number: 31-00-14752-00-4.

Location of property: 1646 Hillcrest Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jazmin K. Jones** at the suit of Cheltenham Township School District.  
Debt: \$8,597.77.

**Robert P. Daday**, Attorney.

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

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

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10-18293

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania being marked Lot #33 on a certain plan of lots laid out by the said George Apel and described according to a recent survey thereof made by Charles K. Amlan, Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a certain street or avenue laid out on said plan called Lynn Avenue at the distance of 607 feet Southwestwardly from the Southwesterly side of a public road or avenue leading from Edge Hill to Camp Hill now called Pennsylvania Avenue; thence extending Southwestwardly in front or breadth on the said Lynn Avenue 25 feet and that width extending in length or depth Southeastwardly between parallel lines at right angles with the said Lynn Avenue, 115 feet; bounded Southwestwardly by lot marked #32 on said plan, Northeastwardly by lot marked #34 on said plan; Southeastwardly by ground now or late of Jacob Rech and Northwestwardly by Lynn Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Christopher L. Milton Deeded by Brian Ashman and Abigail Meade, dated 11/15/2008 and recorded 12/3/2008, in Book 5715, Page 02379, Instrument #2008115173.

Parcel Number: 52-00-10634-00-6.

Location of property: 50 Lynn Avenue, Oreland, PA 19075-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Milton** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$230,813.73.

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

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

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

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10-20201

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Deborah S. Alexaki** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2. Debt: \$162,969.28.

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

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

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

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10-23803

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Lot Location Plan of Property of M. Latrobe Roosevelt, Jr., et ux.", made by C. Raymond Weir, Registered Professional Engineer, dated January 1959, and revised April 9, 1959, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Stout Road (41.50 feet wide) said point being at a distance of 38.50 feet measured on the arc of circle curving to the right having a radius of 20 feet from a curve on the Southeasterly side of Tennis Avenue (45 feet wide); thence extending from said point of beginning South 25 degrees, 11 minutes, 30 seconds East along the Southwesterly side of Stout Road 131.20 feet to a point; thence extending South 44 degrees, 31 minutes, 30 seconds West, 278.85 feet to a point; thence extending North 45 degrees, 28 minutes, 30 seconds West, 150 feet to a point on the Southeasterly side of Tennis Avenue aforesaid; thence extending 44 degrees, 31 minutes, 30 seconds East along the Southeasterly side of Tennis Avenue 305.57 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 38.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol Coniglio and Joseph G. Coniglio, as Joint Tenants with the Right of Survivorship, by Deed from Carol Coniglio, dated 12/27/2005, recorded 01/18/2006 in Book 5587, Page 444.

Parcel Number: 54-00-14371-00-2.

Location of property: 780 Tennis Avenue, Ambler, PA 19002-2728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph G. Coniglio and Carol Coniglio** at the suit of Aurora Loan Services, LLC. Debt: \$478,841.67.

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

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

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

10-24712

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for Dominic LaRosa, and made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 11/1/1977, and recorded in and for the County of Montgomery, in the Office of the Recorder of Deeds, in Norristown, Pennsylvania, as in Plan Book A-32, Page 49, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fairhill Street (40 feet wide) said point being measured at the distance of 320 feet measured South 71 degrees, 06 minutes, 50 seconds East from its point of intersection with the Southeasterly side of Maple Avenue (50 feet wide); thence extending from said point of beginning said point also being a corner of Lot No. 15 as shown on the above mentioned plan 105 feet to a point in line of Lot No. 9 as shown on the above mentioned plan; thence extending along Lot No. 9 and Lot No. 8 as shown on the above mentioned plan South 71 degrees, 06 minutes, 50 seconds East, 80 feet to a point a corner of Lot No. 7 as shown on the above mentioned plan; thence extending South 18 degrees, 53 minutes, 10 seconds West, 105 feet to a point on the said Northeasterly side of Fairhill Street; thence extending along the same North 71 degrees, 06 minutes, 50 seconds West, 80 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN James K. Mengel, by Deed from Howard D. Angstadt, Jr., dated 02/22/2008, recorded 03/05/2008 in Book 5684, Page 1477.

Parcel Number: 59-00-07163-00-5.

Location of property: 171 Fairhill Street, Willow Grove, PA 19090-2639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James K. Mengel** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$307,396.76.

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

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

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

10-24885

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a plan known as Norriswood Homes made by Damon and Foster, Civil Engineers, dated August 31, 1956 and revised December 3, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arch Street (66 feet wide) at the distance of 30 feet measured South 51 degrees, 20 minutes West along Arch Street from a point of a curve on Arch Street which point of a curve is measured on the arc of a circle on a line curving to the left having a radius of 20 feet the arc distance of 31.42 feet from a point on Dartmouth Drive (50 feet wide); thence extending from said beginning point on Arch Street South 51 degrees, 20 minutes West along Arch Street 36 feet to a point; thence extending of that width in length or depth South 38 degrees, 40 minutes East between two parallel lines at right angles to Arch Street, the Northeasterly line thereof passing partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northeast and also along line of Lot No. 1 on said plan and the Southwesterly line thereof extending partly through the title line in the bed of a certain driveway and also along line of Lot #3 on said plan 108 feet to a point on the rear lines of Lots Nos. 24 and 23 on said plan.

BEING known as Lot No. 2 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway as and for a driveway, passageway and water course at all times hereafter forever, in common with the owners, tenants and occupiers of the premises bounding thereon and having the use thereof. Subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

Parcel Number: 13-00-02120-00-9.

Location of property: 1812 Arch Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anthony C. Monastero and Ann Monastero** at the suit of Norristown Area School District. Debt: \$3,184.40.

**James R. Wood**, Attorney.

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

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

10-26848

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium" located in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act by the Recording in the Montgomery County Recorder of Deeds a Declaration dated 7/12/1983 and recorded 7/13/1983 in Deed Book 4712, Page 83 and the Plats and Plans attached thereto; a First Amendment dated 8/30/1983 and recorded 9/19/1983 in Deed Book 4718, Page 580; a Second Amendment dated 9/28/1983 and recorded 9/29/1983 in Deed Book 4719, Page 462; a Third Amendment dated 10/31/1983 and recorded 11/7/1983 in Deed Book 4722, Page 791; a Fourth Amendment dated 12/7/1983 and recorded 2/28/1984 in Deed Book 4726, Page 2147; a Fifth Amendment dated 2/23/1983 and recorded 2/28/1983 in Deed Book 4730, Page 1126; a Sixth Amendment thereto dated 6/28/1984 and recorded 7/10/1984 in Deed Book 4741, Page 867; a Seventh Amendment dated 8/28/1984 and recorded 9/24/1984 in Deed Book 4748, Page 1389; an Eighth Amendment dated 8/28/1984 and recorded 11/8/1984 in Deed Book 4752, Page 338, a Ninth Amendment recorded 12/5/1984 in Deed Book 4754, Page 512; a Tenth Amendment dated 12/3/1984 and recorded 1/14/1985 in Deed Book 4756, Page 1897; an Eleventh Amendment dated 3/28/1985 recorded 4/9/1985 in Deed Book 4763, Page 1614; a Twelfth Amendment dated 6/10/1985 and recorded 6/28/1985 in Deed Book 4770, Page 1695; a Thirteenth Amendment dated 7/26/1985 and recorded 8/1/1985 in Deed Book 4774, Page 27; a Fourteenth Amendment dated 8/16/1985 and recorded 9/19/1985 in Deed Book 4779, Page 90; being designated as Building Number 100, Unit Number 101, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendment thereto).

TITLE TO SAID PREMISES IS VESTED IN Edward B. Leo, by Deed from Lisa E. Signorovitch, n/k/a Lisa E. Worth, dated 05/24/2001, recorded 07/18/2001 in Book 5367, Page 2284.

Parcel Number: 46-00-03405-34-7.

Location of property: 101 Stockton Court, North Wales, PA 19454-1038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward B. Leo** at the suit of Aurora Loan Services, LLC. Debt: \$164,237.72.

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

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

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

10-28924

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for E. Thomas Flood, II, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/24/1978 and last revised on 10/20/1978 and recorded in the Office for the Recorder of Deeds of Montgomery County in Plan Book A44, Page 477, as follows, to wit:

BEGINNING at a point on the Southwest side of Norwood Lane cul-de-sac said point being measured the (4) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Southwest side of Norwood Lane (50 feet wide) and the Northwest side of Sycamore Lane (50 feet wide): (1) along Norwood Lane, on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent; (2) continuing along Norwood Lane, North 45 degrees, 12 minutes West, 133.40 feet to a point of curve; (3) on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet to a point of reverse curve; (4) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 102.08 feet to a point, a corner of Lot 23 and place of beginning; thence from said point and along Lot #23, North 72 degrees, 27 minutes, 45 seconds West, 199.82 feet to a point, a common corner of Lots #14 and #15; thence from said point, the two following courses and distances along Lots #14 and #13: (1) North 30 degrees, 8 minutes, 56 seconds East, 102.24 feet to a point; (2) North 43 degrees, 51 minutes, 40 seconds East, 94.67 feet to a point in line of land, now or late of James Guardina; thence from said point along lands of Guardina, South 45 degrees, 12 minutes East, 240.64 feet to a point on Norwood Lane cul-de-sac; thence along said cul-de-sac, on the arc of a circle, curving to the left, having a radius of 50 feet the arc distance of 102.36 feet to a point, a corner of Lot #23, said point being the first mentioned point and place of beginning.

BEING Lot #24 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph D. Gironde, Jr. and Patricia M. Gironde, his wife, by Deed from Green Hill Estates, Inc., a Pennsylvania Corporation, dated 05/31/1984, recorded 06/07/1984 in Book 4738, Page 744, Instrument #008209.

Parcel Number: 33-00-06338-00-1.

Location of property: 116 Norwood Lane, Norristown, PA 19401-1354.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph D. Gironde, Jr. and Patricia M. Gironde** at the suit of U.S. Bank National Association, as Trustee for the Holders of Mastr Asset-Backed Securities Trust 2005-WF1. Debt: \$309,725.86.

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

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

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

10-29700

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Plan of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A-23, Page 87 on January 3, 1975 more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 203, being 5.00 feet from the front of the building erected thereon and 5.45 feet from the Northwesterly corner of Lot No. 202; thence from the point of beginning North 7 degrees, 44 minutes West, 24.90 feet to a point, (the breadth or front of the lot); thence extending North 82 degrees, 16 minutes East, 64.40 feet to a point, (the depth of the lot); thence extending South 7 degrees, 44 minutes East, 25.00 feet to a point, (the breadth or back of the lot); thence along land of Lot No. 202 and through the party wall, (the depth of the lot), the four following courses and distances: (1) South 82 degrees, 16 minutes West, 17.00 feet to a point, (the back of the unit); (2) South 82 degrees, 16 minutes West, 42.40 feet to a point; (3) North 7 degrees, 44 minutes West, 0.10 feet to a point, (the front of the unit); (4) South 82 degrees, 16 minutes West, 5.00 feet to a point and place of beginning.

CONTAINING 0.03695 acres or 1,609.55 square feet.

Parcel Number: 48-00-01418-13-6.

Location of property: 266 Lexington Road, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robin M. Howard and Mary E. Howard** at the suit of Perkiomen Valley School District. Debt: \$3,752.02.

**Robert P. Daday**, Attorney.

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

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

10-30124

ALL THOSE CERTAIN lot or pieces of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan and survey thereof which plan is recorded at Norristown, in Deed Book Number 779, Page 600 &c., as follows, to wit:

BEGINNING at a point a corner formed by the intersection of the Northeast side of Duffield Avenue forty feet wide with the Northwesterly side of Maple Avenue fifty feet wide; thence along the said side of Duffield Avenue North seventy-one degrees, six minutes, fifty seconds West, fifty feet to a point; thence extending North eighteen degrees, fifty-three minutes, ten seconds East, one hundred and five feet to a point; thence extending South seventy-one degrees, six minutes, fifty seconds East, fifty feet to a point; and thence extending South eighteen degrees, fifty-three minutes, ten seconds West, one hundred five feet to a place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter H. Haslett and Elizabeth Haslett, by Deed from Bank of New York, as Trustee for The Money Store Residential Trust 1997-11, dated 09/12/2000, recorded 11/28/2000 in Book 5340, Page 429.

Parcel Number: 59-00-05200-00-6.

Location of property: 201 Duffield Street, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter H. Haslett and Elizabeth Haslett** at the suit of Police and Fire Federal Credit Union. Debt: \$82,209.25.

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

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

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

10-31242

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots #9 and #10, Western Section in a plan of lots laid out by Adam Heiser, known as "Grandview Heights", said plan recorded at Norristown, Pennsylvania, in Deed Book 1042, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of a public road known as Heiser Avenue, at the distance of four hundred fourteen feet Northeastly from its intersection with the middle line of another public road, a corner of this and Lot #8; thence by said lot South forty-eight degrees, forty-five minutes East, two hundred seventy-nine and ten one-hundredths feet to a point on the Northwesterly side of Center Alley; thence along said side of said alley North forty-three degrees, thirty minutes East, one hundred feet to a point; a corner of Lot #11; thence by said lot North forty-eight degrees, forty-five minutes West, two hundred eighty-four and three-tenths feet to a point in the middle of Heiser Avenue aforesaid; thence along the middle of said avenue South forty-one degrees, fifteen minutes West, one hundred feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rene Munoz, by Deed from Sanford Hundley and Rhonda Barber, dated 11/17/2006, recorded 12/07/2006 in Book 5627, Page 368.

Parcel Number: 51-00-01948-00-8.

Location of property: 532 Heiser Road, Collegeville, PA 19426-1332.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rene Munoz** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$282,174.06.

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

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

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

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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 Southwestwardly 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 Bank, USA. Debt: \$139,604.78.

**Margaret Gairo**, Attorney.

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

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

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10-32956

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated 4/12/1919 and more fully described, as follows, to wit:

BEGINNING at a point in the middle line of Sabine Avenue (50 feet wide) at the distance of 539.37 feet Northeast from the middle of Wynnewood Avenue; thence extending North 21 degrees, 43 minutes West, passing along the center of the partition wall separating these from the premises to the Southwest 125.03 feet to a point; thence North 69 degrees, 34 minutes East, 31.57 feet; thence South 26 degrees, 26 minutes East, 125 feet to the middle of Sabine Avenue; and thence along the same, South 69 degrees, 34 minutes West, 28.8 feet to the place of beginning.

BEING known as 21 Sabine Avenue (f/k/a No. 7 Sabine Avenue), Narberth, PA.

TITLE TO SAID PREMISES IS VESTED IN **Frances A. Gaudini**, by Deed from Renee G. Moore, dated 07/02/2001, recorded 07/20/2001 in Book 5368, Page 737.

Parcel Number: 12-00-03184-00-8.

Location of property: 21 Sabine Avenue, Narberth, PA 19072-1739.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frances A. Gaudini** at the suit of Wells Fargo Bank, N.A. Debt: \$222,609.05.

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

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

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

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10-33234

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Joseph M. Russell, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania dated January 30, 1978 and last revised October 4, 1978 and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania in Plan Book A-33, Page 97-A, as follows, to wit:

BEGINNING at a point on the Southerly side of Knollbrook Drive (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Westerly side of Spring Valley Road (50 feet wide),

as follows: (1) leaving said Spring Valley Road on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the said Knollbrook Drive; (2) North 83 degrees, 42 minutes, 00 seconds West, 61.11 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 275.00 feet, the arc distance of 153.27 feet to a point; (4) North 51 degrees, 46 minutes, 00 seconds West, 54.62 feet to the point of beginning; thence extending from said point along Lot No. 92 South 38 degrees, 14 minutes West, 228.00 feet to a point in line of Lot No. 80; thence extending along Lot 80 and Lot 81 North 51 degrees, 46 minutes West, 110.00 feet to a point; thence extending along Lot 90 North 38 degrees, 14 minutes East, 228.00 feet to a point; thence extending along said side of Knollbrook Drive, South 51 degrees, 46 minutes East, 110.00 feet to the first mentioned point and place of beginning.

BEING designated as Lot 91 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Theodore R. McKenzie, by Deed from Ann B. Fitzpatrick, dated 07/25/2007, recorded 08/02/2007 in Book 5658, Page 877.

Parcel Number: 53-00-04106-02-6.

Location of property: 1210 Knollbrook Drive, Lansdale, PA 19446-5118.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore R. McKenzie a/k/a Theodore R. McKenzie, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$383,446.59.

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

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

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

10-36618

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

BEGINNING at a point on the Southeast side of Willow Street, at the distance of eighty-five feet Southwesterly from Spruce Street, in the middle of a two feet wide alley for common use between this and the adjoining house and lot now or late of John W. Houpt; thence along the middle of said alley and through the middle of the partition wall above said alley between this and said house of John W. Houpt, Southeasterly one hundred feet to Ross Alley; thence along the Northwest side of said Ross Alley, Southwesterly fifteen feet to the corner of this lot of Jonathan Engle; thence along the line of said Engle's lot and the house thereon, Northwesterly, one hundred feet to the Southeast side of Willow Street, aforesaid; and thence along said side of Willow Street, Northeasterly fifteen feet to the place of beginning.

WITH the free and interrupted use of said two feet wide alley herein before mentioned at all times hereafter forever in common with the owners, tenants or occupiers of the adjoining house which was conveyed to John W. Houpt, his heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Zinni, Jr., by Deed from Clarence L. Hamilton, by Bernice Hamilton, his Attorney-in-Fact, duly appointed and constituted by Power of Attorney dated February 11, 2003 and intended to be forthwith recorded in the Recorder of Deeds Office in and for the County of Montgomery, and Bernice Hamilton, h/w, dated 08/01/2003, recorded 09/08/2003 in Book 5472, Page 82.

Parcel Number: 13-00-38580-00-8.

Location of property: 1072 Willow Street, Norristown, PA 19401-3830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony J. Zinni, Jr.** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$45,615.66.

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

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

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

10-36900

ALL THAT CERTAIN parcel of land located on the Southwesterly side of Buchert Road (ultimate r/w 64 feet) and on the Northerly side of Jane Lane (52 feet wide), situated in **New Hanover Township**, Montgomery County, Pennsylvania and being Lot No. 2, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 985- 2C dated April 17, 1979 as last revised. Bounded on the North by Lot No. 1 of said plan, on the East by Buchert Road, on the South by Jane Lane, and on the West by Lot 15 of the said plan being more fully described, as follows:

BEGINNING at a point on the Southwesterly side of Buchert Road, a corner of this and Lot No. 1 of the said plan being located North 41 degrees, 16 minutes, 04 seconds West, 131.61 feet from the point of a curve on the Northwesterly side of Jane Lane (52 feet wide); thence from the point of beginning, continuing along the Southeasterly side of Buchert Road, South 41 degrees, 16 minutes, 04 seconds East, 131.61 feet to a point of curve; thence along a line curving to the right along Jane Lane, having a radius of 8.00 feet, an arc distance of 12.46 feet, and a chord distance and bearing of South 3 degrees, 21 minutes, 58 seconds West, 11.24 feet to a point of tangent on the Northerly side of Jane Lane; thence still along Jane Lane, South 48 degrees, West 181.15 feet to a point, a corner of this and Lot No. 15 of the said plan; thence along Lot No. 15, leaving Jane Lane, North 42 degrees, West 139.50 feet to a point, a corner of this and Lot No. 1 of the said plan; thence along Lot No. 1, North 48 degrees, East 190.83 feet to the point of beginning.

BEING the same premises which Edward D. Harvey and Mary Jane L. Harvey, husband and wife, by Deed dated June 28, 2006 and recorded July 3, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5606, Page 1894, granted and conveyed unto Jack C. Frey, III and Lécia Frey, husband and wife.

Parcel Number: 47-00-00765-50-2.

Location of property: 2549 Jane Lane, Gilbertsville, PA, 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack C. Frey, III, Lecia Frey, h/w and United States of America** at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3. Debt: \$270,528.11.

**Ashleigh L. Marin**, Attorney.

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

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

10-37689

ALL THAT CERTAIN message or dwelling house and lot or piece of land thereunto belonging, situate upon the Southwesterly side of Church Street **Royersford Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Church Street, 241 feet, 4 inches Northeastwardly from the center line of 5th Avenue; thence on the center line of an alley way between houses #523 and #527, North 41 degrees, West 200 feet to a stake; thence by land late of the estate of Daniel Latshaw, North 49 degrees, East 14 feet, 4 inches to a stake; thence by a line running along on the center line of the middle or party wall dividing houses #527 and #529, South 41 degrees, East 200 feet to a point in the center line of Church Street; thence on the center line of Church Street, South 49 degrees, West 14 feet, 4 inches to the place of beginning.

CONTAINING 2,866 and 2/3 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN James P. McKenna, Jr. by Deed from James P. McKenna, Jr. and Amy J. Hollowell, dated March 25, 2005 and recorded April 7, 2005 in Deed Book 05549, Page 1382.

Parcel Number: 19-00-00900-00-8.

Location of property: 529 Church Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James P. McKenna, Jr.** at the suit of Chase Home Finance, LLC. Debt: \$76,591.32.

**Margaret Gairo**, Attorney.

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

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

10-37811

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania and described according to a certain plan of property of William E. Nash and Julia E. his wife made by Herbert H. Metz, Inc. Registered Engineers, dated February 25, 1963, as follows, to wit:

BEGINNING at a point on the title line in the bed of Orvilla Road (thirty-three feet wide) a corner of lands now or late of Adam W. Snyder Jr., said point being at the distance of seven hundred eighteen feet more or less measured Southwestwardly through the bed of Orvilla Road from its point of intersection with the extended Southwesterly side of Koffel Road (thirty-three feet wide); thence extending from said point of beginning South forty-one degrees, fifty-seven minutes East along the aforesaid lands of Snyder crossing the Southeasterly side of Orvilla Road two hundred ninety-eight and sixteen one-hundredths feet to an iron pin in line of lands now or late of Nyce Crete Company, thence extending South forty-six degrees, thirteen minutes West along the last mentioned lands one hundred twenty-nine and nine one-hundredths feet to an iron pin a corner of other lands of Adam W. Snyder, Jr., aforesaid; thence extending North forty-one degrees, fifty-seven minutes West along the aforesaid other lands of Snyder recrossing the Southeasterly side of Orvilla Road two hundred eighty-six and thirty-three one-hundredths feet to a point on the title line in the bed of same; thence extending North forty-one degrees, zero minutes East along the title line through the bed of Orvilla Road one hundred thirty feet to the first mentioned point and place of beginning.

CONTAINING in area 38,350 square feet.

TITLE TO SAID PREMISES IS VESTED BY Francis T. Coyle and Phyllis C. Coyle, his wife, their heirs and assigns, as Tenants by the Entireties, Deed by Wilber J. Holtz and Janell Holtz, his wife, dated 07/24/1969, and recorded 7/25/1969 in Book 3564, Page 887, Instrument #001341.

BY VIRTUE of the death of Phyllis C. Coyle on or about 12/31/2000, title to said premises became vested in Francis T. Coyle as Tenant by the Entireties. The said Francis T. Coyle departed this life on or about 4/1/10, and, upon information and belief, his surviving heirs are Patricia Criner and Dolores Coyle. By executed waivers, Patricia Criner and Dolores Coyle waived their rights to be named as defendants in the foreclosure action.

Parcel Number: 35-00-07864-00-3.

Location of property: 705 West Orvilla Road a/k/a 705 Orvilla Road, Hatfield, PA 19440-3659.

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 Francis T. Coyle, Deceased** at the suit of U.S. Bank, N.A., as Trustee for the Certificateholders of BANC of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1. Debt: \$131,215.18.

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

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

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

11-00855

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan made for Lexington Commons Limited by Chambers Associates dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A 46, Page 392 to 398 and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Needham Circle (fifty feet wide) at a corner of this and Lot No. 96 as shown on the above mentioned plan; thence extending from said place of beginning and along Lot No. 96, South forty-six degrees, forty-seven minutes, thirty seconds East, one hundred twenty feet to a point, a corner in line of Lot No. 106; thence extending partly along the same and partly along Lot No. 105, South forty-three degrees, twelve minutes, thirty seconds West, twenty-two feet to a point, a corner in line of Lot No. 98; thence extending along the same, North forty-six degrees, forty-seven minutes, thirty seconds West, one hundred twenty feet to a point, a corner on the Southeasterly side of Needham Circle; thence extending along the same, North forty-three degrees, twelve minutes, thirty seconds East, twenty-two feet to the first mentioned point and place of beginning.

BEING Lot No. 97 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kornock and Susanne Kornock, h/w, by Deed from Dante Volpe and Florence Volpe, h/w and Kevin Kornock and Susanne Kornock, h/w, dated 09/21/1990, recorded 09/27/1990 in Book 4958, Page 2323.

Parcel Number: 35-00-07060-08-7.

Location of property: 1217 Needham Circle, Hatfield, PA 19440-4100.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Kornock and Susanne Kornock** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$67,739.27.

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

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

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

11-01620

ALL THOSE TWO CERTAIN lots or pieces of ground, described in one lot, situate in **Lower Moreland Township**, County of Montgomery, and State of Pennsylvania, being known and designated as Lots Nos. 13 and 14, Section "B", on a certain plan of "Forest Hills Manor", made by Edward Pickering, Jr., C.E., Woodbourne, Pennsylvania, on December 11, 1940, as follows, to wit:

BEGINNING at a point of tangent which the Northeasterly side of Hillside Avenue (50 feet wide) makes with the radius round corner extending Southeastwardly into the Bethayres and Huntingdon Roads, (50 feet wide); thence extending along the Northeasterly side of Hillside Avenue North ten degrees, thirty-eight minutes West (North 10 degrees, 38 minutes West) one hundred thirty feet (130 feet) to another point of tangent; thence extending along the arc of a circle curving to the right in a Northeasterly direction having a radius of ten feet (10 feet), the arc distance of fifteen and seventy-one one-hundredths feet (15.71 feet) to a point of tangent on the Southeasterly side of Hillside Avenue; thence extending along the said side of Hillside Avenue North seventy-nine degrees, twenty-two minutes East (North 79 degrees, 22 minutes East) one hundred twenty feet (120 feet) to a point, a corner of Lot No. 12, Section "B", on the said plan; thence extending along the line of Lot No. 12, Section "B" South ten degrees, thirty-eight minutes East (South 10 degrees, 38 minutes East) one hundred fifty feet (150 feet) to a point on the Northwesterly side of the Bethayres and Huntingdon Roads (50 feet wide) aforesaid; thence extending along the same South seventy-nine degrees, twenty-two minutes West (South 79 degrees, 22 minutes West) one hundred twenty feet (120 feet) to a point of tangent; thence extending on the arc of a circle curving to the right in a Northwesterly direction fifteen and seventy-one hundredths feet (15.71 feet) to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Raymond R. Slane, by Deed from Sophie Slane, by her Attorney-in-Fact Raymond R. Slane duly appointed and constituted by Power of Attorney dated June 28, 1995 and intended to be recorded herewith, dated 01/22/1996, recorded 02/13/1996 in Book 5140, Page 0020.

Parcel Number: 41-00-06928-00-6.

Location of property: 3404 Philmont Avenue, Huntingdon Valley, PA 19006-4231.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond R. Slane** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$103,129.72.

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

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

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

11-01838

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

BEGINNING on the North side of Chestnut Street at a point intended for a corner of this and lands now or late of Solomon Stetler; thence by the same Northwardly 150 feet to a point in the line of land now or late of Sarah Bell; thence by the same Westwardly 29 feet, 6 inches to a point in line of land of William Y. Levengood; thence by the same Southwardly 150 feet to Chestnut Street, aforesaid; thence by the same Eastwardly 29 feet, 6 inches to the place of beginning.

BEING the same premises which Anthony J. Arnold and Colleen E. Arnold by Deed dated October 31, 1995 and recorded November 2, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5130, Page 718, granted and conveyed unto Stephen E. Arnold, in fee.

Parcel Number: 16-00-05884-00-4.

Location of property: 19 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **April Arnold a/k/a April Dachsteiner and Stephen E. Arnold** at the suit of Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$239,410.83.

**Steven K. Eisenberg**, Attorney.

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

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

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11-03956

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan or survey thereof prepared for Elmer M. Erb by George F. Shaner of Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated 2/26/1968, as follows, to wit:

BEGINNING at a point on the Westerly side of Kennedy Court (50 feet wide) which point is measured South 34 degrees, 11 minutes, 49 seconds East, 157.62 feet from a point making the intersection of the Westerly side of said Kennedy Court and the Southerly side of Orlando Road (50 feet wide); thence extending from beginning point along the said Westerly side of Kennedy Court South 22 degrees, 36 minutes, 49 seconds East, 130 feet to a point, a corner of Parcel No. 4 on said plan; thence extending along same South 67 degrees, 23 minutes, 11 seconds West, 296.69 feet to a point on line of lands now or late of Charles A. Palladino; thence extending along the same North 25 degrees, 59 minutes West, 130.22 feet to an iron pin a corner of lands now or late of Charles and Emma Orlando; thence extending along the same North 67 degrees, 23 minutes, 11 seconds East, 303.34 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Guillermo Quintero, by Deed from Kiyo Sutton, by her Power of Attorney Donald S. Sutton to be recorded forthwith, dated 04/29/2004, recorded 05/17/2004 in Book 5507, Page 1465.

Parcel Number: 42-00-02500-00-5.

Location of property: 344 Kennedy Court, Pottstown, PA 19464-2333.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Guillermo Quintero** at the suit of Citimortgage, Inc. Debt: \$218,521.17.

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

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

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

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11-04514

ALL THAT CERTAIN message, tenement, and lot or piece of ground, situate in the Village of Spring Mill, **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the South side of the road leading from Spring Mill to Barren Hill, 56.25 feet Westward from the West side of Center Street; thence leaving said Barren Hill Road at a right angle by land now or late of Samuel L. Robeson, South 53 degrees, 54 minutes West, 100 feet to line of Lot No. 7, Pott's Plan; thence by said Lot No. 7, North 36 degrees, 15 minutes West, 18.75 feet to a stake in line of land now or late of James Cresson; thence by said Cresson's land, North 53 degrees, 45 minutes East, 100 feet to the said Barren Hill Road; thence along the side of the said road, South 36 degrees, 15 minutes East, 18.75 feet to the place of beginning.

BEING the same premises which Shirley K. Knerr, by Deed dated August 30, 1991 and recorded September 9, 1991 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4986, Page 296, granted and conveyed unto Rich Harple and Patricia Ann Harple, husband and wife, as Tenants by the Entirety.

Parcel Number: 65-00-00529-00-9.

Location of property: 131 Barren Hill Road, Conshohocken, PA 19428.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rich Harple and Patricia Ann Harple, husband and wife as Tenants by the Entirety** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2006-7, Home Equity Pass-Through Certificates, Series 2006-7. Debt: \$265,974.06.

**Ashleigh L. Marin**, Attorney.

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

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



11-05505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan and survey thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated September 8th, 1951, as follows, to wit:

BEGINNING, at a point in the Southeasterly side of Grovania Avenue (50 feet wide) at the distance of 100 feet measured South 62 degrees, 9 minutes, 10 seconds West from the intersection which the said side of Grovania Avenue makes with the Southwesterly side of Glendale Avenue (50 feet wide); thence extending South 27 degrees, 46 minutes, 50 seconds East, 99.89 feet to a point; thence extending South 62 degrees, 13 minutes, 10 seconds West, 25 feet to a point; thence extending South 27 degrees, 46 minutes, 50 seconds East, 24.35 feet to a point; thence extending South 62 degrees, 13 minutes, 10 seconds West, 25 feet to a point; thence extending North 27 degrees, 46 minutes, 50 seconds West, 124.18 feet to a point in the aforementioned Southeasterly side of Grovania Avenue, North 62 degrees, 9 minutes, 10 seconds East, 50 feet to the first mentioned point and place of beginning.

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

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

BEING the same premises that Vianca L. Ott dated 3/28/07 and recorded 4/9/07 in Book 5642, Page 172 conveyed unto Charlene E. Dozier.

Parcel Number: 30-00-25384-00-2.

Location of property: 1451 Grovania Avenue, Abington, PA 19001.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Charlene E. Dozier** at the suit of Wells Fargo Bank, N.A., not in its Individual Capacity, but as Trustee for the RMAC REMIC Trust, Series 2009-1. Debt: \$195,828.44.

**Danielle Boyle-Ebersole**, Attorney.

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

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

11-08976

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described in accordance with a subdivision of property Anthony Marcello made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, dated December 8th, 1960, as follows, to wit:

BEGINNING at a point on the Southwest side of Fornance Street (66 feet wide) at the distance of 291.94 feet Northwestwardly from the Northwest side of New Hope Street (66 feet wide) a corner of Lot #10 on said plan; thence along Lot #10 South 40 degrees, 36 minutes West, the line for a part of the distance passing through the center of a partition wall dividing the house hereon erected and the house on the adjoining lot and crossing a 10 feet wide easement for sanitary sewers as shown on said plan, 125 feet to a point; thence by land now or late of Mary Catanese, North 49 degrees, 24 minutes West, 27.08 feet to a corner of Lot #12; thence along Lot #12, recrossing said 10 feet wide easement North 40 degrees, 36 minutes East, 125 feet to a point on the Southwest side of Fornance Street; thence along the Southwest side of Fornance Street South 49 degrees, 24 minutes East, 27.08 feet to the first mentioned point and place of beginning.

BEING Lot #11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas Rahatt and Silvana Rahatt, father in law and daughter in law, by Deed from Steven Camburn, dated 08/10/2007, recorded 08/20/2007 in Book 5661, Page 444.

Parcel Number: 13-00-11736-00-5.

Location of property: 724 East Fornance Street, Norristown, PA 19401-3540.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Rahatt and Silvana Rahatt** at the suit of PHH Mortgage Corporation. Debt: \$192,056.70.

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

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

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

11-10782

ALL THAT CERTAIN lot or piece of ground, situate in **Roystersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Bursich Associates, Inc., dated 3/27/1990, last revised 2/1/1991 and recorded in Plan Book A-52, Page 320, as follows, to wit:

BEGINNING at a point on the Northwesterly required right-of-way line of Pine Street (28.50 feet wide from the center line thereof), a corner of Lot No. 13 on said plan; thence from said beginning point leaving Pine Street and extending along Lot 13, North 41 degrees, 00 minutes, 00 seconds West, 150.00 feet to a point, a corner of Lot No. 23 on said plan; thence extending along Lot 23, North 49 degrees, 00 minutes, 00 seconds East, 40.00 feet to a point, a corner of Lot No. 15 on said plan; thence extending along Lot 15, and along other lands now or late of Beyer, South 41 degrees, 00 minutes, 00 seconds East, 150.00 feet to a point on the Northwesterly side of Pine Street aforesaid; thence extending along Pine Street, South 49 degrees, 00 minutes, 00 seconds West, 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael Sgarra and Beth Sgarra, by Deed from Pennsylvania Grant Company, L.P., a Pennsylvania Limited Partnership, dated 07/18/2005, recorded 07/22/2005 in Book 5563, Page 933. Parcel Number: 19-00-02928-12-2.

Location of property: 623 Pine Street, Royersford, PA 19468-2129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Sgarra and Beth Sgarra** at the suit of Citimortgage, Inc. Debt: \$234,377.71.

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

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

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

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11-13837

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Engineer, Abington, Pennsylvania, on 12/13/1956 described, as follows, to wit:

SITUATE on the Northwest side of Arline Avenue (50 feet wide) at the distance of 400.00 feet from the Northeast side of Pershing Avenue (50 feet wide).

CONTAINING in front or breadth on the said Arline Avenue 37.50 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Arline Avenue, 110.00 feet. The Northeast line thereof partly through the party wall between this premises and the premises adjoining to the Northeast.

BEING Lot No. 214-A Arline Avenue and also being Lot No. 41 and partly of Lot No. 43, Block "L" on Plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Darren Keith and Denise Keith by Deed from Patsy Winder, dated June 30, 2000 and recorded July 25, 2000 in Deed Book 5324, Page 1396.

Parcel Number: 30-00-01900-00-5.

Location of property: 1434 Arline Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darren Keith and Denise Keith** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc. Asset-Backed Pass-Through Certificates, 2004-W1. Debt: \$179,518.59.

**Margaret Gairo**, Attorney.

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

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

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11-14419

ALL THAT CERTAIN lot or land with the message thereon erected, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, being Number 116 Towamencin Avenue, on a plan of lots surveyed for Daub, Metz and Swartley by Herbert H. Metz, Registered Engineer and Land Surveyor on 11/25/1924 and eorded in the Office for the Recorder of Deeds in and for Montgomery County at Norristown, Pennsylvania in Deed Book 964, Page 600 bounded and described, as follows, to wit:

BEGINNING at a point a corner on the Northwest side of Towamencin Avenue as laid out 40 feet wide, at the distance of 107.21 feet Southwest of the Southwest side of Third Street, as laid out in Lansdale Borough 50 feet wide, being a corner of Lot Number 118 Towamencin Avenue on said plan; thence extending along the Northwest side of said Towamencin Avenue South 45 degrees and 40 minutes West, 26 feet to a point a corner of Lot Number 114 Towamencin Avenue and extending of that width between parallel lines the Southwest thereof passing through the middle of the partition wall of the building erected on this lot and said adjoining lot North 44 degrees, 21 minutes West, 128 feet to the Southeast side of a 12 feet wide alley.

BOUNDED on the Northeast side by Lot Number 118 Towamencin Avenue, on the Southeast side by Towamencin Avenue, on the Southwest by Lot Number 114 Towamencin Avenue and on the Northwest side by said 12 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Anthony Capuito and Jacque Capuito a/k/a Jacqueline M. Capuito Deeded by M.M. Mollah and Zebunnissa Begum, husband and wife, Deed dated 11/30/01, recorded 1/11/02, in Book 5391, Page 1256, Instrument #000727.

Parcel Number: 11-00-17340-00-1.

Location of property: 116 North Towamencin Avenue, Lansdale, PA 19446-2115.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Capuito and Jacque Capuito a/k/a Jacqueline M. Capuito** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$98,622.28.

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

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

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

11-15675

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 certain plan of property made for Richard A. Warner, by Reeder and Magarity Professional Engineers, dated in November of 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Street (40.00) feet wide, said point being at the distance of 284.45 feet measured South 40 degrees, 40 minutes West, along the said Southeasterly side of Walnut Street from the point of intersection with the Southwesterly side of Basin Street (50.00 feet wide); thence extending from said point of beginning, South 49 degrees, 20 minutes East, crossing the bed of a certain fifteen feet wide driveway (which extends Northeastwardly into Basin Street and Southwestwardly connecting with a certain twenty feet wide alley which extends Northwestwardly into Walnut Street) and also crossing the Northwesterly side of Saw Mill Run, the distance of 90.00 feet to a point in the bed of Saw Mill Run, aforesaid; thence extending South 40 degrees, 40 minutes West through the bed of Saw Mill Run aforesaid the distance of 28.09 feet to a point; thence extending North 49 degrees, 33 minutes, 18 seconds West recrossing the said Northwesterly side of Saw Mill Run, aforesaid, also recrossing the bed of the aforesaid 15.000 feet wide driveway, and also partly along the Northeasterly side of the aforementioned twenty feet wide alley, the distance of 90.00 feet to a point on the said Southeasterly side of Walnut Street; thence extending North 40 degrees, 40 minutes East, along the said Southeasterly side of Walnut Street, the distance of 28.44 feet to the first mentioned point and place of beginning.

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

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned fifteen feet wide driveway (across rear of premises) as and for a passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject, however, in and to the proportionate part in the expense of keeping the same in good order, condition and repair.

Parcel Number: 13-00-37412-00-6.

Location of property: 1000 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Emmanuel Bitariho a/k/a Emanuel Bitariho** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$96,397.66 plus interest to sale date.

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

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

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

11-16988

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania bounded and described according to Record Plan No. 1 of Monroe Court prepared for T. H. Properties, L.P. made by Cowan Associates, Inc. dated August 29, 2003, last revised March 8, 2004 and recorded in Plan Book 22, Pages 479 to 482, as follows, to wit:

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

TITLE TO SAID PREMISES IS VESTED IN Joe-Lahai Sormana, by Deed from Sirva Relocation, LLC, a Delaware Limited Liability Company, dated 06/23/2005, recorded 07/14/2005 in Book 5562, Page 264.

Parcel Number: 51-00-04146-10-5.

Location of property: 927 Shenkle Drive, Collegeville, PA 19426-4800.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joe-Lahai Sormana** at the suit of GMAC Mortgage, LLC. Debt: \$266,029.20.

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

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

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

11-17837

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision entitled "Grist Mill Run, Section II", drawn by Hans P. Stein, Associates, dated 2/28/1987 and recorded in Plan Book A-48, Page 452, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cannon Way (of irregular widths), said point being at a point, a corner of Lot No. 184 on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 184 and crossing over a 20 feet wide sanitary sewer easement, North 44 degrees, 31 minutes, 02 seconds West, 145.31 feet to a point in line of lands now or late of Jamb's and Catherine Walsh as shown on said plan; thence extending along the line of said lands of Walsh, North 36 degrees, 33 minutes, 49 seconds East, 186.63 feet to a point in line of lands marked "Open Space" as shown on said plan; thence extending along the line of said lands of "Open Space" and also recrossing over the said 20 feet wide sanitary sewer easement, South 38 degrees, 45 minutes, 40 seconds East, 113.76 feet to a point, a corner of Lot No. 182 on said plan; thence extending along the line of said Lot No. 182, South 12 degrees, 46 minutes, 43 seconds West, 155.5 feet to a point on the Northeasterly side of Cannon Way; thence extending along the said side of Cannon Way and measuring along the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 50.00 feet to a point, a corner of Lot No. 184, aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Murphy and Suzanne M. Murphy, husband and wife by Deed from Jacques Kilcher, III dated 12/05/2005, recorded 01/12/2006 in Deed Book 5586, Page 2126.

Parcel Number: 53-00-01271-04-4.

Location of property: 227 Cannon Way, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patrick J. Murphy and Suzanne M. Murphy** at the suit of SRMOF 2009-1 Trust. Debt: \$422,864.18.

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

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

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

11-18626

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, described in accordance with a plan of subdivision prepared for General Investment and Development Company, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated June 23, 1980 and recorded in the Office for the Recording of Deeds in Plan Book C-15, Page 85, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Autumn Lane, measured on the arc of a circle curving to the right having a radius of twenty-five feet, the arc distance of forty and seven one-hundredths feet from a point on the Northeasterly side of Holly Lane (fifty-six and four one-hundredths feet wide); thence extending from said point and place of beginning along said side of Autumn Lane, North forty-five degrees, East fifty-four and twenty-two one-hundredths feet to a point, a corner of Lot No. 17; thence extending along said lot, South forty-six degrees, fifty minutes, twenty-seven seconds East, one hundred thirty-five and seventy-two one-hundredths feet to a point, a corner of lands of Peter Prosock; thence extending along said land, South forty-three degrees, nine minutes, thirty-three seconds West, eighty feet to a point on the Northeasterly side of Holly Lane; thence extending along said side of Holly Lane, North forty-six degrees, fifty minutes, twenty-seven seconds West, one hundred twelve and forty-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 twenty-five feet, the arc distance of forty and seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #18 on said plan.

BEING Block 3C, Unit 74.

TITLE IS VESTED IN Alan C. Kam, by Deed from Alan C. Kam and Jill L. Kam, dated 12/21/2001 and recorded 3/1/2002 at Norristown, Pennsylvania in Deed Book 5397, Page 2454.

Parcel Number: 65-00-00198-10-6.

Location of property: 2284 Autumn Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Single family 2 story colonial.

Seized and taken in execution as the property of **Alan C. Kam** at the suit of The Bryn Mawr Trust Company. Debt: \$28,614.48.

**Craig H. Fox**, Attorney.

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

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

11-21009

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described in accordance with the plan dated 4/21/1975 by Serdy, Bursich & Huth, Inc. and as based on an original plan prepared by Ralph Shaner & Son, dated 4/27/1973, revised April 1974, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rivendell Lane (50 feet wide) which point is measured the four following courses and distances from a point of curve on the Northeasterly side of Oakdale Drive (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 95.16 feet; (2) North 29 degrees, 24 minutes, 39 seconds East, 23.80 feet; (3) on the arc of a circle, curving to the right having radius of 375 feet the arc distance of 194.72 feet; (4) on the arc of a circle curving to the left having a radius of 285.36 feet the arc distance of 70.73 feet said point being a corner of Lot No. 59 on said plan; thence from said point of beginning, extending along the said Southeasterly side of Rivendell Lane on the arc of a circle curving to the left, having a radius of 285.36 feet the arc distance of 73.74 feet to a point a corner of Lot No. 61 on said plan; thence extending along the same South 60 degrees, 50 minutes, 49 seconds East, 155.20 feet to a point in line of Lot No. 73 on said plan; thence extending along the same and Lot No. 72 South 20 degrees, 26 minutes, 03 seconds West, 26.98 feet; thence continuing along said Lot No. 72, South 22 degrees, 56 minutes, 24 seconds West, 63.67 feet to a point, a corner of Lot No. 71 on said plan; thence extending along the same South 43 degrees, 18 minutes, 23 seconds West, 28.42 feet to a point, a corner of Lot No. 59, aforesaid; thence extending along the same, North 46 degrees, 02 minutes, 28 seconds West, 174.51 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 as laid out on the revised subdivision plan for Woodgate I as recorded in Plan Book A-24, Page 93.

TITLE TO SAID PREMISES IS VESTED IN Cynthia A. Warren and William K. Warren by Deed from Max E. Butler and Marjorie E. Butler, his wife, dated January 5, 1990 and recorded January 30, 1990 in Deed Book 4937, Page 212.

Parcel Number: 42-00-04019-48-4.

Location of property: 880 Rivendell Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia A. Warren and William K. Warren** at the suit of Diamond Credit Union. Debt: \$266,751.82.

**Margaret Gairo**, Attorney.

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

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

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11-21478

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lots Nos. 432 and 433 on a Certain Plan of Lots of West Willow Grove, recorded at Norristown, in Deed Book 544, Page 500, bounded and described as one lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Lukens Avenue (40 feet wide) at the distance of 155 feet Southwestwardly from the Southwesterly side of Montgomery Avenue (40 feet wide).

CONTAINING in front or breadth on said, side of Lukens Avenue 50 feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles with said Lukens Avenue 125 feet.

BEING the same premises which Cynthia A. Reinish a/k/a Cynthia A. Archibald by Deed dated 8/15/2008 and recorded 9/4/2008 in the Recorder's Office of Montgomery County, granted and conveyed unto Brett D. Martin and Jacquelyn M. Martin in Book 5706, Page 1197.

Parcel Number: 30-00-39692-00-4.

Location of property: 1820 Lukens Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brett D. Martin and Jacquelyn M. Martin** at the suit of U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency. Debt: \$211,240.16.

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

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

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

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11-22035

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision and Improvement Plan "Birchwood Terrace Homes" made by Serdy, Bursich and Huth, dated 11/1/78 and recorded 4/10/78 and recorded in Plan Book A-32, Page 40 and also described according to an Easement Plan of "Birchwood Terrace Homes" made by Bursich Associates, Inc., dated 8/25/86 and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rose Valley Road (50 feet wide), at a corner of this and Lot No. 50 as shown on the above mentioned plan; thence from said point of beginning and along Lot No. 50 South 54 degrees, 10 minutes West, 200.00 feet to a point, a corner in line of Lot No. 74, said point also being in the bed of a certain sanitary sewer easement; thence extending along the same North 35 degrees, 50 minutes, 00 seconds West, 108.00 feet to a point a corner in line of Lot No. 52; thence extending along the same North 54 degrees, 10 minutes East, 200.00 feet to a point a corner on the Southwesterly side of Rose Valley Road; thence extending along the same, South 35 degrees, 50 minutes, 00 seconds East, 108.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 51 on said plan.

BEING the same premises that Robert W. Randall and Jean Marie Randall, husband and wife, by Deed dated 11/1/1999 and recorded 12/6/1999 in the County of Montgomery (in Book 5299, Page 326) granted and conveyed unto James M. Jensen and Patricia R. Jensen, husband and wife, his/her heirs and assigns, in fee.

Parcel Number: 60-00-02643-23-1.

Location of property: 188 Rose Valley Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James M. Jensen and Patricia R. Jensen** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$251,907.07.

**Danielle Boyle-Ebersole**, Attorney.

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

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

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11-22321

ALL THAT CERTAIN unit in the property known, named and identified as Deer Run at Stony Creek, a Condominium, located in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Department of Records of a Declaration dated November 23, 1987 and recorded on December 7, 1987 in Deed Book 4859, Page 1404; and an Amended Declaration dated November 23, 1987 and recorded on December 7, 1987 in Deed Book 4859, Page 1393; and a Correction to Deer Run Declaration dated February 13, 1988 and recorded in Deed Book 4864, Page 743; and Amendment thereto dated March 14, 1988 and recorded in



Deed Book 4867, Page 1415; and an Amendment dated April 21, 1988 and recorded in Deed Book 4870, Page 2209; and an Amendment dated June 2, 1988 and recorded in Deed Book 4875, Page 238; and an Amendment dated July 15, 1988 and recorded in Deed Book 4879, Page 2215; and an Amendment dated September 13, 1988 and recorded in Deed Book 4886, Page 1917; and an Amendment dated November 7, 1988 and recorded in Deed Book 4893, Page 145; and an Amendment dated February 10, 1989 and recorded February 14, 1989 in Deed Book 4902, Page 1590; and an Amendment dated July 24, 1989 and recorded August 1, 1989 in Deed Book 4918, Page 2092; and an Amendment dated November 30, 1989 and recorded December 1, 1989 in Deed Book 4931, Page 574 being and designated as "Unit D-I 03 Dorchester" as more fully described in such Amendments of Declaration of Condominium and Declaration Plan.

TOGETHER with all right, title and interest being an undivided .0208333% interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment or Amendments thereto.

Parcel Number: 33-00-01847-38-8.

Location of property: 403 Deer Run, Norristown, PA 19403.

The improvements thereon are: Condominium garden style.

Seized and taken in execution as the property of **Mary A. McGuigan** at the suit of Deer Run at Stony Creek Condominium Association. Debt: \$24,555.50.

**Joshua I. Goldman**, Attorney.

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

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

11-22522

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, called Regents Park, Section II made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated April 21, 1980 and last revised December 12, 1985 and recorded in the Office for the Recording of Deeds in Plan Book A 46, Page 69, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Hillendale Drive (50 feet wide) measured the four following courses and distances from a point of curve on the Southeasterly side of Fieldcrest Avenue: (1) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 21.05 feet to a point of tangent; (2) South 59 degrees, 23 minutes, 30 seconds East, 104.07 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 56.11 feet to a point of tangent; (4) South 49 degrees, 23 minutes, 30 seconds East, 445.46 feet to a point; thence extending from said point and place of beginning along said side of Hillendale Drive on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 65.88 feet to a point; thence extending South 61 degrees, 33 minutes, 30 seconds West, 97.26 feet to a point; thence extending North 49 degrees, 23 minutes, 30 seconds West, 30.24 feet to a point, a corner of Lot No. 249; thence extending along said lot passing through a partition wall North 40 degrees, 36 minutes, 30 seconds East, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Devuono and Dana M. Devuono Deeded by Marian L. Brown and Darrell C. Brown, Jr. her husband, Deed dated 04/27/2007, date recorded 05/07/2007, in Deed Book 5646, Page 00074, Instrument #2007055831.

Parcel Number: 63-00-03104-40-6.

Location of property: 2458 Hillendale Drive, Norristown, PA 19403-5134.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Devuono a/k/a Timothy Joseph Devuono and Dana M. Devuono a/k/a Dana Marie Devuono** at the suit of Wells Fargo Bank, N.A. Debt: \$177,602.21.

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

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

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

11-22530

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, described according to a plan of subdivision made for George Neff by Urwiler and Walter, Inc., dated July 24, 1971 and recorded at Norristown, Pennsylvania in Plan Book A-20, Page 99, and described, as follows, to wit:

BEGINNING at a point on the Northeast side of North Penn Road (fifty feet wide) which point is measured South forty-one degrees, thirty-one minutes, fifty-four seconds East, two hundred thirty-nine and thirty-eight one-hundredths feet from a point of curve, which last mentioned point of curve is measured on the arc of a circle curving to the left having a radius of twenty-five and zero one-hundredths feet the arc distance of thirty-nine and twenty-seven one-hundredths feet from a point on the Southeast side of Unionville Pike fifty-eight and five-tenths feet wide; hence extending from said point of beginning along Lot No. 7 on said plan passing through the bed of a twenty foot wide easement North thirty-five degrees, fifty-six minutes, forty-six seconds East, three hundred seventy-four and seventy-nine one-hundredths feet to a point in line of land now or late of Ralph B. Hedrick; thence extending along the same

South twenty-six degrees, eleven minutes East, three hundred twenty and zero one-hundredths feet to a point on the Northwest side of a twenty foot drainage easement; thence extending along the same South forty-two degrees, twenty-eight minutes, six seconds West, two hundred sixty and zero one-hundredths feet to a point on the said side of North Penn Road; thence extending along the same North forty-seven degrees, thirty-one minutes, fifty-four seconds West, two hundred fifty-five and zero one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 8 on above mentioned plan.

BEING the same premises which Unionville Associates, L.P., a Delaware Limited Partnership by Deed dated 12/28/2000 and recorded 1/18/2001 in Montgomery County in Deed Book 5346, Page 2442 conveyed unto Park Property Associates, LLC, in fee.

Parcel Number: 35-00-07125-03-1.

Location of property: 2367 North Penn Road, Hatfield, PA 19440.

The improvements thereon are: 1 - Ind: one story warehouse/manufacturing 15-25000 square feet.

Seized and taken in execution as the property of **Capital Systems Incorporated** at the suit of First Niagara Bank, Successor to Harleysville National Bank and Trust Company. Debt: \$1,321,346.74.

**Ashley A. Federer**, Attorney.

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

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

11-22814

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision of 2 lots made by Yerkes Associates, Inc. for Marguerite Picolet, dated February 29, 1976 and recorded in the Office for the Recording of Deeds in and for Montgomery County, at Norristown in Plan Book A-26, Page 27, as follows:

BEGINNING at a point on the title line in the bed of Walton Road (LR #46125) said point being measured the three following courses and distances from the intersection of the center lines of Walton Road and Stenton Avenue (no width given): (1) along the center line of Walton Road South 41 degrees, 5 minutes East, 224.04 feet to a point; (2) North 51 degrees, 14 minutes, 20 seconds West, 673 feet to a point in the title line in the bed of the said Walton Road; and (3) South 41 degrees, 5 minutes West, 216.87 feet to a point of beginning said point of beginning also being a corner of Lot No. 4-A as shown on the above mentioned plan; thence extending from said beginning point, still along the said title line in the bed of Walton Road: (1) South 41 degrees, 05 minutes West, 261.45 feet to a point, a corner of lands now or formerly of Claude D'Hermillon; thence extending along same; (2) North 48 degrees, 49 minutes West crossing the Northeasterly side of the said Walton Road, 465.75 feet to a point in the corner of lands now or formerly of A. L. Wolf; thence extending along same; (3) North 43 degrees, 26 minutes, 20 seconds East, 262.04 feet to a point, a corner of Lot No. 4-A; thence extending along same; (4) South 48 degrees, 46 minutes East recrossing the said Northwesterly side of Walton Road, 454.98 feet to a point in the title line in the bed of same, said point being the first mentioned point and place of beginning.

THE SAME premises that Daniel W. Carroll by Deed dated August 15, 2005 and recorded August 18, 2005 as Instrument #2005119984, granted and conveyed unto Thomas M. Iannarelli and Michael J. Malchitsky.

A PART of the same premises that Thomas M. Iannarelli and Michael J. Malchitsky by Deed in Lieu of Foreclosure dated January 26, 2009 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania as Instrument # granted and conveyed unto Simon Eastmure, the Grantor, herein, in fee.

Parcel Number: 66-00-08168-00-1.

Location of property: 1599 Walton Road, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lyndon Edwards and Yolanda Edwards** at the suit of Simon Eastmure, Debt: \$1,987,533.29.

**David B. Smith**, Attorney.

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

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

11-24364

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot No. 12 on revised plan of Beechwood Park, recorded in Deed Book 995, Page 600 at Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenview Avenue (40 feet wide), said point being also a corner of Lot No. 62 on said plan; thence extending along Lot No. 62 North 29 degrees, 30 minutes, 51 seconds West, the line crossing the bed of a certain 10 feet wide driveway 122.37 feet to a point in the line of Lot No. 11 on said plan; thence extending along Lot No. 11 North 46 degrees, 22 minutes, 51 seconds East, 50 feet to a point in the Southwesterly side of Glenside Avenue (33 feet wide); thence extending along the said side of Glenside Avenue South 43 degrees, 37 minutes, 9 seconds East crossing the bed of the said driveway 53.38 feet to a point, an angle; thence still along the same South 48 degrees, 15 minutes, 9 seconds East, 63.38 feet to a point of curve; thence extending on a curve to the right with a radius of 20 feet the arc distance of 34.51 feet to a point on the aforesaid side of Glenview Avenue; thence extending along the same on a curve to the right with a radius of 150 feet the arc distance of 67 feet to the first mentioned point and place of beginning.

BEING the same property which Anita M. McLaughlin by Deed dated May 30, 2002 and recorded with the Montgomery County Recorder of Deeds Office on July 19, 2002, in Deed Book 5416, Page 1978 conveyed to Thomas Weimer and Diana M. Dibui, as Joint Tenants with the Right of Survivorship.

Parcel Number: 31-00-11908-00-4.

Location of property: 500 Glenside Avenue, Wyncote, PA 19105 a/k/a 500 East Glenside Avenue, Wyncote, PA 19105.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Weimer and Diana M. Dibui** at the suit of Citizens Bank of Pennsylvania. Debt: \$213,381.30 plus interest at \$29.80/per day and costs from October 13, 2011.

**Lauren Berschler Karl**, Attorney.

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

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

11-24538  
PREMISES "A"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, aforesaid, bounded, limited and described, as follows, to wit:

BEGINNING at the North line of King Street at a point the center of a brick division wall dividing this from the property now or late of Joseph Werner; thence through the middle of said division wall Northerly one hundred and forty-six (146') feet to a twenty feet wide alley; thence by said alley Eastwardly twenty (20') feet now or late of Elam Trout; thence along the same Southwardly and parallel with the first described line one hundred and forty-six (146') feet to the North line of King Street aforesaid; and thence by the same Westwardly twenty (20') feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN message or tenement and lot of land, situate on the North side of King Street between Washington and Warren Streets in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the North line of King Street and Lot Number 16; thence Northerly along the line of the same 146 feet, more or less to a 20 feet wide alley; thence along said alley Westerly 30 feet to a stake, a corner of Lot Number 14; thence Southerly along the line of the same 146 feet, more or less, to a stake on the North side of King Street aforesaid; thence Eastwardly 30 feet to the place of beginning.

BEING Lot Number 15 in a plan of lots laid out by Frederick Reitmeyer and surveyed by Samuel Willauer, Esquire, July 20, 1864.

TITLE IS VESTED IN Abbie Denese Smith (deceased) and Ronald N. Smith, by Deed from Girard Daloisio a/k/a Gerard Daloisio and Angeline Daloisio, husband and wife, dated 11/19/1982 and recorded 11/22/1982 in Deed Book 4696, Page 64.

Parcel Numbers: 16-00-17960-00-6 and 16-00-17964-00-2.

Location of property: 543 and 545 King Street, Pottstown, PA 19464.

The improvements thereon are: Single family twin.

Seized and taken in execution as the property of **Ronald N. Smith and the USA** at the suit of Springleaf Financial Services of Pennsylvania, Inc. f/k/a American General Consumer Discount Company. Debt: \$70,877.96.

**Craig H. Fox**, Attorney.

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

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

11-24676

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of land of John Gauger, said point being in the middle of Bleim Road (33 feet wide) and distant along the same with the center line intersection of Rhoads Road North 43 degrees, 45 minutes West, 100.0 feet; thence from said point of beginning continuing along the middle of Bleim Road North 43 degrees, 45 minutes West, 111.75 feet to a corner of land of H.E. Lukehart; thence along the same North 46 degrees, 15 minutes East, 245.35 feet to a corner on line other lands of Anna Bucholtz; thence along the same South 43 degrees, 45 minutes East, 62.85 feet to a corner aforesaid of Gauger lands; thence along the same South 35 degrees, 11 minutes West, 250.00 feet to the place of beginning.

CONTAINING 0 acres and 80 perches of land.

TITLE TO SAID PREMISES IS VESTED IN John Yost, Sr. and Bonnie Yost, husband and wife, by Deed from Karen G. Still, dated 8/29/1996, recorded 9/12/1996 in Book 5160, Page 2385.

Parcel Number: 42-00-00214-00-5.

Location of property: 959 Bleim Road, Pottstown, PA 19464-2007.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bonnie Yost and John Yost, Sr.** at the suit of U.S. Bank National Association as Trustee for RAMP 2006EFC2. Debt: \$231,436.76.

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

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

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

11-25870

ALL THAT CERTAIN lot or parcel of land, with the building and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania designated as Unit No. 113, on a certain plan of subdivision prepared for Gambone Brothers Development Company, by Urwiler & Walter, Inc., dated January 12, 1989, revised June 1, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 462 and 463, with subsequent revisions thereto through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at a point, a corner at this and Unit No. 110, as shown on said plan, which point is measured the thirteen following courses and distances from a point formed by the juncture of the center line of Hunter Lane (of varying widths) with the Northwestly ultimate right-of-way line of Kugler Road (no width given), as shown or said plan (1) leaving said point of juncture and extending along the center line at Hunter Lane North 46 degrees, 29 minutes, 55 seconds West, 49.74 feet to a point of curve; (2) continuing along the center line of Hunter Lane on the arc of a curve curving to the left in a Northwestwardly direction, having a radius of 300.00 feet, the arc distance of 197.37 feet to a point of tangent; (3) continuing along the center line of Hunter Lane North 84 degrees, 11 minutes, 39 seconds West, 226.12 feet to a point of curve; (4) continuing along the center line of Hunter Lane on the arc of a curve curving to the right in a Northwestwardly to Northeastwardly direction, having a radius of 150.00 feet, the arc distance of 294.28 feet to a point of tangent; (5) continuing along the center line of Hunter Lane North 26 degrees, 12 minutes, 36 seconds East, 27.40 feet to a point; (6) continuing along the center line of Hunter Lane North 61 degrees, 47 minutes, 22 seconds West, 72.32 feet to a point of curve; (7) continuing along the center line of Hunter Lane on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 150.00 feet the arc distance of 52.70 feet to a point of curve; (8) continuing long the centerline of Hunter Lane North 81 degrees, 56 minutes, 05 seconds West, 108.22 feet the point of juncture of said minutes center line with the center line of Regal Court; (9) along the center line of Regal Court South 39 degrees, 15 minutes, 57 seconds West, 76.07 feet to a point of curve; (10) continuing along the center line of Regal Court on the arc of a curve, curving to the right in a Southwestwardly to Southeastwardly direction, having a radius of 55.00 feet, the arc distance of 66.39 feet to a point of tangent; (11) South 50 degrees, 44 minutes, 03 seconds West through Regal Court 23.50 feet; (12) continuing through Regal Court North 39 degrees, 15 minutes, 57 seconds West, 37.50 feet; and (13) South 50 degrees, 44 minutes, 03 seconds East, 40.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course bearing South 50 degrees, 44 minutes, 03 seconds at 20.00 feet and extending of that width in length or depth, Northeastwardly, between parallel lines, at right angles thereto, 100.00 feet. TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Jacob and Nicole A. Jacob, husband and wife by Deed from Lisa Cherwinski, Executrix of the Estate of James E. Cherwinski, Jr. dated 08/15/2002, recorded 10/03/2002 in Deed Book 5427, Page 2275.

Parcel Number: 37-00-03634-13-6.

Location of property: 111 Regal Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Jacob and Nicole A. Jacob** at the suit of Deutsche Bank National Trust Company, as Trustee Under Pooling and Servicing Agreement dated as of March 1, 2006 Morgan Stanley Home Equity Loan Trust 2006-2. Debt: \$210,725.10.

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

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

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

11-26637

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue located at West Marshall Street, **West Norriton Township**, Montgomery County, Pennsylvania, which has hereto been submitted to the provisions of the Unit Property Act of Pennsylvania Act of 7/3/1963, P.L. 196 by the recording in the Office of the Recording of Deeds at Montgomery County, a Declaration dated 02/15/1980 and recorded on 05/05/1980 in Deed Book 4523, Page 519; and an amendment thereto dated 11/24/1980 and recorded on 11/26/1980 in Deed Book 4584, Page 98; the Declaration Plan dated 05/3/1979 and recorded on 05/05/1980 in Condominium Plan Book 8, Pages 1, 2 and 3 and a Code of Regulations dated 12/27/1979 and recorded on 05/05/1980 in Deed Book 4523, Page 552; and an amendment thereto dated 11/24/1980 and recorded on 11/26/1980 in Deed Book 4584, Page 100; being and designated on Declaration Plan as Unit #110 as more fully described in such Declaration Plan and declaration together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING the same premises by Deed from Kada Yam S. Krishnan, et al. in Deed Book 5632 Page 581 dated 12/28/06 and recorded 01/19/07 granted and conveyed unto Antonia Mirabal, as Sole Owner.

Parcel Number: 63-00-04864-09-5.

Location of property: 110 Centre Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Antonia Mirabal** at the suit of Citimortgage, Inc. Debt: \$89,988.04.

**M. Troy Freedman**, Attorney.

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

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

11-26694

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of plan for Vincent Bralie, prepared by Warren H. Kealor, Professional Land Surveyor, dated October 12, 1981, last revised December 17, 1981, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book B-40, Page 65, as follows, to wit:

BEGINNING at a point on the center line of Penlllyn Pike (as laid out 36.00 feet wide, but proposed to be widened to a width of 50.00 feet on the Southeasterly side of the aforesaid center line thereof), as shown on said plan, being at a corner of lands now or late of George E. McLaughlin, et ux., also as shown on said plan and which point is at the distance of 2455.42 feet, measured Southwestwardly, along the said center line of Penlllyn Pike from its point of intersection with the center line of Dager Road (33.00 feet wide); thence extending from said point of beginning South 45 degrees, 49 minutes East, along the aforesaid lands of McLaughlin, also crossing the Southeasterly side of Penlllyn Pike and also crossing through the Penlllyn Creek, as shown on said plan the distance of 528.15 feet to an iron pin, a corner of Lot Number 2, as shown on said plan; thence extending along Lot Number 3, the three (3) following courses and distances, viz: (1) South 45 degrees, 32 minutes West, the distance of 179.69 feet to an iron pin, a corner; (2) thence North 74 degrees, 16 minutes, 30 seconds West, and also a portion of the distance along the Southeasterly end of a certain 20.00 feet wide easement, as shown on said plan, the distance of 245.57 feet to an iron pin, a corner; and (3) thence North 44 degrees, 16 minutes, 30 seconds West, partly along the Southwesterly side and also partly along the center line of aforesaid 20.00 feet wide easement, and also recrossing the aforesaid Penlllyn Creek, and also recrossing the said Southeasterly side of Penlllyn Pike, the distance of 314.22 feet to a point on the aforesaid center line of Penlllyn Pike; thence extending North 45 degrees, 23 minutes, 30 seconds East, along the said center line of Penlllyn Pike, the distance of 298.27 feet to the first mentioned point and place of beginning.

BEING Lot Number 1, 504 Penlllyn Pike, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Barbara Biermann by Deed from William A. Biermann and Barbara Biermann, husband and wife dated April 16, 2003 and recorded July 24, 2003 in Deed Book 5466, Page 601.

Parcel Number: 39-00-03196-00-5.

Location of property: 504 Penlllyn Pike, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Barbara Biermann** at the suit of TD Bank, N.A. as Successor by Merger to Commerce Bank. Debt: \$445,319.18.

**Joel S. Todd**, Attorney.

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

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

11-27159

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

BEGINNING at a stake a corner of land of Howard A. Kline and Carrie K. Kline in the Easterly line of Seminary Street said corner being one hundred forty-seven feet from another corner in the Northern line of Pottstown and Quakertown Roads; thence along the Easterly line of Seminary Street North twenty-seven and one-half degrees West, nineteen feet to a corner; thence North sixty-two and one-half degrees East, one hundred twenty feet to a corner in the Westerly line of an alley; thence along the same South twenty-seven and one-half degrees East, nineteen feet to a corner in line of land of the said Howard A. Kline and Carrie K. Kline; thence along the same South sixty-two and one-half degrees West, one hundred twenty feet, to the place of beginning.

AND ALSO THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake a corner of land about to be conveyed to Oswin Sweinhart in the Easterly line of Seminary Street said corner being one hundred and twenty-eight feet from another corner in the Northerly side of said Pottstown and Quakertown Roads; thence extending along the Easterly line of Seminary Street North twenty-seven and a half degrees West, nineteen feet, to a corner of land about to be conveyed to Alfred B. Fox and Katie H. Fox; thence along the same, North sixty-two and one half degrees East, one hundred and twenty feet to a corner in the Westerly line of an alley; thence along the same South twenty-seven and a half degrees East, nineteen feet to a corner in the line of land about to be conveyed to Oswin Sweinhart; thence South sixty-two and a half degrees West, one hundred twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Katherine L. Gehman and Philip L. Gehman by Deed from Kenneth S. Kuhns and Maria Kuhns, husband and wife, dated May 31, 1996 and recorded June 6, 1996 in Deed Book 5150, Page 0061.

Parcel Number: 15-00-02155-00-8.

Location of property: 448 Seminary Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Philip L. Gehman and Katherine L. Gehman** at the suit of Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. Debt: \$170,562.14.

**Margaret Gairo**, Attorney.

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

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



11-27448

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of "Beidler Knoll Subdivision" made by Ken Purkey, Professional Engineer, Bechtelsville, Pennsylvania, dated 10/20/1982, last revised 5/6/1983 and recorded in the Office of the Recorder of Deeds in Plan Book A-44, Page 475, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Susan Drive (of irregular width) measured the seven following courses and distances from a point of curve on the Southwesterly side of Jean Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.30 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 14.25 feet the arc distance of 23.04 feet to a point of tangent; (3) South 78 degrees, 39 minutes, 41 seconds West, 60.14 feet to a point of curve; (4) on the arc of a circle curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent; (5) South 11 degrees, 20 minutes, 19 seconds East, 66.99 feet to a point of tangent; (6) South 75 degrees, 24 minutes, 41 seconds West, 164.35 feet to a point of tangent; (7) North 5 degrees, 22 minutes, 39 seconds West, 90.76 feet; thence extending from said point and place of beginning along Lot No. 34 passing through a partition wall, South 84 degrees, 37 minutes, 21 seconds West, 148.79 feet to a point, a corner of lands of Catherine Piermatteo; thence extending along said land and also along land of David J. Picariello, North 20 degrees, 37 minutes, 50 seconds West, 20.73 feet to a point, a corner of Lot No. 36; thence extending along said lot, passing through a partition wall, North 84 degrees, 37 minutes, 21 seconds East, 154.24 feet to a point in the Southwesterly side of Susan Drive; thence extending along said side thereof, South 5 degrees, 22 minutes, 39 seconds East, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 on said plan.

BEING the same premises which Leroy J. C. Harris and Andrew Leslie Harris, Sr., by Deed dated 11-10-98 and recorded 12-03-98 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5250, Page 2441, granted and conveyed unto Janice Oksim Withers.

AND THE SAID Janice Oksim Withers is also known as Janis Withers, pursuant to Mortgage recorded in Mortgage Book 12378, Page 1409.

Parcel Number: 58-00-18551-56-1.

Location of property: 557 Susan Drive, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Janis Withers a/k/a Janis Lee a/k/a Janice Oksim Withers a/k/a Janice Withers** at the suit of Wells Fargo Bank, N.A. Debt: \$154,293.83.

**Anthony R. Distasio**, Attorney.

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

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

11-27759

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

BEGINNING at an interior point, said point being a corner of Lot No. 223; thence extending from said point beginning South 74 degrees, 56 minutes, 23 seconds West, 32.00 feet to a point; thence extending North 15 degrees, 03 minutes, 37 seconds West, 109.00 feet to a point; thence extending North 74 degrees, 56 minutes, 23 seconds East, 32.00 feet to a point, a corner of Lot No. 223; thence extending along same South 15 degrees, 03 minutes, 37 seconds East, 109.00 feet to the first mentioned point and place of beginning.

CONTAINING 3,488 square feet.

TITLE TO SAID PREMISES IS VESTED IN Suzanne D. Benincasa, by Deed from Tranchau T. Nguyen, dated 06/26/2002, recorded 07/10/2002 in Book 5415, Page 1487.

Parcel Number: 56-00-04556-12-2.

Location of property: 1156 Kipling Court, Lansdale, PA 19446-5367.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne D. Benincasa** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$161,226.85.

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

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

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

11-28195

ALL THAT CERTAIN piece or parcel of land, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a record plan made for Lehigh Maple Corporation, made by Joseph J. Estock, Registered Surveyor, King of Prussia, Pennsylvania, dated January 26, 1979, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dorp Circle (fifty feet wide) said point being measured the four following courses and distances from a point on the Easterly side of Dorp Lane (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-one and twenty-four one-hundredths feet to a point; (2) South sixty-nine degrees, twenty minutes East, fifty-three and forty one-hundredths feet to a point;

(3) on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty-two and thirty-six one-hundredths feet to a point and; (4) on the arc of a circle curving to the right, having a radius of fifty feet, the arc distance of one hundred two and thirty-six one-hundredths feet to the point of beginning; thence extending along Lot No. 2 on said plan, the two following courses and distances: (1) North seventy-nine degrees, fifty-eight minutes West, fifty feet to a point; and (2) North sixty-seven degrees, sixteen minutes East, one hundred eighty-five and thirty-seven one-hundredths feet to an iron pin; thence along lands now or late of L. Paul Scheidt, South twenty-six degrees, five minutes, thirty seconds West, two hundred thirty-six and seventy-three one-hundredths feet to a point; thence along Lot No. 4 on said plan the two following courses and distances: (1) North sixty-one degrees, three minutes, thirty seconds West, one hundred eight and forty one-hundredths feet to a point; and (2) North forty-four degrees, forty minutes West, fifty feet to a point on the Easterly side of Dorp Circle; thence along the same, on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1998 in Book 5225, Page 448.

Parcel Number: 33-00-02334-10-8.

Location of property: 103 Dorp Circle, Norristown, PA 19401-1775.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George L. Bruce** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$133,505.62.

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

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

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

11-28284

ALL THAT CERTAIN frame message and tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Jefferson Avenue being known as No. 418 Jefferson Avenue, bounded and described, as follows, to wit:

BEGINNING on the South side of Jefferson Avenue between Franklin and Washington Streets, at a point a corner of this and Lot No. 72 which said point of beginning is 270 feet West from the Southwest corner of Jefferson Avenue and Washington Street; thence along Lot No. 72 belonging to Phil Trendler, South 115 feet to a point a corner on the North line of a 20 feet wide alley; thence along the North side of said alley, West 30 feet to a point of this and Lot No. 70; thence along said Lot No. 70 belonging to Melvin B. Endy and Virginia C. Endy, his wife, North 115 feet to the South side of Jefferson Avenue aforesaid; thence along the South side of Jefferson Avenue Eastwardly 30 feet to the point or place of beginning.

BEING Lot No. 71 in plan of Mintzer's Addition to the Borough of Pottstown, as recorded in Deed Book 150, Page 263.

TITLE TO SAID PREMISES IS VESTED IN Frederick B. Jamison and Julia L. Jamison, by Deed from Eileen DeNinnis, as Trustee, dated 06/22/2005, recorded 07/30/2007 in Book 5657, Page 1951.

Parcel Number: 16-00-16152-00-5.

Location of property: 418 Jefferson Avenue, Pottstown, PA 19464-4702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frederick B. Jamison and Julia L. Jamison** at the suit of Wells Fargo Bank, N.A. Debt: \$85,555.96.

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

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

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

11-28359

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

BEGINNING at a corner of Cedar Street and New Street (now known as Hillside Avenue); thence extending along the said thirty-five feet wide street in an Easterly direction one hundred thirty feet to a corner of land now or late of M. Ramsey Blake; thence by and along said land South nine degrees, West twenty feet, six inches to a corner of other land now or late of Elizabeth Boland, et al.; thence in a Westerly direction parallel to the first described course and along the said other land now or late of Elizabeth Boland, et al. one hundred twenty-nine feet, seven inches more or less to a corner in the Easterly line of said Cedar Street; thence along said side of said Cedar Street in a Northerly direction twenty-three feet, six inches to the place of beginning.

BEING the same premises which Arnold Tuzman and Esther Eva Tuzman, husband and wife, by Deed dated April 17, 2000 and recorded on May 9, 2000 in Deed Book Volume 5316, Page 18 in the Office of the Recorder of Deeds of Montgomery County, granted and conveyed unto Lee F. Weiler.

Parcel Number: 10-00-00184-00-4.

Location of property: 452 Cedar Street, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lee F. Weiler** at the suit of Citizens Bank of Pennsylvania. Debt: \$44,472.26 plus interest at \$3.28/per day and costs from December 6, 2011.

**Lauren Berschler Karl**, Attorney.

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

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

11-28477

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, Pottstown, Pennsylvania, dated 10/30/1990 and last revised 04/18/1991 and recorded 06/05/1991 in the Recorder of Deeds Office, Montgomery County at Norristown, Pennsylvania, in Plan Book A-52, Page 439-443, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Stream Drive, said point being a corner in line of Lot No. 36; thence extending from said point of beginning along said Valley Stream Drive, North 20 degrees, 52 minutes, 29 seconds East 21.00 feet to a point a corner in line of Lot No. 38; thence extending along the same and through a partition wall South 69 degrees, 07 minutes, 31 seconds East, 110.15 feet; thence extending South 20 degrees, 56 minutes, 42 seconds West, 25.00 feet to a point a corner in line of Lot No. 36; thence extending along the same and through a partition wall North 69 degrees, 07 minutes, 31 seconds West, 110.12 feet to the point and place of beginning.

BEING Lot No. 37 on said plan.

BEING the same premises by Deed from Michael E. Anders dated 07/30/04 and recorded 08/16/04 in Deed Book 5522, Page 268 granted and conveyed unto Gerald Leflar.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gerald Leflar** at the suit of Citimortgage, Inc. Debt: \$197,735.89.

**M. Troy Freedman**, Attorney.

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

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

11-28782

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

BEGINNING at a point on the Southwesterly side of Fornance Street at the distance of 18 feet, 4 inches Northwesterly from Willow Street a corner of this and premises sold to Samuel S. Kohn; thence Southwesterly at right angles to Fornance Street the line passing through the middle of the partition wall between the house on these premises and house sold to Samuel S. Kohn, 110 feet to the Southwesterly side of a 10 feet wide alley as laid out for the use of the owners of this and the adjoining properties; thence along the Southwesterly side of the said alley, Northwesterly 20 feet, 8 inches to a point, a corner of this and other premises now or late of Milton S. Bodey and I. Jefferson Matz; thence Northeasterly along said other premises now or late of Bodey and Matz and parallel with the first line of 110 feet to the Southwesterly side of Fornance Street aforesaid and thence along said side of said Fornance Street Southeasterly 20 feet, 8 inches to the place of beginning.

BEING the same premises which Harry S. Polsky and Sharon M. Polsky, husband and wife by Deed dated 4/16/1998 and recorded 4/21/1998 in the Recorder's Office of Montgomery County, granted and conveyed unto David Z. Lucas and Catrina L. Smith as Book 5223, Page 41.

Parcel Number: 13-00-11572-00-7.

Location of property: 26 East Fornance Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Z. Lucas and Catrina L. Smith** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of CWABS 2004-05. Debt: \$128,986.38.

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

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

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

11-28798

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Alpine Village" made for Berman Development Corporation, by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 116 on the above mentioned plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of easements, conditions and restrictions by Alpine Village Homeowners Association dated 4/15/1988, recorded 5/12/1988 in Deed Book 4872, Page 2206 and an Amendment recorded in Deed Book 4894, Page 1245, and a Second Amendment recorded in Deed Book 4964, Page 403, and any amendments to the said declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Ronald S. Reganato, Jr. and Karen L. Reganato, by Deed from Carl J. Mattiola Land Division, Inc., a Pennsylvania Corporation, dated 01/07/1994, recorded 01/25/1994 in Book 5067, Page 1550.

Parcel Number: 38-00-02856-24-7.

Location of property: 95 Village Drive, Schwenksville, PA 19473-2331.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald S. Reganato, Jr. and Karen L. Reganato** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$78,657.87.

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

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

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

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11-29222

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of La Mott, in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a survey thereof made by William T. Muldrew, Civil Engineer on the 5th day of September A.D. 1919, as follows, to wit:

BEGINNING at a point in the middle of Graham Lane being at the distance of 68 feet, Southeastwardly from a point formed by the intersection of the middle line of Graham Lane (30 feet wide) and the middle line of Cedar Lane (30 feet wide); thence South 48 degrees, 39 minutes, East along the middle of said Graham Lane, 36.35 feet to a point in the middle of said Graham Lane; thence along a line passing through the center of the party wall dividing this from the premises adjoining to the Southeast, South 41 degrees, 21 minutes West, 38.64 feet to a point; thence along said line South 41 degrees, 45 minutes West, 40 feet, to a point; thence further along said line South 41 degrees, 5 minutes West, 61.369 feet to a point; thence North 48 degrees, 39 minutes West, 36.35 feet to a point; thence North 41 degrees, 21 minutes East, 140 feet to the middle line of said Graham Lane and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joel T. McLaughlin, a single person, by Deed from Paul L. Brown, dated 07/28/2005, recorded 08/06/2005 in Book 5569, Page 1416.

Parcel Number: 31-00-12178-00-4.

Location of property: 1818 Graham Lane, Elkins Park, PA 19027-1074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joel T. McLaughlin** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$162,248.85.

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

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

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

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11-29249

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot No. 2 on a certain plan prepared for the Commissioners of Abington Township, recorded in the Office of the Recorder of Deeds in and for Montgomery County at Norristown, Pennsylvania in Plan Book B-40, Page 129, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dumont Avenue (40.00 feet wide), at the distance of 260.00 feet, Southeasterly from the Southeasterly side of Egerton Avenue (50.00 feet wide); thence from said point of beginning on the Southwesterly side of Dumont Avenue South 29 degrees, 22 minutes East, 60.00 feet to a point, a corner of Lot No. 3; thence extending along the same, South 60 degrees, 38 minutes West, 100.00 feet to a point; thence extending North 29 degrees, 22 minutes West, 60.00 feet to a point, a corner of Lot No. 1; thence along the same, North 60 degrees, 38 minutes East, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eric M. Hooks and Gloria D. Hooks, h/w, by Deed from Equity One, Inc., dated 07/23/1999, recorded 08/06/1999 in Book 5282, Page 1673.

Parcel Number: 30-00-13338-10-5.

Location of property: 2608 Dumont Avenue, Glenside, PA 19038-3111.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric M. Hooks and Gloria D. Hooks** at the suit of Wells Fargo Bank, N.A. Debt: \$341,203.31.

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

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

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

11-29389

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan of Subdivision of Johnstone L.P. made by Eastern Chadrow Associates, Inc., dated 12-11-1998 and last revised 8-12-1999 and recorded in Plan Book A-59, Page 20, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Byberry Road (SR 2009 - 90 feet wide), said point being 1,373.32 feet South 47 degrees, 40 minutes, 20 seconds East from the intersection of the said Southwesterly side of Byberry Road and the Southeasterly side of Surray Road (50 feet wide); thence extending South 47 degrees, 40 minutes, 20 seconds East along the said Southwesterly side of Byberry Road, 338.40 feet to a point; thence extending South 42 degrees, 19 minutes, 40 seconds West along Lot #5 the distance of 468.55 feet to a point; thence extending North 47 degrees, 40 minutes, 20 seconds East still by the same the distance of 148.75 feet to a point; thence extending South 39 degrees, 50 minutes, 10 seconds West still by the same the distance of 25.00 feet to a point; thence extending Northeasterly terminal end of Woodward Road (50 feet wide); thence extending North 50 degrees, 09 minutes, 50 seconds West along the Northeasterly terminal end of Woodward Drive the distance of 25.00 feet to a point on the Northwesterly side the said Woodward Drive the distance of 25.21 feet to a point; thence extending North 50 degrees, 09 minutes, 50 seconds West along lands of Robert and Marianne Gladish the distance of 150.00 feet to a point; thence extending North 39 degrees, 50 minutes, 20 seconds East along the lands of Conrad and Cristal Zecher the distance of 26.44 feet to a point; thence extending North 47 degrees, 40 minutes, 40 seconds East along Lot #3 the distance of 500.00 feet to the first mentioned point and place of beginning.

BEING all of Lot #4 on said plan.

BEING the same premises which Johnstone, L.P. by Indenture bearing date the 20th day of December A.D., 2000 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery on the 2nd day of January A.D., 2001 in Deed Book 5344, Page 1382, granted and conveyed unto Jack Potok.

Parcel Number: 41-00-01681-03-3.

Location of property: 992 Byberry Road, Huntingdon Valley, PA 19006.

The improvements thereon are: None (empty lot).

Seized and taken in execution as the property of **Fred B. Potok** at the suit of First Niagara Bank, N.A., a National Banking Association, Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$477,733.05 (plus interest and costs).

**Joel S. Todd**, Attorney.

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

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

11-29455

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being shown on the "Plan of Survey Prepared for Tax Block 25 Units 55 & 56", Sheet #1 of 2 prepared by Pro Tract Engineering, Inc., Hatboro, Pennsylvania, dated August 7, 2002, as last revised 09/03/2002 and being more fully described, as follows:

BEGINNING at a point on the Northerly right-of-way line in Valley Forge Road (State Road 23) said point being the following seven (7) courses and distances (courses and distances 1, 2 and 3 appear) on Sheet 2 of 2 of the above-mentioned plan) from the intersection of the title line in the former alignment of Valley Forge Road, (now closed to through traffic) and the projection of a common boundary between tax block 25H Unit 3 and Unit 7 located on the Southerly side of the said former alignment of Valley Forge Road: (1) South 82 degrees, 45', 00" West, 150.00 feet; (2) South 03 degrees, 12', 10" East, 16.54 feet; (3) South 82 degrees, 45', 00" West, 230.00 feet; (4) South 88 degrees, 22', 40" West, 168.18 feet; (5) South 89 degrees, 02', 30" West, 125.55 feet; (6) North 79 degrees, 26', 30" West, 194.03 feet; (7) North 15 degrees, 38', 39" East, 37.4 feet; thence from said point of beginning extending to and along the Southerly right-of-way line of Arnold Road the following (5) courses and distances to a point on the Westerly right-of-way line in Geerdes Boulevard: (1) along the arc of a circle curving to the right having a radius of 45.00 feet, the arc distance of 70.69 feet, the chord of said arc bearing North 29 degrees, 21', 21" West, the chord distance of 63.64 feet; (2) along the arc of a circle curving to the right having a radius of 21.91 feet the arc distance of 36.08 feet, the chord of said arc bearing North 62 degrees, 49', 09" East, the chord distance of 32.14 feet; (3) along the arc of a circle curving to the left having a radius of 289.91 feet, the arc distance of 47.96 feet, the chord of said arc bearing South 74 degrees, 44', 44" East, the chord distance of 47.91 feet; (4) South 79 degrees, 29', 07" East, 61.35 feet; (5) along the arc of a circle curving to the left having a radius of 400.00 feet, the arc distance of 442.92 feet, the chord of said arc bearing North 68 degrees, 47', 29" East, the chord distance of 420.65 feet; thence along said right-of-way line in Geerdes Boulevard, the following 3 courses and distances to a point on the aforementioned right-of-way line in Valley Forge Road: (1) along the arc of a circle curving to the left having a radius of 524.32 feet, the arc distance of 9.94 feet, the chord of said arc bearing South 25 degrees, 26', 39" West, the chord distance of 9.94 feet; (2) South 34 degrees, 06', 39" West, 99.97 feet South 24 degrees, 54', 14" West, 174.42 feet; thence along said right-of-way line in Valley Forge Road, the following (3) bearings and distances: (1) South 88 degrees, 22', 40" West, 57.07 feet; (2) South 89 degrees, 02', 30" West, 106.39 feet; (3) North 74 degrees, 35', 30" West, 206.31 feet to the point and place beginning.

CONTAINING 41,705 square feet (.957 acres) of land area being the same more or less.

SUBJECT TO existing, future or relocated easements in favor of PECO Energy Company.

Parcel Number: 58-00-14319-10-4.

Location of property: Orchard Road, Upper Merion Township, PA.



The improvements thereon are: Industrial vacant land.

Seized and taken in execution as the property of **Scott Alexaki and Deborah Alexaki, h/w** at the suit of National Capital Management, L.P. Debt: \$1,261,174.30.

**Kerry S. Schuman**, Attorney.

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

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

11-29512

#### **LEGAL DESCRIPTION**

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

(b) **Ground Lease.** The Ground Lease, with all rights, privileges and prerogatives of Pinebrook VF Associates, L.P. ("Borrower"), as tenant under the Ground Lease and owner of the Ground Leasehold Estate, of use, occupancy and enjoyment and in and to all rents, income and profits arising from or pursuant to the Ground Lease together with all amendments, extensions, renewals and modifications of the Ground Lease and all credits, deposits, options and privileges of Borrower as lessee under the Ground Lease including, without limitation, the right, privilege and prerogative of Borrower, if any, as tenant under the Ground Lease, to surrender the Ground Leasehold Estate created by the Ground Lease or to terminate, cancel, modify, change, supplement, alter or amend the Ground Lease or to renew or extend the Ground Lease for a succeeding term or terms (such right to surrender, terminate, cancel, modify, change, supplement, alter, amend, renew or extend the Ground Lease being granted to Lender with a power of attorney coupled with an interest), and all rights of Borrower under the Ground Lease in connection with any bankruptcy or insolvency proceeding of the lessor under the Ground Lease, if any;

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

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

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

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

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

now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

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

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

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

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

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

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

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

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

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

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

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

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

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

#### EXHIBIT A PREMISES "A"

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

BEGINNING at a point in the intersection of the center line of Jefferson Avenue and the center line of Eisenhower Avenue (60 feet wide); thence extending along said land, North 42 degrees, East 400 feet to a corner of lands now or late of Extracorporeal; thence extending along said land, South 48 degrees, East 612 feet to a point entitled "Future Subdivision Line" on the said plan; thence extending South 42 degrees, West 400 feet to a point in the center line of Eisenhower Avenue; thence extending along said Eisenhower Avenue, North 48 degrees, West 612 feet to the first mentioned point and place of beginning.

#### PREMISES "B"

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

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

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

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

WHICH premises are alternatively described, as follows:

**PARCEL "A"**

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

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

CONTAINING 244,800.00 square feet (5.620 acres).

**PARCEL "B"**

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

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

CONTAINING 216,000.00 square feet (4.959 acres).

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

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

**EXHIBIT A-1**

Ground Lease Description

That certain Ground Lease Agreement, dated as of September 1, 1981, by and between, Valley Forge Corporate Center, Inc., a Pennsylvania Corporation, as lessor (the "Original Pinebrook I Lessor") and Meadowbrook Associates, a Pennsylvania Limited Partnership, as lessee (the "Original Pinebrook I Lessee"), as evidenced by that certain Memorandum of Ground Lease, dated as of September 1, 1981, recorded in Montgomery County, Pennsylvania, in Book 4659 at Page 81, as amended by that certain Amendment No. 1 to Ground Lease Agreement, dated October 29, 1981, by and between Original Pinebrook I Lessor, as lessor, and Original Pinebrook I Lessee, as lessee which amendment is evidenced by that certain Memorandum of Ground Lease, dated October 29, 1981, recorded in Montgomery County, Pennsylvania, in Book 4666 at Page 56, as assigned by that certain Assignment of Ground Lease, dated April 28, 1982, from Original Pinebrook I Lessee, as assignor, to One Valley Forge Eisenhower Associates, a Pennsylvania partnership ("Valley Forge"), as assignee, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4683 at Page 1492, as assigned by that certain Assignment of Ground Lease, dated May 21, 1987, from Valley Forge, as assignor, to Mortgage and Realty Trust, a Maryland real estate investment trust (who subsequently changed its name to Value Trust Property; together "Value Trust"), as assignee, said Assignment of Ground Lease being recorded in Montgomery County, Pennsylvania, in Book 4838 at Page 2448, as assigned by that certain Assignment and Assumption of Ground Lease, dated February 23, 1998, from Wellsford Capital Trust, as successor by merger to Value Trust, as assignor, to WHVPW Real Estate Limited Partnership, a Delaware Limited Partnership (together with its successors and/or assigns, "WHVPW"), as assignee, said Assignment and Assumption of Ground Lease being recorded in Montgomery, Pennsylvania, in Book 5219 at Page 1348, as assigned by WHVPW, as assignor, to Pinebrook VF Associates, L.P., a Pennsylvania Limited Partnership ("Pinebrook VF"), as assignee, pursuant to an instrument to be recorded on or before the date hereof (collectively, the "Pinebrook I Ground Lease").

That certain Ground Lease Agreement dated as of August 1, 1982, by and between Valley Forge Corporate Center, Inc., a Pennsylvania Corporation, as lessor (the "Original Pinebrook II Lessor") and Meadowbrook Associates, a Pennsylvania Limited Partnership, as lessee (the "Original Pinebrook II Lessee"), as evidenced by that certain Memorandum of Ground Lease, dated as of August 1, 1982; recorded in Montgomery County, Pennsylvania in Book 4689 at Page 1135, as amended by that certain Amendment No. 1 to Ground Lease, dated as of November 3, 1982, by and between Valley Forge Equities, Inc. (as successor in interest to Original Pinebrook II Lessor) ("Valley Forge Equities"),

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

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

Location of property: 2660 and 2650 Eisenhower Avenue, Norristown, PA 19403.

The improvements thereon are: Commercial real estate.

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

**Mark Pfeiffer**, Attorney. I.D. #76245

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

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

11-29522

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Forest Manor Homes" made by Reeder and Magarity, Professional Engineers, dated November 18, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Welsh Road (80 feet wide), said point being the two following courses and distances from a point of curve on the Southeasterly side of Lloyd Road (50 feet wide): (1) leaving Lloyd Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.41 feet to a point of tangent on the Southwesterly side of Welsh Road and; (2) South 45 degrees, 45 minutes East along the Southwesterly side of Welsh Road 152.00 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Welsh Road, 172.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Welsh Road, 175.00 feet.

BEING Lot No. 3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert Warenius, Jr. and Patricia Warenius, h/w, by Deed from Joan P. Frezza and Joseph M. Frezza, h/w, dated 06/21/2006, recorded 07/19/2006 in Book 5608, Page 2135.

Parcel Number: 39-00-04753-00-5.

Location of property: 406 Welsh Road a/k/a 406 West Welsh Road, Ambler, PA 19002-2222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. Warenius, Jr. and Patricia Warenius** at the suit of Wells Fargo Bank, N.A. Debt: \$334,783.65.

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

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

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

11-29596

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Sunnyside Farms", prepared for Sunnyside Farms/Partnership by Bursich Associates, Inc., dated 7/24/1990, last revised 8/31/1999 and recorded in Plan Book A-59, Pages 265 and 26, as follows, to wit:

BEGINNING at a point on the Westerly side of Meadowview Drive (50 feet wide), a corner of this and Lot No. 50 on said plan; thence extending from said point of beginning and along the Westerly side of Meadowview Drive, aforesaid, the two following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 255.00 feet, the arc distance of 107.90 feet to a point of tangent therein; and (2) South 14 degrees, 04 minutes, 15 seconds West, 5.61 feet to a point, a corner of Lot No. 52 on said plan; thence extending along the same, North 75 degrees, 55 minutes, 45 seconds West, 123.39 feet to a point in line of Lot No. 50, aforesaid; thence extending along the same, the two following courses and distances, viz: (1) North 17 degrees, 30 minutes, 45 seconds East, 66.39 feet to a point, a corner; and (2) North 79 degrees, 37 minutes, 50 seconds East, 106.46 feet to the first mentioned point and place of beginning.

BEING Lot No. 51 on said plan.

Parcel Number: 60-00-02039-05-2.

Location of property: 1329 Meadowview Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Harrison and Tara K. Harrison** at the suit of Citimortgage, Inc. Debt: \$297,899.61.

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

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

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

11-29599

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan entitled "Park View Towne Houses" made by Donald H. Schurr & Associates, as recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-17, Page 88, and further by an "as-built survey" made by Donald H. Schurr & Associates, on the 9th day of December A.D. 1971, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sutcliffe Lane (of irregular width at this point) which point is measured the 4 following courses and distances from a point of curve on the Southeasterly side of Colwell Lane, (33 feet measured at right angles Southeasterly from the center line to the right, in a Northeasterly, Easterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Sutcliffe Lane (60 feet wide at this point); (2) South 54 degrees, 13 minutes East along said side of Sutcliffe Lane, 105.28 feet to a point of curve; (3) on the arc of a curve curving to the right in a Southeasterly to Southerly direction, having a radius of 40 feet the arc distance of 20.21 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left, in a Southerly to Southeasterly direction, having a radius of 40 feet the arc distance of 42.48 feet to the point of beginning; thence from said point of beginning, continuing along Sutcliffe Lane on the arc of a curve, curving to the left, in a Southeasterly, Easterly and Northeasterly direction, having a radius of 40 feet the arc distance of 12 feet to a point a corner of Lot No. 30 as shown on said plan; thence South 13 degrees, 19 minutes East along Lot No. 30 for a portion of the distance through the party wall of the house erected herein and the house erected on the premises adjoining to the Southeast, 145.74 feet to a point a corner in line of lands of the Borough of Conshohocken, in the bed of a 20 feet wide alley (not open); thence South 35 degrees, 17 minutes, 30 seconds West along line of lands of the Borough of Conshohocken, through the bed of said alley, 7.36 feet to a point a corner in line of land of various owners, as shown on said plan; thence North 54 degrees, 36 minutes West along line of land of various owners, through the bed of said alley, 18.92 feet to a point a corner of Lot No. 32 as shown on said plan; thence along line of Lot No. 32, the next as shown on said plan; thence along line of Lot No. 32, the next 2 courses and distances: (1) North 13 degrees, 19 minutes West for a portion of the distance through the party wall of the house erected hereon and the house erected on the premises adjoining to the Northwest, 104.39 feet to an angle point; and (2) North 2 degrees, 56 minutes, 44 seconds West, 34.35 feet to a point a corner of the Southwesterly side of Sutcliffe Lane, the first mentioned point and place of beginning.

TOGETHER with the free and common right, use, liberty and privilege of an easement over, along and across the Northeasterly and Southeasterly 5 feet of Lot No. 29 and the Southeasterly 5 feet of Lot No. 30 as shown on said plan, as a means of ingress and egress, by foot, to the rear yard of the above described premises.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Steven Mash and Janis T. Mash, h/w, by Deed from Marilyn B. Magee, f/k/a Marilyn B. May, dated 09/05/1996, recorded 10/07/1996 in Book 5163, Page 1197. Parcel Number: 05-00-09912-00-1.

Location of property: 119 Sutcliffe Lane, Conshohocken, PA 19428-1457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janis T. Mash and Steven Mash** at the suit of GMAC Mortgage, LLC. Debt: \$138,412.14.

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

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

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

11-29697

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

BEGINNING at a point on the Northeasterly side of Somers Road (50 feet wide the distance of 133.34 feet measured North 32 degrees, 37 minutes, 50 seconds along the said side of Somers Road from a point of tangent which point of tangent is at the arc distance of 31.42 feet measured along the arc of a circle curving to the right, having a radius of 20 feet from point of curve on the Northwesterly side of Dempsey Lane (50 feet wide)



both as shown on said plan; thence extending from said beginning point and along the said Northeasterly side of Somers Road North 32 degrees, 37 minutes, 50 seconds West the distance of 25 feet to a point; thence extending along line of Lot No. 148 as shown on said plan North 57 degrees, 22 minutes, 10 seconds East the distance of 212 feet to a point; thence extending along line of Lots Nos. 144 and 145 as shown on said plan South 2 degrees, 12 minutes, 30 seconds West the distance of 152.30 feet to a point; thence extending along line of Lot No. 146 as shown on said plan South 57 degrees, 22 minutes, 10 seconds West the distance of 125 feet to the first mentioned point and place of beginning.

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

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

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Masslim Dadashev a/k/a Maslim Dadashev and Inna Novikova** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$412,401.12.

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

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

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

11-29770

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a plan of subdivision of "The Orchard" for H. Hassan-Builder, Inc., by Herbert H. Metz, Inc., dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southeast side of Red Haven Drive (50 feet wide) said point being located along Red Haven Drive the two (2) following courses and distances from the Southeasternmost terminus of a round corner connecting the Southeast side of Red Haven Drive with the Northeast side of Elberta Drive (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.71 feet; and (2) North 54 degrees, 15 minutes, 00 seconds East, 39 feet to a point a corner of Lot No. 218 and place of beginning; thence from said place of beginning and continuing along the Southeast side of Red Haven Drive the two (2) following courses and distances: (1) North 54 degrees, 15 minutes, 00 seconds East, 4.91 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 190 feet, the arc distance of 19.11 feet to a point a corner of Lot No. 216; thence leaving the Southeast side of Red Haven Drive and along Lot No. 216, South 35 degrees, 45 minutes, 00 seconds East, 104.04 feet to a point a corner in line of Lot No. 219; thence along Lot No. 219, South 54 degrees, 15 minutes, 00 seconds West, 24 feet to a point a corner of Lot No. 218; thence along Lot No. 218, North 35 degrees, 45 minutes, 00 seconds West, 105 feet to a point on the Southeast side of Red Haven Drive and first mentioned point and place of beginning.

BEING known as Lot No. 217 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brett Leckerman, by Deed from Michelle E. Connor, dated 08/15/2006, recorded 09/18/2006 in Book 5616, Page 1854.

Parcel Number: 46-00-03087-69-2.

Location of property: 222 Red Haven Drive, North Wales, PA 19454-1439.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brett Leckerman** at the suit of Citimortgage, Inc. Debt: \$274,912.50.

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

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

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

11-29773

ALL THAT CERTAIN message and lot of land, known as No. 55 North Highland Avenue, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Highland Avenue, 50 feet wide, at the distance of 738.34 feet Northeasterly from the Northeasterly side of Ridge Turnpike Road, a corner of this and land now or late of Edward D. Saint; thence extending along said land, North 49 degrees, 25 minutes West, 231.25 feet to a point in line of land now or late of A. B. Parker; thence extending along said land and along land now or late of Reifsnnyder North 40 degrees, 35 minutes East, 100 feet to a point in line of land now or late of Walter J. Snyder; thence extending along said land South 49 degrees, 25 minutes East, 230.92 feet to a point on the Northwesterly side of Highland Avenue aforesaid; thence extending along said side of Highland Avenue South 40 degrees, 24 minutes West, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deon Brown and Carlene Brown, by Deed from Brian D. Mellinger, dated 04/30/2007, recorded 05/14/2007 in Book 5646, Page 2985.

Parcel Number: 63-00-03079-00-8.

Location of property: 55 North Highland Avenue, Norristown, PA 19403-3207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deon Brown and Carlene Brown** at the suit of Citimortgage, Inc. Debt: \$330,017.99.

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

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

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

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11-29775

ALL THAT CERTAIN message and lot or piece of land, situate in East Ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described as per plan of lots surveyed September 29, A.D., 1902, by A.D. Johnson, as follows, to wit:

BEGINNING at a stake set for a corner on the Southwest side of Fifth Street (43 feet wide) at the distance of 225 feet Northwestward from an iron pin set for a corner of land late of C.J. Heepe or Lot No. 12 on said plan.

CONTAINING at a stake set for a corner on said Fifth Street, Northwestward, 25 feet and extending of that width in length or depth between parallel lines at right angles to said Fifth Street, Southwestward 153 feet and 6 inches to an alley, 20 feet wide, dedicated to public use, the Southeast boundary line passing through the middle of the partition wall of this and adjoining house on the Southeast.

BOUNDED on the Northeast by said Fifth Street, Southeast by other land late of John C. Martin, Southwest by said alley and Northwest by land of John M. Harley Estate of Lot No. 6.

TITLE TO SAID PREMISES IS VESTED IN Penny E. Mullen, an Individual, from An Thi Dinh dated 08/27/01, recorded 09/13/01, in Book 5376, Page 0149, Instrument #018512.

Parcel Number: 11-00-05392-00-6.

Location of property: 310 West 5th Street, Lansdale, PA 19446-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Penny E. Mullen** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3. Debt: \$111,690.45.

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

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

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

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11-29804

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated December 13, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Division Street (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Greyhorse Road (50 feet wide): (1) having Greyhorse Road on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent and on the Northwesterly side of Division Street; and (2) North 39 degrees, 30 minutes, 50 seconds East along the Northwesterly side of Division Street, 266.00 feet to the place of beginning; thence extending from said point of beginning, North 50 degrees, 29 minutes, 10 seconds West, 137.00 feet to a point; thence extending North 39 degrees, 30 minutes, 50 seconds East, 66.00 feet to a point; thence extending South 50 degrees, 29 minutes, 10 seconds East partly through the bed of a certain 15.50 feet wide joint driveway laid out partly on these premises and premises adjoining to the Northeast, 137.00 feet to a point on the Northwesterly side of Division Street, aforesaid; thence extending South 39 degrees, 30 minutes, 50 seconds West along the Northwesterly side of Division Street, 66.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 250 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Eric Watt, by Deed from David W. Vanzant and Jennifer A. Griffin, dated 07/12/2006, recorded 08/21/2006 in Book 5613, Page 789.

Parcel Number: 59-00-04930-00-6.

Location of property: 1108 Division Avenue, Willow Grove, PA 19090-1648.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric Watt** at the suit of Wells Fargo Bank, N.A. Debt: \$280,288.95.

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

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

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

11-29886

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Cassel Mill Farms at Skippack, made by Urwiler & Walter, Inc., dated November 14, 1994, last revised May 24, 1996, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-56, Pages 378 and 379, as follows, to wit:

BEGINNING at a point on the Southerly side of Jane Court (normally 50.00 feet wide, but becoming of irregular width at its Westerly end thereof), at a corner of Lot Number 14, as shown on said plan and which point is measured the three following courses and distances from a point of curve on the Westerly side of Daniel Drive (shown on said Plan as "Julian Drive West") (50.00 feet wide), viz: (1) leaving the said Westerly side of Daniel Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc length of 39.52 feet to a point of tangent on the said Southerly side of Jane Court; (2) thence extending South 78 degrees, 35 minutes, 10 seconds West, along the said Southerly side of Jane Court, the distance of 200.88 feet to a point of curve on the same; and (3) thence extending Westwardly along the said Southerly side of Jane Court, on the arc of a curve, curving to the right, having a radius of 175.00 feet, the arc length of 38.35 feet to the point of beginning; thence extending from said point of beginning South 01 degrees, 08 minutes, 27 seconds West, along Lot Number 14, aforesaid, the distance of 109.83 feet to a point, a corner in line of Lot Number 18, as shown on said plan; thence extending North 73 degrees, 45 minutes, 58 seconds West, partly along Lot Number 18 and also along Lot Number 19, as shown on said plan, the distance of 112.53 feet to a point, a corner of Lot Number 12, as shown on said plan; thence extending North 16 degrees, 14 minutes, 02 seconds East, along Lot Number 12, the distance of 100.00 feet to a point on the said Southerly side of Jane Court; thence extending along the said Southerly side of Jane Court, the two following courses and distances, viz: (1) extending South 73 degrees, 45 minutes, 58 seconds East, the distance of 38.36 feet to a point of curve; and (2) thence extending Eastwardly on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 46.10 feet to the first mentioned point on the said Southerly side of Jane Court, at a corner of the aforesaid Lot Number 14 and place of beginning. A portion of the rear thereof containing part of the bed of that certain twenty feet wide storm sewer easement, as shown on said plan.

BEING Lot No. 13, as shown on said plan.

TOGETHER WITH AND UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exception, reservations and exclusions as contained and set forth in that certain Declaration dated November 7, 1996, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5168, Page 388 &c., with a First Amendment to Declaration, dated December 10, 1996, as recorded in the Office aforesaid in Deed Book 5175, Page 553 &c., with a Second Amendment to Declaration, dated January 6, 1998, and recorded in the Office aforesaid in Deed Book 5214, Page 1730 &c., and any further amendments to the said Declaration, as the same may be duly adopted, from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture, acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto; the rules and regulations promulgated thereunder acknowledge that each and every provision thereof is essential to the successful operation and management of Cassel Mill Homeowners' Association, and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may again be amended or supplemented, from time to time.

TITLE TO SAID PREMISES IS VESTED IN Lewis S. Seiverd and Deborah J. Seiverd, h/w, by Deed from Cassel Mill, Inc., a Pennsylvania Corporation, acting herein by and through its Attorney-in-Fact William B. Murdoch, duly constituted and appointed by power of attorney dated January 20, 1997, recorded at Norristown, Montgomery County, Pennsylvania, in Power of Attorney Book 195, Page 2129, dated 09/22/2000, recorded 10/02/2000 in Book 5333, Page 1851.

Parcel Number: 51-00-02102-56-4.

Location of property: 3876 Jane Court, Collegeville, PA 19426-4112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lewis Seiverd, Jr. a/k/a Lewis S. Seiverd and Deborah Seiverd a/k/a Deborah J. Seiverd** at the suit of Citimortgage, Inc., d/b/a Citicorp Mortgage. Debt: \$78,424.52.

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

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

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

11-29993

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 49 on a Plan of Lots entitled Valley View Manor, which said plan is recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A-2, Page 7 and described in accordance therewith as, follows, to wit:

BEGINNING at a point on the Northeasterly side of Pinecrest Road (50 feet wide) at the distance of 134.68 feet Northwestwardly from the Northwesterly terminus of its radial intersection with the Northwesterly side of Scenic Road (50 feet wide).

CONTAINING in front or breadth Northwestwardly along said side of Pinecrest Road 70 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Pinecrest Road 130 feet to land now or late of Percy P. Teal.

TITLE TO SAID PREMISES IS VESTED IN Paul Stenson, by Deed from Spencer Stack and Elizabeth Stack, f/n/a, Elizabeth Minich, dated 10/04/2007, recorded 10/19/2007 in Book 5669, Page 00981.

Parcel Number: 33-00-06952-00-8.

Location of property: 405 Pinecrest Road, Norristown, PA 19403-4241.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Stenson** at the suit of Wells Fargo Bank, N.A. Debt: \$198,228.53.

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

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

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

#### 11-30102

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania according to a survey and plan thereof made by Franklin & Lindsey, Registered Professional Engineers dated 8/16/1941 and revised 10/2/1941, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elizabeth Road (50 feet wide), at the distance of 248.40 feet measured on the arc of a circle curving to the left, having a radius of 474.50 feet from a point of compound curve, which point is at the distance of 23.56 feet measured on the arc of a circle curving to the left, having a radius of 15 feet from a point of tangent on the Northeasterly side of Lanfair Road (50 feet wide); thence extending Westwardly on a radial line partly through a party driveway between these premises and the premises adjoining to the South 145.89 feet to a point; thence extending North 06 degrees, 54 minutes East, 51.90 feet to a point; thence extending Northeastwardly on a radial line, 136.98 feet to a point on the said Southwestwardly side of Elizabeth Road; thence extending along the same, on the arc of a circle curving to the right having a radius of 1375.00 feet the arc distance of 57 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Nancy L. Griffin, by Deed from Saul R. Goldfarb and Lori A. Goldfarb, h/w, dated 09/05/2001, recorded 10/25/2001 in Book 5382, Page 0993.

THE SAID Nancy L. Griffin departed this life on 3/18/2011, leaving a Will dated 7/8/1993. Letters Testamentary were granted to Lee Stolzman on 4/5/2011 in Montgomery County, No. 46-2011- 1239. Decedent's surviving heirs as law and next-of-kin are Ruby Griffin and Sheila Griffin. By executed waivers, Ruby Griffin and Sheila Griffin waived their rights to be named as defendants in the foreclosure action.

Parcel Number: 31-00-09028-00-4.

Location of property: 7422 Elizabeth Road, Elkins Park, PA 19027-3321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lee Stolzman, in Her Capacity as Executrix of the Estate of Nancy L. Griffin** at the suit of Wells Fargo Bank, N.A. Debt: \$146,210.14.

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

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

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

#### 11-30211

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania, being known as Lot Number Fifty-Six on a certain plan of subdivision titled "Cedarbrook Hills" made for Carl E. Metz by Charles F. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on June 6, 1940 approved by the Commissioners of Cheltenham Township on July 23, 1940 and recorded at Norristown, Pennsylvania in the Office for recording of Deeds &c., in Deed Book No. 1078, Page 600 &c., and described according to a re-survey and plan thereof made by the said Charles F. Mebus, as follows:

BEGINNING at a point on the Northeasterly side of Limekiln Turnpike (as laid out of the width of one hundred feet) at the distance of two hundred two and fifteen one-hundredths feet measured Northeastwardly along the said side of Limekiln Turnpike from the point of intersection which the said side of Limekiln Turnpike, produced, makes with the Northwestwardly side of Greenwood Avenue (as widened to a width of fifty-four feet by adding twenty-one feet to the Northwestwardly side thereof), produced; thence extending along the said Northeasterly side of Limekiln Turnpike North twenty-three degrees, thirty-one minutes, thirty seconds West, fifty-two and two one-hundredths feet to a point a corner; thence extending along Lot No. Fifty-Five on said plan North fifty-three degrees, twenty-one minutes, fifty-two seconds East, one hundred five and eighty-two one-hundredths feet to a point a corner; thence extending along Lot Number Sixty-Four on said plan South twenty-five degrees, fifty-five minutes, five seconds East, eight and four one-hundredths feet to a point an angle; thence extending along Lot Number Sixty-Three on said plan South twenty-eight degrees, thirty-one minutes, fifty seconds East, forty-three and nineteen one-hundredths feet to a point a corner; and thence extending along Lot Number Fifty-Seven on said plan South fifty-three degrees, twenty-one minutes, fifty-two seconds West, one hundred ten and three one-hundredths feet to the first mentioned point and place of beginning. Contains five thousand four hundred sixty-eight square feet be the same more or less.

TOGETHER with the free and common use, right, liberty, and privilege of a certain private driveway and turntable, as now laid out and extending into Limekiln Turnpike, as a driveway and turn-table, at all times hereafter forever, in common with the owners, tenants and occupiers of the adjoining lot Number Fifty-Seven as shown on said plan; subject, however, to the proportionate part of the expense of keeping said driveway and turn-table in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Tracey A. Thomas, by Deed from Julia B. Taylor, dated 12/20/2006, recorded 01/23/2007 in Book 5632, Page 1857.

Parcel Number: 31-00-17149-00-1.

Location of property: 8421 Limekiln Pike, Wyncote, PA 19095-1911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracey A. Thomas** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$244,733.61.

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

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

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

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11-30257

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Morgan's Court", drawn by Applied Surveying Technologies, Douglas A Kramer, PLS, Oley, Pennsylvania, dated 8-19-2002, revised 12-2-2002 and recorded in Plan Book A-61, Page 282, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sixth Street (proposed right-of-way line 30 feet from center line), a corner of this and Lot No. 14 on said plan; thence extending from said point of beginning and along the Northwesterly side of 6th Street, aforesaid, South 50 degrees, 26 minutes, 06 seconds West, 35.00 feet to a point, a corner of Lot No. 16 on said plan; thence extending along the same, crossing a proposed 20 feet wide Sanitary Sewer Easement, North 39 degrees, 33 minutes, 00 seconds West, 213.78 feet to a point on the line dividing the Borough of East Greenville and the Township of Upper Hanover, thence extending along the same, North 52 degrees, 12 minutes, 20 seconds East, 35.02 feet to a point, a corner of Lot No. 14 aforesaid; thence extending along the same, South 39 degrees, 33 minutes, 00 seconds East, re-crossing the proposed 20 feet wide Sanitary Sewer Easement, 212.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Maeng A. Wolff, by Deed from Rotelle Builders-East Greenville, L.P., a Pennsylvania Limited Partnership, dated 01/30/2004, recorded 02/18/2004 in Book 5496, Page 314.

Parcel Number: 06-00-03160-14-6.

Location of property: 305 West 6th Street, East Greenville, PA 18041-1530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maeng A. Wolff** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$215,475.74.

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

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

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

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11-30478

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to the Record Plan of Yorkshire Commons, made by Strothers Associates, Inc. on May 4, 1987, last revised June 6, 1988 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-50, Page 107, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cambridge Circle (50.00 feet wide), a corner of this and Lot No. 28, as shown on said plan, which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Wellington way (50.00 feet wide), as shown on said plan: (1) leaving Wellington Way on the arc of a curve, curving to the left, in a Northeastwardly to Northwestwardly direction, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Cambridge Circle; and (2) North 48 degrees, 11 minutes, 40 seconds West along the said thereof 100.00 feet to the point of beginning; thence extending from said point of beginning South 41 degrees, 48 minutes, 20 seconds West along line of Lot No. 28, 122.42 feet to a point a corner on the Northeastly side of Stratford Avenue (50.00 feet wide); thence extending along the Northeastly side of Stratford Avenue the 3 following courses and distances: (1) on the arc of curve, curving to the right, in a Northwestwardly direction, having a radius of 375.00 feet, the arc distance of 6.31 feet to a point of tangent; (2) North 35 degrees, 41 minutes, 40 seconds West, 50.20 feet to a point of curve; and (3) on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 425.00 feet, the arc distance of 10.13 feet to a point a corner of Lot No. 30, as shown on said plan; thence extending North 41 degrees, 48 minutes, 20 seconds East along line of Lot No. 30, 108.17 feet to a point a corner on the Southwesterly side of Cambridge Circle, aforesaid; thence extending South 48 degrees, 11 minutes, 40 seconds East along the Southwesterly side of Cambridge Circle 65.10 feet to a point a corner of Lot No. 28, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 29, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kathleen H. McGee, by Deed from Jeffrey M. McGee, dated 11/07/2003, recorded 01/21/2004 in Book 5491, Page 1139.

Parcel Number: 35-00-01340-04-7.

Location of property: 2312 Cambridge Circle, Hatfield, PA 19440-1484.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen H. McGee** 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: \$200,444.20.

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

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

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

11-30512

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

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

BEING Lot #49 as shown on above mentioned plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer D. Kelly and William J. Kelly** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$485,175.14.

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

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

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

11-30684

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

BEGINNING at a point on the Southerly side of Heacock Lane (formerly called Mather Avenue) at the distance of 377 feet Westwardly from the Westerly side of Glenside Avenue.

CONTAINING in front or breadth on the said Heacock Lane (formerly called Mather Avenue) 30.51 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Heacock Lane (formerly called Mather Avenue) 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Brace and Lizanne B. Friel, by Deed from Michael Hollinger, a/k/a Michael J. Hollinger and Megan Bellowoar Hollinger, a/k/a Megan B. Hollinger, a/k/a Megan Bellwoar Hollinger, h/w, dated 07/20/2007, recorded 08/13/2007 in Book 5660, Page 843.

Parcel Number: 31-00-13921-00-7.

Location of property: 124 Heacock Lane, Wyncote, PA 19095-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of GMAC Mortgage, LLC. Debt: \$280,179.33.

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

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

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

11-30970

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being Lot #3 on a plan showing subdivision of a portion of property of Heston R. Tyson, made by Will D. Hiltner, Registered Land Surveyor, Norristown, Pennsylvania, in the month on February, 1947 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Heston Avenue 50 feet wide at the distance of 264.94 feet Northeastwardly from the intersection of the Northwest side of Heston Avenue with the title line in the bed of Egypt Road, being a corner of Lot #2 on said plan; thence extending along Lot #2 North 48 degrees, West 175 feet to a point; thence extending North 42 degrees, East 60 feet to a point a corner of Lot #4; thence along Lot #4 South 48 degrees, East 175 feet to a point on the Northwest side of Heston Avenue aforesaid; thence along the Northwest side thereof, South 42 degrees, West, 60 feet to the place of beginning.

UNDER AND SUBJECT to certain buildings conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph Gajewski, Jr. by Deed from Joseph Gajewski, Executor of the Estate of Gajewski, deceased and Joseph Gejewski, Jr. a.k.a. Joseph Gajewski, Individually and George Gajewski, beneficiary dated 09/19/2005, recorded 10/25/2005 in Deed Book 5576, Page 1946.

Parcel Number: 63-00-02881-00-8.

Location of property: 437 Heston Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Gajewski, Jr. a/k/a Joseph G. Gajewski, Jr.** at the suit of PNC Bank, National Association. Debt: \$185,158.30.

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

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

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

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11-31139

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan, record plan - Weaterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 10/15/1997 and recorded to Plan Book A-57, Page 308, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Commons Lane (50 feet wide), a corner of this and Lot No. 225 on said plan; thence extending from said point of beginning and along the Southwesterly side of Commons Lane, aforesaid, the two (2) following courses and distances, viz: (1) along the arc of circle curving to the left having a radius of 175.00 feet, the arc distance of 21.12 feet to a point of tangent therein; and (2) South 34 degrees, 01 minutes, 30 seconds East, 25.00 feet to a point a corner of open area "J"; thence extending along the same, South 55 degrees, 58 minutes, 30 seconds West, 110.00 feet to a point, a corner of Lot No. 223 on said plan; thence extending along the same North 34 degrees, 01 minutes, 30 seconds West, 59.56 feet to a point, a corner of Lot No. 225, aforesaid; thence extending along the same, North 62 degrees, 53 minutes, 22 seconds East, 112.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 224 on said plan.

For informational purposes only: The APN is shown by the County Assessor as 48-00-00611-007.

SUBJECT to any restrictions, conditions, covenants, rights-of-way and easements now of record.

TITLE TO SAID PREMISES IS VESTED IN William P. Brown, a married man, as his sole and separate property, by Deed from William P. Brown, also known as William Brown and Diana L. Brown, husband and wife dated October 20, 2006 and recorded January 3, 2007 in Deed Book 5629, Page 2134.

Parcel Number: 48-00-00611-00-7.

Location of property: 201 Commons Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William P. Brown** at the suit of JP Morgan Chase Bank, N.A. Debt: \$250,507.25.

**Terrence J. McCabe**, Attorney.

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

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

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11-31164

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

BEGINNING at an iron pin in the West side of Main Street in line of now or late Samuel H. Groff's land; thence along the same North 89-1/2 degrees, West 16.400 perches to a stake a corner in Graber Alley; thence along said alley North 01 degree, East 45 feet to a stake a corner, in said alley; thence by now or late St. Paul's Evangelical Lutheran Church's land, South 89-1/2 degrees, East 16 perches to an iron pin a corner, in the West side of Main Street; thence along Main Street South 1/2 degrees, West 45 feet to the place of beginning.

BEING the same premises which Isaac Demaris Dahlinger, Executor of the Estate of Patricia Demaris Dahlinger a/k/a Patricia D. Dahlinger, Deceased, by Deed dated October 31, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5624, Page 2823, granted and conveyed unto James W. Robinson, Jr.

Parcel Number: 17-00-00643-00-6.

Location of property: 411 Main Street, Red Hill, PA 18076.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **James W. Robinson, Jr.** at the suit of HSBC Bank USA, N.A. Debt: \$196,370.90.

**Steven K. Eisenberg**, Attorney.

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

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

11-31266

ALL THAT CERTAIN lot or piece of ground, together with the buildings erected thereon marked and Numbered 363 on a certain Plan of Lots of the Ogontz Land and Improvements Company, recorded in Deed Book No. 342, Page 500, situate on the West side of Douglass (formerly Summit) Avenue in **Abington Township**, Montgomery County, State of Pennsylvania.

BEGINNING at the corner South side of Forrest Avenue.

CONTAINING in front or breadth on the said Douglass (formerly Summit) Avenue at front line of street sixty-five and fifty-five one-hundredths feet; and at back line of lot adjoining, fifty-one and ninety-seven one-hundredths feet and extending of that width in length or depth one hundred two and twenty-two one-hundredths feet North side and one hundred twenty-six and thirty-four one-hundredths feet South side.

BEING the same premises that Otto R. King, widower, by Deed dated 11/11/1986 and recorded 11/19/1986 in the County of Montgomery (in Book 4819, Page 2290) granted and conveyed unto Elmer L. Gravatt and Mary J. Gravatt, his wife, his/her heirs and assigns, in fee. Elmer L. Gravatt departed this life on 7/26/09 leaving the property to Mary J. Gravatt by operation of law.

Parcel Number: 30-00-22145-00-1.

Location of property: 425 Forrest Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary J. Gravatt** at the suit of Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$253,646.45.

**Thomas M. Federman**, Attorney.

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

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

11-31444

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southeast side of Haws Avenue (No. 846) at the distance of sixty-seven and forty-two one-hundredths feet Southwestwardly from the Southwest side of Beech Street, as laid out and proposed but unopened in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Haws Avenue sixteen and one-tenth feet and extending of that width in length or depth South forty-nine degrees, East one hundred thirty and twenty-one one-hundredths feet to a certain proposed twenty feet wide alley.

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

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Kelly and Russell Morello, as Joint Tenants With the Right of Survivorship, by Deed from Catherine M. Kelly, dated 10/01/2007, recorded 11/14/2008 in Book 5714, Page 143.

BY VIRTUE of the death of Catherine M. Kelly on 6/24/2009, Russell Morello became sole owner of the mortgaged premises as remaining Joint Tenant With Right of Survivorship.

Parcel Number: 13-00-16204-00-1.

Location of property: 846 Haws Avenue, Norristown, PA 19401-3736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Russell Morello** at the suit of Citimortgage, Inc. Debt: \$59,275.86.

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

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

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

11-31511

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

BEGINNING at a point on the Southwest side of Jacoby Street at the distance of three hundred sixty feet Northwesterly from the West corner of Jacoby and Arch Streets being a corner of this and property of Frank R. Heavner, about to be conveyed to Louise Winter; thence along said Heavner's property Southwestwardly one hundred forty feet to the Northeast side of Miner Street the line passing through the middle of the partition wall between this house and the house of said Heavner's; thence along the said side of said Miner Street, Northwesterly twenty feet to either property of Frank R. Heavner; thence along said Heavner's property, the line passing through the middle of the partition wall of this garage and other garage of said Heavner's Northeastwardly one hundred forty feet in the Southwestwardly side of Jacoby Street aforesaid; thence along said side of Jacoby Street Southeastwardly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alton M. Irby, by Deed from Chase Mortgage Holdings by Chase Manhattan Mortgage Corporation, as Attorney-in-Fact, dated 10/23/2001, recorded 01/11/2002 in Book 5392, Page 933.

Parcel Number: 13-00-17052-00-8.

Location of property: 214 East Jacoby Street a/k/a 214 Jacoby Street, Norristown, PA 19401-4041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alton M. Irby** 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: \$83,549.81.

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

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

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

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11-31892

ALL THAT CERTAIN lot in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot #113 on a subdivision plan of Cherry Tree Farm, said plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-55, Pages 442, 443, 444 and 445, on August 21, 1995.

BEGINNING at a point on the Westerly side of Laura Lane where it meets the Northerly line of Lot #114; thence (1) from said point Northerly on the arc concave to the West having a radius of 247.00 feet, the arc distance of 104.83 feet; thence (2) North 85 degrees, 20 minutes, 35 seconds West, 157.67 feet; thence (3) South 02 degrees, 21 minutes, 52 seconds West, 29.48 feet, thence (4) South 52 degrees, 27 minutes, 32 seconds East, 70.00 feet; thence (5) South 61 degrees, 01 minutes, 38 seconds East, 83.17 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne Black and Paula Mock, by Deed from Larry A. Bartlett, dated 10/23/2003, recorded 12/02/2003 in Book 5483, Page 2247.

Parcel Number: 60-00-01628-17-5.

Location of property: 1861 Laura Lane, Pottstown, PA 19464-1449.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne Black and Paula Mock** 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: \$218,333.70.

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

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

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

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11-32071

ALL THAT CERTAIN unit, designated as Unit No. 1101, being a unit in The Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on 1/12/1984, and Plats and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766, and Amendment thereto in Deed Book 4971, Page 347.

TOGETHER with an undivided interest of, in and to the Common Elements as set forth in the aforementioned Declaration of Condominium.

BEING the same premises which Milton M. and Elenore M. Arnesen, by Deed dated June 30, 2006 and recorded July 17, 2006 in Deed Book 5608, Page 1272, et seq., in the Office of the Recorder of Deeds in and for Montgomery County, granted and conveyed unto Heather A. Hanson, in fee.

Parcel Number: 61-00-01661-91-5.

Location of property: 1101 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Kenneth P. Mitchell and Christian J. Hanson, Administrators of the Estate of Heather Hanson-Mitchell** at the suit of The Meadows Condominium Association. Debt: \$8,787.63.

**Elliot H. Berton**, Attorney.

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

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

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11-32347

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in the Township of Radnor, County of Delaware and State of Pennsylvania and partly in **Lower Merion Township**, County of Montgomery and State aforesaid being part of Lot #10 in a certain plan of lots belonging to Charles Leedom and as laid out by Milton P. Yerkes, Civil Engineer, April 1902 and bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Haverford Road at a distance of 87 feet North from a certain spike set in the middle of said Haverford Road; thence along the middle line of the said Haverford Road, North 25 degrees, West 20 feet to a point; thence on a line crossing a line dividing the Counties of Delaware and Montgomery North 65 degrees, East passing through the center of a party wall of a certain twin brick dwelling 114.65 feet to a point; thence South 39 degrees, 26 minutes East, 20.65 feet to a point; thence on a line South 65 degrees, West recrossing the said line dividing the Counties of Delaware and Montgomery 119.80 feet to a point in the middle line of said Haverford Road, being the place of beginning.

BEING the same premises which Kathlene Grant, now known as Kathlene Grant Faulkner, by Deed dated July 14, 2000 and recorded July 27, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5324, Page 2425, granted and conveyed unto Joseph Grande.

Parcel Number: 40-00-13088-00-3.

Location of property: 923 County Line Road, Bryn Mawr, PA 19010.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joseph Grande** at the suit of HSBC Bank USA, N.A. Debt: \$193,467.16.

**Steven K. Eisenberg**, Attorney.

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

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

11-32487

ALL THAT CERTAIN message and two tracts of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on Winding Road bounded and described, as follows, to wit:

Tract No. 1 - Beginning at a point on the North side of Winding Road at the distance of 218 feet Southeast from the Northeastern intersection or corner of Wilson Road and Winding Road a corner of this and other land of Stanley Swinehart; thence by the same North 11 degrees, 46 minutes East, 97.5 feet to an iron pin a corner of this and other land of said Stanley Swinehart; thence by the same South 72 degrees, 34 minutes East, 127.45 feet to a point in the West line of Winding Road; thence by the same South 29 degrees, 38 minutes East, 89 feet to an iron pin in an angle in the said Winding Road; thence still by said Winding Road North 70 degrees, 14 minutes West, 99.6 feet to the place of beginning.

Tract No. 2 - Beginning at a point an iron pin on the North side of Winding Road at the distance of 218 feet Northeast from the Northeastern intersection of corner of Wilson Road and Winding Road a corner of this and other land of Harold B. Rohn, et ux.; thence along the North side of said Winding Road North 78 degrees, 14 minutes West, 5 feet to a point a corner of this and other lands now or late of Stanley Swinehart; thence by the same North 11 degrees, 46 minutes East, 97.5 feet to a point a corner; thence still by the same South 78 degrees, 14 minutes East, 5 feet to a point an iron pin a corner of this and other land aforesaid of Harold B. Rohn, et ux.; thence by the same South 11 degrees, 48 minutes West, 97.5 feet to the point or place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania on Winding Road bounded and described, as follows, to wit:

BEGINNING at a point an iron pin on the North side of Winding Road at a corner of this and other land of William J. Boden, Jr., et ux. which said point of beginning is 203 feet Southeast from the Northeastern intersection of corner of Wilson Road and Winding Road; thence by land of said William J. Boden, Jr. et ux. North 11 degrees, 46 minutes West, 97.5 feet to an iron pin a corner of this and land of Stanley Swinehart; thence by the same South 78 degrees, 14 minutes East, 10 feet to other land of the said Grantors; thence along the same South 11 degrees, 46 minutes West, 97.5 feet to the North side of Winding Road; thence by the same North 78 degrees, 14 minutes West, 10 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cesar A. Delgado, by Deed from Angelo F. Sacarello and Rhonda L. Sacarello, dated 05/27/2004, recorded 06/21/2004 in Book 5512, Page 1297.

Parcel Number: 16-00-33528-00-8.

Location of property: 34 Winding Road, Pottstown, PA 19464-4470.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cesar A. Delgado** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$123,077.50.

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

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

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

11-32605

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of "Sunnyside Farms" made by Bursich Associates, Inc., Pottstown, Pennsylvania dated 07/24/1990 and last revised 05/13/1996 and recorded in Plan Book A-56, Page 285, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Juniper Street (50 feet wide), a corner of this and Lot No. 84 on said plan; thence extending from said beginning and along the Southeasterly side of Juniper Street, aforesaid, along the arc of a circle curving to the left having a radius of 280.00 feet, the arc distance of 72.26 feet to a point, a corner of Lot No. 86 on said plan; thence extending along the same, South 41 degrees, 13 minutes, 55 seconds East, 116.77 feet to a point in line of lands n/l Raymond and Anne Romig; thence extending along the same, South 51 degrees, 53 minutes, 15 seconds West, 74.09 feet to a point, on the Northwesterly side of Pine Street (50 feet wide) (not ordained); thence extending along the same, South 73 degrees, 33 minutes, 00 second West, 29.14 feet to a point, a corner of Lot No. 84, aforesaid; thence extending along the same, North 26 degrees, 26 minutes, 46 seconds West, 113.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 85 on said plan.



TITLE TO SAID PREMISES IS VESTED IN Michael F. Pasquini and Fred Pasquini and Kathryn Pasquini, by Deed from Randall J. Peet and Maria R. Peet, dated 07/25/2008, recorded 07/30/2008 in Book 5701, Page 2745.

Parcel Number: 60-00-01612-79-4.

Location of property: 1324 Juniper Street, Pottstown, PA 19464-1950.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathryn Pasquini, Michael Pasquini a/k/a Michael F. Pasquini and Fred Pasquini** at the suit of Wells Fargo Bank, N.A. Debt: \$335,275.60.

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

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

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

11-32622

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey made by Mesko Engineering Associates, Inc. Exton, Pennsylvania dated March 30, 2001 last revised November 14, 2002 and recorded in Plan Book A-61, Pages 191 and 192, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Squirrel Hill Road said point of beginning being a point a corner of Lot 5 as shown on above plan; thence along same, South 29 degrees, 14 minutes, 48 seconds West, 151.31 feet to a point a corner of Lot 12 as shown on above plan; thence along same North 62 degrees, 25 minutes, 00 seconds West and crossing a certain 20 feet wide sanitary sewer easement 155.31 feet to a point a corner of Lot 3 as shown on above plan; thence along same, North 37 degrees, 10 minutes, 11 seconds West a distance of 194.18 feet to a point of curve on the Southeasterly side of Squirrel Hill Road; thence along the same on the arc of a circle curving to the right having a radius of 175.00 feet having an arc distance of 160.30 feet to a point of tangent on the Southwesterly side of Squirrel Hill Road; thence along same South 62 degrees, 25 minutes, 00 seconds East and recrossing the aforesaid easement a distance of 196.53 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Francis D. Barbish and Donna M. Barbish, h/w, by Deed from Squirrel Meadow, Inc., a Pennsylvania Corporation, dated 11/17/2005, recorded 11/22/2005 in Book 5580, Page 734.

Parcel Number: 51-00-03616-04-1.

Location of property: 2130 Squirrel Hill Road, Schwenksville, PA 19473-2004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Francis D. Barbish and Donna M. Barbish** at the suit of Wells Fargo Bank, N.A. Debt: \$375,109.53.

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

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

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

11-32666

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, bounded and described, as follows, to wit:

BEGINNING at a corner formed by the intersection of the Northwest side of 4th Street (40 feet wide) with the Easterly side of Asbury Avenue (50 feet wide); thence extending North 22 degrees, 53 minutes West along the said Easterly side of Asbury Avenue, 120.07 feet to a point; thence extending North 43 degrees, 29 minutes East, 45 feet to a point; thence extending South 40 degrees, 31 minutes East, 110 feet to the Northwest side of 4th Street; thence extending South 43 degrees, 29 minutes West along the said Northwest side of 4th Street 93.13 feet to the said Easterly side of Asbury Avenue the first mentioned point and place of beginning.

BEING known and numbered as 7400 North Fourth Street, Melrose Park, Pennsylvania.

EXCEPTING THEREOUT AND THEREFROM: ALL THAT CERTAIN parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at the point of intersection of the Northeasterly side of Asbury Avenue (50 feet wide) and the Northwesterly side of 4th Avenue (40 feet wide); thence (1) extending along the Northeasterly side of Asbury Avenue North 22 degrees, 53 minutes West, 15.29 feet to a point of curve forming a radial corner; thence (2) extending Southeastwardly, Eastwardly and Northeastwardly on the arc of a curve having a radius of 10 feet, the arc distance of 19.83 feet to a point of tangent on the Northwesterly side of 4th Avenue (40 feet wide); thence (3) extending South 43 degrees, 29 minutes West, 15.29 feet to the first mentioned point and place of beginning.

BEING No. 7400 4th Avenue, Cheltenham Township, Montgomery County, PA.

BEING the same premises which Martha Garcia and Juan Figueroa, by Deed dated August 4, 2000 and recorded September 6, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5330, Page 0490, granted and conveyed unto Jean Roody Saint Marc.

Parcel Number: 31-00-10309-00-1.

Location of property: 7400 4th Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jean Roody Saint Marc** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2004-3 Mortgage Loan Asset-Backed Notes, Series 2004-3, by its Attorney in Fact Saxon Mortgage Services, Inc. c/o Ocwen. Debt: \$194,331.39.

**Steven K. Eisenberg**, Attorney.

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

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

11-32934

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

BEGINNING at a point in the Southwesterly side of Ardsley Avenue at a distance of six hundred sixty feet Southeastwardly from the Southeasterly side of Roberts Avenue (both fifty feet in width) as shown on said recorded plan; thence Southwestwardly on a line at right angles to Ardsley Avenue, one hundred fifty feet to a point; thence Southeastwardly on a line parallel to Ardsley Avenue and extending along the rear line of Lots Number 1 and 2 as shown on said recorded plan, thirty-six feet, three and three-eighths inches to a corner a point in line of land now or late Michael Lachot; thence by said Lachot's land, North twenty-three degrees, six minutes, thirty seconds East, twenty-nine feet, six and seven-eighths inches to a corner on said Lachot's land; and thence still by the same, South sixty degrees, forty-one minutes East for a distance of seven feet, six and five-eighths inches to a point; thence Northeastwardly on a line at right angles to Ardsley Avenue; thence Northwestwardly along said side of Ardsley Avenue, forty feet to a point the place of beginning.

TOGETHER with the buildings and improvements thereon erected.

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

TITLE TO SAID PREMISES IS VESTED IN Raymond C. Staley and Cheryl A. Staley, h/w, by Deed from Margaret R. Alicandro, by her Attorney-in-Fact, John J. Alicandro, dated 01/30/1998, recorded 02/25/1998 in Book 5217, Page 363.

Parcel Number: 30-00-01364-00-1.

Location of property: 2424 Ardsley Avenue, Glenside, PA 19038-3702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond C. Staley and Cheryl A. Staley** at the suit of Wells Fargo Bank, N.A. Debt: \$181,202.52.

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

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

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

11-33257

PREMISES "A" - LOT #1

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made August 23, 1985 by Charles E. Shoemaker, Inc. Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Radcliffe Avenue (40 feet wide) said point being at the distance of 450 feet measured North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue from a point of tangency said point being at the arc distance of 15.71 feet measured Southwestwardly, Westwardly and Northwestwardly on the arc of a circle curving to the right with a radius of 10 feet from a point of curvature on the Northwestly side of Colonial Avenue (40 feet wide); thence extending from the place of beginning North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue 70 feet to a point on the line dividing Lot No. 1 from Lot No. 2; thence along the same North 40 degrees, 45 minutes, 0 seconds East, 100 feet to a point; thence South 49 degrees, 15 minutes, 0 seconds East, 70 feet to a point; thence South 40 degrees, 45 minutes, 0 seconds West, 100 feet to a point on the said Northeasterly side of Radcliffe Avenue and place of beginning.

CONTAINING 7,000 square feet.

PREMISES "B" - LOT #2

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made August 23, 1985 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Radcliffe Avenue (40 feet wide) said point being at the distance of 520 feet measured North 49 degrees, 15 minutes, 0 seconds West along the said Northeasterly side of Radcliffe Avenue from a point of tangency, said point being at the arc distance of 15.71 feet measured Southwestwardly, Westwardly and Northwestwardly on the arc of a circle curving to the right with a radius of 10 feet from a point of curvature on the Northwestly side of Colonial Avenue (40 feet wide); thence extending from the place of beginning North 49 degrees, 15 minutes, 0 seconds West along the Northeasterly side of Radcliffe Avenue 50 feet to a point; thence North 40 degrees, 45 minutes, 0 seconds East, 100 feet to a point; thence South 49 degrees, 15 minutes, 0 seconds East, 50 feet to a point on the line dividing Lot No. 2 from Lot No. 1; thence along the same South 40 degrees, 45 minutes, 0 seconds West, 100 feet to a point on the said Northeasterly side of Radcliffe Avenue and place of beginning.

BEING Lot No. 2 on plan of property made for Terrell Marshall, Jr.

CONTAINING 5,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Webb, by Deed from John Shema, dated 09/28/2001, recorded 10/15/2001 in Book 5380, Page 1699.

Parcel Numbers: 30-00-55044-00-6 and 30-00-55048-00-2.

Location of property: 2539 Radcliffe Avenue, Roslyn, PA 19001-3106.

The improvements thereon are: Residential property and vacant land.

Seized and taken in execution as the property of **Steven M. Webb** at the suit of Wells Fargo Bank, N.A. Debt: \$136,283.63.

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

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

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

11-33334

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a subdivision plan of Birchwood Terrance Homes, dated January 11, 1978 and last revised April 10, 1978 and recorded in Montgomery County in Plan Book A-32, Page 40, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mimosa Lane (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southwesterly side of Maple Leaf Lane (50 feet wide) viz: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 31.65 feet to a point; and (2) South 71 degrees, 50 minutes West, 90.00 feet to the place of beginning; thence extending from said point of beginning, along Lot Number 92, South 18 degrees, 10 minutes East, 203.23 feet to a point in line of Lot Number 91; thence extending along the same, South 81 degrees, 30 minutes West, 106.51 feet to a point in line of Lot Number 94; thence extending along the same North 18 degrees, 10 minutes West, 185.37 feet to a point on 105.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Farra and Linda K. Farra, his wife by Deed from William J. Meul and Cheryl J. Mehl, his wife dated 07/24/1987, recorded 08/04/1987 in Deed Book 4846, Page 1845.

Parcel Number: 60-00-02091-06-3.

Location of property: 2058 Mimosa Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda K. Farra and Robert S. Farra** at the suit of Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-2, Mortgage-Backed Pass-Through Certificates, Series 2007-2. Debt: \$235,220.64.

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

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

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

11-33934

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a site plan made for Whitpain Hills Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING known as Building Number 16 East Side Drive.

BEING Unit Number 5 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as "Skippack Pike" said center line of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line on the bed of Skippack Pike North 49 degrees, 50 minutes West, a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to a proportionate part of the expense of maintaining said 86 feet wide right-of-way.

AND the grantees, for themselves, their heirs and assigns by the acceptance of this Deed, agree with the grantors, their heirs and assigns, that the said Declaration of Covenants, Restrictions, Easements, Charges, Liens and Terms and Conditions as set forth in Declaration by J. Franklin Meehan, Robert B. Meehan and Jasper DiSanto the Developers, dated 10/01/1976 and recorded 10/12/1976 in Deed Book 4148, Page 23 shall be covenant and running with the land and that in any Deed of conveyance of the said premises or any part thereof to any person or persons said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this Deed and the receipt thereof as fully as the same are contained herein.

RESERVING unto the grantor the right to use East Side Drive.

TITLE TO SAID PREMISES IS VESTED IN Jasper J. DiSanto, Jr. and Mary E. DiSanto, husband and wife, their heirs and assigns as Tenants by the Entireties by Deed from Dolores B. Galloway dated September 11, 1995 and recorded September 12, 1995 in Deed Book 5125, Page 112.

Parcel Number: 66-00-06408-60-9.

Location of property: 1605 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Jasper J. DiSanto, Jr. and Mary E. DiSanto** at the suit of TD Bank, N.A., as Successor by Merger to Commerce Bank. Debt: \$103,347.49.

**Joel S. Todd**, Attorney.

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

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

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11-33936

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 8-29-2003, last revised 3-8-2004 and recorded in Plan Book 22, Pages 479 to 482 as follows, to wit:

BEING Lot 38 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN **Fabiana Campacci**, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 04/15/2005, recorded 05/03/2005 in Book 5552, Page 1964.

Parcel Number: 51-00-04097-20-8.

Location of property: 946 Schwendt Lane, Collegeville, PA 19426-4197.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fabiana Campacci a/k/a Fabiana Lombardi** at the suit of Wells Fargo Bank, N.A. Debt: \$196,935.28.

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

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

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

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11-34447

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

BEGINNING at a point in the North side of Summit Avenue at the distance of 240 feet Westwardly from the West side of Walnut Street, being a corner of other land now or late of the said J. Howard Hay; thence on a radial line to Summit Avenue North 8 degrees, 23 minutes West, 182.46 feet to an angle; thence still by the same North 18 degrees, 31 minutes West, 72.77 feet to a corner of land now or lately owned by Thomas B. Harper; thence by the same South 71 degrees, 29 minutes West, 45.29 feet to a corner of other land of the said now or late J. Howard Hay; thence by the same South 5 degrees, 25 minutes, 29 seconds East, 244.60 feet to the North side of Summit Avenue aforesaid; thence by and along the same East by a curve to the left with a radius of 1359.30 feet, 70 feet to the place of beginning.

BEING the same premises which Robert S. Hudson and June L. K. Hudson, husband and wife, by Deed dated August 20, 1987 and recorded August 25, 1987 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4848, Page 2474, granted and conveyed unto Gary W. Coggin and Lynn M. Coggin, husband and wife, as Tenants by the Entirety.

Parcel Number: 10-00-03868-00-1.

Location of property: 319 Summit Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gary W. Coggin and Lynn M. Coggin** at the suit of Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2007-HE1, Mortgage Pass-Through Certificates Series 2007-HE1, by its Attorney in Fact Ocwen Loan Servicing, LLC. Debt: \$602,564.83.

**Kevin P. Diskin**, Attorney.

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

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

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11-34656

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvement thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker Registered Professional Engineer, Abington, Pennsylvania, dated 11/24/1950, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Monroe Avenue (44 feet wide) and the center line of Woodrow Avenue (40 feet wide); thence extending South 43 degrees, 25 minutes East along the center line of Woodrow Avenue 140 feet to a point; thence extending South 46 degrees, 35 minutes West along line of Lots Numbers 565 and 566 the distance of 60 feet to a point; thence extending North 43 degrees, 25 minutes West, 140 feet to the center line of Monroe Avenue; thence extending North 46 degrees, 35 minutes East along the center line of Monroe Avenue 60 feet to the first mentioned point and place of beginning.

BEING the same premises which Brian T. Lee, by Deed dated March 18, 2005 and recorded April 12, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05549, Page 2811, granted and conveyed unto Thomas J. Lee, Jr., as sole owner.

Parcel Number: 30-00-44376-00-9.

Location of property: 683 Monroe Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thomas J. Lee, Jr.** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$200,091.00.

**Kevin P. Diskin**, Attorney.

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

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

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11-35010

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 Southeastly title line of Powell, the Philadelphia Suburban Water Company and by the bed of 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 a 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.

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

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

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **John J. Granahan, Jr. and Evelyn Granahan** at the suit of National Penn Bank. Debt: \$259,829.74.

**Kurt Althouse**, Attorney.

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

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

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11-35128

ALL THOSE TWO CERTAIN adjoining lots together with the dwellings and buildings thereon, situate in **Bridgeport Borough**, County of Montgomery, Commonwealth of Pennsylvania, known and designated as Lots #70 and 71 on plan known as Greenwood Terrace, which plan is recorded at Norristown in Deed Book 471, Page 500 more particularly described, as follows, to wit:

BEGINNING at a point on the South corner of Ninth and Green Streets; thence Southeast along the Southwest side of said Ninth Street, twenty-two and six-tenths feet to a point, a corner of this and Lot #71 on said plan; thence by and along said Lot #71 Southwest one hundred twelve and seventy one-hundredths feet to the side of an alley twenty feet wide, thence Northwest along the Northeast side of said alley, twenty-two and six-tenths feet to a point, a corner of said alley and Green Street aforesaid; thence Northeast along the Southeast side of said Green Street, one hundred twelve and seventy one-hundredths feet to the place of beginning.

BEING the same premises which Thomas J. Saboe and Teresa A. Saboe, husband and wife by Deed dated 1/30/98 and recorded 3/2/98 in Montgomery County in Deed Book 5217, Page 1746 granted and conveyed unto Vanessa Leimer and Barbara Burnett, (mother and daughter), as Joint Tenants with the Right of Survivorship.

Parcel Number: 02-00-04468-00-3.

Location of property: 132 West 9th Street, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Burnett and Vanessa Leimer** at the suit of Bank of America, N.A. Debt: \$201,806.94.

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

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

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

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11-35308

ALL THAT CERTAIN tract or lot or piece of land, with the buildings and improvements thereon, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with an "As Built Plan of Lot No. 46" of Maple Ridge prepared by Bursion Associates, Inc., Pottstown, Pennsylvania, Drawing No. 71409-46, dated October 21, 1991 as follows, to wit:

BEGINNING at an interior point which is measured the three next following courses and distances from a point on the center line of Dogwood Court, viz: (1) South 21 degrees, 45 minutes, 13 seconds East, 54.00 feet to a point,



a corner of Lot No. 43; (2) South 54 degrees, 56 minutes, 00 seconds West, 50.00 feet to a point making the Northwestern corner of Lot No. 45; and (3) South 25 degrees, 04 minutes, 00 seconds East, 2.00 feet to the point of beginning, said point being the Northwestern corner of this premises and in the middle of the partition wall dividing this premises and Lot No. 45 aforesaid; thence extending along the same and through the middle of said partition wall South 25 degrees, 04 minutes, 00 seconds East, 35.35 feet to a point at the Southeasterly corner of this premises; thence extending along the Southerly line of this premises South 64 degrees, 56 minutes, 00 seconds West, 20.00 feet to a point marking Southwesterly corner of this premises; thence extending North 25 degrees, 04 minutes, 00 seconds West, and along the middle of the partition wall dividing this premises and Lot No. 47, 35.35 feet to a point marking the Northwestern corner of this premises; thence extending along the Northerly line of this premises North 04 degrees, 56 minutes, 00 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING known and designated as House #419 and Lot No. 46 on the above mentioned plan.

BEING the same premises which Maple Ridge Development, Inc., by Indenture dated September 17, 1992 and recorded September 28, 1992 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5020, Page 939, granted and conveyed unto John P. Welsh and Constance E. Welsh, husband and wife, as Tenants by the Entireties.

TITLE TO SAID PREMISES IS VESTED IN Christine Murphy by Deed from John P. Welsh and Constance E. Welsh dated 03/21/2003, recorded 04/15/2003 in Deed Book 5453, Page 895.

Parcel Number: 42-00-01254-41-4.

Location of property: 419 Dogwood Court, Sanatoga, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine Murphy** 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: \$110,835.74.

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

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

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

11-35556

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, described in accordance with a survey thereof made by Charles F. Mebus, Registered Engineer, Glenside, Pennsylvania on April 11, 1940, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Castlewood Road (40 feet wide) at the distance of 14.32 of a foot measured North 71 degrees, 33 minutes, 50 seconds East, from a point of curve in the said side of Castlewood Road, which last mentioned point is at the distance of 98.86 of a foot measured in a Northeasterly direction along the said Southeasterly side of Castlewood Road on the arc of a circle curving to the right having a radius of 388 feet from a point in the said Southeasterly side of Castlewood Road which last mentioned point is at the distance of 215.77 of a foot measured North 57 degrees, 15 minutes, 40 seconds East from a point, the intersection of the said Southeasterly side of Castlewood Road (if extended) with the Northeasterly side of Fairfield Road (40 feet wide) (if extended); thence extending from the first mentioned point and place of beginning North 71 degrees, 33 minutes, 60 seconds East along the said Southeasterly side of Castlewood Road 65 feet to a point; thence extending South 18 degrees, 26 minutes, 10 seconds East along the line of Lot No. 32 on the aforesaid plan, 100 feet to a point; thence extending South 71 degrees, 33 minutes, 50 seconds West, partly along the rear line of Lot No. 24 on the aforesaid plan 65 feet to a point; thence extending North 18 degrees, 26 minutes, 10 seconds West, along the line of Lot No. 34 on the aforesaid plan, 100 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN John Campie a/k/a John A. Campie, Jr. by Deed from Patricia E. Campie, as Trustee and Individually, John A. Campie, Jr. and Jeffrey Campie, Individually dated September 25, 2001 and recorded November 30, 2001 in Deed Book 5387, Page 0649.

Parcel Number: 30-00-06844-00-2.

Location of property: 755 Castlewood Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Campie a/k/a John A. Campie, Jr.** 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: \$180,513.61

**Christine L. Graham**, Attorney.

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

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

11-35660

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

BEGINNING at an iron pin marking the Northeast property line intersection of Saylor Avenue (legal width of 33 feet and ultimate width of 50 feet) and an unopened portion of Park Road (33 feet wide); thence along the unopened portion of Park Road, North 38 degrees, 30 minutes East, 212.56 feet to the Southerly side of a given unopened 20 foot wide alley; thence along the Southerly side of said alley, South 76 degrees, 45 minutes East, 131.35 feet

to a corner of Lot No. 2 other lands of the grantors now or about to be conveyed to Gregory J. Churach, singleman; thence leaving said alley and along the Westerly side of Lot No. 2, also known as #2821 Saylor Avenue, South 44 degrees, 07 minutes West, 115.04 feet to a corner and South 13 degrees, 15 minutes West, 93.5 feet to a corner on the Northerly right-of-way line of Saylor Avenue; thence along the Northerly side of Saylor Avenue and distant 16.5 feet from the center line thereof, North 76 degrees, 45 minutes West, 163.0 feet to the place of beginning.

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James W. Bildstein a/k/a James Bildstein and Christine A. Bildstein a/k/a Christine Bildstein** at the suit of Saxon Mortgage Services, Inc. c/o Saxon Special Servicing. Debt: \$252,206.62.

**Marisa Cohen**, Attorney.

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

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

12-00086

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, being bounded and described according to a record subdivision plan West of "The Estates at Landis Brooke" made for Landis Brooke Associates L.P. by Van Cleff Engineering Associates dated 3/14/00 and last revised 5/9/2001 and recorded in Plan Book 1-60, Page 336, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sunny Brook Road, (50 feet wide), a corner of this and lot at on said plan; thence along the side of said road North 62 degrees, or minutes, 00 seconds East, 125.95 feet to a point, a corner of Lot 19; thence along line of Lot 19 North 27 degrees, 59 minutes, 00 seconds West, 282.24 feet to a point in line of lands now or late of James and Lillian Sapp; thence along said lands South 72 degrees, 41 minutes, 02 seconds West, 136.24 feet to a point, a corner of Lot 21 aforesaid; thence along line of Lot 21 South 27 degrees, 59 minutes as seconds East, 334.20 feet to the point and place of beginning.

BEING Lot 20 on said plan.

CONTAINING in area 38,820 square feet, being the same more or less.

BEING the same premises which Landis Brooke Associates, L.P., by Deed dated October 30, 2002 and recorded November 18, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5435, Page 0022, granted and conveyed unto **Khamisy Sisonethasy**.

Parcel Number: 37-00-04913-23-4.

Location of property: 170 Sunny Brook Road, Limerick, PA 19468.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Khamisy Sisonethasy** at the suit of U.S. Bank National Association, as Trustee Under the Pooling and Servicing Agreement, dated as of June 1, 2004, among Credit Based Asset Servicing and Securitization LLC, J.P. Morgan Acceptance Corporation I, Litton Loan Servicing L.P. and U.S. Bank National Association, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB4, by its Attorney in Fact Owen Loan Servicing, LLC. Debt: \$317,664.83.

**Kevin P. Diskin**, Attorney.

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

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

12-00201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Colwell Manor made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, on the 8th day of July, 1969, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-7, Page 80 and last revised on the 25th day of November, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Clay Drive (50 feet wide) at the distance of 247.84 feet measured North 49 degrees, 37 minutes West, along the said side of Clay Drive from a point of tangent therein, which last mentioned point of tangent is at the arc distance of 23.02 feet, measured on the arc of a curve curving to the right having a radius of 15 feet from a point of curve on the Northwesterly side of Colwell Lane (46.51 feet wide).

CONTAINING in front or breadth on the said side of Clay Drive 40 feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Clay Drive, the Southeasterly line thereof passing partly through the party wall of the buildings erected on this lot and the building erected on this lot adjoining to the Southeast thereof, 145 feet.

BEING Lot #43 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas S. Flaherty a/k/a Thomas Shane Flaherty and Maureen Flanagan by Deed from William Roveran and June A. Kiscaden now known as June A. Roveran, his wife, dated December 15, 2005 and recorded January 17, 2006 in Deed Book 05587, Page 0297.

Parcel Number: 49-00-02053-00-4.

Location of property: 608 Clay Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas S. Flaherty a/k/a Thomas Shane Flaherty and Maureen Flanagan** at the suit of Green Tree Servicing, LLC. Debt: \$224,993.81.

**Margaret Gairo**, Attorney.

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

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

12-00355  
PREMISES "A"

ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania being known as Lot No. 206 plan of "Edgewood Terrace Extension" as recorded in Deed Book 868, Page 600 and bounded and described in accordance thereof, as follows, to wit:

BEGINNING at a point on the Southeast side of Spruce Street (50 feet wide) at the distance of 160 feet Northeast from the Northeast side of Wilson Street (50 feet wide) a corner of or of this and Lot No. 207 now or late of Oscar Rothenberger; thence along the said side of Price Street Northeast 20 feet to a corner of Lot No. 209 on said plan now or late of Paul L. Reinford; and thence along Lot No. 209 at right angles to said Price Street Southeast 139 feet to the Northwest side of a 29 foot wide alley laid out parallel to Price Street; thence along said side of said alley Southwest 20 feet to the line of Lot No. 207, and thence Northwest along said Lot No. 139 feet to the place of beginning.

AND ALL THOSE CERTAIN lots or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, known and designated as Lot Nos. 209 and 210 as shown and laid out on a certain plan of lots of "Edgewood Terrace Extension" recorded in Deed Book No. 860, Page 600 and bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Southeast side of Price Street (50 feet wide) at the distance of 180 feet Northeast from the Northeast side of Wilson Street (50 feet wide) a corner of this and Lot No. 208, now or late of Oscar Rothenberger; thence along the said side of Price Street Northeast 40 feet to a corner of Lot No. 211 on said plan; and thence along said Lot No. 211 at right angles to said Price Street Southeast 139 feet to the Northwest side of 20 foot wide alley Southwest 40 feet to the line of Lot No. 208; and thence Northwest along said Lot No. 139 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN Lot of piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot No. 207 on plan of "Edgewood Terrace Extension" as recorded in Deed Book 860, Page 600 and bounded and described in accordance thereof, as follows, to wit:

BEGINNING on the Southeasterly side of Price Street (Laid out fifty feet wide) at the distance of one hundred and forty feet Northeasterly from the Northeast side of Wilson Street (laid out fifty feet wide), a corner of this and Lot No. 206, now or late of Hannah V. Rapp; thence Northeasterly along said Price Street twenty feet to line of Lot No. 208; thence along Lot No. 208 and at right angles to said Price Street, Southeasterly one hundred and thirty-nine feet wide alley laid out parallel to Price Street; thence along said side of said alley Southwesterly twenty feet to the line of Lot No. 206; thence Northwesterly one hundred thirty-nine feet to the place of beginning.

BEING known as Lot No. 207 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Samuel I. Wanner and Jody E. Berryman by Deed from Scott A. Adam, Sr., dated May 12, 2006 and recorded June 2, 2008 in Deed Book 05602, Page 2381.

Parcel Numbers: 16-00-22568-00-6 and 16-00-22564-00-1.

Location of property: 642 North Price Street, Pottstown, PA 19464 and 616 North Price Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Samuel I. Wanner and Jody E. Berryman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-11. Debt: \$139,234.48.

**Margaret Gairo**, Attorney.

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

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

12-00593

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of lots of Fanwood Farms, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, on March 2, 1963 and last revised on June 14, 1963, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. A-7, Page 70, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Line Street (415 feet wide) which point is at the distance of 106 feet measured South 41 degrees, 20 minutes, 30 seconds West, along the said side of Line Street from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a curve, curve to the left, having a radius of 20 feet from a point of curve on the Southwesterly side of Bridle Path Drive (50 feet wide); thence extending from said beginning point and along line of Lot No. 7 said plan, South 48 degrees, 39 minutes 50 seconds East the distance of West the distance of 124 feet to a point; thence extending along line of lands now or late of George Feusner, as shown on said plan, South 48 degrees, 39 minutes, 30 seconds West the distance of 205.85 feet to a point on the Southeasterly side of Line Street aforesaid; thence extending along said side of Line Street North 41 degrees, 20 minutes, 33 seconds East the distance of 124 feet to the first mentioned point and place beginning.

BEING the same property as conveyed from Roger G. Clark to Joseph Demasi and Julia Demasi, as Tenants by the Entirety, as described in Book 05537, Page 1027, dated 08/23/2004, recorded 12/21/2004 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Joseph Demasi and Julia Demasi, as Tenants by the Entirety by Deed from Roger G. Clark dated 08/23/2004, recorded 12/21/2004 in Deed Book 5537, Page 1027.

Parcel Number: 46-00-02485-00-7.

Location of property: 2079 North Line Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Demasi and Julia Demasi** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1. Debt: \$331,093.99.

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

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

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

12-00612

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, described as follows:

BEGINNING at the South side of Walnut Street at a corner of land of James Missimer; thence extending along the same Southwardly 140 feet to a 20 feet wide alley; thence Eastwardly along said alley 22-1/2 feet to other land now or late of John V. MacKart; thence along the line of the same Northwardly 140 feet to Walnut Street aforesaid; thence along said Walnut Street Westwardly 22-1/3 feet to the place of beginning.

BEING the same premises which Derek Munyan, by Deed dated 8/28/2009 and recorded in the Montgomery County Recorder of Deeds Office on 9/8/2009 in Deed Book 5743, Page 525, granted and conveyed until Cherise D. Cornish.

Parcel Number: 16-00-29940-00-5.

Location of property: 338 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cherise D. Cornish** at the suit of RBS Citizens, N.A. Debt: \$113,971.37.

**Christopher A. DeNardo**, Attorney.

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

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

12-00721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision prepared for Paul Goettner, by Herbert E. Metz, Incorporated, Civil Engineers and Surveyors, Lansdale, Pennsylvania dated 1-3-1990, last revised 3-11-1992, recorded in Plan Book A-3, Page 443, as follows, to wit:

BEGINNING at a point on the title line in the bed of Crystal Lane (33 feet wide), said point being a corner of Lot 2; thence extending from said point of beginning, along Lot 2, North 43 degrees, 6 minutes, 51 seconds East crossing the Northeastly side of Crystal Lane 254.50 feet to a point in line of lands N/L of Glen Enterprises, Incorporated; thence extending along the same South 45 degrees, 19 minutes, 52 seconds East, 106.40 feet to a point, a corner of lands N/L of Terrence N. Tacker; thence extending along same South 45 degrees, 30 minutes, 33 seconds West, recrossing the Northeastly side of Crystal Lane 259.47 feet to a point on the title line in the bed of Crystal Lane; thence extending along the same the (2) following courses and distances: (1) North 42 degrees, 10 minutes, 6 seconds West, 82.97 feet to a point; and (2) North 43 degrees, 34 minutes, 20 seconds West, 12.85 feet to the first mentioned point and place of beginning.

BEING Lot 3 as shown on said plan.

BEING the same premises which Michael A. Bevilacqua and Joanne Bevilacqua, his wife by Deed dated 5-12-1999 and recorded 5-19-1999 in the County of Montgomery in Deed Book 5272, Page 1044 conveyed unto Anthony J. Bevilacqua and Dianne Bevilacqua, his wife in fee.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Bevilacqua and Dianne Bevilacqua, his wife and Michael A. Bevilacqua and Joanne Bevilacqua, his wife by Deed from Paul Goettner dated 05/12/1999, recorded 05/19/1999 in Deed Book 5272, Page 1044.

Parcel Number: 46-00-00666-90-8.

Location of property: 124 Crystal Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony J. Bevilacqua and Dianne Bevilacqua** at the suit of Bank United. Debt: \$341,681.48.

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

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

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

12-01384

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision made for E. Thomas Flood, II, by Urwiler and Walter, Inc., dated June 1, 1978, last revised January 10, 1980, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-40, Page 44, as follows, to wit:

BEGINNING at point on the Southwesterly side of Ellen Way (fifty feet wide) (set out on a said plan as Harper Lane), being at corner of Lot 45, which point is at the arc distance of 52.15 feet measured Southeastwardly along the said Southwesterly said of Ellen Way on the arc of a curve, curving on the left, having a radius of 175.00 feet from a point of reverse curve, curving to the left, having a radius of 175.00 feet from a point of reverse curve on the same and which last mentioned point of reverse curve is at the arc distance of 30.14 feet measured on the arc of a curve, curving to the right having a radius of 25.00 feet from a point of curve on the Southerly side of Walker Circle (fifty feet wide); thence extending from said point of beginning, Southeastwardly along the said Southwesterly side of Ellen Way, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 31.90 feet to a point, a corner of Lot 47; thence extending South 48 degrees, 03 minutes, 13 seconds West, along Lot 47, also for a portion of the distance extending through the party wall, the distance of 142.82 feet to a point, a corner in line of lands now or late of Earl D. Frankenfield; thence extending North 42 degrees, 06 minutes, 30 seconds West, along said lands, the distance of 58.62 feet to a point, a corner of Lot 44; thence extending North 58 degrees, 49 minutes, 56 seconds East, party along Lot 44 and Lot 45, aforesaid, the distance of 148.34 feet to the first mentioned point and place of beginning.

Parcel Number: 50-00-00545-69-2.

Location of property: 147 Ellen Way, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer K. Hammerschmidt a/k/a Jennifer K. Risher and Michael J. Hammerschmidt** at the suit of Citimortgage, Inc. Debt: \$192,823.64.

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

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

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

12-01854

TRACT 1

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate on the South side of King Street, being known as 442 King Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of King Street a distance of 124 feet, 8 inches Westward from the Southwesterly intersection of King and Washington Streets, a corner of this and land now or late of Hiram Collier; thence Southwardly a distance of 120.7 inches to a point in line of land now or late J. Polharmus; thence Westwardly along the same distance of 23 feet, 11 inches to a point; thence Southwardly along land now or late J. Polharmus; thence Westwardly along the same distance of 23 feet, 11 inches to a point; thence Southwardly along land now or late of J. Polharmus a distance of 20 feet to the North side of Buttonwood Alley; thence Westwardly along said Buttonwood Alley; a distance of 18 feet, 8 inches more or less to a point a corner of land now or late of J. L. Boyer; thence Northwardly along said Boyer's land sixty feet, 7 inches to a point; thence Eastwardly and parallel with said King Street, a distance of 16 feet, 8 inches to a point a corner of this and land now or late of Samuel Wentzel; thence Northwardly along the same a distance of 80 feet to the South side of King Street aforesaid; thence Eastwardly along said King Street 25 feet, 1 inch to the point and place of beginning.

TRACT 2

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

BEGINNING at a point on the North line of Buttonwood Alley at the distance of 108 feet, 10 inches Westwardly from the Northwest corner of Washington Street and Buttonwood Alley, a corner of this and land formerly of John Griffith, now or late Daniel Freese; thence by the same Northwardly 20 feet to land formerly of John Griffith, now or late of Daniel Freese; thence by the same Westwardly 40 feet to land formerly of Reuben Geist, now or late of Nicholas Stasin; thence by the same Southwardly 20 feet to the North line of Buttonwood Alley; thence by the same Eastwardly 40 feet to the place of beginning.

BEING the same premises which Security National Partners, L.P., By Deed dated 1/29/2001 and recorded at Montgomery County in Deed Book 5351, Page 1263, granted and conveyed unto Loron Inc., in fee.



TITLE TO SAID PREMISES IS VESTED IN Andrew Soule, as Sole Owner by Deed from Loron Inc. dated 10/20/2004, recorded 11/04/2004 in Deed Book 5531, Page 1570.

Parcel Numbers: 16-00-17412-00-5 and 16-00-17414-00-3.

Location of property: 442 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew Soule a/k/a Andrew T. Soule** 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: \$74,482.99.

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

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

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

12-02258

**PREMISES A**

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

BEGINNING at the South side of High Street, at a corner or a lot or property belonging to R. Morgan Root; thence Southwardly by said Root's land 170 feet to a 20 feet wide alley; thence by said alley Westerly 37 feet, 6 inches to lot of land belonging lately to Mary A. Greer, now Henry A. Richards; thence by said land Northwardly 170 feet to said High Street; thence Eastwardly by line of said High Street 37 feet, 6 inches to the place of beginning.

BEING known as 538 High Street.

BEING Parcel #16-00-14120-00-3.

**PREMISES B**

ALL THAT CERTAIN brick message, tenement house and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being Lot marked #7 on the South side of High Street in the plan of lots belonging to the Estate of Anna F. Hobart and Sarah P. Hobart, deceased, containing in width 27 feet, 6 inches on said High Street and in depth 170 feet.

BOUNDED on the North by said high Street, on the East by Lot #8, on the South by a 20 feet wide alley and on the West by Lot #6 on said plan.

BEING known as 540 High Street.

BEING Parcel #16-00-14124-00-8.

BEING the same premises which Jeffery A. Mahle, by Indenture bearing date 5/31/2005 and recorded 7/14/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5562, Page 272, granted and conveyed unto Douglas Campbell and Debra Lacava-Campbell, husband and wife, in fee.

Parcel Numbers: 16-00-14120-00-3 and 16-00-14124-00-8.

Location of property: 538-540 High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial rental property.

Seized and taken in execution as the property of **Douglas J. Campbell and Debra Lacava-Campbell** at the suit of Malvern Federal Savings Bank. Debt: \$1,452,980.45.

**Elliot H. Berton**, Attorney.

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

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

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on June 27, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-06101

NOTICE IS HEREBY GIVEN that on March 12, 2012, the Petition of John J. O'Brien, IV was filed in the above named Court, praying for a Decree to change his name to JOHN J. MENNA.

The Court has fixed May 30, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CHARTER APPLICATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

**Bound O Rama, 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.

**Brian M. Felgoise, Esquire**  
261 Old York Road, Suite 518  
Jenkintown, PA 19046

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**Cell My Light, 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.

**Jeffrey L. Abrams, Esquire**  
**Abrams & Ingersoll, LLP**  
1522 Locust Street, 3rd Floor  
Philadelphia, PA 19102

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**Divine Ambulance, 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.

**Hoffman Michels & Sternberg**  
737 2nd Street Pike  
Southampton, PA 18966

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**Emergant, 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.

**Ronald J. Gordon, P.C.**  
Noble Plaza, Suite 313  
801 Old York Road  
Jenkintown, PA 19046

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**JHKR, 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.

**Binder & Weiss, P.C., Solicitors**  
1880 JFK Boulevard, Suite 1401  
Philadelphia, PA 19103

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**Lincoln Administrative Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Kaplin, Stewart, Meloff, Reiter & Stein, P.C., Solicitors**  
910 Harvest Drive  
Blue Bell, PA 19422

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**MBDentist, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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**Old York Road Raiders Ice Hockey, 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.

**Friedman Schuman, P.C.**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

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**Sandberg Pharmaceutical Consulting, 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.

**Chernow Kapustin, LLC**  
721 Dresher Road, Suite 1100  
Horsham, PA 19044

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## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 5, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Cloud 9 Rooftop Farm Inc.**

The purpose or purposes for which it was organized are: for charitable, scientific or educational activities.

**Blank Rome LLP**  
One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103-6998

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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 9, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Light of Marnie, Inc.**

The purpose or purposes for which it was organized are: exclusively charitable, support of education and other charitable purposes.

**Jeffrey L. Abrams, Esquire**  
**Abrams & Ingersoll, LLP**  
1522 Locust Street, 3rd Floor  
Philadelphia, PA 19102

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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 April 23, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Shattered Studios**

The purpose or purposes for which it was organized are: exclusively for religious and charitable purposes under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

## CIVIL ACTION

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2011-35609

**Wells Fargo Bank, N.A.,**  
Plaintiff

vs.

**Mercyle Battle, Individually and in her capacity  
as Administratrix of the Estate of Shawn J. Battle,**  
Defendant

### NOTICE

**TO: Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming Right,  
Title or Interest From or Under Shawn J. Battle,  
Deceased:**

You are hereby notified that on 12/30/11, Plaintiff, Wells Fargo Bank, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2011-35609. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 207 Osceola Avenue, Elkins Park, PA 19027, whereupon your property would be sold by the Sheriff of Montgomery County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-17299-27271

**Barbara A. McGinnis,**  
Plaintiff

vs.

**Tai Quan Jin, et al.,**  
Defendant(s)

**NOTICE TO DEFEND TO: Tai Quan Jin  
a/k/a Jin Tai Quan**

NOTICE IS HEREBY GIVEN that Barbara McGinnis has filed a Civil Action Complaint against you under the above-captioned case in the Court of Common Pleas of Montgomery County, Pennsylvania.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-03191

**Indian Valley Meadows Community Association,**  
Plaintiff

vs.

**Yaqub Arif,**  
Defendant

**To Defendant, Yaqub Arif:**

The Indian Valley Meadows Community Association has brought legal proceedings against you for nonpayment of homeowner assessments.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Douglas M. Johnson, Esquire**  
**Buschman & Johnson**  
**Attorneys for Plaintiff**  
228 North Main Street  
Souderton, PA 18964

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**ESTATE NOTICES**

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

**First Publication**

**BEALE, GRACE S., dec'd.**

Late of Upper Dublin Township.  
Executors: ROBERT C. GERHARD, III,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
THOMAS J. CAMPBELL, JR.,  
455 Andrew Road,  
Huntingdon Valley, PA 19006.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**BELBER, MIRIAM also known as**

**MIRIAM L. BELBER, dec'd.**  
Late of Cheltenham Township.  
Co-Executors: DONALD SPITZER AND  
JUDY JAWER,  
c/o Joseph S. Hocky, Esquire,  
3300 Darby Road, Unit 6203,  
Haverford, PA 19041.  
ATTORNEY: JOSEPH S. HOCKY,  
3300 Darby Road, Unit 6203,  
Haverford, PA 19041

**BENTLEY, MARY M. also known as**

**MARY BENTLEY, dec'd.**  
Late of Upper Merion Township.  
Executor: THOMAS BENTLEY,  
c/o Robert A. Cohen, Esquire,  
717 Constitution Drive,  
P.O. Box 1265,  
Exton, PA 19341.  
ATTORNEY: ROBERT A. COHEN,  
RILEY, RIPER, HOLLIN & COLAGRECO,  
717 Constitution Drive,  
P.O. Box 1265,  
Exton, PA 19341

**CARLTON, LINDA, dec'd.**

Late of Abington Township.  
Executrix: TAMMY DADI,  
c/o Mark C. Hanamirian, Esquire,  
1608 Walnut Street, Suite 803,  
Philadelphia, PA 19103.  
ATTORNEY: MARK C. HANAMIRIAN,  
1608 Walnut Street, Suite 803,  
Philadelphia, PA 19103

**DAVIS, THELMA P., dec'd.**

Late of Borough of Pottstown.  
Co-Executors: JOHN L. DAVIS,  
885 North Adams Street,  
Pottstown, PA 19464,  
THOMAS L. HOFFMAN,  
635 East High Street,  
P.O. Box 657,  
Pottstown, PA 19464.

**DeJOHN, MARIE C. also known as****MARIE KATHERINE DeJOHN and MARIE DeJOHN, dec'd.**

Late of West Norriton Township.

Executor: ROBERT S. LEGASSIE, III,

c/o Nancy Hopkins Wentz, Esquire,

115 West Germantown Pike, Suite 100,

Norristown, PA 19401.

ATTORNEY: NANCY HOPKINS WENTZ,

McGRORY WENTZ, LLP,

115 West Germantown Pike, Suite 100,

Norristown, PA 19401

**DERSTINE, CATHERINE B., dec'd.**

Late of Lower Salford Township.

Co-Executors: CURTIS L. DERSTINE,

799 Old Sumneytown Pike,

Harleysville, PA 19438,

WAYNE L. DERSTINE,

446 Smokepipe Road,

Souderton, PA 18964.

ATTORNEY: R. WAYNE CLEMENS,

CLEMENS, NULTY AND GIFFORD,

510 East Broad Street,

P.O. Box 64439,

Souderton, PA 18964-0439

**DESHER, HELEN B. also known as****HELEN BENJAMIN DESHER, GRACE HELEN BENJAMIN and HELEN B. NOBLE, dec'd.**

Late of Lower Gwynedd Township.

Executrices: LYDIA A. PARKE,

938 Roanoke Road,

Elkins Park, PA 19027, and

JANET MACHT BOOSZ,

1438 Cooper Circle,

West Chester, PA 19380.

ATTORNEY: HARRY C.J. HIMES,

1532 Stocton Road,

Meadowbrook, PA 19046

**DiNOLTI, THOMAS E., dec'd.**

Late of Borough of Norristown.

Administrator: EUGENE T. DiNOLTI,

c/o Robert A. Saraceni, Jr., Esquire,

548 1/2 East Main Street, Suite A,

Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,

548 1/2 East Main Street, Suite A,

Norristown, PA 19401

**FARLOW, EDYTHE M., dec'd.**

Late of Abington Township.

Executrix: LINDA J. FARLOW,

315 Harleysville Pike,

Souderton, PA 18964.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

BRICKER, LANDIS, HUNSBERGER &amp;

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

**FORAKER, JANICE L., dec'd.**

Late of Borough of Pottstown.

Co-Executors: KELSIE JANET FORAKER AND

CASEY THOMAS FORAKER,

c/o Tomlinson &amp; Gerhart,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: ALLEN K. TOMLINSON,

TOMLINSON &amp; GERHART,

414 Main Street,

P.O. Box 14,

East Greenville, PA 18041

**GIERSCH, JACK M., dec'd.**

Late of Harleysville, PA.

Executor: JOHN M. GIERSCH, JR.,

c/o Charles J. King, Jr., Esquire,

P.O. Box 783,

Plymouth Meeting, PA 19462-0783.

ATTORNEY: CHARLES J. KING, JR.,

P.O. Box 783,

Plymouth Meeting, PA 19462-0783

**GREEN, MARY also known as****MARY H. GREEN, dec'd.**

Late of Borough of Hatfield.

Executrix: BRENDA L. GOWER,

c/o 1156 Easton Road,

Roslyn, PA 19001.

ATTORNEY: THOMAS BOWMAN,

1156 Easton Road,

Roslyn, PA 19001

**GROZINSKI, CATHERINE A. also known as****CATHERINE GROZINSKI, dec'd.**

Late of Upper Moreland Township.

Executor: STEPHEN GROZINSKI,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford, P.C.,

2605 North Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG &amp;

GIFFORD, P.C.,

2605 North Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**GRUBERMAN, ROSE, dec'd.**

Late of Montgomery Township.

Executrix: ROSE DOMITROVITS,

11 Ferry Road,

Doylestown, PA 18901.

ATTORNEY: JOHN D. BLUMENTHAL,

179 North Broad Street,

Doylestown, PA 18901

**HENRI, EDWARD M., dec'd.**

Late of Borough of Jenkintown.

Administratrix: JOAN M. HENRI,

c/o George P. O'Connell, Esquire,

Howland, Hess, Guinan, Torpey, Cassidy &amp;

O'Connell, LLP,

2444 Huntingdon Pike,

Huntingdon Valley, PA 19006.

ATTORNEY: GEORGE P. O'CONNELL,

HOWLAND, HESS, GUINAN, TORPEY,

CASSIDY &amp;

O'CONNELL, LLP,

2444 Huntingdon Pike,

Huntingdon Valley, PA 19006,

215-947-6240

**HERESKO, JAMES, JR., dec'd.**

Late of Borough of Pottstown.

Administrator: GREGORY A. SAYLOR,

936 East Third Street,

Birdsboro, PA 19508.

ATTORNEY: R. KURTZ HOLLOWAY,

WELLS, HOFFMAN, HOLLOWAY &amp;

STAUFFER, LLP,

635 East High Street,

P.O. Box 657,

Pottstown, PA 19464



**HEWITT, KATHLEEN M., dec'd.**

Late of Plymouth Township.

Administratrix: KAITLYN HEWITT,  
c/o Bruce T. Royal, Esquire,  
526 Township Line Road, Suite 200,  
Blue Bell, PA 19422.

ATTORNEY: BRUCE T. ROYAL,  
PETRIELLO & ROYAL, LLC,  
526 Township Line Road, Suite 200,  
Blue Bell, PA 19422

**HOFFMAN, JUNE B., dec'd.**

Late of Upper Frederick Township.

Administratrix: PEARL L. HOFFMAN,  
715 Hill Church Road,  
Boyertown, PA 19512.

ATTORNEY: JESSICA R. GRATER,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**JENKINS, MAE L. also known as****MAE LILLIAN JENKINS, dec'd.**

Late of Borough of Lansdale.

Executrix: ELIZABETH HAMBLETON,  
c/o Daniel H. O'Connell, Sr., Esquire,  
114 North Main Street,  
North Wales, PA 19454.

ATTORNEY: DANIEL H. O'CONNELL, SR.,  
LAW OFFICES OF DANIEL H. O'CONNELL, SR.,  
114 North Main Street,  
North Wales, PA 19454

**JENSEN, OTTO W., dec'd.**

Late of Upper Moreland Township.

Executor: BRUCE A. NICHOLSON,  
104 North York Road,  
Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,  
104 North York Road,  
Hatboro, PA 19040

**KILGALLON, MICHAEL P., dec'd.**

Late of Borough of Pottstown.

Executor: MARGARET K. KILGALLON.

ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER &  
ROEBERG, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**KIRK, JEAN M., dec'd.**

Late of Lower Merion Township.

Executors: MALCOLM M. KIRK,  
NEIL E. CASS AND

MOLLY DICKSON ALLISON,  
c/o Marianna F. Schenk, Esquire,  
30 South 17th Street,  
Philadelphia, PA 19103-4196.  
ATTORNEY: MARIANNA F. SCHENK,  
DUANE MORRIS LLP,  
30 South 17th Street,  
Philadelphia, PA 19103-4196

**KRIEBEL, ARLIN L., dec'd.**

Late of Salford Township.

Executrices: KELLY ANN MOORE SCHNEIDER AND  
KIMBERLY RAE BARGHER,  
c/o Mullaney Law Offices,

598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: GERALD J. MULLANEY, SR.,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024

**LUKE, EDWARD A., dec'd.**

Late of Telford Township.

Executor: JOSEPH I. POLITO,  
151 Bridge Street,  
Collegeville, PA 19426.

ATTORNEY: THOMAS E. CARLUCCIO,  
1000 Germantown Pike, Suite D-3,  
Plymouth Meeting, PA 19462

**MAGARITY, MILDRED M. also known as****MILLIE MAGARITY, dec'd.**

Late of Hatfield Township.

Executor: THE GLENMEDE TRUST COMPANY, N.A.,  
Attn: Elizabeth David,  
One Liberty Place, Suite 1200,  
1650 Market Street,

Philadelphia, PA 19103-7391.  
ATTORNEY: BRIAN R. PRICE,  
BRIAN R. PRICE & ASSOCIATES,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914

**MASSIMINI, MARIE M., dec'd.**

Late of Borough of Conshohocken.

Executor: PAUL J. MASSIMINI,  
c/o John Adam Di Pietro, Esquire,  
2116 Old Arch Road,

East Norriton, PA 19401.  
ATTORNEY: JOHN A. DI PIETRO,  
2116 Old Arch Road,  
East Norriton, PA 19401

**McCORMICK, WILLIAM E. also known as****WILLIAM McCORMICK and****W E McCORMICK, dec'd.**

Late of Horsham Township.

Executrix: LEE ANNE McCORMICK,  
c/o 400 Maryland Drive,  
P.O. Box 7544,

Fort Washington, PA 19034-7544.  
ATTORNEY: MARK E. WEAND,  
TIMONEY KNOX, LLP,

400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**MELZI, ROBERT C. also known as****ROBERT MELZI and****ROBERT C. MELZI, Ph.D., dec'd.**

Late of Lower Merion Township.

Executrix: MARIE M. KENIS,  
c/o Andrew J. D'Amico, Esquire,  
115 North Monroe Street,  
P.O. Box 605,

Media, PA 19063.  
ATTORNEY: ANDREW J. D'AMICO,  
115 North Monroe Street,  
P.O. Box 605,  
Media, PA 19063

**NOPPER, RICHARD E., dec'd.**

Late of Lower Providence Township.

Executor: RICHARD E. NOPPER, JR.,  
c/o Louis N. Teti, Esquire,  
17 West Miner Street,  
P.O. Box 660,

West Chester, PA 19381-0660.  
ATTORNEY: LOUIS N. TETI,  
MacELREE HARVEY, LTD.,

17 West Miner Street,  
P.O. Box 660,  
West Chester, PA 19381-0660,  
610-840-0300

**OGDEN, CATHERINE A. also known as****CATHERINE OGDEN, dec'd.**

Late of Lower Merion Township.

Executrix: CATHERINE T. OGDEN,

c/o Rudolph L. Celli, Jr., Esquire,

130 West Lancaster Avenue, Suite 201,  
Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,

CELLI &amp; ASSOCIATES,

130 West Lancaster Avenue, Suite 201,

Wayne, PA 19087

**OKAMOTO, ALLEN HISAYOSHI, dec'd.**

Late of Lower Gwynedd Township.

Executor: JEFFREY A. OKAMOTO,

561 Hemlock Lane,

Lebanon, PA 17042.

**OKAMOTO, YONEKO WATANABE, dec'd.**

Late of Lower Gwynedd Township.

Executor: JEFFREY A. OKAMOTO,

561 Hemlock Lane,

Lebanon, PA 17042.

**OPPENLANDER, JOHN L. also known as****JACK OPPENLANDER and****JOHN OPPENLANDER, dec'd.**

Late of Upper Gwynedd Township.

Executrix: SARAH JANE FREDERICK,

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

**PANZER, REBA NARROW, dec'd.**

Late of Lower Merion Township.

Co-Executors: CURTIS C. PANZER AND

CHARLENE N. FEINER,

687 Friar Drive,

Yardley, PA 19067.

**PARKER, DONALD S. also known as****DONALD STAFFORD PARKER, dec'd.**

Late of Lower Gwynedd Township.

Executor: DONALD S. PARKER,

c/o Gerard M. McCabe, Esquire,

Mt. Airy Commerce Center, Suite 201,

7208 Germantown Avenue,

Philadelphia, PA 19119.

ATTORNEY: GERARD M. McCABE,

SCHOFF McCABE,

Mt. Airy Commerce Center, Suite 201,

7208 Germantown Avenue,

Philadelphia, PA 19119

**PARVIN, JAN W. also known as****JAN PARVIN, dec'd.**

Late of Lower Merion Township.

Administrator: WAYNE PARVIN,

508 General Lafayette Road,

Merion Station, PA 19066.

ATTORNEY: SEAN MURPHY,

340 North Lansdowne Avenue,

Lansdowne, PA 19050

**PIETRO, GLORIA J., dec'd.**

Late of East Norriton Township.

Executor: EDWARD F. PIETRO, JR.,

37 Kormar Road,

Plymouth Meeting, PA 19462.

ATTORNEY: JOHN J. KILCOYNE,

HEANEY, KILCOYNE, BLECZINSKI &amp; KELM, LLC,

P.O. Box 528,

Worcester, PA 19490

**PUGH, NORMA L., dec'd.**

Late of Lower Pottsgrove Township.

Executrix: RUTH L. FORMAN,

c/o Robert M. Romain, Esquire,

Baer Romain, LLP,

1288 Valley Forge Road, Suite 63,

P.O. Box 952,

Valley Forge, PA 19482-0952.

**SCHMUCK, LENA, dec'd.**

Late of Horsham Township.

Executor: HELENE FELDMAN, INC.

ATTORNEY: MICHELLE C. BERK,

LAW OFFICES OF MICHELLE C. BERK, P.C.,

400 Maryland Drive, Suite 200,

Fort Washington, PA 19034

**UHLIG, ELIZABETH S.A. also known as****ELIZABETH A. UHLIG, dec'd.**

Late of Lower Merion Township.

Executor: JAMES L. ALLISON,

c/o Marianna F. Schenk, Esquire,

30 South 17th Street,

Philadelphia, PA 19103-4196.

ATTORNEY: MARIANNA F. SCHENK,

DUANE MORRIS LLP,

30 South 17th Street,

Philadelphia, PA 19103-4196

**WALES, WARREN WILLIAM also known as****WARREN W. WALES, dec'd.**

Late of Borough of Lansdale.

Executor: MARK F. WALES,

c/o John T. Dooley, Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,

DISCHELL, BARTLE &amp; DOOLEY, P.C.,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

**WOLF, ELIZABETH, dec'd.**

Late of Borough of Ambler.

Administratrix: RITA K. WOLF,

1633 Latch String Lane,

Hatfield, PA 19440.

ATTORNEY: DOROTHY K. WEIK,

BRICKER, LANDIS, HUNSBERGER &amp;

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

**ZIEGER, ANNA MAGDALENE also known as****ANNA ZIEGER and****ANNA F. ZIEGER, dec'd.**

Late of Upper Dublin Township.

Executor: PAUL C. ZIEGER,

c/o Jeffrey R. Abbott, Esquire,

108 Chesley Drive,

Media, PA 19063.

ATTORNEY: JEFFREY R. ABBOTT,

ABBOTT LASTOWKA &amp; OVERHOLT LLP,

108 Chesley Drive,

Media, PA 19063

**Second Publication****ABELE, BERTHA B., dec'd.**

Late of Upper Moreland Township.  
 Executor: DIRK JUNGE,  
 c/o Howard N. Greenberg, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: HOWARD N. GREENBERG,  
 SEMANOFF, ORMSBY, GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**ANASTASI, ANNA M., dec'd.**

Late of Borough of Hatboro.  
 Executrix: ANNE L. ANASTASI,  
 c/o 25 West Moreland Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: JOHN G. YOUNGLOVE,  
 25 West Moreland Avenue,  
 Hatboro, PA 19040

**ASSA, YONA, dec'd.**

Late of Plymouth Township.  
 Executor: JAHMIN ASSA,  
 c/o Melvyn H. Rothbard, Esquire,  
 23 South 23rd Street, Suite 3C,  
 Philadelphia, PA 19103.  
 ATTORNEY: MELVYN H. ROTHBARD,  
 23 South 23rd Street, Suite 3C,  
 Philadelphia, PA 19103

**BADGER, LORRAINE S., dec'd.**

Late of Towamencin Township.  
 Executors: SUSAN B. HENDRICKS AND  
 DAVID W. BADGER,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, P.C.,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**BARON, MARIE S. also known as  
MARIE BARON, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: DOREEN M. BARON,  
 158 Pine Court,  
 Norristown, PA 19401.  
 ATTORNEY: BRIAN McDEVITT,  
 325 Swede Street,  
 Norristown, PA 19401

**BENDER, SHIRLEY, dec'd.**

Late of Abington Township.  
 Executors: SCOTT M. BENDER AND  
 ANDREA L. GIBBS,  
 c/o Robert A. Bacine, Esquire,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046-2636.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN SCHUMAN, P.C.,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046-2636

**BERK, ARNOLD also known as  
ARNOLD BERKOWITZ, dec'd.**

Late of Upper Dublin Township.  
 Executors: LISA M. BIRKINSHAW AND  
 MARK T. BERRY,  
 c/o Robert A. Cohen, Esquire,  
 717 Constitution Drive,  
 P.O. Box 1265,  
 Exton, PA 19341.  
 ATTORNEY: ROBERT A. COHEN,  
 RILEY, RIPER, HOLLIN & COLAGRECO,  
 717 Constitution Drive,  
 P.O. Box 1265,  
 Exton, PA 19341

**BODNE, VERONICA, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN L. WALDER,  
 800 High Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**BROWN, CARDIN T., dec'd.**

Late of Plymouth Township.  
 Administrator: DAVID C. BROWN,  
 2205 Cherrybark Court,  
 Shelbyville, IN 46176.  
 ATTORNEY: DOROTHY K. WEIK,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**BURGSTRESSER, MILDRED J., dec'd.**

Late of Borough of Narberth.  
 Executrix: JANE PENN MORRIS,  
 c/o John S. Custer, Jr., Esquire,  
 7 St. Albans Circle,  
 Newtown Square, PA 19073.  
 ATTORNEY: JOHN S. CUSTER, JR.,  
 LAW OFFICES OF JOHN S. CUSTER, JR.,  
 7 St. Albans Circle,  
 Newtown Square, PA 19073

**CATALANO, TIBERIO G., dec'd.**

Late of Towamencin Township.  
 Executrix: NANCY D. QUATTRO,  
 c/o Lewis Goodman, Esquire,  
 Rubin, Glickman, Steinberg and Gifford, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: LEWIS GOODMAN,  
 RUBIN, GLICKMAN, STEINBERG AND  
 GIFFORD, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**CHIARELLA, ELSIE E. also known as  
ELSIE CHIARELLA and  
ELSIE ELIZABETH CHIARELLA, dec'd.**

Late of Upper Frederick Township.  
 Executor: RICHARD E. MULSTAY,  
 565 Miles Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 East Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525

**COX, JOHN W. also known as  
JOHN WILLIAM COX and  
JOHN COX, dec'd.**

Late of Franconia Township.  
Administratrix: JUDITH A. IFILL,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, P.C.,  
Office Court at Blue Bell,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**DEADERICK, ANTHONY E., dec'd.**

Late of Borough of Conshohocken.  
Executor: RONALD M. AMSEL,  
112 West 1st Avenue,  
Conshohocken, PA 19428.

**DECKER, T. FRANK also known as  
THEODORE FRANK DECKER and  
FRANK DECKER, dec'd.**

Late of Abington Township.  
Executors: THEODORE F. DECKER AND  
PNC BANK, N.A.,  
c/o Theodore S. Cox, Jr., Esquire,  
919 Conestoga Road,  
Building Two, Suite 309,  
Rosemont, PA 19010-1353.  
ATTORNEY: THEODORE S. COXE, JR.,  
919 Conestoga Road,  
Building Two, Suite 309,  
Rosemont, PA 19010-1353

**DELLA PIETRA, DOMENICA also known as  
SUNDAY A. DELLA PIETRA, dec'd.**

Late of Borough of Bridgeport.  
Administrator: ALBERT J. DELLA PIETRA,  
1421 Pine Street,  
Norristown, PA 19401.  
ATTORNEY: BRIAN McDEVITT,  
325 Swede Street,  
Norristown, PA 19401

**EARNEST, JUDITH LYNNE also known as  
JUDITH L. EARNEST, dec'd.**

Late of Whitpain Township.  
Administratrix CTA: LINDSEY M. EARNEST,  
43 West 4th Street,  
Lansdale, PA 19446-2405.  
ATTORNEY: FRANCIS X. CLARK,  
FRANCIS X. CLARK, P.C.,  
700 American Avenue, Suite 204,  
P.O. Box 62166,  
King of Prussia, PA 19406,  
610-491-9201

**FETZER, JUNE P., dec'd.**

Late of Springfield Township.  
Executor: CLYDE D. RAGLAND,  
c/o Robert W. Maher, Esquire,  
400 Greenwood Avenue, First Floor,  
Wyncote, PA 19095.  
ATTORNEY: ROBERT W. MAHER,  
DYER & MAHER,  
400 Greenwood Avenue, First Floor,  
Wyncote, PA 19095

**FITZPATRICK, MARY also known as  
MARY LOUISE FITZPATRICK, dec'd.**

Late of Lower Providence Township.  
Administrator: JUSTIN FITZPATRICK,  
6014 Snowy Creek Drive,  
Fort Collins, CO 80528.  
ATTORNEY: JOSEPH J. BALDASSARI,  
1043 South Park Avenue,  
Audubon, PA 19403

**FLACCO, RAYMOND C., dec'd.**

Late of Borough of Jenkintown.  
Executor: ROBERT T. FLACCO,  
1449 Schirra Drive,  
Ambler, PA 19002.  
ATTORNEY: GEORGE M. NIKOLAOU,  
NIKOLAOU LAW OFFICES,  
705 West DeKalb Pike,  
King of Prussia, PA 19406

**FOREMAN, RONALD D., dec'd.**

Late of Bala Cynwyd, PA.  
Executrix: PHYLLIS FOREMAN,  
c/o Henry Schireson, Esquire,  
Bedford & Schireson,  
333 East Lancaster Avenue, Suite 200,  
Wynnewood, PA 19096.  
ATTORNEYS: BEDFORD & SCHIRESON,  
333 East Lancaster Avenue, Suite 200,  
Wynnewood, PA 19096

**GANNON, DEANNA M., dec'd.**

Late of Lower Gwynedd Township.  
Executor: TIMOTHY GANNON,  
c/o Jill R. Fowler, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428.  
ATTORNEY: JILL R. FOWLER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

**GOLDBERG, STANLEY also known as  
STANLEY L. GOLDBERG and  
STANLEY LOUIS GOLDBERG, dec'd.**

Late of Cheltenham Township.  
Executor: DAVID SORKIN,  
29 Putters Court,  
Staten Island, NY 10301.  
ATTORNEY: ARLENE GLENN SIMOLIKE,  
9223 Frankford Avenue,  
Philadelphia, PA 19114

**HAGGERT, ALINE L., dec'd.**

Late of Lower Gwynedd Township.  
Executor: BRIAN E. HAGGERT,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, P.C.,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HARGESHEIMER, ROBERT, dec'd.**

Late of Lower Gwynedd Township.  
Executor: CARY B. FLEISHER.  
ATTORNEY: CARY B. FLEISHER,  
NARDUCCI, MOORE, FLEISHER &  
ROEBERG, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**HORULKO, DANIEL J., dec'd.**

Late of Borough of Bridgeport.  
 Administrator: MICHAEL J. MARANSKY,  
 c/o Fox Rothschild, LLP,  
 10 Sentry Parkway, Suite 200,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD, LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422

**HUNTER, ROBERT R., dec'd.**

Late of Cheltenham Township.  
 Executor: ROBERT R. HUNTER, JR.,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**JOHNSON, JAMES L., dec'd.**

Late of Whitmarsh Township.  
 Executrix: NANCY N. JOHNSON,  
 c/o Michael S. Connor, Esquire,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**JONES, RICHARD A. also known as**

**RICHARD JONES, dec'd.**  
 Late of Plymouth Township.  
 Executrix: DEBRA SMITH,  
 c/o David A. Applebaum, Esquire,  
 101 Greenwood Avenue, 5th Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: DAVID A. APPLEBAUM,  
 FRIEDMAN SCHUMAN, P.C.,  
 101 Greenwood Avenue, 5th Floor,  
 Jenkintown, PA 19046

**KNECHEL, HERBERT A., dec'd.**

Late of Franconia Township.  
 Executors: HERBERT T. KNECHEL,  
 220 Parkview Court,  
 Harleysville, PA 19438,  
 SHARI L. KNECHEL-JONES,  
 9101 New Falls Road,  
 Levittown, PA 19054.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**KOZAK, DIANE A. also known as**

**DIANE KOZAK, dec'd.**  
 Late of Upper Hanover Township.  
 Executrix: LYNN M. PAUKOVITCH,  
 c/o Alfred S. Pierce, Esquire,  
 124 Belvidere Street,  
 Nazareth, PA 18064.  
 ATTORNEY: ALFRED S. PIERCE,  
 PIERCE & DALLY, LLC,  
 124 Belvidere Street,  
 Nazareth, PA 18064

**KRANE, EDWIN J., dec'd.**

Late of Whitpain Township.  
 Executor: SAMUEL T. SWANSEN,  
 610 Sentry Parkway, Suite 130,  
 Blue Bell, PA 19422.  
 ATTORNEY: SAMUEL T. SWANSEN,  
 610 Sentry Parkway, Suite 130,  
 Blue Bell, PA 19422

**LANDIS, GLENN K., dec'd.**

Late of Lower Providence Township.  
 Executor: JUNE L. LANDIS,  
 c/o David M. Frees, III, 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,  
 610-933-8069

**LIGHT, LUCY K., dec'd.**

Late of Montgomery County, PA.  
 Executors: KATHY MININGER AND  
 RON LIGHT,  
 c/o Walton B. Yoder, Jr., Esquire,  
 102 East Broad Street,  
 P.O. Box 64132,  
 Souderton, PA 18964.

**MacGREGOR, MARY V., dec'd.**

Late of Whitmarsh Township.  
 Executor: MARK D. MacGREGOR,  
 105 Gwynedd Manor,  
 North Wales, PA 19454.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**MAGERMAN, PHYLLIS, dec'd.**

Late of Whitpain Township.  
 Executor: ALAN MAGERMAN,  
 c/o Kenneth D. Federman, Esquire,  
 3103 Hulmeville Road, Suite 200,  
 Bensalem, PA 19020.  
 ATTORNEY: KENNETH D. FEDERMAN,  
 ROTHBERG & FEDERMAN, P.C.,  
 3103 Hulmeville Road, Suite 200,  
 Bensalem, PA 19020

**MARLAND, ALKIS J., dec'd.**

Late of Upper Providence Township.  
 Executrices: ALYSSA MARLAND,  
 606 Wentworth Drive,  
 King of Prussia, PA 19406, and  
 ANDREA WEBER,  
 421 North 7th Avenue,  
 Royersford, PA 19468.  
 ATTORNEY: ALBERT P. MASSEY, JR.,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 East King Road,  
 Malvern, PA 19355-3049

**MULLINS, PRESLEY ROSE, dec'd.**

Late of Abington Township.  
 Administratrix: LAURA M. MULLINS,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773



**NESTER, FLORENCE A., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrices: DEBORAH A. NESTER,  
 92 North Limerick Road,  
 Limerick, PA 19468,  
 HOLLY E. MANDIA,  
 1261 Rupert Road,  
 Pottstown, PA 19460.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**OLEWILER, DORIS M., dec'd.**

Late of Gladwyne, PA.  
 Executor: DONALD J. McLEAN,  
 c/o Henry Schireson, Esquire,  
 Bedford & Schireson,  
 333 East Lancaster Avenue, Suite 200,  
 Wynnnewood, PA 19096.  
 ATTORNEYS: BEDFORD & SCHIRESON,  
 333 East Lancaster Avenue, Suite 200,  
 Wynnnewood, PA 19096

**PASCHALL, LARISSA I., dec'd.**

Late of Borough of Pottstown.  
 Administrators: GREGORY PASCHALL, SR. AND  
 VANESSA M. AVERY,  
 c/o Lesley M. Mehalick, Esquire,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312.  
 ATTORNEY: LESLEY M. MEHALICK,  
 McANDREWS LAW OFFICES, P.C.,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312

**PIGNOLI, ANNA V., dec'd.**

Late of Borough of Bridgeport.  
 Administrator: ROCCO E. PIGNOLI,  
 232 Canterbury Court,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**SCHULMAN, CHARLOTTE W. also known as  
CHARLOTTE B. SCHULMAN, dec'd.**

Late of Montgomery Township.  
 Executor: ALAN SCHULMAN,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**SEUFER, JOAN, dec'd.**

Late of Upper Providence Township.  
 Executor: JOSEPH SEUFER,  
 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

**SHEAIN, LOUIS V., JR. also known as  
LOUIS V. SHEAIN, dec'd.**

Late of Abington Township.  
 Administratrix: ANNE K. JOHNSON,  
 555 Moreno Road,  
 Wynnnewood, PA 19096.  
 ATTORNEY: L. FRANCIS MURPHY,  
 MURPHY and MURPHY,  
 801 Old Lancaster Road,  
 Bryn Mawr, PA 19010

**STARR, BETTE also known as****BETTE FORD STARR, dec'd.**

Late of Plymouth Township.  
 Executor: LOUIS E. STARR, JR.,  
 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

**SWEENEY, MARGARET, dec'd.**

Late of Abington Township.  
 Executor: MICHAEL J. SWEENEY,  
 c/o Richard E. Javage, Jr., Esquire,  
 3350 Township Line Road,  
 Drexel Hill, PA 19026.  
 ATTORNEY: RICHARD E. JAVAGE, JR.,  
 3350 Township Line Road,  
 Drexel Hill, PA 19026

**TORELL, ANNIE K., dec'd.**

Late of Worcester Township.  
 Executor: CURT A. TORELL,  
 c/o David W. Conver, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONVER,  
 DISCHELL, BARTLE & DOOLEY, P.C.,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**TROIISI, CARMEN A., JR., dec'd.**

Late of Cheltenham Township.  
 Executors: MARY G. TROIISI AND  
 ROBERT C. TROIISI,  
 c/o David R. Elwell, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: DAVID R. ELWELL,  
 HECKSCHER, TEILLON, TERRILL &  
 SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**Van DORE, DONNA M., dec'd.**

Late of Upper Moreland Township.  
 Executor: CHRISTIE B. KWAIT,  
 1375 Horseshoe Drive,  
 Blue Bell, PA 19422.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**WOHLER, VERONICA JOAN also known as  
VERONICA JOAN ABRAMEK, dec'd.**

Late of Horsham Township.  
 Executor: JOSEPH P. ABRAMEK,  
 3008 New Park Circle,  
 Lansdale, PA 19446.

**Third and Final Publication****BROCKE, CARL W., JR. also known as  
CARL WILLIAM BROCKE, JR., dec'd.**

Late of Lower Moreland Township.  
 Executor: PAULETTE J. BROCKE,  
 c/o Bruce A. Nicholson, Esquire,  
 104 North York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 North York Road,  
 Hatboro, PA 19040

**BUTKO, FRANCIS J. also known as  
FRANCIS JOHN BUTKO, dec'd.**

Late of Upper Frederick Township.  
 Executrix: LINDA COLLIER,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: ALLEN K. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**CLEMMER, ERNEST C., dec'd.**

Late of Salford Township.  
 Executor: JAMES S. CLEMMER,  
 23 Highview Drive,  
 Telford, PA 18969.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**DESIMONE, ANGELO A., dec'd.**

Late of Borough of Collegeville.  
 Executrix: KATHLEEN M. MORAN,  
 600 2nd Avenue,  
 Collegeville, PA 19426.

**EDWARDS, EDWARD JOSEPH also known as**

**EDWARD EDWARDS, dec'd.**  
 Late of Montgomery Township.  
 Administratrix: PATRICIA A. LAKE,  
 39 Honey Do Lane,  
 Stigler, OK 74462.

**FRECHTLING, ELEANOR S., dec'd.**

Late of Whitpain Township.  
 Executor: EDWARD C. FRECHTLING,  
 80 Canal Street,  
 South Bound Brook, NJ 08880.  
 ATTORNEY: JOHN F. WALSH,  
 P.O. Box 445,  
 Blue Bell, PA 19422

**FREDERICKSON, WILLIAM F., dec'd.**

Late of Plymouth Township.  
 Executor: STANLEY RATAY,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428.

**GOODRICH, ANDREW LEE also known as  
DR. ANDREW LEE GOODRICH, dec'd.**

Late of Ardmore, PA.  
 Administratrix: VIKKI GOODRICH MASON,  
 310 Glenn Rose Circle,  
 King of Prussia, PA 19406.

**GUSS, DOROTHY M., dec'd.**

Late of Whitemarsh Township.  
 Executrix: CAROLYN R. GUSS,  
 22 Simpson Road,  
 Ardmore, PA 19003.

**HARTMAN, DOROTHY R. also known as  
DOROTHY HARTMAN and  
DOROTHY REIFSNYDER HARTMAN, dec'd.**

Late of Upper Gwynedd Township.  
 Executors: SUSAN H. ZEAGER,  
 DAVID S. HARTMAN, JR., AND  
 FREDERICK N. HARTMAN,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**KAHOE, MARGARET K., dec'd.**

Late of Whitemarsh Township.  
 Executor: FRANK C. KAHOE, JR.,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428.

**KERN, NORMA MARDI, dec'd.**

Late of Borough of Roversford.  
 Executrix: JACQUELINE M. TRANKLE,  
 204 Bunker Hill Road,  
 Harleysville, PA 19438.

**LEWIS, JAMES LEE, JR., dec'd.**

Late of Lower Providence Township.  
 Executor: JAMES L. LEWIS, III,  
 c/o Ryan M. Bornstein, Esquire,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**LIGHTKEP, THOMAS EDWARD also known as  
THOMAS E. LIGHTKEP, dec'd.**

Late of Borough of Ambler.  
 Administratrix: HEATHER A. LIGHTKEP,  
 Gilbertsville, PA.  
 ATTORNEY: BRIAN P. CLEERE,  
 CLEERE & CLEERE, P.C.,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**MacBRIDE, VIRGINIA C., dec'd.**

Late of Upper Dublin Township.  
 Executor: WILLIAM L. MacBRIDE,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**MASZKIEWICZ, AMY C. also known as  
AMY M. SOBIESKI,  
AMY MASZKIEWICZ SOBIESKI and  
AMY SOBIESKI MASZKIEWICZ, dec'd.**

Late of Salford Township.  
Executor: J. WILLIAM SOBIESKI,  
290 Clump Road,  
Green Lane, PA 18054.  
ATTORNEY: MARY C. CROCKER,  
1296 East High Street,  
Pottstown, PA 19464

**McGOLDRICK, FRANCIS M. also known as  
FRANCIS McGOLDRICK, dec'd.**

Late of Abington Township.  
Executrix: THERESA L. BOYLAN,  
435 Central Avenue,  
Glenside, PA 19038.  
ATTORNEY: HARVEY FRIEDLAND,  
HILL, FRIEDLAND & SCARAFONE,  
1717 Swede Road, Suite 200,  
Blue Bell, PA 19422-3372

**O'TOOLE, MARY T., dec'd.**

Late of Whitemarsh Township.  
Executrix: MARGARETTA J. BOELL,  
1516 Temple Drive,  
Maple Glen, PA 19002.  
ATTORNEY: BETTY NARDUCCI MONTANA,  
11 East Airy Street,  
Norristown, PA 19404

**SANDERS, CHARLAINE R., dec'd.**

Late of Upper Merion Township.  
Co-Administrators: CAROLE A. BOOZ AND  
DAVID MOSKOSKY,  
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

**SANDSTROM, MARY DORIS also known as  
M. DORIS SANDSTROM, dec'd.**

Late of Upper Gwynedd Township.  
Co-Executors: FRANK T. SANDSTROM, JR., M.D.,  
1224 Forsythe Drive,  
Fort Washington, PA 19034,  
215-643-5018,  
RICHARD R. SANDSTROM,  
4 Friesland Drive,  
Churchville, PA 18966,  
215-322-6648.

**SAVAGE, FRANCIS P., dec'd.**

Late of Abington Township.  
Executrix: MARGARET A. SAVAGE,  
c/o George P. O'Connell, Esquire,  
Howland, Hess, Guinan, Torpey,  
Cassidy & O'Connell, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006,  
215-947-6240

**SCHNABEL, CLARENCE H., dec'd.**

Late of Borough of Telford.  
Executor: GREGORY S. SCHNABEL,  
3290 Bleiler Road,  
Emmaus, PA 18049.  
ATTORNEY: J. OLIVER GINGRICH,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**SCHREINER, LORETTA S. also known as  
LORETTA SUZANNE SCHREINER and  
NEE CARPENTER, dec'd.**

Late of Lower Frederick Township.  
Administrator: MICHAEL J. SCHREINER,  
128 Fairland Road,  
Lititz, PA 17543.

**SHELLY, ROBERT S. also known as  
ROBERT SHISLER SHELLY and  
ROBERT SHELLY, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: MARCI K. McENTIRE,  
812 Springwood Lane,  
Ambler, PA 19002.  
ATTORNEY: WILLIAM R. COOPER,  
COOPER & GREENLEAF,  
333 North Broad Street,  
Lansdale, PA 19446

**TYSON, RICHARD LEE also known as  
RICHARD L. TYSON, dec'd.**

Late of Borough of East Greenville.  
Administratrix c.t.a.: LORI S. TYSON,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg and Gifford, P.C.,  
2605 North Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG AND  
GIFFORD, P.C.,  
2605 North Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446

**VANDEGRIFT, RALPH BARCLAY also known as  
RALPH VANDEGRIFT, dec'd.**

Late of Borough of Lansdale.  
Administratrix: AMY L. LACEY,  
c/o Wayne M. Pecht, Esquire,  
Pecht & Associates, PC,  
1205 Manor Drive, Suite 200,  
Mechanicsburg, PA 17055.

**WINDISH, GEORGE, dec'd.**

Late of Borough of East Greenville.  
Executrix: ROBERTA M. WINDISH,  
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

**ZABICKI, ROSE M. also known as****ROSE ZABICKI, dec'd.**

Late of Upper Frederick Township.  
 Executor: CHARLES PITCHFORD,  
 106 Green Circle, Unit 4,  
 Paupack, PA 18451.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street,  
 P.O. Box 698,  
 Pottstown, PA 19464

**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*

**Argo Insurance Brokers** with its principal place of business at 1 State Street Plaza, 9th Floor, New York, NY 10004.

The name and address of the entity owning or interested in said business is: Integro USA Inc., 1 State Street Plaza, 9th Floor, New York, NY 10004.

The application was filed on March 29, 2012.

**NPF Direct** with its principal place of business at 4000 Chemical Road, Suite 200, Plymouth Meeting, PA 19462.

The name and address of the entity owning or interested in said business is: New Penn Financial, LLC, 4000 Chemical Road, Suite 200, Plymouth Meeting, PA 19462.

The application was filed on April 10, 2012.

**Rug Spa By JMS** with its principal place of business at 2255 Wyandotte Road, Building A, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: Jan Sandler, 2255 Wyandotte Road, Building A, Willow Grove, PA 19090.

The application was filed on April 3, 2012.

**Ronald J. Gordon, P.C.**

Noble Plaza, Suite 313  
 801 Old York Road  
 Jenkintown, PA 19046

**Washington Tower Enterprises** with its principal place of business at 491 Bethlehem Pike, Fort Washington, PA 19034.

The name and address of the entity owning or interested in said business is: Washington Tower Enterprises, 5 Gateshead Drive, Bridgewater, NJ 08807.

The application was filed on March 9, 2012.

**Wood & Floge**

2246 Bristol Pike  
 Bensalem, PA 19020

**TRUST NOTICES****First Publication**

**SYLVIA L. RUBIN TRUST  
 UNDER AGREEMENT  
 DATED 4/15/94 AND AMENDED 6/1/2011**

Notice is hereby given of the death of Sylvia L. Rubin, late of Cheltenham Twp., Montgomery County, PA. All persons having claims or demands against said decedent or the Sylvia L. Rubin Trust are requested to make known the same to the trustee or the trustee's Attorney and all persons indebted to said decedent or to the Sylvia L. Rubin Trust are requested to make payment without delay to the trustee named below:

Lynne Rubin LeWitt  
 1128 Cymry Dr., Berwyn, PA 19312  
**Or to her Atty.: Lynne Rubin LeWitt**  
 1128 Cymry Dr., Berwyn, PA 19312

**Second Publication****ROXANE R. SIMMONS TRUST**

Notice is hereby given of the death of **Roxane R. Simmons**, late of Lower Gwynedd Twp., Montgomery County, PA. All persons having claims or demands against said decedent or the Roxane R. Simmons Trust are requested to make known the same to the trustees or the trustees' Attorney and all persons indebted to said decedent or to the Roxane R. Simmons Trust are requested to make payment without delay to the trustee named below:

PNC Bank, N.A.  
 Attn: Nancy Decker Holland, VP  
 100 S. Main St., Ste. 100  
 Doylestown, PA 18901

**T. Frank Decker Trust Dated March 19, 1987,  
 as amended and restated June 12, 2009**

Notice is hereby given of the death of T. Frank Decker, late of Abington Twp., Montgomery County, PA. All persons having claims or demands against said decedent or the T. Frank Decker Trust are requested to make known the same to the trustees or the trustees' Attorney and all persons indebted to said decedent or to the T. Frank Decker Trust are requested to make payment without delay to the trustees or the trustees' attorney, named below:

**Trustee:** PNC Bank, N.A.  
 c/o Theodore S. Cox, Jr., Esq.  
 919 Conestoga Rd., Bldg. Two, Ste. 309  
 Rosemont, PA 19010-1353.

**Trustee's Attorney: Theodore S. Cox, Jr.**  
 919 Conestoga Rd., Bldg. Two, Ste. 309  
 Rosemont, PA 19010-1353

**Third and Final Publication****CHARLES A. ERNST, JR. 1987 TRUST**

Notice is hereby given of the death of Charles A. Ernst, Jr., late of Lower Merion Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Charles A. Ernst, Jr. 1987 Trust, are requested to make known the same to the Co-Trustee named below or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Co-Trustee name below:

**Co-Trustee:** Wayne R. Lueders  
c/o Foley & Lardner LLP  
777 E. Wisconsin Avenue  
Milwaukee, WI 53202-5306

**Trustee's Attorney:** Wayne R. Lueders  
c/o Foley & Lardner LLP  
777 E. Wisconsin Avenue  
Milwaukee, WI 53202-5306

**EXECUTIONS ISSUED****Week Ending April 24, 2012****The Defendant's Name Appears  
First in Capital Letters**

ABDUL-HADI, KENYA: GAINES, ISIAH:  
TD BANK, N.A., GRNSH. - Thor Gp.  
Cheltenham Mall Corp., et al.; 201132357;  
WRIT/EXEC.  
ALTCHEM ENVIRONMENTAL SERVICES, INC.:  
ASHLEY FURNITURE INDUSTRIES, INC.,  
GRNSH. - Norris Sales Co., Inc.; 201207018;  
\$76,256.36.  
BLOCK, MICHAEL - Wells Fargo Bank, N.A., et al.;  
201037149; \$377,173.07.  
BRYANT, TOMIKA: SAEED - Gladwyne  
Montessori School; 201123093; WRIT/EXEC.  
CHEN, TONGTONG: BANK OF AMERICA, GRNSH. -  
American Express Centurion Bank; 201003200;  
\$12,294.93.  
CLEVELAND, JASON: MELINDA - Metlife  
Home Loans, et al.; 201037486.  
DELACATO, DAVID: BANK OF AMERICA, GRNSH. -  
Delacato, Janice, et al.; 200831631; WRIT/EXEC.  
GULTANOFF, BARRY - PNC Bank,  
National Association; 201208882; WRIT/EXEC.  
HOFFMAN, HOWARD - Greenridge Homeowners  
Association; 201121588; \$7,106.00.  
JAMAL, CAROLE: E-TRADE BANK, GRNSH. -  
Munhall Borough; 201209882; \$8,845.79.  
KERN, ROBERT: CITIBANK, GRNSH. -  
American Express Centurion Bank; 200929631;  
WRIT/EXEC.  
MacGILVRAY, DUNCAN: SBI FEDERAL CREDIT UNION,  
GRNSH. - American Express Bank, FSB; 201024911;  
\$5,340.04.  
NOVITSKI, BRIAN - U.S. Bank, N.A., as Trustee, et al.;  
200922142; \$229,663.58.  
PALAZZO, FRANK: PNC BANK, GRNSH. -  
Campagna, Antonia; 201208015; WRIT/EXEC.  
PATTERSON AND COMPANY, INC.:  
PATTERSON, AYEISHA: DANIEL J. KEATING CO.,  
GRNSH. - TRICO Equipment, Inc., et al.; 201209734;  
\$16,000.00.

STEFANIK, MICHAEL - Bluestone Investments, Inc.;  
201129716; WRIT/EXEC.  
SWIFT, BEVERLY: PHOENIXVILLE  
FEDERAL BANK, GRNSH. - Portfolio Recovery  
Assocs.; 200703307; \$5,110.54.  
TYSON CONSTRUCTION: TYSON, ERIC:  
BANK OF AMERICA, GRNSH. - Continental  
Concrete Products; 201209185; \$3,358.24.  
VILDBAUM, SHLOMO: CITY WIDE ROOFING, INC.:  
CITY WIDE ROOFING CORP.: TD BANK, N.A.,  
GRNSH. - Weiss, Susan, et al.; 200708574;  
\$22,530.00.

**JUDGMENTS AND LIENS ENTERED****Week Ending April 24, 2012****The Defendant's Name Appears  
First in Capital Letters**

ADORN SENSE, INC.: ADORN SENSE:  
C & L USA, INC. - King Of Prussia Associates;  
201208842; Complaint In Confession of  
Judgment Money; \$21,042.12.  
AMENRA, JAMAL - Revere Crossing Apartments;  
201208752; Judgment fr. District Justice; \$2,621.59.  
BETTS, ANTHONY: CARTER, DANIEL -  
Erie Ins.; 201208737; Judgment fr. District Justice;  
\$2,952.82.  
BO, JOHN: BUI, THANH: NGUYEN, DOA, ET AL. -  
Gilbertsville Plaza Associates, L.P.; 201208917;  
Complaint In Confession of Judgment Money;  
\$21,274.76.  
BONGIOVANNI, DANIEL - Capital One Bank;  
201209111; Judgment fr. District Justice; \$1,792.49.  
BOYLE, MARYBETH - Capital One Bank; 201209068;  
Judgment fr. District Justice; \$2,081.32.  
BROWN, RICHARD: HIGNET, SARAH -  
English Village Apartments; 201208494;  
Judgment fr. District Justice; \$4,602.53.  
BURTON, KEVIN - Onwulata, Emmanuel; 201208688;  
Judgment fr. District Justice; WRIT/EXEC.  
CARPENTER, BRIAN: JUDY - Univest Bank and  
Trust Co.; 201209468; Complaint In Confession of  
Judgment; \$2,485,450.76.  
CARRIER, JEAN - Capital One Bank; 201209125;  
Judgment fr. District Justice; \$1,972.79.  
CAUTIN, JENNIFER - LVNV Funding, Inc.;  
201208712; Judgment fr. District Justice; \$1,353.77.  
CONWAY, JEFF - Moore, Bob; 201208509;  
Judgment fr. District Justice; \$1,094.86.  
DEAN, CHARISSE - Portfolio Recovery  
Associates, LLC; 201208985; Judgment fr.  
District Justice; \$940.53.  
DeROBERTIS, SUSAN - LVNV Funding, LLC;  
201208439; Judgment fr. District Justice; \$1,938.60.  
DICKERSON, CYNTHIA - Portfolio Recovery  
Associates, LLC; 201208990; Judgment fr.  
District Justice; \$967.25.  
FELDMAN, MICHAEL - FIA Card Services, N.A.;  
201209299; Judgment fr. District Justice; \$6,120.68.  
FORDING BROOK REALTY, LLC:  
MacKOWIAK, DENNIS: DENNIS -  
SPC Group V, LLC; 201208886; Complaint In  
Confession of Judgment; \$1,294,204.26.  
FRYER, CHRISTOPHER: FRYER GLASS CO. -  
Yellowbook, Inc.; 201209043; Judgment fr.  
District Justice; \$3,164.04.



GERACI, JEFFREY - Collins Financial Services, Inc.; 201207507; Certification of Judgment; \$12,582.88.

GIANGRECO, DAMON - Dischell, Bartle & Dooley, P.C.; 201209336; Complaint In Confession of Judgment; \$18,000.00.

GRIFFING, WAYNE - Metro Public Adjustment, Inc.; 201209173; Judgment fr. District Justice; \$2,268.33.

GULTANOFF, BARRY - PNC Bank, National Association; 201208882; Complaint In Confession of Judgment; WRIT/EXEC.

KORBEL, ANDREW - Heffernan, Virginia; 201208041; Foreign Judgment; \$37,155.00.

LAMBERT, TROY - Morgan, Stanley, Smith, Barney, LLC; 201208512; Foreign Judgment; \$167,282.67.

LENTINI REDI MIX - Venezia Transport Service, Inc.; 201208964; Judgment fr. District Justice; \$8,091.65.

LENTINI REDI MIX - Venezia Transport Service, Inc.; 201208965; Judgment fr. District Justice; \$3,537.65.

LIFE FIT PHYSICAL THERAPY, LLC; PETACCIO, JAMES - Penn Liberty Bank; 201209171; Complaint In Confession of Judgment; \$71,393.44.

LIM, HYUN - FIA Card Services, N.A.; 201209300; Judgment fr. District Justice; \$1,433.05.

MORE LIKELY TO SUCCEED, INC. - Emlar Corporation; 201208839; Complaint In Confession of Judgment; \$20,477.25.

PATEL, ASHOK: ANKIT INC: FAMILY BEVERAGE, ET AL. - Rhees North Wales, L.P.; 201209472; Complaint In Confession of Judgment; \$20,653.86.

PHILOMENO, RALPH - Stonebridge Bank; 201208286; Complaint In Confession of Judgment; \$2,386,000.96.

PIROLI, LORI - GE Capital Retail Bank; 201208812; Judgment fr. District Justice; \$5,462.52.

SAAR, STEPHANIE - Camburn, Steve; 201208533; Judgment fr. District Justice; \$1,020.05.

SALAMONE, CARMEN - Stonebridge Bank; 201208285; Complaint In Confession of Judgment; \$2,386,000.96.

SCOTT, WONDA - Ohler, John; 201209426; Judgment fr. District Justice; \$3,840.59.

SHEFFIELD LAW FIRM, LLC: SHEFFIELD, CHRISTOPHER - Yellow Book Sales and Distribution Company, Inc.; 201208971; Complaint In Confession of Judgment; \$11,648.00.

SMOCZYLO, MICHAEL - Cranberry Estates Community Assoc.; 201209191; Judgment fr. District Justice; \$293.85.

SOLOMON, SCOTT - Firstrust Bank; 201208895; Complaint In Confession of Judgment; \$437,736.46.

TABOR ACOUSTICAL, INC.: GALLAGHER, CAROLE: JOSEPH - Commonwealth Insurance Company; 201208822; Complaint In Confession of Judgment; \$75,000.00.

TAMBORSKI, WIESLAW - Park Place Homeowners Assoc.; 201208728; Judgment fr. District Justice; \$2,036.38.

TRUBMAN, HOWARD - Quigley, Maureen; 201208739; Judgment fr. District Justice; \$3,349.97.

WALLACE, PATRICK - Golas, Walter; 201209459; Judgment fr. District Justice; \$1,322.75.

WEBER, DAVID: SUSANNE - Weaver, Jeff; 201209314; Judgment fr. District Justice; \$8,841.38.

WYNN, JOSEPH - Metro Public Adjustment, Inc.; 201209141; Judgment fr. District Justice; \$2,646.01.

#### **CHELTENHAM TWP. -**

##### **entered municipal claims against:**

Brighter Futures, LLC; 201208840; \$1,573.85.  
 Goss Family Trust: Goss, Peter; 201208868; \$3,796.45.  
 Goss Family Trust: Goss, Peter; 201208970; \$3,003.35.  
 Goss, Peter: Goss Family Trust; 201208863; \$1,218.05.

#### **CHELTENHAM TWP. SCHOOL DIST. -**

##### **entered municipal claims against:**

Brighter Futures, LLC; 201208912; \$7,976.35.  
 Coren, Gary: Heather; 201208881; \$5,914.13.  
 Coren, Gary: Heather; 201208918; \$6,359.14.  
 Goss, Peter: Goss Family Trust; 201208913; \$6,736.75.  
 Goss, Peter: Goss Family Trust; 201208947; \$23,838.45.

#### **LIMERICK TWP. -**

##### **entered municipal claims against:**

Limerick Realty Partners, LLC: Limerick Diner; 201209083; \$2,763.28.

#### **LOWER POTTS GROVE TWP. MUN. AUTH. -**

##### **entered municipal claims against:**

DeCicco, Mia: Gordon, William; 201208928; \$1,069.22.  
 Donofrio, Joan; 201208927; \$1,079.97.  
 Earl, Tara; 201208933; \$807.17.  
 Greenman, Arleen: Gettliffe, Nora; 201208930; \$1,381.02.  
 Klick, Robin; 201208925; \$1,023.00.  
 Moyer, Gary: Cathy; 201208919; \$748.43.  
 Murphy, Brian: Teresa; 201208922; \$1,343.96.  
 Ziegler, Corrine; 201208921; \$1,069.22.

#### **NORRISTOWN AREA SCHOOL DIST. -**

##### **entered municipal claims against:**

Shewchuk, Bernadette; 201209232; \$2,302.73.

#### **NORRISTOWN MUN. WASTE AUTH. -**

##### **entered municipal claims against:**

102 Wood Partners, LLC; 201209095; \$168.06.  
 Adams, Kenneth; 201209123; \$212.41.  
 Alexaki, Deborah; 201209162; \$626.11.  
 Anthony, Matthew: Kawanna; 201209161; \$1,168.93.  
 Archer, Rayshele; 201209085; \$931.67.  
 Avery, Charles: Alice; 201209073; \$170.29.  
 Baker, Tyrone; 201209055; \$596.92.  
 Baker, Tyrone; 201209057; \$483.65.  
 Bank United; 201209066; \$300.55.  
 Bank United; 201209149; \$153.62.  
 Baugh-Paige, Carol; 201209155; \$284.08.  
 Burke, Scott; 201209084; \$647.76.  
 Butler, Michael; 201209048; \$151.15.  
 Butler, Michael; 201209070; \$374.88.  
 Butler, Michael; 201209078; \$548.23.  
 Butler, Michael; 201209156; \$553.75.  
 Cholish, Jeffrey: Laurie; 201209107; \$652.72.  
 Conicelli-Sigg, Kathleen; 201209126; \$171.36.  
 Crosby, Dionne; 201209077; \$181.01.  
 Culbreath, Todd; 201209101; \$161.26.  
 D'Arcangelo, Carmen; 201209092; \$814.54.  
 Dennis, Anthony; 201209103; \$263.69.  
 DilJohn, Ashwyn: Joy; 201209093; \$175.73.  
 Dominquez, Miguel; 201209091; \$312.88.  
 Fenstermacher, Thomas; 201209102; \$338.35.  
 Ferraro, Christian; 201209159; \$207.94.  
 Fuller, Christopher: Griffin, Vivian; 201209147; \$844.12.  
 Gibbs, Donna; 201209158; \$213.19.

Gross, Andrew: Gordon: Lloyd; 201209109; \$208.65.  
 Handy, Eric: Daisy; 201209081; \$416.79.  
 Hartman, Christopher; 201209050; \$150.87.  
 Hoy, Gerald; 201209079; \$176.27.  
 Ianozi, Albert; 201209049; \$150.89.  
 Irby, Diahann; 201209108; \$255.45.  
 Jackson, Alice; 201209145; \$390.55.  
 Jackson, Rachel: Rhoda; 201209113; \$269.08.  
 Johnson, Mark; 201209119; \$503.75.  
 Johnson, Simone: Reynolds-Wills, Helen; 201209104; \$1,166.45.  
 Kelly, John; 201209087; \$355.73.  
 L.P. Properties, Inc.; 201209130; \$522.33.  
 Lesser, Howard; 201209096; \$420.54.  
 Lopiccolo, Larry; 201209146; \$639.27.  
 Main Line Rental, LLC; 201209115; \$442.12.  
 Mangum, Darchelle; 201209069; \$590.25.  
 Marhs, Jeffrey: Keys, Edward; 201209121; \$226.29.  
 Marshall, Laura: Phillips, Diane; 201209086; \$191.67.  
 McGonigle, Stephen: Pettis, Bobby; 201209067; \$204.93.  
 McIlvaine Realty Group, LLC; 201209097; \$439.80.  
 McIntosh, Daniel: Cribbs, LLC; 201209120; \$523.81.  
 McIntosh, Daniel: Cribbs, LLC; 201209129; \$240.68.  
 McLaughlin, Kimberly; 201209110; \$306.32.  
 Miley, Terry; 201209054; \$179.45.  
 Milligan, Clifton: Daisy; 201209157; \$302.42.  
 Norristown Investment Project II, L.P.; 201209051; \$423.94.  
 Organski, Michael: Graglia, Francine; 201209160; \$280.36.  
 Pennington, Christina: Jason; 201209058; \$1,818.87.  
 Quinn, Augusta; 201209089; \$1,035.95.  
 Reid, Carol; 201209098; \$1,021.67.  
 Reid, Robert: Budd, Shonda; 201209122; \$218.31.  
 Resendiz, Horacio; 201209056; \$291.22.  
 Reuben, Thomas: Callie; 201209112; \$419.61.  
 Robbins, William: DiGuseppi, Christopher: Lauren; 201209064; \$467.20.  
 Russell, Jamesetta; 201209071; \$214.53.  
 Russell, Jamesetta: Arthur, William; 201209154; \$318.37.  
 Scaltrito, Michael: Arthur; 201209063; \$163.17.  
 Senico, Michael: Charlene; 201209114; \$714.57.  
 Sheppard, Linda: Womack, Bernice; 201209100; \$179.41.  
 Silver, Ryan; 201209099; \$419.60.  
 Simpson, Claudette; 201209090; \$154.43.  
 Smith, Julia; 201209148; \$172.20.  
 Speaker, William: Susan; 201209072; \$206.85.  
 Sullivan, William: Ann; 201209106; \$276.93.  
 Tomlinson, Thelma; 201209080; \$357.13.  
 Warren, Michelle; 201209127; \$4,043.34.  
 Washington, Edward; 201209116; \$217.15.  
 Washington, Edward; 201209065; \$228.86.  
 Watson, Jonathan; 201209088; \$191.31.  
 Wilkinson, Norman; 201209128; \$528.84.  
 Worcester Car Wash, Inc.; 201209047; \$2,903.92.  
 Bowler, John; 201260774; \$2,000.55.  
 Burke, Adam; 201260785; \$553.41.  
 Calle, Felix; 201260775; \$9,442.76.  
 Campbell, Carol; 201260739; \$8,003.74.  
 Centocor Research & Development; 201260779; \$4,677,026.75.  
 Ceramic Art Dental Studio, Inc.; 201260801; \$4,323.75.  
 Clauss, Charles: Bluewater Consulting Group, Inc.; 201260769; \$150.77.  
 Coshin, Nicole; 201260791; \$498.49.  
 Delaware Valley Abstract Service; 201260794; \$11,656.75.  
 Delmar Realty Associates, LLC; 201260807; \$4,008.55.  
 Diamond, Christopher: Diamond Contract Flooring, LLC; 201260761; \$277.03.  
 Foster, Otis; 201260750; \$1,740.27.  
 Foxx, Billy: Sandra; 201260747; \$1,041.16.  
 Gakoumis, George; 201260803; \$3,509.76.  
 Godoy, Baudelio: Ruth; 201260778; \$787.26.  
 Golden, Hal; 201260746; \$1,254.88.  
 Hanna, Bertha; 201260773; \$946.43.  
 Impakt Products, Inc.; 201260796; \$2,263.75.  
 Kearns, John; 201260737; \$1,025.85.  
 Keeley, Brian: Rita; 201260788; \$1,056.38.  
 Keenan, Edward: Nuko Construction Company; 201260756; \$6,829.34.  
 Kennedy Adjustment, Inc.; 201260797; \$4,103.75.  
 Kou, Tzuyung: Christine; 201260736; \$1,003.46.  
 La Rocca, Roberta; 201260787; \$14,032.88.  
 La Rocca, Roberta; 201260782; \$56,699.12.  
 Lamon, David; 201260802; \$1,291.75.  
 Lange, Marie: MCL Petcare Enterprises, Inc.; 201260760; \$13,747.12.  
 Layfield, Briana; 201260790; \$389.63.  
 Logan, Walter: Darlene; 201260744; \$3,132.36.  
 Marchese, David; 201260781; \$5,873.84.  
 Marrama, Kenneth; 201260792; \$884.86.  
 McGroarty, William: Suburban Electric Supply, Inc.; 201260751; \$14,135.43.  
 McMurtrie, Charles; 201260784; \$5,222.49.  
 Mercado, Max: Dr. Max E. Mercado Practice, LLC; 201260771; \$1,069.93.  
 Miksitz, Michael; 201260741; \$766.81.  
 Miksitz, Michael: Guirate, Mindy; 201260738; \$767.46.  
 Minkoff, David: MCN Foodpoint, Inc.; 201260759; \$963.33.  
 Moore, Brian; 201260783; \$340.37.  
 Navid, Inc.; 201260795; \$3,450.75.  
 Olszewski, Edward; 201260740; \$8,143.67.  
 Pandolfi, Richard; 201260805; \$1,459.13.  
 Parsons, Kevin: Valeri; 201260745; \$1,288.72.  
 Pickell, Kevin: Sharon; 201260749; \$2,175.18.  
 Place, David; 201260748; \$11,370.72.  
 R.B. Vahey Insurance, Inc.; 201260800; \$2,745.75.  
 Rhee, Hee: Galleria Home Decor, Inc.; 201260754; \$682.01.  
 Sandiford, Patricia; 201260806; \$2,602.75.  
 Shin, Jay: K & J Dreams, Inc.; 201260768; \$32,361.30.  
 Shin, Kim: K & J Dreams, Inc.; 201260767; \$32,361.30.  
 Sobel, Edward: Ellen; 201260786; \$4,094.21.  
 Sorvino, Phillip; 201260780; \$932.50.  
 South Of The Sun, LLC; 201260799; \$9,933.75.  
 Spada, Michael: Clare; 201260742; \$172,651.63.  
 Spedient, Inc.; 201260798; \$2,531.75.  
 Stonier, Charles: Bluewater Consulting Group, Inc.; 201260770; \$150.77.

**NORTH WALES WATER AUTH. -  
entered municipal claims against:**

Templeton, H.; 201208989; \$988.60.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Andrews, John: Wicker Imports; 201260752; \$9,585.80.  
 Avis, Michael: Dyer-Avis, Wendy; 201260789; \$1,726.96.  
 Ball, Mitchell: Regina; 201260777; \$869.94.

Turner, Eric: Good Times Rental, LLC; 201260766; \$34,758.62.  
 Turner, Eric: Good Times Rentals, LLC; 201260776; \$34,758.62.  
 Vega, Daniel: Urena, Janet; 201260743; \$1,918.88.  
 Walter, James; 201260804; \$171.55.  
 Wente, Kurt: Kristen; 201260764; \$1,505.76.  
 Whitlock, Stephanie: La Carreta Nite Club, LLC; 201260772; \$1,109.44.  
 Yellow Brick, LLC; 201260793; \$5,377.75.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

North Charlotte Road Pottstown, L.P.; 201208847; \$44,542.04.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Williams, Dumah; 201208932; \$321.78.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Jacobs, John: Nannette; 201208876; \$973.22.  
 Lallan, Samuel: Mary; 201208873; \$787.32.  
 McGarvey, William; 201208856; \$345.60.  
 McGarvey, William; 201208865; \$328.58.  
 McGarvey, William; 201208869; \$328.58.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Asousa, Theodore; 201208837; \$41,774.53.  
 Watchdog Storage, LLC; 201208841; \$41,094.68.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Lin, Wen: Zwei-Hwa; 201209231; \$9,435.52.

**UPPER MORELAND TWP. -  
 entered municipal claims against:**

Andress, Mark; 201208713; \$449.50.

**UPPER MORELAND/HATBORO  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Barnhart, Robert: Carol; 201209273; \$444.78.  
 Fiorino, Yolanda: Cosimo: Elaine, Et Al; 201209274; \$354.05.  
 Ginsburg, Jeffrey: Pamela; 201209275; \$488.62.  
 Huynh, Judy; 201209276; \$419.81.  
 Johnson, Robert; 201209277; \$398.78.  
 Kroll, Jessica: Cheftalian, Francine: Kroll, Edward; 201209278; \$378.00.  
 Legion Memorial Assoc., Inc.; 201209279; \$1,263.92.  
 Long, Joseph: Bethanne; 201209280; \$568.52.  
 Mallon, Ronald; 201209281; \$975.00.  
 McHale, James: Denise; 201209282; \$531.13.  
 Taliaferro, George: Marion; 201209283; \$213.02.  
 Vogt, Eric; 201209284; \$487.17.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Shiffert, Kenneth: Veronica; 201208961; \$4,133.26.

**WISSAHICKON SCHOOL DIST. -  
 entered municipal claims against:**

Brill, Edward: Diane; 201208852; \$8,182.10.  
 Sweeney, Brendan; 201207823; \$359.13.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 24, 2012**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

DELLA PIETRA, DOMENICA - Bridgeport Borough;  
 Della Pietra, Albert J., 1421 Pine Street,  
 Norristown, PA 19401.  
 EDWARDS, MARIAH A. - Abington Township;  
 Edwards, Maurice, 5718 Crittenden Street,  
 Philadelphia, PA 19138; Mitchell, Angelique E.,  
 137 Chelsea Avenue, Glenside, PA 19038.  
 ESSLINGER, MARK E. - Upper Merion Township;  
 Remer, Linda J., 806 Hamlet Circle,  
 King Of Prussia, PA 19406.  
 FITZPATRICK, MARY - Lower Providence Township;  
 Fitzpatrick, Justin, 6014 Snowy Creek Drive,  
 Fort Collins, CO 80528.  
 HENRI, EDWARD M. - Jenkintown Borough;  
 Henri, Joan, 1610 The Fairway, Jenkintown, PA 19048.  
 HERESKO, JAMES, JR. - Pottstown Borough;  
 Saylor, Gregory A., 936 East 3rd Street,  
 Birdsboro, PA 19508.  
 HOEL, CAROLINE - Lower Pottsgrove Township;  
 Cress, Pamela J., 908 North Warren Street,  
 Pottstown, PA 19464; Quaile, Robin L.,  
 804 North Doheny Drive, West, Hollywood, CA 90069.  
 HOFFMAN, JUNE B. - Upper Frederick Township;  
 Hoffiman, Pearl L., 715 Hill Church Road,  
 Boyertown, PA 19512.  
 JAKEMAN, BETTY - Lower Providence Township;  
 Leahy, Betty, 32 Wayne Avenue,  
 Norristown, PA 19403.  
 LANDIS, JUSTIN D. - Montgomery Township;  
 Landis, Amy G., 622 East Butler Avenue,  
 New Britain, PA 18901; Landis, David R.,  
 622 East Butler Avenue, New Britain, PA 18901.  
 LESTER, JAMES S. - Abington Township;  
 Lester, Lillian E., 332 Cadwalader Avenue,  
 Elkins Park, PA 19027.  
 LUDWIG, ERIC W. - Worcester Township;  
 Ludwig, Paul W., 2852 Defford Road,  
 Eagleville, PA 19403.  
 NEWDECK, LYNN M. - Upper Moreland Township;  
 Huffnagle, Christine, 7611 Brocklehurst Street,  
 Philadelphia, PA 19152.  
 SAFRAN, ELEANOR M. - Upper Moreland Township;  
 Cantiello, Nancy, 40 Woodward Drive,  
 Wilmington, DE 19808.  
 VAUGHN, DONALD - East Norriton Township;  
 Vaughn, Florine B., 3207 Kennedy Road,  
 East Norriton, PA 19403.  
 WALES, WARREN W. - Lansdale Borough;  
 Wales, Mark F., 205 Bonview Street,  
 San Francisco, CA 94110.

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**SUITS BROUGHT**
**Week Ending April 24, 2012****The Defendant's Name Appears  
First in Capital Letters**

1330 WILLOW AVENUE ASSOCIATES, LLC -  
Montgomery County Tax Claim Bureau;  
201208621; Petition; Mintz, Michele J.  
ABERNATHY CAPITAL GROUP, LLC:  
MASHAVO, LLC - Montgomery County  
Tax Claim Bureau; 201208595; Petition;  
Mintz, Michele J.

ACCTRONICS USA, INC. - Koenig, Jennifer;  
201208935; Civil Action; Piontek, Vicki.

ACT 1 PAVING, LLC: ACT ONE PAVING:  
GASPER, JAMES, ET AL. - Yellowbook, Inc.;  
201209201; Civil Action; Lessa, Michael.

AIU INSURANCE COMPANY - O'Donnell, Kevin;  
201208715; Civil Action; Claypole, Robert W.

ALSTON, WILLIE - Evanik, Autumn; 201209312;  
Complaint for Custody/Visitation.

AMORATIS, SAMANTHA - Skaziak, Matthew;  
201208810; Complaint for Custody/Visitation.

AN, YANG - Target National Bank; 201208977;  
Civil Action; Santucci, Daniel.

ANDERSON, NATHAN: RAWLING, CRAIG -  
Edwards, Joanne; 201208943; Civil Action;  
Roseman, Andrew I.

ANNAPOLIS AREA CHRISTIAN SCHOOL  
ASSOCIATION - Finecey, Sharon; 201208945;  
Petition for Issuance of Subpoena.

AYCOX, STEFANIE - Portfolio Recovery  
Associates, LLC; 201208855; Civil Action;  
Brown, Carrie A.

AYERS, HARRY - Citibank, N.A.; 201209021;  
Civil Action; Suttell, Brittany J.

BANKS, DAVID - Banks, Genevieve; 201209454;  
Complaint Divorce; Young, Cheryl L.

BARRISH, DANIEL - Capital One Bank USA, N.A.;  
201209002; Civil Action; Ratchford, Michael F.

BECHTEL, EARL - Portfolio Recovery  
Associates, LLC; 201209265; Civil Action;  
Brown, Carrie A.

BEIDLINGMAIER, PAUL - Biedlingmaier, Rhonda;  
201209209; Complaint Divorce; Flores, Margaret.

BERRY, ARLENE - Streeter, Beatrice; 201208974;  
Petition; Freedman, Gary B.

BHUIYAN, FARUK - Citibank, N.A.; 201208995;  
Civil Action; Suttell, Brittany J.

BLACKSHEAR, R. - Portfolio Recovery  
Associates, LLC; 201209263; Civil Action;  
Brown, Carrie A.

BLADE, AISSATOU - Allstate Insurance Company;  
201209237; Civil Action; Dougherty, Michael J.

BOWIE, TOM - Pennsylvania Department Of  
Transportation; 201209304; Appeal from  
Suspension/Registration/Insp.

BRECH, DANIEL - FIA Card Service, N.A.;  
201208802; Appeal from District Justice;  
Ratchford, Michael F.

BRECKER, SCOTT - Brecker, Andrea; 201209222;  
Complaint Divorce; Perry, Allan C.

BRITTINGHAM, THOMAS - Citibank, N.A.;  
201209010; Civil Action; Suttell, Brittany J.

BROUGHTON, MONICA - Fleming, Khary;  
201208738; Support/Exceptions.

BROWN, EARLENE - Montgomery County  
Tax Claim Bureau; 201208627; Petition;  
Mintz, Michele J.

BROWN, JOSHUA - McAlarnen, Shanna; 201208319;  
Complaint in Annulment; Montana, Betty N.

BROWN, LORETTA - Brown, Stephen; 201209259;  
Complaint Divorce; Jennings, John E.

CAHILL, SHARON - Portfolio Recovery  
Associates, LLC; 201209294; Civil Action;  
Brown, Carrie A.

CAMPBELL, LISA - Old York, LLC; 201209290;  
Appeal from District Justice.

CESARE, DOMINICK - Cesare, Bongrim;  
201208817; Complaint Divorce; Shin, Joong S.

CHAARAOUL, ZAKARIA - Portfolio Recovery  
Associates, LLC; 201208844; Civil Action;  
Brown, Carrie A.

CHEATHAM, DAVID - Montgomery County  
Tax Claim Bureau; 201208617; Petition;  
Mintz, Michele J.

CHEN, RAN - Wells Fargo Bank, N.A.; 201208942;  
Complaint In Mortgage Foreclosure;

Cusick, Robert W.

CIANELA, SCOTT - Citibank, N.A.; 201209212;  
Civil Action; Suttell, Brittany J.

CLEARY, COLLEEN - Cleary, Robert; 201209401;  
Complaint Divorce.

COALE, JUSTIN - Portfolio Recovery  
Associates, LLC; 201209260; Civil Action;  
Brown, Carrie A.

COLOCORAN VENTURES, LLC - Montgomery County  
Tax Claim; 201208572; Petition; Mintz, Michele J.

COMMONWEALTH OF PA DEPARTMENT OF  
TRANSPORTATION - Norfolk Southern  
Railway Company; 201209502; Petition.

COMMONWEALTH OF PA DEPARTMENT OF  
TRANSPORTATION - Norfolk Southern  
Railway Company; 201209507; Petition.

CONDE, KATHLEEN - Citibank, N.A.; 201208926;  
Civil Action; Santucci, Daniel.

CONWAY, HAROLD - Citibank, N.A.; 201209011;  
Civil Action; Suttell, Brittany J.

COOK, MATTHEW - Capital One Bank USA, N.A.;  
201209012; Civil Action; Ratchford, Michael F.

CREEDON, ELLE - Ronca, Annette; 201208743;  
Civil Action; Nagle, Jordan D.

CURNEW, ARTHUR - Portfolio Recovery  
Associates, LLC; 201209291; Civil Action;  
Brown, Carrie A.

CUTH, MARK - Portfolio Recovery Associates, LLC;  
201209258; Civil Action; Brown, Carrie A.

CZARNECKI, DONNA - Portfolio Recovery  
Associates, LLC; 201208849; Civil Action;  
Brown, Carrie A.

DAIL, LAUREN - Portfolio Recovery Associates, LLC;  
201209257; Civil Action; Brown, Carrie A.

DALAHAN, SHANNON - Citibank, N.A.;  
201208992; Civil Action; O'Brien, Edward J.

DAVIS, LYNN - Citibank, N.A.; 201209026;  
Civil Action; Suttell, Brittany J.

DAWARA, IMAD: FOUR SEASONS  
AUTO REPAIR SPECIALIST: FOUR SEASONS  
LIMOUSINE SERVICE, INC. - Kaplin, Stewart,  
Meloff, Reiter & Stein; 201208996; Appeal from  
District Justice.



- DELAPINE, THOMAS - Spring Mountain Homeowners Association; 201209402; Civil Action; Hoffman, Robert J.
- DeROCCINI, MARK - Portfolio Recovery Associates, LLC; 201209424; Civil Action; Polas, Robert N., Jr.
- DeSTEFANO, GAETANO - DeStefano, Melissa; 201208866; Complaint Divorce; Boyd, Jeffrey R.
- DIACHYNSKY, LORI - Diachynsky, Michael; 201209017; Complaint for Custody/Visitation; Sager, Daniel.
- DIETRICH, YEN - Citibank, N.A.; 201209028; Civil Action; Suttell, Brittany J.
- DiMASCIO, MARGARET - Montgomery County Tax Claim Bureau; 201208620; Petition; Mintz, Michele J.
- DIMEGLIO, SUSAN; LUIGI: URSINUS COLLEGE - Kennedy, Jennifer; 201209203; Civil Action; Kent, Brian.
- DISCHER, ARTHUR - Portfolio Recovery Associates, LLC; 201208848; Civil Action; Brown, Carrie A.
- DiTORO, ANTHONY - Miller, Kobie; 201209313; Civil Action; Kafrissen, Samuel F.
- DOANE, JESSICA: ROBER, JON - Wilson, Mary; 201209174; Complaint for Custody/Visitation.
- DOUGHERTY, SHANNYN - Portfolio Recovery Associates, LLC; 201207053; Civil Action; Brown, Carrie A.
- DUBOIS, WILLIAM - Bank Of America, N.A.; 201209293; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- DUFFY'S RESTAURANT, INC.: DUFFY'S RADNOR CAFE: MILLER, DAVID - U.S. Foodservice, Inc.; 201209040; Civil Action; Lessa, Michael.
- EFKOWITZ, JOHN - Citibank, N.A.; 201209301; Civil Action; Suttell, Brittany J.
- ESTATE OF JAMES F. McCOOL, III: BADE, PATIENCE - Montgomery County Tax Claim Bureau; 201208675; Petition; Mintz, Michele J.
- ESTATE OF SUSIE M. ETHRIDGE - Montgomery County Tax Claim Bureau; 201208622; Petition; Mintz, Michele J.
- FELDER, TAMEKA - Jenerette, Lakisha; 201209427; Complaint for Custody/Visitation.
- FERLA, LORI - Citibank, N.A.; 201209014; Civil Action; Suttell, Brittany J.
- FIGUEROA, HECTOR - Portfolio Recovery Associates, LLC; 201209455; Civil Action; Brown, Carrie A.
- FIRST EQUITY MANAGEMENT CORP. - Montgomery County Tax Claim Bureau; 201208608; Petition; Mintz, Michele J.
- FISICARO, DANIEL - Fisicaro, Kimberly; 201207738; Complaint for Custody/Visitation.
- FIUMARA, EVELYN - Bluestone Investments, Inc.; 201209060; Civil Action; Troisi, Paul F.
- FRANCIS, SANDRA - Francis, Eustace; 201208968; Complaint Divorce; Berschler, Jerold S.
- FUIMAN, SCOTT - Portfolio Recovery Associates, LLC; 201209422; Civil Action; Polas, Robert N., Jr.
- GALLO BROTHERS DEVELOPMENT, INC. - Phoenix Management Services, Inc.; 201209192; Appeal from District Justice; Sklar, Andrew.
- GARDNER, JOYELLE - Wise, Darnell; 201207617; Complaint for Custody/Visitation.
- GELCO CORPORATION: DeSHIELD, DWAYNE - Allstate Insurance Company; 201209235; Civil Action; Dougherty, Michael J.
- GELWICKS, ARTHUR: MELISSAR - Bank Of America, N.A.; 201209268; Complaint In Mortgage Foreclosure; Wells, Allison F.
- GERBER, JEREMY - Portfolio Recovery Associates, LLC; 201209421; Civil Action; Polas, Robert N., Jr.
- GEYER, DESIREE - Geyer, Heath; 201208746; Complaint Divorce.
- GIANNAKOPOULOS, GEORGIOS - Portfolio Recovery Associates, LLC; 201208850; Civil Action; Brown, Carrie A.
- GIBBS, RICHARD - Montgomery County Tax Claim Bureau; 201208636; Petition; Mintz, Michele J.
- GILLIANO, GEORGE - Portfolio Recovery Associates, LLC; 201208851; Civil Action; Brown, Carrie A.
- GILMAN, JILL - Citibank, N.A.; 201208998; Civil Action; Suttell, Brittany J.
- GODSHALL, SAMUEL - Godshall, Susan; 201209228; Complaint Divorce; Tullar, Allen I.
- GORAL, MELISSA - Goral, Michael; 201209195; Complaint Divorce; Ghen, Martin N.
- GORMAN, COLLEEN - Portfolio Recovery Associates, LLC; 201209289; Civil Action; Brown, Carrie A.
- GRAHAM, CURTIS - Graham, Linda; 201209124; Complaint Divorce; Merlie, Alfred J.
- GRAHAM, DARINA - FMRR Development; 201209286; Appeal from District Justice.
- GREENBERG, VIVIAN: PEZZI, CHRISTOPHER: WOMENCARE OBSTETRICS AND GYNECOLOGY, P.C. - Griffin, Debra; 201209168; Civil Action; Oxman, Harry J.
- GUERRA, KENIA - Portfolio Recovery Associates, LLC; 201208853; Civil Action; Brown, Carrie A.
- GULISANO, MARY - Citibank, N.A.; 201208756; Civil Action; Suttell, Brittany J.
- H & A AUTO REPAIR - Jasper Engines & Transmissions; 201208967; Appeal from District Justice.
- HALLERMEIER, JAMES - Christopher, Joanne; 201208952; Complaint Divorce; Lupo, Betty.
- HEIMBACH, JOSEPH - Citibank, N.A.; 201209211; Civil Action; Santucci, Daniel.
- HENDERSON, CRAIG - Asset Acceptance, LLC; 201209223; Civil Action; Ratchford, Michael F.
- HENSON, FLOYD - Portfolio Recovery Associates, LLC; 201209460; Civil Action; Brown, Carrie A.
- HILDEBRAND, JOHN - Portfolio Recovery Associates, LLC; 201209430; Civil Action; Polas, Robert N., Jr.
- HIPWELL, CHRIS - Wells Fargo Bank, N.A.; 201208874; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- HISNER, CRAIG: MICHELE - Montgomery County Tax Claim Bureau; 201208642; Petition; Mintz, Michele J.
- HO, DUC - Montgomery County Tax Claim Bureau; 201208619; Petition; Mintz, Michele J.



- HUMMEL, SANDRA - Portfolio Recovery Associates, LLC; 201209428; Civil Action; Polas, Robert N., Jr.
- HUNT, JAMES - Jenkins-Hunt, Kim; 201209381; Complaint Divorce; Lentz, Erin C.
- IRWIN, ALISHA - Weiser, Kurt; 201208829; Complaint for Custody/Visitation; Herbein, Paul H.
- JOHNSON, JAMES: VALERIE - Glass-Williams, Gloria; 201208783; Civil Action.
- KADA, DAVID - Citibank, N.A.; 201208984; Civil Action; Suttell, Brittany J.
- KELLY, CRAIG - National Collegiate Student Loan Trust 2004-2; 201208929; Civil Action; Santucci, Daniel.
- KIM, KYUNG - Citibank, N.A.; 201209016; Civil Action; Suttell, Brittany J.
- KIM, KYUNG - Citibank, N.A.; 201209006; Civil Action; Suttell, Brittany J.
- KOCHEL, JOHN - Montgomery County Tax Claim Bureau; 201208609; Petition; Mintz, Michele J.
- KONIEWICZ, ELEANOR - Citibank, N.A.; 201208757; Civil Action; Suttell, Brittany J.
- KROPP, WILLIAM - Wadkins-Kropp, Barbara; 201209315; Complaint Divorce; John, Robert M.
- KUSHNER, ROBERT - Pennsylvania Department Of Transportation; 201209134; Appeal from Suspension/Registration/Insp.
- LAFFREDO, MATTHEW - Pennsylvania Department Of Transportation; 201208750; Appeal from Suspension/Registration/Insp.
- LANDTECH ENTERPRISES, INC. - Windermere Community Association; 201209076; Civil Action; Palmer, Grant S.
- LaPLACA INSURANCE, INC. - E.G. Murphy III, Inc.; 201209033; Civil Action; Sommar, Kevin J.
- LASKOSKIE, CAROL - Citibank, N.A.; 201209009; Civil Action; Suttell, Brittany J.
- LAW OFFICES OF JOHN C. BONEWICZ, P.C.: BONEWICZ, JOHN - Fubara, Blessing; 201209319; Civil Action; Piontek, Vicki.
- LAWLESS, DEANNE - Citibank, N.A.; 201209023; Civil Action; Suttell, Brittany J.
- LEE, KAB - Citibank, N.A.; 201209034; Civil Action; Suttell, Brittany J.
- LEVINS, ROBERT - Portfolio Recovery Associates, LLC; 201209170; Civil Action; Santucci, Daniel.
- LEWIS, MILDRED: TYLER, JOHN - T.D. Auto Finance, LLC; 201209432; Civil Action; Dougherty, Michael J.
- LLEDO, JAMES - Portfolio Recovery Associates, LLC; 201209458; Civil Action; Brown, Carrie A.
- LONGO, JACQUELINE: MR. ROOTER PLUMBING: UNITED PLUMBERS, LLC - State Farm Fire and Casualty Company; 201209024; Civil Action; DeMilio, Paul F.
- MAIER, STEPHEN - Citibank, N.A.; 201208994; Civil Action; Suttell, Brittany J.
- MAJKRUSZYNSKI, DANUTA - Citibank, N.A.; 201209008; Civil Action; Suttell, Brittany J.
- MALASHCHAK, OLEKSANDRA: ROMAN - Montgomery County Tax Claim Bureau; 201208592; Petition; Mintz, Michele J.
- MARVEL, MATTHEW - LVNV Funding, LLC; 201209226; Appeal from District Justice; Ratchford, Michael F.
- MATHERS, SUSAN - Citibank, N.A.; 201208979; Civil Action; Suttell, Brittany J.
- McAVOY, MICHAEL - Pennsylvania Department Of Transportation; 201209321; Appeal from Suspension/Registration/Insp.
- McAVOY, PAULA - McAvoy, Steven; 201209355; Complaint Divorce.
- McBEE, ALLEN: VINSON, SHANTISKA - Wells Fargo Bank, N.A.; 201209165; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- McCOURT, KEVIN - Pennsylvania Department Of Transportation; 201209305; Appeal from Suspension/Registration/Insp.
- McCULLY, WILLIAM - Citibank, N.A.; 201209200; Civil Action; Suttell, Brittany J.
- McENTEE, KIMBER - Wynn, James; 201207376; Complaint for Custody/Visitation; Gibbons, Maria E.
- MED SUPPLY CABINET, INC.: AESBAR MEDICAL, LLC - Fisher & Paykel Healthcare, Inc.; 201208988; Civil Action; Keating, John R.
- MERCANTILE ADJUSTMENT BUREAU - Crumrine, Kate; 201208815; Civil Action; Piontek, Vicki.
- MERRELL, JOHN - Portfolio Recovery Associates, LLC; 201209143; Civil Action; Santucci, Daniel.
- METROPLEX SHOPPING CENTER: GOLDENBERG GROUP: PENNSYLVANIA REAL ESTATE INVESTMENT TRUST, ET AL. - DeCurtis, Patricia; 201209406; Civil Action; Kofsky, Joel.
- MILL GROVE APARTMENTS: KLEIN COMPANY - Gibson, Brenda; 201208986; Civil Action; Veon, Richard A.
- MIMS, DAVID - Smith, Roxana; 201209311; Support/Exceptions.
- MOBLEY, TYRONE: PEGGY - T.D. Auto Finance, LLC; 201209442; Civil Action; Dougherty, Michael J.
- MORRIS, EDWARD - Portfolio Recovery Associates, LLC; 201209303; Civil Action; Brown, Carrie A.
- MOSS, PAUL - Portfolio Recovery Associates, LLC; 201209164; Civil Action; Santucci, Daniel.
- NELOMES, JOHN - Citibank, N.A.; 201209041; Civil Action; Santucci, Daniel.
- OKAFOR, VERONIQUE - Portfolio Recovery Associates, LLC; 201209153; Civil Action; Santucci, Daniel.
- OLIVARES, ADRIANA - Olivares, Jorge; 201209052; Complaint Divorce; Gibbons, Maria E.
- PARK, JONGUN - Citibank, N.A.; 201208972; Civil Action; Santucci, Daniel.
- PARK, OH - Citibank N.A.; 201209204; Civil Action; Suttell, Brittany J.
- PATTERSON, JOHN - Patterson, Janice; 201209053; Complaint Divorce; Jaamia, Aneesah El-Amin.
- PERONE, RAYMOND - Perone, L.; 201208975; Complaint Divorce; Benstead, James P.
- PHILIPS AND COHEN AND ASSOCIATES - Swetland, Michelle; 201208832; Civil Action; Piontek, Vicki.
- POLECTION-SMITH, MARCHA - FIA Card Services; 201208760; Appeal from District Justice; Ratchford, Michael F.
- POSA, ROBERT - Citibank, N.A.; 201209005; Civil Action; Suttell, Brittany J.

- POSAVEC, JAMIE: O'CONNOR, BERNADETTE - Mark, Larry; 201209207; Appeal from District Justice.
- POTOK, FRED - Montgomery County Tax Claim Bureau; 201208640; Petition; Mintz, Michele J.
- POTOK, JACK: FRED - Montgomery County Tax Claim Bureau; 201208634; Petition; Mintz, Michele J.
- POTTSTOWN TRANSFER, INC.: HOME DEPOT USA, INC.: TWIN VALLEY PROPERTY MANAGEMENT, INC. - Kowalick, Dennis; 201209443; Civil Action; Greenfield, Marc.
- PRESSLER AND PRESSLER, LLP - Laske, Robert; 201208740; Civil Action; Piontek, Vicki.
- PRESSLER AND PRESSLER, LLP - Laske, Robert; 201208795; Civil Action; Piontek, Vicki.
- PRESSMAN, DAVID - Citibank, N.A.; 201208981; Civil Action; Santucci, Daniel.
- PRIMWHERE, ANGEL: WILLIAM - Wells Fargo Bank, N.A.; 201209431; Complaint In Mortgage Foreclosure.
- RAMIREZ, MARIA - Insurance Company Of Greater New York; 201208946; Civil Action; Matkov, Matthew D.
- RASMUSSEN, JAMES - Citibank, N.A.; 201209019; Civil Action; Suttell, Brittany J.
- RILEY, JASON - Portfolio Recovery Associates, LLC; 201209285; Civil Action; Brown, Carrie A.
- RILEY, PATRICK - Weist, Melissa; 201209003; Civil Action; Welz, Stephen G.
- RITCHIE, ALAN - Citibank, N.A.; 201209206; Civil Action; Suttell, Brittany J.
- RITTENHOUSE, JACQUALYN - Rittenhouse, Todd; 201208801; Complaint Divorce; Cullen, Sean E.
- ROSSO POMODORO, INC.: CHIARO, GAETANO: GIUSEPPE - Komatick, Christopher; 201208959; Civil Action; Auchinleck, James J., Jr.
- ROST, THOMAS - Portfolio Recovery Associates, LLC; 201209172; Civil Action; Santucci, Daniel.
- RSL FUNDING, LLC - Cathcart, James; 201208878; Petition; Dugalic, Vanya.
- RUGGIANO, LISA - Falcone, Regina; 201208915; Complaint for Custody/Visitation; Stein, Cynthia W.
- SABOE, LOIS - Freeman, Eugene; 201208745; Civil Action; Walker, George D., Jr.
- SALAMONE AND RECCHIA, INC. - Montgomery County Tax Claim Bureau; 201208616; Petition; Mintz, Michele J.
- SATZBERGSTEIN, TRACI - Portfolio Recovery Associates, LLC; 201209298; Civil Action; Brown, Carrie A.
- SAVITZ, JULIE - Portfolio Recovery Associates, LLC; 201209271; Civil Action; Brown, Carrie A.
- SBEI, ALICIA - Discover Bank; 201209252; Appeal from District Justice.
- SCHLEIN, ARNOLD: ARLENE - Stein, Edward; 201208766; Appeal from District Justice.
- SCHNEE, LARRY: MILLER SCHNEE, LINDA - Citibank, N.A.; 201208976; Civil Action; Santucci, Daniel.
- SCHRACK, DEBRA - Citimortgage, Inc.; 201208864; Complaint In Mortgage Foreclosure; Viola, Christina.
- SIERACKI, ROBERT - Montgomery County Tax Claim Bureau; 201208613; Petition; Mintz, Michele J.
- SILVERWOOD, KENNETH: CECILIA - Wells Fargo Bank, N.A.; 201208870; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- SIMS, VIRGEST: MATTIE - Montgomery County Tax Claim Bureau; 201208618; Petition; Mintz, Michele J.
- SINGH, SUKHCHAIN: SNAPPY'S PIZZA - Shelly Square, L.P.; 201209075; Civil Action; Mooney, Keith.
- SIRINIDES, MARK - Sirinides, Carolyn; 201208765; Complaint Divorce; Mccuster, Sean P.
- SITA, DARLEEN - Pennsylvania Department Of Transportation; 201208904; Appeal from Suspension/Registration/Insp.
- SKINNY NUTRITIONAL CORP. - Crete Carrier Corp.; 201209266; Civil Action; Rainey, Angela.
- SMITH, CHRISTOHER - Smith, Valerie; 201209461; Complaint Divorce; Taylor, Nancy L.
- SMITH, EILEEN - Wells Fargo Bank, N.A.; 201208819; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- SMITH, JONATHAN: LONG, DANA - Long, Barbara; 201209135; Complaint for Custody/Visitation.
- SMITH, RICHARD - Citibank, N.A.; 201209210; Civil Action; Suttell, Brittany J.
- SPERRY, KAREN - Portfolio Recovery Associates, LLC; 201209308; Civil Action; Brown, Carrie A.
- SPRING MILL CONSHOHOCKEN, L.P.: GGMG CONSTRUCTION: IMD ELEVEN HUNDRED EAST NORTH STREET, L.P., ET AL. - Excel Electric, Inc.; 201208843; Civil Action; Price, Coleen D.
- STAHLER, CRAIG - Stahler, Nancy; 201209038; Complaint Divorce.
- STEVENS, LOUIS - Citibank, N.A.; 201208758; Civil Action; Suttell, Brittany J.
- STEWART, CRAIG - Household Finance Consumer Discount Company; 201209175; Complaint in Ejectment; Graham, Christine L.
- STOCK, JOSEPH - Citibank, N.A.; 201209000; Civil Action; Suttell, Brittany J.
- STUCKERT, DAVIS - Portfolio Recovery Associates, LLC; 201209163; Civil Action; Santucci, Daniel.
- SUH, DONG - Discover Bank; 201208835; Appeal from District Justice; Lawrence, Benjamin W.
- SUSQUEHANNA HEARING CENTERS, INC.: ALLANDER, RON: RONALD - Yellowbook, Inc.; 201209331; Civil Action; Lessa, Michael.
- SWANSON, MICHELLE - Portfolio Recovery Associates, LLC; 201209307; Civil Action; Brown, Carrie A.
- TAGLIENTI, JOHN - LaBenz, Krista; 201207460; Complaint for Custody/Visitation.
- TAYLOR, MELISSA: BROWN, LESLIE - Trego, Sherry; 201209139; Complaint for Custody/Visitation.
- TAYLOR, MELISSA: BURSE, DEWAYNE - Bachie, Elena; 201209152; Complaint for Custody/Visitation.
- TAYLOR, MELISSA: GAY, ROBERT - Trego, Sherry; 201209144; Complaint for Custody/Visitation.
- TAYLOR, MELISSA: LEE, ERIC - Trego, Sherry; 201209142; Complaint for Custody/Visitation.
- TECCE, MICHAEL - Citibank, N.A.; 201208999; Civil Action; Suttell, Brittany J.

TEICHMANN, THEODORE - Lombardi, Michael;  
201208830; Civil Action; Edelson, Bernard.

THOMPSON, CHARMAYNE: JULIAN -  
Grimm Brothers Realty; 201208767; Appeal from  
District Justice.

TROUPE, CLAUDE - Ability Recovery Services, LLC;  
201209150; Civil Action; Mulligan, James T., Jr.

TRULLINGER, THOMAS - Citibank, N.A.;  
201209208; Civil Action; Suttell, Brittany J.

VALERIANO, ROBERT - Montgomery County  
Tax Claim Bureau; 201208612; Petition;  
Mintz, Michele J.

VECCHIO, STEVEN - Fusco, Carmen; 201209166;  
Appeal from District Justice.

WALDRON, DAVID - FIA Card Services, N.A.;  
201209013; Civil Action; Ratchford, Michael F.

WALKER, RITA: GUY - Hopkins, Mary; 201209245;  
Complaint for Custody/Visitation.

WALLACE, TAMIKA - Curren Terrace Apts.;  
201208936; Appeal from District Justice.

WALSH, MICHAEL - Walsh, Rita; 201208762;  
Complaint Divorce; Katz, Elissa B.

WILKINSON, NORMAN - Montgomery County  
Tax Claim Bureau; 201208639; Petition;  
Mintz, Michele J.

WILLIAMS, BRUCE - Citibank, N.A.; 201209004;  
Civil Action; Suttell, Brittany J.

WITLIN, JOHN - Citibank, N.A.; 201209225;  
Civil Action; Suttell, Brittany J.

WOLFSON, JAMES - Portfolio Recovery  
Associates, LLC; 201209169; Civil Action;  
Santucci, Daniel.

YU, MI: MY - Montgomery County Tax Claim Bureau;  
201208588; Petition; Mintz, Michele J.

ZIVITZ, ADAM - Citibank, N.A.; 201209001;  
Civil Action; Suttell, Brittany J.

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## WILLS PROBATED

### Granted Week Ending April 24, 2012

#### **Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors**

ABELE, BERTHA B. - Upper Moreland Township;  
Junge, Dirk, 3192 Buck Road, Bryn Athyn, PA 19090.

ALTMAN, IRVING - Springfield Township;  
Altman, Harry, 1004 Regency Circle,  
Blue Bell, PA 19422; Brockman, Debra,  
615 Glen Meadow Road, Richboro, PA 18954;  
Steinfeld, Karen A., 86 Barchester Way,  
Westfield, NJ 07090.

ANASTASI, ANNA M. - Hatboro Borough;  
Anastasi, Anne L., 33 West Moreland Avenue,  
Hatboro, PA 19040.

ANDAIN, MUTHIEL C. - Norristown Borough;  
Andain, Allan G., 1033 DeKalb Street,  
Norristown, PA 19011.

BELBER, MIRIAM - Cheltenham Township;  
Jawer, Judy, 3120 SW 187th Terrace,  
Miramar, FL 33029; Spitzer, Donald,  
3300 Darby Road, Apt. 5211, Haverford, PA 19041.

BODINE, VERONICA - Lower Gwynedd Township;  
Walder, John L., 800 High Avenue,  
Hatboro, PA 19040.

BOEGLY, WILHELMINA P. - Ambler Borough;  
Nunemaker, Jack W., 6 Crestview Drive,  
Cherry Hill, NJ 08003-1102.

BRYAN, EARLE M. - Cheltenham Township;  
Bryan, William E., 2231 Pleasant Avenue,  
Glenside, PA 19038.

BUCHANAN, RUTH - West Norriton Township;  
Kaliyas, Ruth, 1334 Statesman Road,  
Norristown, PA 19403.

BURRELL, RITA E. - Abington Township;  
Burrell, Carl J., 204 North Cherokee Avenue,  
Dothan, AL 36303.

CARR, FRANCIS A. - Whitmarsh Township;  
Carr, James M., 1219 Park Avenue,  
Allentown, PA 18103.

CASSIDY, FRANCES T. - Whitmarsh Township;  
Barnes, Mary, 96 North Park Drive,  
Levittown, PA 19054; Cassidy-Stolarski, Patricia,  
20 Garnet Circle, Conshohocken, PA 19428.

CHILDS, WAYNE M. - Telford Borough;  
Childs, Karen E., 7 Indian Valley Lane,  
Telford, PA 18969.

COHEN, SEYMOUR M. - Lower Merion Township;  
Cohen, Nancy, 100 Grays Lane, #105,  
Haverford, PA 19041.

CURCIO, JOSEPHINE M. - Cheltenham Township;  
Davis, Catherine A., 7900 Old York Road,  
Elkins Park, PA 19027.

DAVIS, THELMA P. - Pottstown Borough;  
Davis, John L., 885 North Adams Street,  
Pottstown, PA 19464; Hoffman, Thomas L.,  
635 East High Street, Pottstown, PA 19464.

DiMARIA, FRANK N. - Ambler Borough;  
Palmarozza, Tomasina F., 214 Nevin Lane,  
Lower Gwynedd, PA 19002.

DOHERTY, JAMES F. - Horsham Township;  
Doherty, Mary C., 558 Lamplighter Road,  
Horsham, PA 19044.

DRISCOLL, WILLIAM V. - Lower Merion Township;  
Driscoll, Grace M., 74 Pasture Lane, Apt. #237,  
Bryn Mawr, PA 19010.

FELSHER, TOBA S. - Horsham Township;  
Sobel, Howard R., 3109 Nottingham Road,  
Norristown, PA 19403; Sobel, Perry H.,  
5931 Westridge Court, Alexandria, VA 22310.

FERNANDEZ, JOVITA - Fernandez, Ruben,  
669 Paradise Avenue, Hamden, CT 06514.

FORAKER, JANICE L. - Pennsburg Borough;  
Foraker, Casey T., 503 Main Street,  
Pennsburg, PA 18073; Foraker, Kelsi J.,  
503 Main Street, Pennsburg, PA 18073.

FOX, ROBERT A. - Lansdale Borough;  
Fox, Lois K., 301 Lansdale Avenue,  
Lansdale, PA 19446; Sharkey, Sharon L.,  
307 Tupelo Grove, Ambler, PA 19002.

GARBER, ALBERT - Lower Merion Township;  
Garber, Robert D., 7620 Bella Verde Way,  
Del Ray Beach, FL 33446; Garber, Wendy,  
1600 Hagys Ford Road, Narberth, PA 19072.

GOLDENBERG, HERBERT - Whitpain Township;  
Rothstein, Wendy G., 332 Cambridge Road,  
Plymouth Meeting, PA 19422.

HATTAL, GEORGE A. - Lower Frederick Township;  
Simpson, Marie, 1359 Langley Street,  
Trainer, PA 19061.

HEISMAN, URSULA M. - Lower Merion Township;  
Heisman, Robert, 624 Jasmine Way,  
Blue Bell, PA 19422.

HIRT, VERA E. - Horsham Township; 246 Dupont Street, Philadelphia, PA 19128.

JACKSON, EMILY L. - Lower Merion Township; Bailey, Wendelyn C., 1344 Beaumont Drive, Gladwyne, PA 19035.

JOHNSON, JAMES L. - Whitemarsh Township; Johnson, Nancy N., 848 Thomas Road, Lafayette Hill, PA 19444.

KIRKHOFF, GERALDINE - Pottstown Borough; Laputka, Noreen, 1918 Stirling Drive, Lansdale, PA 19446; Smith, Georganne, 192 Biting Road, Alburtis, PA 18011.

KRILL, SANDRA R. - Whitemarsh Township; Rhoads, Tara D., 2042 Weber Road, Lansdale, PA 19446.

LAIRD, JOSEPH H. - Lower Merion Township; Laird, Shirley E., 523 Montgomery Avenue, Haverford, PA 19041.

LEVY, FLORENCE F. - Lower Gwynedd Township; Levy, Herbert W., Foulkeways At Gwynedd, Gwynedd, PA 19436.

LIGHT, LUCY K. - Souderton Borough; Light, Ronald, 719 Jefferson Street, Red Hill, PA 18076; Mininger, Kathy, 626 Orchard Road, Sellersville, PA 18960.

LUKE, EDWARD A. - Telford Borough; Polito, Joseph I., 151 Bridge Street, Collegeville, PA 19426.

MacGREGOR, MARY V. - Whitemarsh Township; MacGregor, Mark D., 105 Gwynedd Manor Road, North Wales, PA 19454.

McLATCHY, EDMUND H., JR. - Cheltenham Township; Kurowski, Linda L., 159 Forrest Avenue, Southampton, PA 18966.

OLEWILER, DORIS M. - Lower Merion Township; McLean, Donald J., 410 Righters Mill Road, Gladwyne, PA 19035.

RUTH, FLORENCE A. - Plymouth Township; Hartzell, Ann S., 27 Kormar Road, Plymouth Meeting, PA 19462.

SCHEMMEL, CHARLES J. - Whitpain Township; Ahl, Harry D., 52 Underhill Road, Scarsdale, NY 10583.

SEGAL, HAL M. - Springfield Township; Brannan, Douglas M., 1018 Zuni Lane, Prescott, AZ 86305.

SHAW, JOSEPH H. - Whitpain Township; Grant, Thomas J., Sr., 418 Luella Drive, Kutztown, PA 19530.

SMITH, DONALD B. - Upper Gwynedd Township; 2003 South Easton Road, Suite 204, Doylestown, PA 18901.

STANKUNAS, MARY R. - West Pottsgrove Township; Stankunas, Bonita M., 265 Elm Street, Stowe, PA 19464.

UHLIG, ELIZABETH S. - Lower Merion Township; Allison, James L., 421 College Avenue, Haverford, PA 19041.

Van DORE, DONNA L. - Upper Moreland Township; Kwait, Christie, 1375 Horseshoe Drive, Blue Bell, PA 19422.

VISHER, WILBUR A. - Upper Dublin Township; Visher, John C., 1564 Temple Drive, Ambler, PA 19002.

WOODWARD, EDWARD Y. - Franconia Township; Woodward, William, 339R Glad Way, Collegeville, PA 19426.

## RETURN DAY LIST

May 14, 2012  
COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Agnew v. Cumpstone - Motion to Compel Plaintiff/Counterclaim Defendant Lisa Agnew's Answer to First Set of Interrogatories and Request for Production of Documents (Seq. 100) - **J. Bongiovanni - M. Lurio.**
2. Almeida v. Rohr - Defendant's Motion to Compel Defendant Jon Paul Rohr's Deposition (Seq. 194) - **S. Diamond - C. Tretta - A. Lopresti - T. Hartigan.**
3. BAC Home Loans Servicing, L.P. v. Kim - Motion to Reassess Damages (Seq. 11) - **J. McGuinness - M. Cantwell.**
4. Bank of America, N.A. v. McNamara Landscaping & Lawn Care - Plaintiff's Second Motion to Compel Discovery in Aid of Execution (Seq. 18) - **P. Berger.**
5. Bank of New York Mellon v. Hanrahan - Motion to Reassess Damages (Seq. 20) - **F. Hallinan.**
6. Bobrow v. B and M Landscaping Company, Inc. - Defendant B and M Landscaping Company's Motion to Strike Plaintiff's Objection to Defendant's Subpoena Directed to Dr. Joanne Conway (Seq. 118) - **J. Chaiken - A. Pappas.**
7. Bobrow v. B and M Landscaping Company, Inc. - Defendant B and M Landscaping Company, Inc.'s Motion to Strike Plaintiff's Objection to Defendant's Subpoena Directed to Montgomery County District Attorney (Seq. 115) - **J. Chaiken - A. Pappas.**
8. Bocella v. Keratin Complex Management, LLC - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 31) - **G. Williams - B. Remick.**
9. Brant v. Spring Mount Adventures, Inc. - Motion to Compel Plaintiffs and Areco Defendants to Appear for Deposition and Answer Written Discovery (Seq. 629) - **S. Mezrow - H. Emory.**
10. Brown v. Efthimiou - Petition to Withdraw as Counsel (Seq. 22) - **E. Silva - P. Schmidt.**
11. Brown v. Fultz - Plaintiffs' Petition for Order Directing the Pennsylvania Department of Health to Produce a Certified Copy of the Death Record of Justine Fultz (37) - **C. Campbell - J. Sommer - G. Mullaney.**
12. Buckery v. Podlesny - Motion to Compel Answer to Interrogatories (Seq. 9) - **B. Spiller - G. Mondjack.**
13. Cach, LLC v. Harris - Motion to Compel Discovery Responses (Seq. 17) - **A. Smith - M. Labrum.**
14. Cain v. Goldbeck McCafferty & McKeever, P.C. - Motion to Strike Plaintiffs' Request for Admissions (Seq. 82) Only Docket #1037782 - **R. Birch - S. Shreibman.**
15. Cannon v. Cannon - Petition to Withdraw as Counsel (Seq. 123) Only Docket #200500259 - **M. Winter - G. Shoemaker.**



16. Capponi v. Capponi - Petition to Withdraw as Counsel (Seq. 87) - **M. Seigle - E. Fischer.**
17. Carrasquillo v. Diamond - Plaintiffs' Motion to Compel Discovery on the Subject of Subsequent Measures, Policies or Procedures Concerning MRI Exams (Seq. 99) - **J. Miller - K. Cottone - R. Michetti.**
18. Century Land Development Company v. Susquehanna Bank - Motion for Leave to Amend Complaint (Seq. 15) - **S. Angstreich - J. Yoder.**
19. Citimortgage, Inc. v. Benincasa - Motion to Reassess Damages (Seq. 7) - **C. Fliakos.**
20. Citimortgage, Inc. v. Kline - Motion to Reassess Damages (Seq. 24) - **J. McGuinness.**
21. Citimortgage, Inc. v. Raymond - Motion to Reassess Damages (Seq. 31) - **L. Tabas - W. Miller.**
22. Citimortgage, Inc. v. Schultz - Plaintiff's Motion to Amend Caption to Correct the Name of a Party (Seq. 25) - **B. Lamanna.**
23. Citimortgage, Inc. v. Sgarra - Motion to Reassess Damages (Seq. 23) - **V. Srivastava.**
24. Citimortgage, Inc. v. Taggart - Motion to Reassess Damages (Seq. 41) - **A. Bramblett.**
25. Coates v. Heritage-Lederach, L.P. - Petition for Leave to Join Additional Defendant (Seq. 30) - **G. Frank - M. Kracht.**
26. Compass North Development, LLC v. Daulerio - Defendants' Motion to Recover Personal and Business Records (Seq. 89) - **P. Cohen - M. Avrigian.**
27. Connard v. North Wales Borough - Plaintiff's Motion to Compel Discovery of Defendant North Wales Borough (Seq. 30) - **D. Marshall - A. Hinkle.**
28. Cusmina v. Burke - Defendant's Motion to Compel Plaintiffs to Provide His 2010 Tax Return (Seq. 16) - **J. Berschler - J. Godin.**
29. Dacciaro v. Phoenixville Federal Savings and Loan Association - Motion to Compel Discovery Responses (Seq. 12) - **P. Gardner - J. McHale.**
30. Dotterer v. Priestester Pizarro - Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 16) - **R. Curley - J. Godin.**
31. East Penn Bank v. Refra Products Company, Inc. - Motion to Compel Deposition (Seq. 19) - **S. Johnson - A. Gershenson.**
32. Ehrlich v. Worcester Golf Club, Inc. - Motion to Compel Deposition of Plaintiff Carolyn Ehrlich (Seq. 17) - **R. Bily - M. Krenzel.**
33. Ferguson v. Department of Transportation of the Commonwealth of Pennsylvania - Motion to Compel Discovery (Seq. 98) Only Docket #201135004 - **J. Krawitz - J. Fisher - A. Moore.**
34. Fishlock v. Ricks to Wing & Hauling, LLC - Motion to Compel Plaintiff Andrea Fishlock's Answer to Discovery (Seq. 4) - **S. Quinn - C. Sessa.**
35. Fitzgerald v. Frentzen - Petition to Withdraw as Counsel (Seq. 21) Only Docket #201200837 - **M. Phiambolis - J. Furia.**
36. Gardner v. Shildkrout - Motion to Compel Plaintiff's Expert Reports (Seq. 77) - **J. Snyder - D. Martz.**
37. Gary v. Ahmed - Defendants' Motion to Compel Plaintiff's Discovery Responses (Seq. 7) - **L. Bender - B. Pancio.**
38. GMAC Mortgage, LLC v. Friel - Motion to Reassess Damages (Seq. 8) - **M. Cantwell.**
39. GMAC Mortgage, LLC v. Sormana - Motion to Reassess Damages (Seq. 13) - **L. Tabas.**
40. Greenpoint Mortgage Funding, Inc. v. Freeborn - Petition to Strike Judgment (Seq. 66) - **M. McKeever - S. Hladik.**
41. Hamed v. Fay - Motion to Compel Plaintiffs' Discovery Answer (Seq. 22) - **M. Jan - A. Connolley.**
42. Haycock v. FBB Realty Partners, L.P. - Defendants' Joint Motion to Compel Plaintiff's Deposition (Seq. 26) - **M. MacDonald.**
43. Horizon Waste Service, Inc. v. D&E Solutions, LLC - Motion to Break and Enter (Seq. 30) - **R. Prince.**
44. Howard v. Rumer - Motion to Compel (Seq. 125) - **D. Tosta - A. Venters.**
45. J R Realty Associates v. Horsham Township - Defendant Horsham Township's Motion to Compel Plaintiff's Response to Request for Production of Documents (Seq. 104) - **G. Lightman - P. Armstrong.**
46. Joseph v. U.S. Restaurants, Inc. - Motion of Plaintiff Jean Joseph to Compel Defendants to Answer Interrogatories and Request for Production of Documents (Seq. 32) - **J. Paul - J. Fitzpatrick.**
47. Keller v. King of Prussia Mall - Plaintiff's Motion to Compel Defendant IPC International Corporation's Responses to Supplemental Interrogatories and Request for Production of Documents (Seq. 40) - **M. Ksiazek - J. Campbell.**
48. Kojouri v. Sarnese - Motion to Compel Abington Memorial Hospital to Comply With Valid Subpoena for Release of Plaintiff's Medical Records (Seq. 32) - **T. Gibbons - N. Bednarski.**
49. Kojouri v. Sarnese - Motion to Compel Dr. Jane Greenberg to Comply With a Valid Subpoena for Release of Plaintiff's Medical Records (Seq. 29) - **T. Gibbons - N. Bednarski.**
50. Kojouri v. Sarnese - Motion to Compel Plaintiff's Signature on Authorization for Release of Medical Records from Dr. Jane Greenberg (Seq. 30) - **T. Gibbons - N. Bednarski.**
51. Kojouri v. Sarnese - Motion to Compel Plaintiff's Signature on Authorization for Release of Medical Records from Abington Memorial Hospital (Seq. 31) - **T. Gibbons - N. Bednarski.**
52. Leonard v. Leonard - Petition to Withdraw as Counsel (Seq. 44) - **M. Dischell - R. Friedman.**
53. Levine v. Madlyn & Leonard Abramson Center for Jewish Life - Plaintiff's Motion to Compel (Seq. 55) - **I. Norris - W. Mundy.**
54. Lower Pottsgrove Township v. DHLPL Limerick Golf Community, L.P. - Motion to Compel Production of Documents (Seq. 5) - **M. Furey.**
55. Marano v. Beideman - Defendant's Motion to Compel Plaintiffs Artemide Marano and Italo Marano's Answer to Interrogatories, Potential Lien Interrogatories, et al. (Seq. 8) - **J. Fenerty - K. Blake.**
56. Marjam Supply Company v. Landmark Building Systems, LLC - Motion to Compel Discovery from Defendants (Seq. 13) - **L. Miller - D. Karapelou.**
57. Mark Ransom, Limited v. Grubman - Petition to Strike/Open Foreign Judgment (Seq. 7) - **B. Picker - M. Ghiasuddin.**
58. Marriner v. Cirelli - Petition to Withdraw as Counsel (Seq. 26) - **C. Young - M. Vidas.**
59. Marvic Supply Company, Inc. v. Schultz - Petition to Break and Enter (Seq. 7) - **E. Flail.**
60. McCarthy v. McCarthy - Petition to Withdraw as Counsel (Seq. 22) - **H. Friedland - S. Rentz.**



61. Medina v. Carroll - Motion to Compel Plaintiff's Discovery (Seq. 7) - **R. Baccari - G. Mondjack.**
62. Muller v. Dressel - Motion to Withdraw as Counsel (Seq. 45) Only Docket #0704671 - **K. Carlson - M. Laynas.**
63. Murphy-Atkins v. Diller-Lakernick - Motion to Compel Discovery Responses (Seq. 29) - **J. Lord - C. Goldberg.**
64. Murray v. Scheel and Sharp Realty Limited- Motion to Compel Answer to Interrogatories and Request for Production of Documents from Defendants Cheel and Sharp, LLC of Pennsylvania (Seq. 34) - **D. Picker - A. Sherr.**
65. Nationstar Mortgage, LLC v. Turner - Motion to Reassess Damages (Seq. 7) - **R. Cusick.**
66. Nelson v. Abrams - Motion to Strike Objections (Seq. 68) - **M. Casey - J. Farrell.**
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85. State Farm Insurance Company v. Gaskill - Petition for Involuntary Transfer of Ownership of a Vehicle (Seq. 0) - **M. Hazel.**
86. State Farm Insurance Company v. Senatore - Petition for Involuntary Transfer of Ownership of a Vehicle (Seq. 0) - **M. Hazel.**
87. State Farm Insurance Company v. Skatz - Petition for Involuntary Transfer of Ownership of a Vehicle (Seq. 0) - **M. Hazel.**
88. State Farm Insurance Company v. Thomas - Petition for Involuntary Transfer of Ownership of a Vehicle (Seq. 0) - **M. Hazel.**
89. Stonebridge Bank v. Hargett - Petition to Withdraw as Counsel (Seq. 35) - **A. Sagnor - R. Keenan.**
90. Sugihartono v. Lucas - Motion to Compel Discovery (Seq. 17) - **W. Siegel - S. Stenson.**
91. Technivate, Inc. v. Boro Developers, Inc. - Motion to Consolidate (Seq. 67) Docket #200835503 and #201115366 - **W. Auxer - P. Yampolsky.**
92. Trauger v. Trauger - Petition to Withdraw as Counsel (Seq. 97) Only Docket #200944476 - **T. Keenan - V. Hollister.**
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96. Vaccaro v. Vaccaro - Motion of Defendant Marjorie Lynn Silver Vaccaro for a Protective Order and Deposition of Mr. Jerry Kruc (Seq. 7) - **J. Messa - S. Anderson.**
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100. Yellow Book, Inc. v. Caudio - Plaintiff's Motion to Compel Answer to Discovery (Seq. 7) - **M. Lessa - J. Lai.**
101. Yellow Book Sales & Distribution Company v. Limousines for Less Inc. - Plaintiff's Motion to Compel Answer to Discovery (Seq. 18) - **R. Amato.**
102. Zabicki v. Fort - Motion to Compel Defendant's Answer to Plaintiff's Trial Interrogatories (Seq. 12) - **J. Delcasale - P. Gibbons.**
103. Ziegler v. Huff - Plaintiff's Motion to Compel Defendant's Full and Complete Answer to Interrogatories (Seq. 91) - **J. Kroberger - M. McGuire - D. Doyle.**