

SHERIFF'S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on August 29, 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 September 26, 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.**

Third and Final Publication

05-14578

ALL THAT CERTAIN tract of land along Green Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to survey and plan dated February 24, 1942, as prepared by Stanley F. Moyer, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Green Street, said point being a corner of lands now or late of George Benner; thence along Green Street South fifty-one degrees, fifteen minutes West the distance of fifty-four and seventeen one-hundredths feet to a point; thence along the East side of a fifteen feet wide alley North thirty-five degrees, thirty-eight minutes West the distance of one hundred fifty and twenty-two one-hundredths feet to an iron pin the corner and South side of another fifteen feet wide alley; thence along the same North fifty-one degrees, fifteen minutes East the distance of forty-six feet to an iron pin a corner of lands now or late of George Benner; thence along the same South thirty-eight degrees, forty-five minutes East the distance of one hundred fifty feet to the place of beginning.

CONTAINING seven thousand, five hundred twelve square feet of land, more or less.

Parcel Number: 21-00-03584-00-4.

Location of property: 151 Green Street, Souderton, PA 18964.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joanne Kramlik** at the suit of Souderton Area School District.
Debt: \$3,093.56.

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.

05-27248

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 survey made for Joseph Dareangelo by John E. Burkhardt and Associates, Lansdale, Pennsylvania dated October 22, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Walnut Street (sixty-six feet wide) on the distance of one hundred fifty-six and forty-one one-hundredths feet measured on a course of North fifty-five degrees, twenty-five minutes East along said side of Walnut Street from its intersection with the Northeast side of Farnance Street (sixty-six feet wide); thence along the Southeast side of Walnut Street, North fifty-five degrees, twenty-five minutes East, twenty-one and ninety-six one-hundredths feet to a point; thence extending South thirty-four degrees, fifty minutes East the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, one hundred twenty feet to a point; thence South fifty-five degrees, twenty-five minutes West, twenty-one and ninety-six one-hundredths feet to a point, a corner of land now or formerly of Salvatore Laffredo and Nancy M. Laffredo, his wife; thence along said land North thirty-four degrees, fifty minutes West, one hundred twenty feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-37492-00-7.

Location of property: 1412 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jeremiah W. Freas, Jr.** at the suit of Norristown Municipal Waste Authority.
Debt: \$8,644.16.

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.

06-08840

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made for North Wales Motor Company by David Meixner Registered Surveyor dated June 9, 1967 and described, as follows, to wit:

BEGINNING at a spike in the center line of Shelly Road (thirty-three feet wide) which spike is located North forty-three degrees, fifteen minutes East, two hundred fourteen and sixty-five one-hundredths feet measured along the said center line of Shelly Road from the intersection of said center line with the center line of Skippack Road L.R. #46023 (thirty-three feet wide); thence along the said center line of Shelly Road North forty-three degrees, fifteen minutes East, two hundred fifty feet to an iron pin; thence along lands of now or late

Samuel Kulp South forty-six degrees, thirty minutes East, one thousand three hundred eighty and thirty-four one-hundredths feet to a stake; thence South forty-three-degrees, thirty-five minutes West, two hundred fifty feet to a point; thence along other lands of Warren W. Long (of which this was a part) North forty-six degrees, twenty-eight minutes West, one thousand two hundred thirteen and twenty-six one-hundredths feet to a monument; thence along lands of now or late Philadelphia Electric Company North forty-six degrees, forty-five minutes West, one hundred sixty-five and sixty-three one-hundredths feet to the point and place of beginning.

CONTAINING 7.90646 acres.

Parcel Number: 62-00-01627-00-3.

Location of property: 2210 Shelly Road, Harleysville, PA 19438.

The improvements thereon are: Commercial property - industrial warehouse.

Seized and taken in execution as the property of **Fuling Management, LLC** at the suit of Souderton Area School District.

Debt: \$36,374.70.

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.

06-16684

ALL THAT CERTAIN 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 Northeast side of Sterigere Street at the distance of 145.45 feet Northwest from the Northwesterly side of Astor Street, a corner of this and property of Joseph Sandler, said point of beginning, being 19.55 feet Northwesterly from the North corner of Sterigere Street and a 20 feet wide alley; thence Northeasterly, the line passing through the middle of the partition wall between this and other property of Joseph Sandler, 84.67 feet to the Southwest side of a 16 feet wide alley, which alley is laid out and dedicated for the use of the properties abutting thereon forever; thence along the said side of said alley Northwesterly 13.9 feet to other property of Joseph Sandler; thence Southwesterly, the line passing through the middle of the partition wall between this and other property of Joseph Sandler, 84.67 feet to the Northeast side of Sterigere Street, aforesaid; thence along the said side of Sterigere Street, Southeasterly 13.9 feet to the place of beginning.

Parcel Number: 13-00-35856-00-5.

Location of property: 419 Sterigere Street, Norristown, PA 19401.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gloria Thomas, Administratrix for the Estate of Joseph F. Thomas** at the suit of Norristown Area School District. Debt: \$3,237.22.

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.

06-17118

ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Sembling Avenue, in the Sixth Ward of the Borough of Pottstown, aforesaid, being known and designated as Lot No. 47 in Plan of Lots called Highland View which plan is recorded at Norristown, Pennsylvania, in Deed Book 598, Page 500 bounded and described, as follows, to wit:

BEGINNING at the North side of Sembling Avenue at the intersection with Price Street and running Eastwardly thirty (30) feet; thence running Northwardly between Price Street on the West and Lot No. 48, on the East of even width, one hundred and five (105) feet to an alley containing three thousand one hundred and fifty square feet of land.

Parcel Number: 16-00-25412-00-6.

Location of property: 1105 Sembling Avenue a/k/a 1005 Sembling Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential vacant land.

Seized and taken in execution as the property of **Olive B. Mason** at the suit of Pottstown School District. Debt: \$1,559.36.

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.

07-16410

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a survey and plan made by George F. Shaner, R.E., Pennsylvania, on April 20, 1949, and revised September 20, 1950, as follows, to wit:

BEGINNING at a point on the Southeast side of Park Drive (fifty feet wide) which point is measured South forty-seven (47) degrees, West two hundred forty-nine and one-hundredths (249.01) feet from a point, which point is measured on the arc of a circle curving to the left having a radius of fifty (50) feet the arc distance of seventy-eight and fifty-four hundredths (78.54) feet from a point on the Southwest side of Park Drive, which point is measured North forty-three (43) degrees, West one hundred forty (140) feet from a point, which point is measured on the arc of a circle curving to the left having a radius of ten (10) feet the arc distance of fifteen and seven tenths (15.7) feet from a point on the Northwest side of Adams Street (fifty feet wide).

CONTAINING in front or breadths on said Park Drive fifty-five (55) feet and extending of that width in length or depth Southeast between parallel lines at right angles to the said Park Drive one hundred (100) feet.

Parcel Number: 16-00-21972-00-8.

Location of property: 1042 Park Drive, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kenneth J. Petro** at the suit of Pottstown School District.
Debt: \$6,054.44.

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.

08-20197

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

BEGINNING at a point on the West corner of Stanbridge and Lafayette Streets; thence along the Southwest side of Lafayette Street, Northwesterly one hundred and twenty and four-tenths feet to Roberts Alley; thence along said alley Southwesterly, twenty feet to lot late of Albert Helfenstein, now Ralph L. Lanz; thence along said Lanz's lot Southeasterly one hundred and twenty and four-tenths feet to Stanbridge Street; and thence along the Northwest side thereof, Northeasterly twenty feet to the place of beginning.

Parcel Number: 13-00-35276-00-9.

Location of property: 131 Stanbridge Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Tyrone M. Baker** at the suit of Norristown Municipal Waste Authority.
Debt: \$2,059.47.

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.

09-05367

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

BEGINNING at a stake set for a corner of this land of Benjamin F. Hendricks on the Easterly side of a certain 33 feet wide street called Oak Lane and laid out and opened for public use one hundred 35 feet Northeastwardly from a certain other street laid out and opened for public use called Maple Street; thence along the Easterly side of Oak Lane North 34 degrees, 40 minutes East, 45.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks' land, South 55 degrees, 5 minutes East, 150.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks' land South 34 degrees, 40 minutes West, 45.00 feet to a stake set for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence along the line of land to be conveyed to said Shoemaker North 55 degrees, 55 minutes West, 150.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. and by their Attorney-in-Fact, Dale Albertelli, dated 12/27/2000, recorded 01/05/2001 in Book 5345, Page 717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Ambler, PA 19002-5719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of U.S. Bank National Association, as Trustee for Registered Holders of Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$79,664.44.

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

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

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

09-07778

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

BEGINNING at a point on the Southerly side of Third Avenue, a corner of this and land now or late of Alice E. Mallan, at the distance of 77.16 feet Northwest from Forrest Street; thence by said land Southwestwardly parallel with Forrest Street, 125.90 feet, more or less to the North side of an alley, 15 feet wide, laid out for the use of the lots bounding thereon; thence along said side of said alley, Northwest 24 feet to a point, a corner of other land now or late of Engelbert Wetzel, formerly David G. Wilkins; thence by the same Northeasterly parallel with the first line, 125.84 feet to the Southerly side of Third Avenue aforesaid, and along said side of said avenue Southeasterly 24 feet to the place of beginning.

BEING the same premises which Robert L. Boland, Jr. a/k/a Robert L. Boland and H. Charles Connell, by Deed dated 12/19/86 and recorded 12/23/86 in Book 4823, Page 1997, granted and conveyed unto James T. Kelly. Parcel Number: 05-00-11264-00-8.

Location of property: 107 West 3rd Avenue, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James T. Kelly** at the suit of Midfirst Bank. Debt: \$46,557.84.

David Fein, Attorney. I.D. #82628

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

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

09-10941

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Revised Plan of Lots on part of the estate of James Krewson" made by Haggerty, Boucher and Hagan, Inc. Engineers dated November 1956 and last revised December 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Krewson Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Yew Road (50 feet wide): (1) leaving Yew Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.86 feet to a point of tangent on the Northeasterly side of Krewson Lane; and (2) North 45 degrees, 10 minutes, 20 seconds West along the Northeasterly side of Krewson Lane 204.93 feet to the place of beginning; thence extending from said point of beginning North 45 degrees, 10 minutes, 30 seconds West along the Northeasterly side of Krewson Lane 72.00 feet to a point; thence extending North 43 degrees, 32 minutes, 30 seconds East, 144.04 feet to a point; thence extending South 45 degrees, 10 minutes, 30 seconds East, 75.23 feet to a point; thence extending South 44 degrees, 49 minutes, 30 seconds West, 144.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 49 as shown on the above mentioned plan.

BEING the same premises which Carol Marchand and Arje Marchand by Deed dated May 24, 2005 and recorded July 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5561, Page 0352, granted and conveyed unto Arje Marchand.

Parcel Number: 31-00-16309-00-4.

Location of property: 113 Krewson Lane, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Arje Marchand** at the suit of Wells Fargo Bank, N.A. as Trustee for Freddie Mac Securities REMIC Trust 2005-S001. Debt: \$313,392.27.

Christopher A. DeNardo, Attorney.

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

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

09-11416

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Francis W. Wack, Registered Surveyor of Schwenksville, Pennsylvania on 5/28/1952, as follows, to wit:

BEGINNING at a pin in the bed of State Highway Route No. 113, leading from Trappe to Skippack, being a corner of this and land, recently conveyed to Matthew A. Mayor and Florence D. Mayor, his wife; thence extending in the bed of said State Highway Route No. 113, North 71 degrees, 51 minutes West, 80 feet to a point, in line of land, now or late of Claire Bachman; thence extending by the same, the two following courses and distances, viz: (1) North 18 degrees, 9 minutes East, 183.9 feet to an iron pin; and (2) South 71 degrees, 40 minutes East, 80 feet to a point, in line of land of said Matthew A. Mayor, et ux.; thence extending by the same, South 18 degrees, 9 minutes West, 183.7 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hany S. Elba and Amanda B. Elba, h/w, by Deed from Scott C. Haggerty, dated 01/16/2007, recorded 01/23/2007 in Book 5632, Page 2044.

Parcel Number: 51-00-00388-00-2.

Location of property: 959 Bridge Road, Collegeville, PA 19426-4100.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hany S. Elba and Amanda B. Elba** at the suit of Wells Fargo Bank, N.A. Debt: \$282,396.25.

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.

09-11621

ALL THAT CERTAIN message and two certain lots of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots Nos. 33 and 34 Block 34 Block "E" of the Coleman Terrace Development of Norristown Realty Company, a plan of which is duly recorded in Deed Book No. 857, Page 600, said tract being more particularly described, as follows:

BEGINNING at the intersection of the Southwesterly side of Roberts Street with the Northwesterly side of Locust Street; thence Southwesterly along the Northwesterly side of Locust Street 43.3 feet to the line of Lot No. 32, recently conveyed to Walter B. Chambers and wife; thence along said Lot No. 32, Northwesterly parallel to Roberts Street, 140 feet to the Southeasterly side of a 20 feet wide alley; thence along the said side of said alley Northeasterly 43.3 feet to the Southwesterly side of Roberts Street, aforesaid; and thence along the said side of said Roberts Street Southeasterly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen E. Pouchet, by Deed from Jeffrey D. Tripple and Kathleen E. Pouchet, dated 06/27/2005, recorded 12/15/2005 in Book 5583, Page 805.

Parcel Number: 13-00-21000-00-2.

Location of property: 1651 Locust Street, Norristown, PA 19401-3009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen E. Pouchet a/k/a Kathleen Pouchet** 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: \$184,973.46.

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

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

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

09-11791

ALL THAT CERTAIN tract or piece of land, situated on the Northwest side of Chestnut Street in **Souderton Borough**, County of Montgomery and State of Pennsylvania, as per a survey made by C. Raymond Weir dated April 5, A.D. 1929 bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of Chestnut Street a forty-four foot wide street which iron pin is three hundred sixty-three and eighteen-hundredths feet Southwest of an iron pin at the middle intersection of Chestnut Street and West Street; thence along the middle of said Chestnut Street South fifty-two degrees and fifty minutes West, sixty feet in line with other lands of Isaac O. Kratz; thence along said lands North thirty-seven degrees, ten minutes West, said line passing over an iron pin at the inner pavement line, two hundred feet to an iron pin the inner pavement line, two hundred feet to an iron pin on the Southeastern side of a fifteen feet wide alley; thence along the side of the said alley, North fifty-two degrees, fifty minutes East, sixty feet to an iron pin in line with lands of Hastings Crouthamel; thence along said lands South thirty-seven degrees, ten minutes East, said line passing over an iron pin at the inner pavement line two hundred feet to the place of beginning.

PRIVILEGES however, are given to the use of an alley fifteen feet wide at the rear of this lot and being a distance of two hundred feet North from the middle of Chestnut Street and in line of another alley, both of which are for the free and uninterrupted use, liberty and privilege to pass and regress with free ingress, egress and regress in common with others at all times and seasons forever hereafter.

BEING the same premises which Christopher W. Detweiler and Sheri B. Detweiler, joins herein to relinquishing her marital interest, by Deed dated 11/27/2007 and recorded 12/5/2007 in Book 5673, Page 2766 granted and conveyed unto Doran B. Snider, Sr.

Parcel Number: 21-00-01508-00-1.

Location of property: 229 West Chestnut Street, Souderton, PA 18964.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Doran B. Snider, Sr.** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$242,591.31.

David Fein, Attorney. I.D. #82628

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

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

09-14627

ALL THAT CERTAIN contiguous lots 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 plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania in Deed Book 828, Page 600, as follows, to wit:

BEGINNING at a point in the center line of Arlington Avenue, 40 feet wide, at the distance of 495 feet Northwestwardly from the intersection which the said center line of Arlington Avenue makes with the center line of Easton Road, 50 feet wide.

CONTAINING together in front or breadth on the said center line of Arlington Avenue, 40 feet each lot being 20 feet in front, and extending together of that width in length or depth Northeastwardly between parallel lines at right angles to the aforesaid center line of Arlington Avenue, 120 feet.

BEING Lot No. 124 and 125 on said plan.

BEING the same premises which Kevin Evans and Stacy Evans by Deed dated 04/27/07 and recorded 05/04/07 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5645, Page 2485 granted and conveyed unto Timothy and Melissa Egan.

Parcel Number: 30-00-02120-00-1.

Location of property: 2439 Arlington Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Timothy Daniel Egan and Melissa Dawn Egan** 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: \$282,830.87.

David Fein, Attorney. I.D. #82628

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

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

09-19224

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Sal Lapio, Inc., by Urwiler & Walter, Inc., dated 8/28/1991 and last revised 12/9/1993 and recorded 2/8/1994 in Plan Book A-54, Page 402, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Park Avenue (formerly known as East Park Avenue) (50.00 feet wide), said point being the Easternmost terminus of a round corner connecting the Southwesterly side of Park Avenue (formerly known as East Park Avenue) with the Southeasterly side of Emily Lane (50.00 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Park Avenue (formerly known as East Park Avenue) the two (2) following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 39.96 feet to a point of compound curve; and thence (2) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 40.48 feet to a point a corner of Lot No. 36; thence extending along Lot No. 36 South 38 degrees, 18 minutes, 33 seconds West, 98.79 feet to a point a corner of Lot No. 38; thence extending along Lot No. 38 North 42 degrees, 00 minutes, 19 seconds West, 143.08 feet to a point on the Southeasterly side of Emily Lane; thence extending along the Southeasterly side of Emily Lane the three (3) following courses and distances, viz: (1) North 47 degrees, 59 minutes, 41 seconds East, 45.93 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 63.97 feet to a point of compound curve; thence (3) on the arc or a circle curving to the right having a radius of 25.00 feet the arc distance of 38.17 feet to a point on the Southwesterly side of Park Avenue (formerly known as East Park Avenue), being the first mentioned point and place of beginning.

BEING known as Lot No. 37 on the above mentioned plan.

Parcel Number: 50-00-00544-80-1.

Location of property: 270 Emily Lane, Lower Salford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Raymond L. Dice and Judith A. Dice** at the suit of Souderton Area School District. Debt: \$6,222.53.

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.

09-20647

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

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

drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwesterly side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeasterly side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

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

BEING Lot No. 163 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, National Association, as Trustee for The MLMI Surf Trust Series 2005-BC2. Debt: \$310,831.84.

David Fein, Attorney. I.D. #82628

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

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

09-26237

ALL THOSE THREE CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lots Numbered 13, 14, and 15, Block 'A' on a plan of lots of Norristown Park, Map No. 6 recorded at Norristown in Deed Book 853, Page 600 bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Barry Avenue, forty feet wide, at the distance of 175 feet Southwestwardly from the Southwestwardly side of Main Street, a corner of Lot No. 1, Block 'A' on said plan; thence along the rear lines of Lots Numbered 1, 2, 3, 4 and 5, Block 'A' South 18 degrees, 9 minutes East, 100 feet to a point; thence along Lot No. 12, Block 'A' South 71 degrees, 51 minutes West, 60 feet to a point; thence along Lot No. 16, Block 'A' North 18 degrees, 9 minutes West, 100 feet to a point on the Southeasterly side of Barry Avenue aforesaid; thence along said side of Barry Avenue North 71 degrees, 51 minutes East, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pasquale A. Digrazio, Jr., by Deed from Richard R. Shaw and Cheryl Ann Shaw, h/w, dated 12/30/1996, recorded 01/10/1997 in Book 5173, Page 2388.

Parcel Number: 43-00-01252-00-1.

Location of property: 20 South Barry Road a/k/a 20 South Barry Avenue, Norristown, PA 19403-1515.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pasquale A. Digrazio, Jr.** at the suit of Bank of New York as Trustee for the Certificateholders of Alternative Loan Trust 2003-10CB Mortgage Pass-Through Certificates, Series 2003-23. Debt: \$156,229.36.

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.

09-26748

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of Beech Street East of Evans Street, bounded and described, as follows, to wit:

BEGINNING at the South line of Beech Street at a point a corner of this and lot now or late of William Focht; thence Southwardly by said land now or late of William Focht, 140 feet to Union Alley; thence by the same Eastwardly 26 feet to a stake a corner of this and land now or late of Wilham I. Grubb and Harry K. Paul; thence by the same Northwardly 140 feet to Beech Street, aforesaid; thence by the same Westwardly 26 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 9/20/2004, given by Stephen R. Wilson and Vilma C. Wilson, husband and wife to Carolyn D. Powers and recorded 10/4/2004 in Book 5527, Page 2263, Instrument #2004196839.

Parcel Number: 16-00-00784-00-1.

Location of property: 356 Beech Street, Pottstown, PA 19464-5653.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn D. Powers a/k/a Carolyn Powers** at the suit of Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5. Debt: \$85,534.37.

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.

09-28251

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania described according to a survey of property made for Charles G. Rower by David Meixner, Registered Surveyor, dated February 6, 1973 and recorded in the Office of the Recorder of Deeds in Plan Book B-23, Page 51, as follows, to wit:

BEGINNING at a point in the bed of Black Rock Road (60 feet wide) said point being the four following courses and distances from the intersection of the center line of Black Rock Road with the center line of Sublot Road: (1) Southeastwardly through the bed of Black Rock Road 1364.0 feet to a point; (2) South 45 degrees, 46 minutes, 00 seconds East, 157.33 feet to a point; (3) North 82 degrees, 35 minutes, 00 seconds East, 16.50 feet to a point; and (4) South 47 degrees, 40 minutes, 00 seconds East, 262.77 feet to a point of beginning; thence extending from said beginning point South 47 degrees, 40 minutes, 00 seconds East, through the bed of Black Rock Road 175.00 feet to a point; thence extending South 37 degrees, 56 minutes, 52 seconds West crossing the Southwesterly side of Black Rock Road and along lands now or late of Richard Burike 370.41 feet to a point; thence extending North 47 degrees, 40 minutes, 00 seconds East, 175.00 feet to a point; thence extending North 37 degrees, 56 minutes, 52 seconds East recrossing the Southwesterly side of Black Rock Road 370.41 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Mitchell, by Deed from Timothy M. Waad and Judith Waad, his wife, dated 09/28/1989, recorded 10/03/1989 in Book 4925, Page 45.

Parcel Number: 61-00-00379-00-1.

Location of property: 219 Black Road a/k/a 219 Black Rock Road, Oaks, PA 19456.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul A. Mitchell** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$410,412.73.

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

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

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

09-30336

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan made for Giovanni Stipa by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 12/12/1968, last revised 4/19/1971 and recorded in the Office of the Recorder of Deeds in Norristown, Pennsylvania, in Plan Book C-11, Page 44, as follows:

BEGINNING at a point on the Southeast side of Rockwell Avenue (60 feet wide) which point is measured South 20 degrees, 41 minutes West, 85 feet from the point of intersection of the Southeast side of Rockwell Avenue with the Southwest side of Rubicam Avenue (40 feet wide); thence from said beginning point along Lot No. 2 on said plan the 2 following courses and distances, to wit: (1) South 69 degrees, 13 minutes East, 100 feet to a point; and (2) South 24 degrees, 13 minutes East, 35.36 feet to a point in line of Lot No. 245 on Plan of "Crestmont"; thence along Lot No. 245 and 246 South 20 degrees, 47 minutes West, 25 feet to a point a corner of Lot No. 171 on said Plan of "Crestmont"; thence along Lot No. 117 North 69 degrees, 13 minutes West, 125 feet to a point in the Southeast side of Rockwell Avenue aforesaid; thence along the Southeast side of Rockwell Avenue North 20 degrees, 47 minutes East, 50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions as may appear of record.

BEING the same premises which Lawrence A. Upshur and Lyvon M. Upshur, husband and wife, his wife, by Deed dated 12/21/92 and recorded 12/22/92 in Montgomery County in Deed Book 5028, Page 1540 Instrument granted and conveyed unto John P. Goss.

Parcel Number: 30-00-57748-00-2.

Location of property: 1733 Rockwell Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John P. Goss** at the suit of The Bank of New York Mellon f/k/a the Bank of New York, as Trustee, for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-8. Debt: \$270,016.35.

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.

09-31464

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township** and County of Montgomery and Commonwealth of Pennsylvania described according to a subdivision plan prepared for BSA Montgomery Joint Venture, c/o Strouse Greenburg Company, Inc., (Welsh Village) made by D. S. Winokur Associates, Inc., Engineers, Planners and Surveyors, Philadelphia, Pennsylvania dated March 28, 1988 and last revised October 27, 1988 and recorded in Plan Book A-50, Page 308 through 312, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Quaker Court (width now shown) said point being at a corner of Lot No. 4804 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Southeasterly side of Quaker Court the two following courses and distances, as follows, to wit: (1) North 27 degrees,

52 minutes, 40 seconds East, 8.79 feet to a point; thence (2) North 38 degrees, 17 minutes, 46 seconds East, 13.35 feet to a point a corner of Lot No. 4802, as shown on the above mentioned plan; thence extending along the aforesaid lot South 60 degrees, 7 minutes, 20 seconds East, 73.73 feet to a point on the Northwesterly side of Bell Run Boulevard; thence extending along the same South 29 degrees, 52 minutes, 40 seconds West, 22 feet to a point a corner of Lot No. 4804, as shown on the above mentioned plan; thence extending along the same North 60 degrees, 07 minutes, 20 seconds West, 75.38 feet to a point on the aforesaid Southeasterly side of Quaker Court, the first mentioned point and place of beginning.

BEING known as Lot No. 4803.

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 Sera Lee and Sung Soo Wi, h/w, by Deed from Paragon Relocation Resource, Inc., a Delaware Corporation, dated 11/11/2005, recorded 12/06/2005 in Book 5581, Page 2511.

Parcel Number: 46-00-03085-90-1.

Location of property: 3802 Quaker Court, North Wales, PA 19454-3729.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sera Lee and Sung Soo Wi** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$266,003.34.

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.

09-34907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property made for Gilbert F. Quinby and Andora J. Quinby, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated November 17, 1978, last revised February 20, 1979 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-35, Page 44, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fort Washington Avenue (L.R. 46090) (50.00 feet wide at this point), a corner of Lot Number 4, as shown on said plan, which point is at the distance of 198.32 feet measured South 38 degrees, 28 minutes, 45 seconds West, along the said Northwesterly side of Fort Washington Avenue from a point on the same and which last mentioned point is at the distance of 181.69 feet measured South 37 degrees, 35 minutes, 45 seconds West, along said side of Fort Washington Avenue from its point of intersection with the Southwesterly side of Highland Avenue (80.00 feet wide); thence extending from said point of beginning South 38 degrees, 28 minutes, 45 seconds West, along the said Northwesterly side of Fort Washington Avenue, the distance of 141.57 feet to an angle point on the same; thence extending North 51 degrees, 36 minutes, 40 seconds West, the distance of 28.85 feet to a point on the Northwesterly side of Fort Washington Avenue (this last course and distance being where the said Fort Washington Avenue widens from a width of 50.00 feet to a width of 80.00 feet wide), as shown on said plan; thence extending South 38 degrees, 23 minutes, 20 seconds West, along said side of Fort Washington Avenue (80.00 feet wide) the distance of 32.57 feet to a point, a corner of Lot Number 2, also crossing an existing drive (no width given), as shown on said plan, the distance of 331.05 feet to a point, a corner on the Southeasterly side of Legislative Route 762 PA TR 309 (of variable widths), as shown on said plan; thence extending along said Route 762, the 2 following courses and distances, viz: (1) extending on the arc of a curve, curving to the right, having a radius of 878.82 feet the arc distance of 116.47 feet to a point of tangent; and (2) thence extending North 19 degrees, 32 minutes, 45 seconds East, the distance of 202.62 feet to a point, a corner; thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 183.03 feet to a point, a corner of Lot Number 4, aforesaid; thence extending along said Lot Number 4, the 4 following courses and distances, viz: (1) extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 116.00 feet to a point, a corner; (2) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 177.58 feet to a point, a corner; (3) thence extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 14.00 feet to a point, a corner; and (4) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 110.00 feet to a point on the said Northwesterly side of Fort Washington Avenue, being the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick J. Ferguson and Mary L. Ferguson** at the suit of E* Trade Bank. Debt: \$779,961.79.

David Fein, Attorney. I.D. #82628

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

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

09-36556

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of lots and proposed dwellings made by William W. Reeder, Registered Engineer, Upper Darby, Pennsylvania, on July 25, 1947, as follows, to wit:

BEGINNING at a point at the intersection of the Southeasterly side of Overbrook Parkway (70 feet wide) and the Northeasterly side of Henley Road (45 feet wide) (both lines produced); thence extending along said side of Overbrook Parkway, measured North 47 degrees, 41 minutes, 30 seconds East, 66.68 feet to a point in line dividing this from Lot No. 5 on said plan; thence extending along said line, South 42 degrees, 18 minutes, 30 seconds East, 100 feet to a point; thence extending South 47 degrees, 41 minutes, 30 seconds West, 73.4 feet to a point on the Northeasterly side of Henley Road; thence extending along said Henley Road measured on the arc of a circle curving to the left with a radius of 455 feet the arc distance of 78.29 feet to a point of tangent; thence extending North 42 degrees, 18 minutes, 30 seconds West, 22.10 feet to the first mentioned point and place of beginning.

BEING Lot No. 4.

BEING the same premises which Deborah Gosnell, by Deed dated 8/12/2009 and recorded 8/12/2009 in Montgomery County in Deed Book 5740, Page 00983 granted and conveyed unto Elvin J. James and Mary Kay James, husband and wife.

Parcel Number: 40-00-45072-00-5.

Location of property: 109 Overbrook Parkway, Wynnewood, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elvin J. James and Mary Kay James** at the suit of Consumer Solutions, LLC. Debt: \$603,817.62.

Kristina Murtha, Attorney. I.D. #61858

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

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

09-37623

ALL THAT CERTAIN unit designated as Unit Number 1705 being a unit in the Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and State 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 January 4, 1984 and recorded in the Office for the Recording of Deeds in and of the County of Montgomery at Norristown, Pennsylvania, on January 12, 1984 and plats and plans for Condominium bearing date January 4, 1984 and recorded as Exhibit "C" of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766 and amendment to Declaration of Condominium dated October 23, 1990 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on March 1, 1991 in Deed Book 4971, Page 347.

TOGETHER with all right, title and interest being 31 % undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium 841 Penn.

TITLE TO SAID PREMISES IS VESTED IN Larry S. Brown, as Sole Tenant by Deed from R. Dale Crawford, dated 12/8/03, recorded 1/8/04 in Book 5489 and Deed 608.

Parcel Number: 61-00-01662-85-1.

Location of property: 1705 Meadowview Lane a/k/a 1705 Meadowview Lane Condominium 1705, Mont Clare, PA 19453-5247.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Larry S. Brown** at the suit of GMAC Mortgage, LLC. Debt: \$89,822.84.

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.

09-41388

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 on a certain plan of lots called "Hollywood" by Clement B. Webster, Registered Engineer an Land Surveyor and approved on 3/13/1925, and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 948, Page 600 &c. and described according thereto, as follows, to wit:

BEGINNING at the corner formed by the intersection of the Northwesterly side of Fox Chase and Huntingdon Turnpike (33 feet wide) with the Northeasterly side of Pasadena Avenue (40 feet wide).

CONTAINING in front or breadth on the said Fox Chase and Huntingdon Turnpike 50 feet and extending of that width in length or depth Northwesterly along the said parallel lines at right angles to the said Fox Chase and Huntingdon Turnpike, the Southwesterly line thereof along the said Northeasterly side of Pasadena Avenue 90 feet.

BEING Lot 125 Huntingdon Pike.

TITLE TO SAID PREMISES IS VESTED IN Larken D. Rose and Tessa R. David by deed from Thomas A. Naratil, Executor of the Estate of Mary E. Smith, a/k/a Mary Emily Smith, also known as Mary Smith, Deceased, dated January 3, 1992 and recorded January 6, 1992 in Deed Book 4995, Page 2198.

Parcel Number: 30-00-30760-00-8.

Location of property: 758 Huntingdon Pike, Hollywood, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tessa R. David and Larken D. Rose** at the suit of Wachovia Bank, National Association. Debt: \$178,852.65.

Christine L. Graham, Attorney.

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

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

10-03693

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Leverock Gardens made by George B. Mebus, Incorporated Engineers, Glenside, Pennsylvania, August 8, 1955 and revised November 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Harrison Avenue (50 feet wide) which point is measured North 50 degrees, 35 minutes West, 95 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northwesterly side of Waverly Road; thence extending South 39 degrees, 24 minutes West, 96 feet to a point; thence extending North 50 degrees, 35 minutes West, 20 feet to a point; thence extending South 39 degrees, 24 minutes West, 76 feet to a point; thence extending North 69 degrees, 44 minutes, 15 seconds West, 63.51 feet to a point; thence extending North 39 degrees, 24 minutes East, 192.82 feet to a point on the Southwesterly side of Harrison Avenue; thence extending along the Southwesterly side of Harrison Avenue South 50 degrees, 36 minutes East, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Rodrick S. Collins and Ivy M. Collins, as Tenants by the Entireties, by Deed dated 5/3/2006 and recorded in the Montgomery County Recorder of Deeds Office on 8/1/2006 in Deed Book 5810 at Page 1608, granted and conveyed unto Rodrick S. Collins and Ivy M. Collins, as Tenants by the Entirety.

Parcel Number: 31-00-13630-00-1.

Location of property: 500 Harrison Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ivy M. Collins and Rodrick S. Collins** at the suit of HSBC Bank USA, N.A., as Trustee on Behalf of ACE Securities Corporation Home Equity Loan Trust and for The Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-SD3, Asset-Backed Pass-Through Certificates. Debt: \$293,731.91.

Christopher A. DeNardo, Attorney.

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

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

10-05208

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

BEGINNING at a point at the center line of South Third Street, said point being located 101.86 feet Northwest of the intersection of the center line of a 20.00 feet wide alley; thence extending along other lands of Harry M. Clinton and Edith K. Clinton, his wife, parties hereto, of which this was a part, South 48 degrees, 15 minutes West, 129.82 feet to a point; thence along lands now or late of Abraham L. Freed North 42 degrees, 45 minutes West, 72.74 feet to a point, a corner in line of land now or late of Clayton L. Detwiler; thence along the same North 51 degrees, 15 minutes East, 130.12 feet to a point at the center line of South Third Street aforementioned; thence along the same South 42 degrees, 45 minutes East, 65.9 feet to the first mentioned point and place of beginning.

CONTAINING 9001.72 square feet of land, more or less.

Parcel Number: 22-02-02167-00-5.

Location of property: 146 South 3rd Street, Telford, PA.

The improvements thereon are: Two story single family residential dwelling.

Seized and taken in execution as the property of **Liem T. Phan** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of The Harborview 2006-12 Trust Fund. Debt: \$287,096.16.

Kristen D. Little, Attorney. I.D. #79992

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

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

10-05782

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision (Alba Ridings of Montgomery) made by Urwiler & Walter, Inc., dated June 10, 1988, last revised March 6, 1989 and recorded in Plan Book A-51, Page 24, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Chaps Way (50 feet wide), a corner of Lot #17 on said plan; thence extending from said point of beginning and along Chaps Way the following two courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 22.79 feet to a point of tangent; and (2) North 43 degrees, 24 minutes, 21 seconds East, 115.00 feet to a corner of Lot #35 on said plan; thence extending from Chaps Way and along Lot #35 on said plan and crossing a 20 feet wide drainage easement, South 46 degrees, 35 minutes, 39 seconds East, 180.00 feet to a point on the Northwesterly side of Stump Road (said point being 30 feet from the center line of Stump Road); thence along the same, South 43 degrees, 24 minutes, 21 seconds West, 161.50 feet to a corner of Lot #17 on said plan; thence extending from Stump Road and along said lot and re-crossing said 20 feet wide drainage easement, North 39 degrees 07 minutes, 52 seconds West, 183.03 feet to a point of curve on the Southeasterly side of Chaps Way and being the first mentioned point and place of beginning.

BEING known as Lot #18 on said plan.

CONTAINING in area 26,959 square feet, more or less.

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

Parcel Number: 46-00-00543-41-9.

Location of property: 102 Chaps Way, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hee G. Hwang and Jung Soon Kim** 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: \$349,417.33.

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.

10-06460

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a final land development plan, recorded 9/16/2004 in Plan Book 24, Page 9, as follows, to wit:

BEING Lot #2, a/k/a 62 Page Lane on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation trading as NV Homes, by Deed dated 05/31/06 and recorded 06/22/06 in Deeds in Montgomery County in Deed Book 5605, Page 1685, granted and conveyed unto Marcos Teixeira, a married man.

Parcel Number: 61-00-01318-02-5.

Location of property: 62 Page Lane, Phoenixville, PA 19460.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marcos L. A. Teixeira** at the suit of Citibank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-5. Debt: \$691,798.02.

David Fein, Attorney. I.D. #82628

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

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

10-09208

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, and described according to a plan of portion of Moreland Heights made by Charles B. Shoemaker, Registered Professional Engineer, dated the 11th day of September, A.D., 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Forest Avenue (38 feet wide) at the distance of 58.41 feet measured on a bearing of South 52 degrees, 19 minutes East along the said side of Forest Avenue from a point of tangent in the same said point of tangent being at the distance of 15.52 feet measured on the arc of a circle, curving to the right, having a radius of 10 feet from a point of curve on the Southeasterly side of Church Street (40 feet wide).

CONTAINING in front or breadth on the said side of Forest Avenue 60 feet and extending of that width in length or depth Southwestwardly between lines with Church Street 122.04 feet.

BEING known as Lot No. 47-A as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Alexandr Kovalevski, by Deed from Michael Izzi, dated 06/30/2006, recorded 08/28/2006 in Book 5614, Page 617.

Parcel Number: 59-00-07864-00-6.

Location of property: 102 Forest Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexandr Kovalevski** at the suit of Litton Loan Servicing, L.P. Debt: \$227,691.67.

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.

10-09709

ALL THAT CERTAIN brick message and lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania and being bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, of Lansdale, Pennsylvania dated 10/30/1925, as follows, to wit:

BEGINNING at an iron pin set for a corner of this and land of Lester R. and Rosamond E. Hacker, in the Southwesterly side of Third Street as laid out on said plan 50 feet wide, distant 59.69 feet Southeastwardly from an iron pin set for a corner at the intersection of the Southeasterly side line of Franconia Avenue, as laid out on said plan, 40 feet wide, with the Southwesterly side of Third Street aforesaid; thence extending along said side line of Third Street, South 43 degrees, 30 minutes East, 21 feet to an iron pin, a corner of this and land about to be conveyed to Robert B. and Ada Bookheimer; thence extending South 46 degrees, 30 minutes West and passing through the middle of a partition wall dividing this and the adjoining message about to be conveyed unto Robert P. and Ada Bookheimer, 151.98 feet to an iron pin in the Northeasterly side line of a 20 feet wide alley, dedicated to public use forever; thence extending along said alley, North 43 degrees, 38 minutes West, 21 feet to an iron pin, a corner of this and land of Lester R. and Rosamond E. Hacker, as aforesaid; thence along said Hacker's land North 46 degrees, 30 minutes East, 152.04 to an iron pin the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry Williams, Jr. and Beverly V. Benson, by Deed from Bonnie L. Thompson and Patrick H. Thompson, dated 11/30/2006, recorded 12/13/2006 in Book 5627, Page 1509.

Parcel Number: 11-00-16708-00-3.

Location of property: 854 West 3rd Street a/k/a 854 West Third Street, Lansdale, PA 19446-2121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Henry Williams, Jr. and Beverly V. Benson** at the suit of Flagstar Bank, FSB. Debt: \$168,373.09.

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.

10-11577

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Glenside, **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by George S. Davis, Registered Surveyor dated March 26, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Limekiln Turnpike, Route 373 (50 feet wide) at the distance of 424.08 feet measured North 10 degrees, 07 minutes, 30 seconds West along the Northeast side of Limekiln Turnpike, Route 373 from the intersection of the Northwesterly side of Limekiln Turnpike with the Northerly side of Waverly Road (50 feet wide); thence extending North 10 degrees, 07 minutes, 30 seconds West along the Northeasterly side of Limekiln Turnpike 60 feet; thence extending North 79 degrees, 52 minutes, 30 seconds East crossing a storm water drain and sewer 186.08 feet to a point; thence extending Southeastwardly 60.58 feet to a point; thence extending South 79 degrees, 52 minutes, 30 seconds West recrossing the said storm water drain and sewer 194.45 feet to the point and place of beginning.

BEING Lot No. 3 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Vincent M. Harris by Deed from William T. Wright and Delia T. Wright, husband and wife, dated July 15, 1986 and recorded July 23, 1986 in Deed Book 4806, Page 1910.

Parcel Number: 31-00-17215-00-7.

Location of property: 315 Limekiln Pike, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Vincent M. Harris** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Bank USA, N.A. Debt: \$167,748.22.

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.

10-12074

ALL THAT CERTAIN message and building lot situate to the rear of No. 31 West Chestnut Street, in **Souderton Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a recent survey and plan dated June 31, 1946, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin in the West property line of lands of grantor and in line of lands of Jacob H. Moyer said point being one hundred ten and forty hundredths feet North of the curb line of West Chestnut Street; thence along lands of Jacob H. Moyer North thirty-seven degrees, forty-five minutes West, the distance of thirty-three and sixty hundredths feet to an iron pin in the South side of a twenty feet alley; thence along the same North fifty-two degrees, fifteen minutes East the distance of fifty-eight feet to an iron pin; thence along lands of Joseph W. Hackman South thirty-seven degrees, forty-five minutes East the distance of thirty-three and sixty hundredths feet to an iron pin; thence along other lands of grantor of which this was a part South fifty-two degrees, fifteen minutes West the distance of fifty-eight feet to the place of beginning.

CONTAINING one thousand nine hundred forty-nine square feet of land, more or less.

UNDER AND SUBJECT to the free and uninterrupted use by the grantor of the within described premises of the use of walk leading from remaining lands of grantor to the twenty feet alley along the North side of the within conveyed premises.

TITLE TO SAID PREMISES IS VESTED IN Kathleen D. DeMeyere, by Deed from Anthony D. Shoaf and Susan J. Shoaf, his wife, dated 05/26/2006, recorded 06/12/2006 in Book 5604, Page 200.

Parcel Number: 21-00-00196-00-8.

Location of property: 32 Bank Street, Souderton, PA 18964-1722.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen D. DeMeyere** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$179,801.82.

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.

10-12598

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Subdivision of "The Orchard" for H. Hassan Builder, Inc., by Herbert H. Metz, Inc. dated April 24, 1984 and last revised February 22, 1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Jonathan Drive (50 feet wide), said point being a corner of Lot No. 129 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 129 South 28 degrees, 52 minutes, 39 seconds West crossing a 50 feet wide buffer easement, 218.13 feet to a point in line of land on Montgomery County Industrial Development Authority; thence extending along said land North 46 degrees, 16 minutes, 00 seconds West, 61.11 feet to a point a corner of Lot No. 131; thence extending along Lot No. 131 and re-crossing said buffer easement North 37 degrees, 04 minutes, 28 seconds East, 207.65 feet to a point on the Southwesterly side of Jonathan Drive on the arc of a circle to the left having a radius of 375.00 feet, the arc distance between 29.63 feet to a point a corner of Lot No. 129; being the first mentioned point of beginning.

BEING known as Lot No. 130 on the above mentioned plan.

BEING the same premises which Richard Vo, by Deed dated 06/01/06 and recorded 07/19/06 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5608, Page 2228, granted and conveyed unto Richard Vo and Diane Vo, husband and wife.

Parcel Number: 46-00-01684-56-5.

Location of property: 151 Jonathan Drive, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Diane Vo and Richard Vo** at the suit of The Bank of New York Mellon, formerly known as The Bank of New York as Successor Trustee to JP Morgan Chase Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust Mortgage, Pass-Through Certificates, Series 2006-2. Debt: \$260,524.23.

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.

10-12790

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

BEGINNING at a point on the Northwest side of DeKalb Street at the distance of one hundred eighty feet Northeast from Marshall Street; thence Northeast along the said side of DeKalb Street twenty-five feet to a corner of this and lot of now or late Miss Mary M. Nocton; thence by said lot Northwest parallel to said Marshall Street one hundred fifty feet to a point on the Southeast side of Willow Street; thence still along said Southeast side of Willow Street twenty-five feet to a corner of this and land of now or late Mrs. Sarah C. Schreiber; thence Southeast the line passing through the middle of the partition wall between this and the adjoining house of the said now or late Sarah C. Schreiber, parallel to the aforesaid Marshall Street one hundred fifty feet to the place of beginning.

Parcel Number: 13-00-09964-00-4.

Location of property: 619 DeKalb Street, Norristown, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Patlantic, Inc. and Julia Chung** at the suit of Norristown Area School District. Debt: \$5,890.26.

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.

10-12971

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

ALL THAT CERTAIN message and lot or piece of ground, situate on the Southwest side of Third Street, in **Lansdale Borough**, County of Montgomery, and Commonwealth of Pennsylvania, being part of Lot No. 21, on a plan or draft of town lots laid out in said Borough, bounded and described, as follows, to wit:

BEGINNING at a stake, a corner on the Southwest side of Third Street aforesaid, in line of Lot No. 23, lands now or late of Leidy Bruner, extending; thence by said lands South forty-six degrees, twenty minutes West, one hundred forty-three feet to stake, a corner on the Northerly side of a twenty feet wide alley known as Hudson Alley, extending; thence along the Northerly side of said alley, North forty-three degrees, West twenty-four and ninety-three one-hundredths feet to a stake a corner on the Northerly side of said alley in line of lands now or late of Sarah L. Bean extending; thence along said lands and through the middle of the partition wall between the double brick house on the hereby described premises and lands now or late of Sarah L. Bean, North forty-seven degrees, East one hundred forty-three feet to a spike, a corner on the Southerly side of Third Street, aforesaid; thence along the Southerly side of said Third Street, South forty-three degrees, East twenty-four and one-tenth feet to the place of beginning, being the contents thereof more or less the above named streets and alleys being dedicated to public use forever.

TOGETHER with and under and subject to drainage rights and water rights as therein set forth.

BEING the same premises which Clifford T. Stout and Joy M. Stout, husband and wife, by Deed dated 9/28/2005 and recorded 10/5/2005 in Book 05673, Page 2552 granted and conveyed unto Ann Marie Carpenter.

Parcel Number: 11-00-17096-00-2.

Location of property: 20 East 3rd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Steven R. Brinckman and Ann Marie Carpenter** 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: \$238,438.49.

Kristina Murtha, Attorney. I.D. #61858

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

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

10-13505

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in **Rockledge Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property made for Terre Construction Company, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania dated 6/2/1969, as follows, to wit:

BEGINNING at a point of intersection of the Southerly side of Shady Lane (33 feet wide) and the Southeasterly side of Park Avenue (60 feet wide); thence extending from said point of beginning along the said side of Shady Lane, South 86 degrees, 54 minutes East, 160.62 feet to a point, a corner; thence extending South 42 degrees, 00 minutes West, 126.74 feet to a point, a corner of Lot #11 on said plan; thence extending North 48 degrees, 00 minutes West, 125 feet to a point on the Southeasterly side of Park Avenue, aforesaid; thence extending along the same, North 42 degrees, 00 minutes East, 25.98 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara R. Enz given by Michael G. Enz, Executor of the Estate of Dorothy M. Enz, Deceased, recorded January 7, 2009 in Book 5718, Page 2987.

Parcel Number: 18-00-01918-00-8.

Location of property: 238 Park Avenue, Rockledge, PA 19046-4243.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Enz** at the suit of GMAC Mortgage, LLC. Debt: \$112,721.61.

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.

10-14771

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 381 on the Title Plan of Birchwood Home Owners Association, Inc., made for Country Builders, Inc., by Hopkins & Scott, Inc., Registered Surveyors dated 8/8/1974 and revised 8/23/1974 said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-23, Page 32.

Parcel Number: 48-00-00223-83-6.

Location of property: 381 Bridge Street, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert P. Marchese and Sandra M. Marchese** at the suit of Perkiomen Valley School District. Debt: \$4,604.58.

James R. Wood, Attorney.

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

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

10-15606

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof as made by Hiltner & Hitchcock, C.E., March 8, 1916, as follows, to wit:

BEGINNING at a point on the Northwestern side of Markley Street at the distance of one hundred forty-three and eighty-three one-hundredths feet Southwesterly from the Westerly corner of Markley Street and Poplar Street, said point of beginning being opposite the center of the partition wall between the premises hereby conveyed and the premises adjoining now or late of Herbert S. Land and Clarence G. Land; thence along the Northwestern side of said Markley Street Southwesterly 20 feet to a point, a corner of this and other ground, now or late of the said Land Brothers; thence along the line of said Land Brothers adjoining ground Northwesterly 127 feet to a point, a corner; thence Northeasterly 25 feet to a point, a corner of this and other ground now or late of said Land Brothers; thence along the line of said Land Brothers adjoining ground and passing through the center of the partition wall between these premises and the said Land Brothers adjoining premises Southeasterly 127 feet to the Northwestern side of Markley Street aforesaid the place of beginning.

BEING the same premises which Daniel T. Tague, Sr. and Mary K. Tague, husband and wife by Deed dated 5-30-2003 and recorded 6-4-2003 in Montgomery County in Deed Book 5458, Page 678 conveyed unto Michael Kampmeier, in fee.

TITLE TO SAID PREMISES IS VESTED IN Theodore N. Akers, Jr. by Deed from Michael Kampmeier, dated October 7, 2005 and recorded October 14, 2005 in Deed Book 5575, Page 293.

Parcel Number: 13-00-23800-00-1.

Location of property: 1309 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Theodore N. Akers, Jr.** at the suit of JP Morgan Chase Bank, National Association, as Successor to Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$155,960.08.

Christine L. Graham, Attorney.

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

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

10-16060

ALL THAT CERTAIN lot or piece of ground, with 112 the double dwelling house thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Glenside Avenue marked by a drill mark in the wall, being also a corner of land now of George D. Heist; thence by the same, North 12 degrees, 12 minutes East, 219 feet to a stake, being a corner of the same land; thence by the same South, 78 degrees, 48 minutes East, 37 feet to a stake, a corner of other land of the said Anna Mary Heist; and thence by and along the same, South 12 degrees, 12 minutes West the line passing through the middle of the partition wall between the house erected on this and adjoining lot 215.24 feet to the said side of Glenside Avenue marked by a nail in a wall; and thence by and along the same, North 83 degrees, 36 minutes West, 37.19 feet to the place of beginning.

Parcel Number: 31-00-11350-00-4.

Location of property: 513 West Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **The Estate of Jane E. Brown, Deceased, by and through its Administratrix, Brittney C. Seawright, and All Known and Unknown Heirs of The Estate of Jane E. Brown, Deceased** at the suit of Nationwide Advantage Mortgage Company. Debt: \$265,000.00 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.

10-17711

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

BEGINNING at a point on the South side of King Street at the distance of forty six feet, ten inches West from the West side of Warren Street in the division line between this and land intended to be conveyed to Elizabeth Bunn; thence along said division line, running through the center of the wall of the two adjoining houses, Southwardly one hundred and forty feet to a twenty feet wide alley; thence along said alley Westwardly sixteen feet, ten inches to a point in line of land intended to be conveyed to Sarah Missimer; thence along said land Northwardly one hundred and forty feet to King Street aforesaid; thence along said King Street Eastwardly sixteen feet, ten inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Wunder, by Deed from David S. Gross and Grace M. Gross, his wife, dated 04/12/2007, recorded 05/02/2007 in Book 5645, Page 1168.

Parcel Number: 16-00-17524-00-1.

Location of property: 560 King Street, Pottstown, PA 19464-5624.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Wunder** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$92,186.54.

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

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

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

10-20409

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

BEGINNING at a point, on the Southeasterly side of DeKalb Street, at the distance of 129 feet, Northeasterly, from the Easterly corner of DeKalb Street and Brown Streets, and 375 feet, Northeasterly, from the line of lands, now or late, of Elij a Lewis; thence, extending along said side of DeKalb Street, Northeasterly, 60 feet, to a point, in line of lands, now or late, of Nellie H. Stokes; thence, extending along said lands, Southeasterly, 250 feet, to a point, on the Northwesterly side of Green Street; thence, extending along said of Green Street, Southwesterly, 60 feet, to a point, in line of other lands, now or late, of Morris H. Shoemaker, of which this is a part; thence extending along said lands, northwesterly, 250 feet, to the place of beginning.

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

BEING the same premises which Frank T. O'Neill, by Deed dated February 9, 2007 and recorded in the Montgomery County Recorder of Deeds Office on March 7, 2007 in Deed Book 5638, Page 00578, granted and conveyed unto Marc J. Beneteau and Darcy Mulhare.

Parcel Number: 13-00-09800-00-6.

Location of property: 1616 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Darcy Mulhare and Marc J. Beneteau** at the suit of The Bank of New York Mellon (f/k/a The Bank of New York) on behalf of CIT Mortgage Loan Trust 2007-1. Debt: \$363,009.28.

Christopher A. DeNardo, Attorney.

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

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

10-21384

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

BEGINNING at a stake on tile North side of Queen Street 300 feet East from the corner on Northeast corner of Queen and Montgomery Streets; thence Northwardly along this line and other lands of Jacob A. Fry, 140 feet to a 20 feet wide alley, a stake; thence Eastwardly along the South side of said alley 30 feet to other lands of Jacob Bean; thence Southwardly along this and Lot No. 16, 140 feet to a stake on Queen Street; thence along on the Northern side of Queen Street Westwardly 30 feet to the place of beginning.

BEING the same premises which James G. Bickings and Susan C. Bickings, his wife by Deed dated July 3, 1986 and recorded in Montgomery County in Deed Book Volume 4818, Page 626 conveyed unto Carl L. Depriest, Jr. and Lori A. Depriest, husband and wife, in fee.

AND the said Carl L. Depriest, Jr. died on ____.

BEING the same premises which Lori A. Chamberlain and David T. Chamberlain, husband and wife by Deed dated March 28, 2008 and intended to be recorded in the Montgomery County Recorder of Deeds Office in Norristown, Pennsylvania granted and conveyed unto Tyler S. Kulp, mortgagor, herein.

TITLE TO SAID PREMISES IS VESTED IN Lori A. Chamberlain and David T. Chamberlain, husband and wife by Deed from Tyler S. Kulp dated 03/28/2008, recorded 04/29/2008 in Deed Book 5690, Page 1961.

Parcel Number: 16-00-23888-00-9.

Location of property: 933 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tyler S. Kulp** at the suit of PNC Bank, National Association. Debt: \$150,649.03.

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.

10-21550

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, State of Pennsylvania, bounded and described according to a certain survey and plan thereof made for John H. McClatchy, by Albright and Mebus, Civil Engineers, Philadelphia, Pennsylvania, 3/13/1925, as follows, to wit:

SITUATE on the Southeasterly side of Chatham Road (50 feet wide), at the distance of 360 feet measured South 37 degrees, 49 minutes West along the said side of Chatham Road from its intersection with the Southwesterly side of Lancaster Avenue (90 feet wide).

CONTAINING in front or breadth Southwestwardly along the said side of Chatham Road, 25 feet and extending of that width in length or depth, South 52 degrees, 11 minutes East, between parallel lines at right angles to said Chatham Road, 100 feet, including on the rear of a certain 10 feet wide driveway, the Southwesterly line of said premises, passing through the center of the party wall between these premises, the premises passing adjoining to the Southwest.

TOGETHER with free and common use, right, liberty and privilege of the aforesaid private driveway as and for a driveway and watercourse and driveway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon or of any other properties to which the use of said driveway may be extended by Alexander Ferguson, one of the grantors to Hugh Ferguson.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Ryan and Thomas M. Ryan, by Deed from Maria O. Brockwell, dated December 13, 2002 and recorded February 5, 2003 in Deed Book 5445, Page 255.

Parcel Number: 40-00-10120-00-1.

Location of property: 29 Chatham Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dawn M. Ryan and Thomas M. Ryan** at the suit of JP Morgan Chase Bank, National Association, as Successor by Merger to Chase Home Finance, LLC, Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$180,760.78.

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.

10-22209

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, according to a survey dated August 31, 1931.

SITUATE on the Northeast side of Chelsea Road (50 feet wide) at the distance of 168 feet Northeastward from the Northeast line of Chelsea Road as produced and the Northwest line of Euston Road (50 feet wide) as produced.

CONTAINING in front or breadth on the said Chelsea Road 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Chelsea Road 100 feet to the center line of Trinity Drive (12 feet wide) which extends Northwestwardly from Euston Road to Cedar Lane.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid Trinity Drive as and for an automobile driveway, passageway and watercourse at all times in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon.

TITLE TO SAID PREMISES IS VESTED IN Tracy S. Dixon, as Sole Owner, deeded by John Mathew, dated 01/28/2008, recorded 02/15/2008 in Book 5682, Page 01837, Instrument #200801574.

Parcel Number: 31-00-05080-00-1.

Location of property: 1715 Chelsea Road, Elkins Park, PA 19027-1055.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracey S. Dixon a/k/a Tracy S. Dixon** at the suit of Wells Fargo Bank, N.A. Debt: \$218,585.35.

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

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

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

10-24100

ALL THAT CERTAIN parcel of land, situated in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot 3, described in accordance with a subdivision of property of Nemeth Construction Company, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 06/07/1917 and last revised 04/14/1978, as follows:

BEGINNING at a point on the Southwesterly side line of Montgomery Avenue (75 feet wide), which point being measured along the Southwesterly side line of Montgomery Avenue the two following courses and distances from its intersection with the Southeasterly side line of Penn Street: (1) in a Southeasterly direction 925 feet to an existing marble stone; and (2) South 54°, 30' East, 121.76 feet to a point, the place of beginning; thence from said place of beginning, still along the Southwesterly side line of Montgomery Avenue South 54°, 30' East, 62.64 feet to a stone within the bounds of a 30 feet wide permanent sanitary sewer easement, a corner of property now or late of Frances L. Kennedy; thence along the same and a wire fence and leaving the aforesaid easement, South 35°, 30' West, 200 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2, the three following courses and distances: (1) North 54°, 30' West, 56.20 feet to a point; (2) North 35°, 30' East, 126.40 feet to a point, with the aforesaid 30 feet wide sanitary sewer easement; and (3) leaving the last mentioned easement North 30°, 30' East, 73.88 feet to a point and place of beginning.

BEING the same premises which Mina Grey widow by her power of attorney, Jane Nemeth, by deed dated 12/6/95 and recorded 12/28/95 in Montgomery County in Deed Book 5135, Page 1833, granted and conveyed unto Bertram H. Forman and Iris Forman, husband and wife.

Parcel Number: 40-00-38882-00-3.

Location of property: 524 West Montgomery Avenue, Haverford, PA 19041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Iris Forman and Bertram H. Forman** at the suit of PNC Bank, National Association, s/b/m National City Mortgage Company, a Subsidiary of National City Bank of Indiana. Debt: \$422,346.61.

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.

10-24683

ALL THAT CERTAIN lot or piece of ground, situate in the 7th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, dated 3/4/1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Highland Road (50 feet wide), a corner of this and land recently conveyed to Karl E. Schoellkopf, et ux.; thence along said land of Schoellkopf, South 43 degrees, 37 minutes East, 107.50 feet to a point in line of land, now or late of Curtis Bickel; thence along the same, South 43 degrees, 05 minutes, 28 seconds West, 52.30 feet to a point, a corner of land, now or late of Russell E. Killian; thence along the same, North 44 degrees, 03 minutes West, 110.20 feet to a point, a corner on the Southeasterly side of Highland Road, aforesaid; and thence along the said side thereof North 45 degrees, 57 minutes East, 53.16 feet to the place of beginning.

BEING the same premises that Albert J. Stellabott, by Deed dated 1/15/2003 and recorded 2/26/2003 in the County of Montgomery (in Book 5447, Page 1712) granted and conveyed unto Angela L. Stellabott, his/her heirs and assigns, in fee.

Parcel Number: 16-00-15576-00-5.

Location of property: 212 Highland Road, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Angela L. Stellabott a/k/a Angela L. Stelabott** 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: \$42,421.30.

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.

10-25126

ALL THAT CERTAIN property in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, UPI No. 13-00-13816-00-4, being more fully described in Deed dated May 28, 1999 and recorded June 8, 1999 in the Land Records of the County and State set forth above, in Deed Book 5274, Page 1983.

TITLE TO SAID PREMISES IS VESTED IN **Rasheeda S. Cooper**, her heirs by Deed from Robert G. Horning dated 5/28/1999, recorded 6/8/1999 in Deed Book 5274, page 1983.

Parcel Number: 13-00-13816-00-4.

Location of property: 515 Glen Valley Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rasheeda S. Cooper-Pittman a/k/a Rasheeda S. Cooper** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2004-HE2, Asset-Backed Pass-Through Certificates. Debt: \$68,968.59.

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.

10-26095

ALL THAT CERTAIN lot or piece of land, together with the frame dwelling house erected thereon, situate in the Village of Mont Clare, **Upper Providence Township**, County of Montgomery, and State of Pennsylvania, and bounded, limited and described, as follows, to wit:

BEGINNING in a point of intersection of the Northwest side of 3rd Avenue (laid out 40 feet wide) with the Northeast side of Sower Street (also laid out 40 feet wide); thence extending along the Northeast side of said Sower Street parallel with and 20 feet distant from the center line of the same North 43 3/4 degrees, West 150 feet to a stake in line with the Southeast side of 4th Avenue (laid out 40 feet wide), thence along the Southeast side of said avenue parallel with and 20 feet distance from the center line of the same North 46 1/4 degrees, East 40 feet to a stake of Lot No. 48, property now or late of James Devlin; thence along the Southwest side of said 3rd Avenue; thence along said side of said 3rd Avenue, South 43 3/4 degrees, East 150 feet to a stake in the line with the Northwest side of said 3rd Avenue; thence along said side of said 3rd Avenue South 46 1/4 degrees, West 40 feet to the place of beginning.

CONTAINING 6,000 square feet of land, being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Robert Haley, by Deed from Catharine Spriggs, Administrator of the Estate of Dorothy M. Thomas, dated 08/31/2000, recorded 10/18/2000 in Book 5335, Page 1587.

Mortgagor Robert Dwight Gaskins, a/k/a Robert D. Haley, a/k/a Robert Haley, died on 09/03/2009 and Riley J. Haley was appointed Administrator of his estate. Letters of Administration were granted to him on 02/03/2010 by the Register of Wills of Montgomery County, No. 2010-0420. Decedent's surviving heir(s) at law and next of kin are Riley J. Haley and Carolyn Haley. By executed waiver Carolyn Hayley waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 61-00-04981-00-7.

Location of property: 100 3rd Avenue a/k/a 100 Third Avenue, Mont Clare, PA 19453-5062.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Riley J. Haley, in his capacity as administrator and heir of the Estate of Robert Dwight Gaskins, a/k/a Robert D. Haley, a/k/a Robert Haley, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Robert Dwight Gaskins, a/k/a Robert D. Haley, a/k/a Robert Haley, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$148,235.90.

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

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

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

10-26101

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania bounded and described according to a plan of Pelham West II made by James H. Strothers Associates, Land Surveyors, dated March 6, 1979 and last revised September 1, 1979, and recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-38, Page 8, as follows, to wit:

BEGINNING at a point on the Northwestern side of Valley Woods Road (50 feet wide) said point being measured the seven following courses and distances from a point of curve on the Northwestern side of Trewigtown Road (50 feet wide): (1) leaving Trewigtown Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeastly side of Valley Woods Road; (2) North 50 degrees, 19 minutes 45 seconds West 137.16 feet to a point of curve on the Northeastly side of Alley Woods Road; (3) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 187.14 feet to a point of tangent on the Southeastly side of Valley Woods Road; (4) North 35 degrees, 27 minutes, 00 seconds East, 216.88 feet to a point of curve on the Southeastly side of Valley Woods Road; (5) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 158.06 feet to a point on the Northeastly side of Valley Woods Road; (6) North 16 degrees, 18 minutes, 17 seconds West, 252.46 feet to a point of curve on the Northeastly side of Valley Woods Road; and (7) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 183.92 feet to the point of beginning, said point of beginning also being a corner of Lot Number 29 as shown on the above mentioned plan; thence extending from said point of beginning along the Northwestern side of Valley Woods Road on the arc of circle curving to the left having a radius of 175.00 feet the arc distance of 100.00 feet to a point, a corner of Lot Number 27 as shown on the above mentioned plan; thence extending along the same, North 16 degrees, 05 minutes, 32 seconds West, 186.89 feet to a point; thence extending North 50 degrees, 34 minutes, 12 seconds East, 104.60 feet to a point, a corner of Lot Number 29 as shown on the above mentioned plan; thence extending along the same, South 16 degrees, 05 minutes, 32 seconds East, 250.85 to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph W. Canazaro and Valerie M. Canazaro, husband and wife by Deed from Valerie M. Canazaro dated 03/23/2006, recorded 04/13/2006 in Deed Book 5597, Page 377.

Parcel Number: 35-00-10584-44-2.

Location of property: 2820 Valley Woods Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph W. Canazaro and Valerie M. Canazaro** at the suit of U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8. Debt: \$345,392.74.

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.

10-26880

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more particularly bounded and described according to a plan thereof made for Norman G. Troxel by Stanley P. Moyer, Professional Engineer and Land Surveyor of Souderton, Pennsylvania, on April 10, 1947, as follows, to wit:

BEGINNING at a point set for a corner in the center line of Shaw Avenue, as laid out forty feet wide at the distance of two hundred thirty-five feet and seven one-hundredths of a foot Northeast of the intersection of the center line of Shaw Avenue with the center line of Seventh Street, as laid out forty-eight feet wide, being a corner of No. 724 Shaw Avenue; thence extending along No. 724 Shaw Avenue and crossing a ten foot wide public alley, North forty degrees, forty-six minutes West, ninety-three and one one-hundredths feet to a point, a corner, on the Southeast side line of the Doylestown Branch of the North Pennsylvania Railroad; thence extending along said land of the said North Pennsylvania Railroad, North fifty degrees, fifty-one minutes East, sixteen feet and one-tenth of a foot to an iron pin, a corner of No. 728 Shaw Avenue; thence extending along No. 728 Shaw Avenue, South forty degrees, forty-six minutes East, ninety-two feet and fifty-five one-hundredths of a foot to a point, a corner, in the center line of Shaw Avenue aforesaid; thence extending along said center line of said Shaw Avenue, South forty-nine degrees, fourteen minutes West, sixteen feet and one-tenth of a foot to the place of beginning, both side lines passing through the middle of partition walls.

BOUNDED on the Northeast by No. 723 Shaw Avenue, on the Southeast by Shaw Avenue, on the Southwest by No. 724 Shaw Avenue, and on the Northwest by the Doylestown Branch of the North Pennsylvania Railroad.

SAID Shaw Avenue, and said alley are dedicated to public use forever.

TITLE TO SAID PREMISES IS VESTED IN James Acquaviva, as Sole Owner by Deed from Dr. George E. White and Holly E. White dated 11/27/2006, recorded 12/18/2006 in Deed Book 5628, Page 93.

Parcel Number: 11-00-15084-00-7.

Location of property: 726 Shaw Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Acquaviva** at the suit of Ocwen Loan Servicing, LLC. Debt: \$178,542.92.

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.

10-27403

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Record Plan of the Reserves at Horsham made by Woodrow and Associates, Inc., Municipal/Civil Consulting Engineers (1454 Bethlehem Pike North Wales, PA 19454 Phone 215-542-5648) (Project Number 97-113 DI) dated April 7th, 1998 and last revised August 20, 2002 and recorded on January 3, 2003 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-61, Page 126, as follows, to wit:

BEGINNING at a point on the Northerly side of Presidential Drive (50 feet wide) said point of beginning being at a corner of Lot Number 8 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Northerly side of Presidential Drive South 75 degrees, 38 minutes, 00 seconds West, 190 feet to a point, a corner of Lot Number 10 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 4 degrees, 22 minutes, 00 seconds West, 215 feet to a point a corner of Lot Number 3 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 75 degrees, 38 minutes, 00 seconds East, 190 feet to a point a corner of Lot Number 8; thence extending along the aforesaid lot South 4 degrees, 22 minutes, 00 seconds East, 215 feet to the Northerly side of the aforesaid Presidential Drive to the first mentioned point and place of beginning.

CONTAINING 40,850 square feet of land, more or less.

BEING known and designated as Lot Number 9 as shown on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc., by Deed dated 10/26/04 and recorded 11/17/04 in Montgomery County in Deed Book 5533. Page 723, Instrument #2004223147 granted and conveyed unto Young J. Yi.

Parcel Number: 36-00-09983-02-5.

Location of property: 710 Presidential Drive, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Young Ja Yi** at the suit of U.S. Bank, National Association, as Trustee for the Certificateholders of BANC of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-8. Debt: \$864,865.91.

David Fein, Attorney. I.D. #82628

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

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

10-27602

ALL THAT CERTAIN brick message and lot or piece of ground known as 1056 Powell Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Powell Street, at the distance of 270 feet Southwestwardly from the Southwestery corner of Spruce and Powell Streets; thence Southeasterly by land of Jacob and Ella M. Isett, parallel with Spruce Street, the line for part of the distance passing through the middle of the partition wall between the house on this lot and said Isett's adjoining house 145 feet to the Northwestery side of a 20 feet wide alley; thence along said side thereof Southwestery 14 feet to a point a corner of land of Annie L. Huzzard; thence by the same, Northwestery parallel with the first course, the line for part of the distance passing through the middle of the partition wall between the house on this lot and said Huzzard's adjoining house 145 feet to the Southeasterly side of Powell Street and along said side thereof Northeasterly 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Juanita C. Brown, by Deed from Barrington S. Brown and Juanita C. Brown, dated 01/14/2008, recorded 01/15/2008 in Book 5678, Page 2722.

Parcel Number: 13-00-30880-00-4.

Location of property: 1056 Powell Street, Norristown, PA 19401-3818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Juanita C. Bruce a/k/a Juanita C. Brown** at the suit of Wells Fargo Bank, N.A. Debt: \$35,016.92.

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.

10-28757

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, hereditaments and appurtenances, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, designated as Unit No. 3808 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to a "Situation Survey" of the 3800 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point, a corner of this and the open space area as shown on said plan, which point is measured the nine following courses and distances from the point of intersection of the center line of Main Drive and the title line in the bed of Buchert Road, as shown on said plan: (1) leaving said point of intersection, South 28 degrees, 23 minutes, 35 seconds West, 169.39 feet to a point; (2) South 69 degrees, 0 minutes, 50 seconds East, 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 0 seconds East, 148.06 feet to a point of curve; (4) on the arc of a curve curving to the right in a Southeastwardly to Southerly direction, having a radius of 209.34 feet, the arc distance of 186.58 feet to a point of tangent; (5) South 24 degrees, 46 minutes, 0 seconds West, 51.35 feet to a point of curve; (6) on the arc of a curve curving to the right in a Southerly to Southwestwardly direction, having a radius of 270.33 feet, the arc distance of 108.52 feet to a point of tangent; (7) South 47 degrees, 46 minutes, 0 seconds West, 62.70 feet to a point; (8) South 74 degrees, 13 minutes, 0 seconds East, 8.83 feet; and (9) South 15 degrees, 47 minutes, 0 seconds West, 56.97 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured South 74 degrees, 13 minutes, 0 seconds East, 20 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto, 38 feet.

BEING Unit No. 3808 Walnut Ridge Estates.

BEING the same premises which Anthony V. Giangiacomo, by Deed dated September 21, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 17, 2007, in Deed Book Volume 5668, Page 2892, granted and conveyed unto Michelle K. Giangiacomo and Stephen Giangiacomo, wife and husband and Brady Wray. Parcel Number: 42-00-05119-83-3.

Location of property: 3808 Walnut Ridge Estates, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brady Wray, Michelle K. Giangiacomo and Stephen Giangiacomo** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$135,970.61.

Kristine M. Anthou, Attorney.

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

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

10-29884

ALL THAT CERTAIN unit designated as Number 18, being a unit in Windsor Pass, a Condominium, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Windsor Pass, a Condominium, bearing date the 24th day of August A.D., 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 24th day of August A.D., 1981, in Deed Book 4655, Page 186 etc. and First Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date the 11th day of December A.D., 1981, and recorded in the Office aforesaid, on the 14th day of December A.D., 1981, in Deed Book 4671, Page 937; and Second Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date the 30th day of June A.D., 1982 and recorded in the Office aforesaid, on the 2nd day of July A.D., 1982, in Deed Book 4687, Page 893; and Third Amendment to Declaration of Condominium, bearing date the 24th day of October A.D., 1982 and recorded in the Office aforesaid, on the 1st day of November A.D., 1982 in Deed Book 4694, Page 1671; and Plats and Plans for Windsor Pass, a Condominium, bearing date the 24th day of August A.D., 1981, and recorded on the 24th day of August A.D., 1981, as Exhibit "B" of the Declaration of Condominium of Windsor Pass, a Condominium, above mentioned.

TOGETHER with all right, title and interest, being a 3.03% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium, and all Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Edward Kershaw and Elsie M. Kershaw, husband and wife, as Tenants by the Entireties, and Edward J. Kershaw, as Joint Tenants With the Right of Survivorship as to the Whole by Deed from Elliot Krems, dated 04/20/2001, recorded 05/02/2001 in Deed Book 358, Page 1476.

Parcel Number: 36-00-11953-19-7.

Location of property: 18 Windsor Pass, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward J. Kershaw (Individually and as Known Heir of Edward Kershaw and Elsie M. Kershaw), Edward Kershaw (Last Record Owner) and Elsie M. Kershaw (Last Record Owner)** at the suit of PNC Bank, National Association. Debt: \$111,457.75.

Elizabeth Wassall, Attorney. I.D. #77788

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

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

10-29913

ALL THOSE CERTAIN lots of ground, together with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thierne, Civil Engineers, as the Edgehill Realty Company Plot, as follows, to wit:

BEING Lot Nos. 1, 2, 3, 4, and 5 of Section "Two" as shown and laid out on a certain plan called North Glenside Manor and is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 956, Page 600.

BEGINNING at a point on the Southeasterly side of Edge Hill Avenue, now known as North Hills Avenue the Northerly side of Woodrow Avenue and the Northwestern side of Avenue "G" (40 feet wide); thence measured Northeastwardly along the Southeasterly side of Edge Hill Avenue, now known as North Hills Avenue, 218.83 feet to a point; thence measured Southeastwardly 115 feet to a point; thence measured Southward 12.86 feet to a point; thence measured Southwestwardly along the Northwestern side of Avenue "G" 235.90 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Williams and Tyrone Williams, husband and wife, by Deed from Sandra L. Williams dated June 25, 2004 and recorded July 14, 2004 in Deed Book 05516, Page 2035. Parcel Number: 54-00-12346-00-2.

Location of property: 707 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Sandra L. Williams and Tyrone Williams** at the suit of Chase Home Finance, LLC. Debt: \$311,847.00.

Christine L. Graham, Attorney.

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

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

10-31465

ALL THAT CERTAIN unit designated as Unit 11-E, being a unit in the Meadows at Lower Gwynedd, a Condominium, located at the intersection of Bethlehem Pike and Dager Road, in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform condominium Act, 1980 68 PSA Sec. 3101, et seq. as designated in the Declaration of Condominium Ownership of the Meadows at Lower Gwynedd, a Condominium, including the plats and plans attached as an exhibit thereto, bearing date the 15th day of April, 1983 and recorded in the Office for the Recording of Deeds, for the County of Montgomery on the 7th day of June, 1983, in Deed Book 4709, Page 292.

TOGETHER with a 71.2% undivided interest of, in and to the common elements of such condominium as set forth in the aforesaid Declaration of Condominium Ownership.

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

TITLE TO SAID PREMISES IS VESTED IN Herbert E. Long, Jr. by Deed from Herbert E. Long, Jr. and Margaret C. Long, his wife, dated 03/12/2002, recorded 04/03/2002 in Deed Book 5401, Page 2252.

Parcel Number: 39-00-00307-90-5.

Location of property: 501 North Bethlehem Pike, Apartment 11E, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Herbert E. Long, Jr.** at the suit of PNC Bank, National Association. Debt: \$69,689.22.

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.

10-32490

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Master Plan of "Summer Hill" made for Gambone Brothers Development Company by Bursich Associates, Inc., Pottstown, Pennsylvania dated 7/27/98 and last revised 12/5/00 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 and 436, as follows, to wit:

BEGINNING at a point on the Southerly side of Meadow Drive (50 feet wide) a corner of Lot 15 on said plan; thence extending along said Meadow Drive the three following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 32.61 feet to a point of tangent; (2) North 77 degrees, 27 minutes, 51 seconds East, 63.61 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 24.31 feet to a point of curve on the Westerly side of Summer Hill Drive (50 feet wide); thence extending along said Summer Hill Drive the three following courses and distances, viz: (1) on the arc of a circle curving to the right having a radius of 285.00 feet the arc distance of 187.00 feet to a point of tangent; (2) South 27 degrees, 54 minutes, 21 seconds West, 45.30 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Northeastly side of Grosser Road (60 feet wide); thence extending along said Grosser Road North 62 degrees, 05 minutes, 33 seconds West, 6.78 feet to a point a corner of Lot 15 on said plan; thence extending along said Lot 15 North 05 degrees, 44 minutes, 34 seconds West, 222.84 feet to a point on the Southerly side of Meadow Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 16 on said plan.

BEING part of the same premises which Charles H. Silcox, Jr., Executor of the Estate of Charles H. Silcox, a/k/a Charles H. Silcox, Sr., deceased and Charles H. Silcox, Jr., Individually by Indenture bearing date the 31st day of July 2000 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, Norristown, Pennsylvania in Deed Book 5326, Page 1983, granted and conveyed unto Gambone Brothers Development Company, a Pennsylvania Corporation, in fee.

UNDER AND SUBJECT to a Declaration of Summer Hill Planned Community, recorded in Deed Book 5354, Page 2380, in the County aforesaid, affecting the unit or lot described above.

TITLE TO SAID PREMISES IS VESTED IN George D. Throwbridge and Stacy A. Throwbridge, h/w and Gail E. Scoles, as Tenants by the Entireties as to George D. Throwbridge and Stacy A. Throwbridge, h/w and as Joint Tenants With the Right of Survivorship and not as Tenants in Common as to the whole by Deed from Gambone Brothers Development Company, a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch dated 02/20/2003, recorded 03/17/2003 in Deed Book 5449, Page 2486.

Parcel Number: 32-00-02529-23-8.

Location of property: 95 Meadow Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gail E. Scoles and George D. Trowbridge and Stacy Trowbridge** at the suit of PNC Bank, National Association. Debt: \$237,640.30.

Stuart Winneg, 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.

10-36740

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 in accordance with a Subdivision Plan No. 3 of Penn Square Village made by Donald K. Schurr, Registered Land Surveyor, dated 1/21/1953 and recorded at Norristown in the Office for the Recording of Deeds EC, in and for the County of Montgomery in Plan Book A-1, Page H-1, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bryans Road (50 feet wide) at the distance of 560 feet Southwestwardly from a point of curve formed by the intersection of the Southeasterly side of Bryans Road and the Southwesterly side of Brookside Road (50 feet wide); thence extending Southwestwardly along Bryans Road on the arc of a circle on a line curving to the right with a radius of 1147.22 feet, the arc distance of 70 feet to a point; thence extending South 12 degrees, 40 minutes, 21 seconds East, 125.00 feet to a point; thence extending North 78 degrees, 41 minutes, 24 seconds East, 77.86 feet to a point; and thence extending North 16 degrees, 10 minutes, 07 seconds West, 129.23 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rose M. Hrosik and Ron Hrosik, h/w, by Deed from Rose M. Hrosik and Ron Hrosik, h/w, dated 06/02/2004, recorded 06/26/2004 in Book 5523, Page 703.

Parcel Number: 33-00-01036-00-2.

Location of property: 216 Bryans Road, Norristown, PA 19401-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rose M. Hrosik and Ron Hrosik** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$200,361.34.

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

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

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

10-37070

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan made for Walter J. and Anna Petrowski (his wife) by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, dated December 30, 1975, as revised March 24, 1978, as follows, to wit:

BEGINNING at a corner of lands of John J. Rogers, said point being in the bed of Pruss Hill Road, (legal width 33.00 feet, ultimate width 50.00 feet), a public road leading from Fruitville Road to Pleasantview Road; thence from said point of beginning in and along Pruss Hill Road, South 67 degrees, 40 minutes West, 51.48 feet to a corner of other lands of the grantors, Walter J. Petrowski and Anna Petrowski (his wife); thence along lands of said grantors, the following five (5) courses and distances, to wit: (1) leaving Pruss Hill Road, North 8 degrees, 35 minutes West, 150.94 feet to a point of curvature; (2) by a line curving to the left having a radius of 150.00 feet, a central angle of 78 degrees and 12 minutes, an arc length of 204.73 feet to a point of tangency; (3) North 86 degrees, 47 minutes West, 53.69 feet; (4) South 7 degrees, 18 minutes West, 84.70 feet; and (5) North 79 degrees, 15 minutes West, 244.51 feet to a corner on line of lands of William Istenes; thence along said lands of William Istenes, North 7 degrees, 18 minutes East, 481.00 feet to an iron pin near a small stream, a corner of lands of William R. Pengelly and Clarissa Pengelly; thence along said lands of William R. Pengelly and Clarissa Pengelly, South 85 degrees, 19 minutes East, 433.56 feet to an iron pin, a corner of lands of John J. Rogers; thence along lands of said John J. Rogers, South 2 degrees, 55 minutes West, 398.08 feet to a corner, and continuing by said lands, South 8 degrees, 35 minutes East, 275.70 feet to the place of beginning.

CONTAINING 5.149 acres of land.

BEING Lot No. 1 of said survey and plan.

By virtue of the death of Linda T. Petrowski on 08/05/2005, Joseph M. Petrowski became the sole owner of the mortgage premises as surviving tenants by the entireties. Mortgagor Joseph M. Petrowski died on 03/18/2008, leaving a Will dated 05/30/2006. Letters Testamentary were granted to David J. Petrowski and Thomas J. Petrowski on 03/27/2008 in Montgomery County, No. 46-2008-1039. Decedent's surviving heir(s) at law and next of kin are David J. Petrowski and Thomas J. Petrowski. Subsequently, title to the mortgaged premises was conveyed from David J. Petrowski and Thomas J. Petrowski, Co-Administrators of the Estate of Joseph M. Petrowski to Joseph M. Petrowski by deed dated 02/17/2009 and recorded 02/26/2009 in Book 5722, Page 2513.

TITLE TO SAID PREMISES IS VESTED IN David J. Petrowski, individually, by Deed from David J. Petrowski, individually, dated 02/17/2009, recorded 02/26/2009 in Book 5722, Page 2513.

Parcel Number: 37-00-03512-00-6.

Location of property: 3461 Pruss Hill Road, Pottstown, PA 19464-3327.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Petrowski** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$176,937.76.

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.

10-37152

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, being a Lot in Phase I shown on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, Pennsylvania, dated March 7, 1984 and last revised June 27, 1984 and recorded in Plan Book A-46, Page 74, being Lot 198 on Phase "I" As-Built Plan of Rittenhouse Square dated September 23, 1985 and attached hereto as an Exhibit.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Rodriguez by Deed from Mary Magdalen Regan, dated April 30, 2003 and recorded May 13, 2003 in Deed Book 5456, Page 0291.

Parcel Number: 23-00-00499-50-4.

Location of property: 100 Lafayette Court, Trappe, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph E. Rodriguez** at the suit of HSBC Mortgage Corporation (USA). Debt: \$178,631.33.

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.

10-37910

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

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

TITLE TO SAID PREMISES IS VESTED IN Annette Atkins by Deed from Household Finance Consumer Discount Company dated May 10, 2007 and recorded June 12, 2007 in Deed Book 5650, Page 2070.

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

Location of property: 541 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential - single family dwelling.

Seized and taken in execution as the property of **Annette Atkins and Craig Atkins** at the suit of TD Bank, N.A., as Successor by Merger to Commerce Bank, N.A. Debt: \$117,494.56 (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.

11-04847

ALL THAT CERTAIN lot or piece of ground, with a building and improvement erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plat of the Maple Hill Development and recorded in Montgomery County Courthouse in Plan Book Volume A-23, Page 87 on 1-3-75, more fully bounded, and described, as follows:

BEGINNING at a point the Northwesterly corner of Lot No. 190, being 10.43 feet from the front of the building erected thereon and 3.45 feet from the Southwesterly corner of Lot No. 191; thence from the point of beginning along land of Lot No. 191 and through the party wall (the depth of the lot), the four (4) following courses and distances: (1) North 82 degrees, 16 minutes East, 10.45 feet to a point, the front of the unit; (2) South 07 degrees, 44 minutes East, 0.07 feet to point; (3) North 82 degrees, 16 minutes East, 34.50 feet to a point (the back of the unit); (4) North 82 degrees, 16 minutes East,

25.00 feet to a point; thence extending South 07 degrees, 44 minutes East, 20.33 feet to a point (the breadth or back of the lot); thence along land of Lot No. 189 and through the party wall (the depth of the lot) the five (5) following courses and distances: (1) South 82 degrees, 16 minutes West, 33.00 feet to a point (the back of the unit); (2) North 07 degrees, 44 minutes West, 0.33 feet to a point; (3) South 87 degrees, 16 minutes West, 31.50 feet to a point; (4) North 07 degrees, 44 minutes West, 0.33 feet to a point (the front of the unit); (5) South 82 degrees, 16 minutes West, 3.45 feet to a point; thence extending North 07 degrees, 44 minutes West, 19.72 feet to a point (the breadth or front of the lot) and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rebecca Mogel by Deed from Greenwich Investors IX, LLC dated 11/30/2000, recorded 12/7/2000 in Deed Book 5341, Page 850.

Parcel Number: 48-00-01417-99-2.

Location of property: 234 Lexington Road Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rebecca Mogel** at the suit of Deutsche Bank, National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$169,920.23.

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.

11-13369

ALL THAT CERTAIN parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, shown as Lot #2 according to a subdivision plan made for Walter Davis by Meixner, Civil Engineers and Surveyors, Collegeville, Pennsylvania, dated February 10, 1972, last revised March 1, 1976, and recorded in Plan Book Volume B-29, Page 36, and being more fully bounded and described, as follows:

BEGINNING at a point in the center line of Gravel Pike (Route 29/73) (at this point 33 feet wide, but extending Southeastwardly of variable width) which point is at the distance of 94 feet measured South 66 degrees, 01 minutes, 20 seconds East along said center line from its intersection with the extended center line of Springmount Road (as shown on said plan); thence in and through Gravel Pike (Route 29) South 66 degrees, 01 minutes, 20 seconds East, 316.00 feet to a point; thence leaving pavement of Gravel Pike (Route 29) and going along Lot #3 the two following courses and distances: (1) South 23 degrees, 58 minutes, 40 seconds West, 137.20 feet to a point; (2) South 59 degrees, 25 minutes, 20 seconds West, 271.64 feet to a point in line of Lot #4; thence along Lot #4 the two following courses and distances: (1) North 26 degrees, 58 minutes, 40 seconds West, 21.60 feet to a point; (2) South 63 degrees, 01 minutes, 20 seconds West, 32.99 feet to a point a corner of Lot #1; thence along Lot #1 North 46 degrees, 00 minutes, 11 seconds West, 214.80 feet to a point in line of lands now or formerly of Anna L. Kehs; thence along lands now or formerly of Anna L. Kehs the three following courses and distances: (1) North 29 degrees, 51 minutes East, 82.80 feet to a point; (2) South 60 degrees, 09 minutes East, 50.10 feet to a point; (3) North 29 degrees, 51 minutes East, 2290.90 feet to a point, the place of beginning.

Parcel Number: 38-00-00781-00-9.

Location of property: 1005 North Gravel Pike, Lower Frederick, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Ferning, L.L.C.** at the suit of Perkiomen Valley School District. Debt: \$16,161.61.

James R. Wood, Attorney.

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

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

11-14144

ALL THAT CERTAIN lot or piece of ground 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 made of "Fair Hills" made for Skippack Village, Inc. by Urwiler & Walter, Inc., dated 10/29/1976, last revised 4/19/1978 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-32, Page 53 as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of Bevon Road (50 feet wide) which point is at the arc distance of 32.9.5 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 Northwesterly side of Easter Avenue (50 feet wide); thence extending from said point of beginning Northwestwardly along the said Northeasterly side of Fort Bevon Road on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 28.90 feet to a point, a corner of Lot Number 17 as shown on said plan; thence extending North 66 degrees, 01 minutes, 40 seconds East along Lot No. 17 and also for a portion of the distance extending through the party wall as shown on said plan, the distance of 100.00 feet to a point, a corner in line of Lot No. 19, as shown on said plan; thence extending South 23 degrees, 02 minutes, 42 seconds East along Lot No. 19 and also for a portion of the distance extending through the party wall as shown on said plan the distance of 71.33 feet to a point on the said Northwesterly side of Easter Avenue; thence extending along the said side of Easter Avenue, the following courses and distances viz: (1) extending in a Southwestwardly to Westwardly direction on the arc of a curve, curving to the right having a radius of 125.00 feet the arc distance of 73.37 feet to a point of tangent; and (2) thence extending South 89 degrees, 57 minutes, 57 seconds West, the distance of 16.53 feet to a point of curve; thence leaving the said Northwesterly side of Easter Avenue, on the arc of a curve, curving to the right, having a radius of 25.00 feet to the arc distance of 32.95 feet to a point of reverse curve on the said Northeasterly side of Fort Bevon Road, being the first mentioned point of reverse curve and place of beginning.

BEING Lot No. 18 as shown on the above mentioned plan.

BEING the same premises which G. Jeffrey Katz and Kathleen E., his wife, by Deed dated 10/15/1994 and recorded at Montgomery County in Deed Book 5097, Page 1206 granted and conveyed unto Steven D. Preston and Sonia R. Preston, his wife, in fee.

ALSO being the same premises which Steven D. and Sonia R. Preston by Deed dated July 31, 1998 and recorded on August 18, 1998 in Montgomery County Deed Book 5236, Page 2431, et seq., granted and conveyed unto Christopher Sacra and Kathleen Sacra, husband and wife.

Parcel Number: 51-00-01358-60-7.

Location of property: 2120 Fort Bevon Road, Harleysville, PA.

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

Seized and taken in execution as the property of **Kathleen Sacro and Christopher Sacro** at the suit of First Niagara Bank, N.A., et al. Debt: \$48,964.93.

Jeffrey G. Trauger, Attorney.

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

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

11-15842

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

BEGINNING at a point at low water mark of the River Schuylkill, a corner of land of Augustus Solomon; thence extending along the low water mark, of the river Schuylkill South 78 degrees, 30 minutes East, 137.5 feet more or less to a point a corner of land of the Commercial Club; thence extending along said land, North 07 degrees, 48 minutes East, 180 feet more or less to a point on the South side of the right-of-way of the Pennsylvania Railroad Company; thence extending along the said side of the right-of-way of the Pennsylvania Railroad Company, North 82 degrees, 21 minutes West, 131.7 feet more or less to a point a corner of land of Augustus Solomon, aforesaid; thence extending along said land, South 10 degrees, 56 minutes West, 171 feet more or less to the first mentioned point and place of beginning.

TOGETHER with the right-of-way through the present lane of the said Jacob M. Detwiler, from a public road laid out along the North side of the right-of-way of the said Pennsylvania Railroad Company, across the said right-of-way of the said Pennsylvania Railroad, as the said lane at the present exists, Southwesterly to the road formerly laid out as a public road, near the River Bank; and thence Southeasterly along said road to the lands hereby conveyed and the right of ingress, egress and regress into and out of said land along said roadway and land at all times hereafter forever.

Parcel Number: 63-00-03409-00-2.

Location of property: 18 East Indian Lane, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James A. Gowder** at the suit of Norristown Area School District. Debt: \$7,844.69.

James R. Wood, Attorney.

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

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

11-15973

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

BEGINNING at a stone corner in the center line of Jefferson Street and Cherry Alley; thence along the center line of Cherry Alley South 66 degrees, West 200 feet to a stone at the center line of said alley and Green Alley; thence along the same South 24 degrees, East 47 feet to a stone planted for a corner line of the late William Kohl's land; thence along the same North 68 degrees, East 200 feet to a corner in the center line of Jefferson Street; thence along the center line of Jefferson Street North 24 degrees, West 47 feet to the place of beginning.

CONTAINING 9,400 square feet of land.

BEING the same premise which Rocana C. Kulp, single woman by Deed dated 8/29/2005 and recorded 8/29/2005 in Montgomery County in Deed Book 5568, Page 1850 conveyed unto Wayne E. Phinney, in fee.

Parcel Number: 06-00-01928-00-1.

Location of property: 354 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Wayne E. Phinney and Bonnie L. Phinney (real owner)** at the suit of JP Morgan Chase Bank, National Association. Debt: \$186,638.33.

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.

11-16994

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a certain plan thereof known as topographical survey made for Mobil Oil Corporation by Urwiler and Walter, Inc., Engineers, dated February 24, 1969, as one parcel, as follows, to wit:

BEGINNING at a point at p.k. nail formed by the intersection of center line of Skippack Pike (t.r. 73) (33 feet wide) with the center line of Bridge Road (i.r. 113) (33 feet wide); thence extending from said point of beginning: (1) South 31 degrees, 9 minutes, 30 seconds East along the center line of Skippack Pike 175 feet to a point; thence extending (2) South 45 degrees, 31 minutes, 30 seconds West crossing the Southwesterly side of Skippack Pike along lands now or late of Cher-Den Inc. 222.91 feet to a point in line of lands now or late of Frank P. Wilmer; thence extending (3) North 27 degrees, 19 minutes, 11 seconds West along the last mentioned lands crossing the Southwesterly side of a tributary of Skippack Creek, recrossing the Southwesterly side of said creek and also crossing the Southeasterly side of Bridge Road aforesaid 176.62 feet to a p.k. nail set in the bed of said creek also in the center line of Bridge Road; thence extending (4) North, 45 degrees, 6 minutes, 30 seconds East along the center line of Bridge Road crossing the Northeasterly side, of the aforesaid tributary of Skippack Creek 211.12 feet to the first mentioned point of intersection and place of beginning.

Parcel Number: 51-00-03469-00-8.

Location of property: 4124 Skippack Pike, Skippack Township, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Whitpain Skippack, L.P.** at the suit of Perkiomen Valley School District. Debt: \$8,525.90.

James R. Wood, Attorney.

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

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

11-18882

ALL THE FOLLOWING described real estate, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, particularly described as follows, according to a survey and plan thereof made by Albright and Mebus, Registered Professional Engineers and Land Surveyors, on March 25, 1926, as follows, to wit:

BEGINNING at the corner formed by the intersection of the Southwest side of Church Road with the Southeast side of High School Road (50 feet wide); thence extending South 58 degrees, 07 minutes, 29 seconds East along the said Southwest side of Church Road, 88.16 feet to a point; thence extending South 47 degrees 20 minutes 27 seconds West, 78.20 feet to a point; thence extending North 09 degrees, 53 minutes, 25 seconds West crossing the head of a certain 12 feet wide driveway where it turns and extends Southwardly for a short distance then widens to the width of 15 feet and extends Southeastwardly into Mill Road and crossed the head of a certain other driveway where it widens then narrows to the width of 15 feet and extends Northwestwardly into said High School Road, 101.05 feet to the first mentioned point a corner and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveways as and for driveways and passageways at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject to a proportionate part of the expenses of keeping said driveways in good order and repair.

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

TITLE TOSAD PREMISES IS VESTED IN Peter A. Evalds and Jaclyn Szumila, by Deed from Christopher M. McPeak and Christine T. McPeak, h/w, dated 11/30/2005, recorded 01/31/2006 in Book 5588, Page 1752.

Parcel Number: 31-00-06727-00-1.

Location of property: 382 Church Road a/k/a 382 East Church Road, Elkins Park, PA 19027-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter A. Evalds and Jaclyn Szumila a/k/a Jaclyn Szumila** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$149,267.65.

Matthew Brushwood, Attorney, I.D. #310592

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

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

11-21310

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 and described according to a survey and plan thereof made by Donald H. Schurr, Registered Land Surveyor, on August 11, 1952 and recorded in Norristown, in the Office for the Recording of Deeds in Deed Book 2310, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cottage Lane (fifty feet wide) at the distance of five hundred eighty-two and forty-eight one-hundredths feet Northeastwardly from a point of curve formed by the intersection of the Northwesterly side of Cottage Lane (fifty feet wide) with the Northeasterly side of Woodlawn Road (fifty feet wide); thence extending Northeasterly (along Cottage Lane) on the arc of a circle on a line curving to the right with a radius of four hundred eighteen and thirty-two one-hundredths feet the arc distance of sixty-five feet to a point; thence extending North thirty-one degrees, five minutes, twenty seconds West, one hundred forty-seven and fifty-eight one-hundredths feet to a point; thence extending South forty-nine degrees, thirty-one minutes, twenty seconds West, eighty-seven and fifty-eight one-hundredths feet to a point; and thence extending South thirty-nine degrees, fifty-nine minutes, thirty seconds East, one hundred forty and two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #279 on said plan.

BEING the same premises which Ellen E. O'Donnell, unmarried widow, by Deed dated 10/22/2007 and recorded 10/26/2007 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5670, Page 34, Instrument No. 2007129588, granted and conveyed unto Paul A. Michener and Cathy J. Michener.

3017 Cottage Lane, East Norriton, PA 19401.

Parcel Number: 33-00-01810-00-2.

Location of property: 3017 Cottage Lane, East Norriton, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Cathy J. Michener and Paul A. Michener** at the suit of PNC Mortgage, et al. Debt: \$286,757.86.

Louis P. Vitti, Attorney.

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

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

11-24065

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, described according to a Subdivision Plan of Norristown Gardens, made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, dated the Twenty-Fifth day of February A.D., 1955, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-2, Page 24, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Michele Drive (fifty feet wide), which point is measured in a Southeasterly direction on a line curving to the right having a radius of five hundred ninety-nine and ninety-two one-hundredths feet the arc distance of seventy-five and eighty-two one-hundredths feet from a point of reverse curve on Michele Drive, which last mentioned point is measured in a Southeasterly direction on a line curving to the left having a radius of fifteen feet the arc distance of twenty-two and fourteen one-hundredths feet from a point on the Southeasterly side of Barbara Drive (fifty feet wide); thence extending from the first above-mentioned beginning point in a Southeasterly direction along Michele Drive, on a line curving to the right having a radius of five hundred ninety-nine and ninety-two one-hundredths feet the arc distance of fifty-six and forty-four one-hundredths feet to a point of tangent on Michele Drive; thence extending South sixty-six degrees, fifty minutes East, still continuing along Michele Drive, thirteen and fifty-six one-hundredths feet to a point on Michele Drive; thence extending North twenty-three degrees, ten minutes East along line of Lot No 109 on said plan and crossing the right-of-way of the Philadelphia Electric Company, two hundred thirty-five and twenty-seven one-hundredths feet to a point on the Northeasterly line of said right-of-way, thence extending North forty-four degrees, twenty-four minutes, thirty seconds West along said right-of-way, sixty-six and sixty-eight one-hundredths feet to a point in the right-of-way line of the Transcontinental Gas Pipe Line; thence extending South seventy-four degrees, fifty minutes, forty-four seconds West crossing said right-of-way of the Philadelphia Electric Company and through the right-of-way line of the Transcontinental Gas Pipe Line thirty-nine and ten one-hundredths feet to a point; thence extending South seventeen degrees, forty-six minutes, thirty-six seconds West re-crossing the said right-of-way line of the Transcontinental Gas Pipe Line and along line of Lot No. 107 on said plan, two hundred forty and seventeen one-hundredths feet to a point on the Northeasterly side of Michele Drive, being the first mentioned point and place of beginning.

BEING known as Lot No. 108 on said plan.

BEING the same premises that Ann M. Fusco by Deed dated 4/29/1999 and recorded 6/23/1999 in Book 5276, Page 2073 in Montgomery County Recorder of Deeds and conveyed unto Judith R. Hamilton.

Parcel Number: 33-00-05620-00-8.

Location of property: 2950 Michele Drive, East Norriton, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Judith R. Hamilton** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates. Debt: \$338,938.93.

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.

11-24221

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm prepared for The Cutler Group, Inc., made by Horizon Engineering Associates, LLC, dated January 14, 2002, and last revised March 12, 2004, and recorded in Plan Book 23, Pages 13, 14, 15, and 16, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Sterling Drive (50 feet wide), said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right, having a radius of 10.00 feet from a point of curve on the Northeasterly side of Avondale Drive (50 feet wide); thence, extending from said point of beginning along the Southeasterly side of Sterling Drive, North 39°, 23', 03" East, 85.00 feet to a point, a corner of Lot No. 144 as shown on said plan; thence, extending along the same, South 50°, 36', 57" East, 120.00 feet to a point in line of Lot No. 146 as shown on said plan; thence, extending along the same, South 39°, 23', 03" West, 95.00 feet to a point on the Northeasterly side of Avondale Drive; thence, extending along the same, North 50°, 36', 57" West, 110.00 feet to a point of curve; thence, extending on the arc of a circle curving to the right, having a radius of 10.00 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 145 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sung E. Shin by Deed from The Cutler Group, Inc. dated February 22, 2008 and recorded February 29, 2008 in Deed Book 5684, Page 1.

Parcel Number: 46-00-03408-50-6.

Location of property: 100 Sterling Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sung E. Shin** at the suit of Cenlar, FSB. Debt: \$423,272.53.

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.

11-25718

ALL THAT CERTAIN tract or parcel of land and premises hereinafter particularly described, situate, lying and being in **Horsham Township** (erroneously shown as Borough of Hatboro in previous deeds), County of Montgomery, and State of Pennsylvania.

BEGINNING at a point on the former center line of County Line Road (thirty-three feet wide) said point being at the distance of one thousand two hundred forty-four and seventeen one-hundredths feet Southeastwardly measured along the former center line of County Line Road from its point of intersection with the center line of Maple Avenue (thirty-three feet wide) said point of beginning being a corner of land now or late of Earl C. Henry; thence extending from said point of beginning South forty-seven degrees, forty-five minutes East along the former center line of County Line Road one hundred fifty feet to a point in line of land now or late of Alfred Downs; thence extending South forty-two degrees, twenty-eight minutes, thirty seconds West along the said Down's land crossing the Southwesterly side of County Line Road as now widened to the width of ninety feet, one hundred sixty-five feet to a point in line of other lands of the said Earl C. Henry; thence extending by the said Henry's land the two following courses and distances: (1) North forty-seven degrees, forty-five minutes West, one hundred fifty feet to a point a corner; and (2) North forty-two degrees, twenty-eight minutes, thirty seconds East recrossing the Southwesterly side of County Line Road one hundred sixty-five feet to the first mentioned point and place of beginning.

Parcel Number: 36-00-02734-00-2.

Location of property: 331 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A commercial property.

Seized and taken in execution as the property of **Kevin C. Peters Enterprises, Inc.** at the suit of Bayview Loan Servicing, LLC. Debt: \$295,044.66.

Martin S. Weisberg, 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.

11-27309

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision for "Hayes Estates" Phase I made by Herbert H. Metz, Inc. dated, 11/3/1987 and last revised on 9/7/1988 and recorded In Plan Book A-50, Page 474, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fairgrounds Road (60 feet wide) at a corner of this and Lot No. 108 as shown on the above mentioned plan; running thence extending from said point of beginning and extending partly along the Northeasterly side of Fairgrounds Road and changing over to the Northeasterly side of Fairgrounds Road on the arc of a curve curving to the left having a radius of 292.00 feet the arc distance of 74.96 feet to a point, a corner in line of Lot No. 110; thence extending along the same North 14 degrees 27 minutes, 16 seconds West, 141.10 feet to a point, a corner in line of Lot No. 89; thence extending along the same North 88 degrees, 45 minutes, 58 seconds East, 110.00 feet to a point, a corner in line of Lot No. 108; thence extending along the same South 00 degrees, 15 minutes, 14 seconds West, 129.76 feet to the first mentioned point and place of beginning.

Parcel Number: 35-00-03452-21-7.

Location of property: 1560 Fairgrounds Road, Hatfield, PA 19440.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ernest M. White and Ronda S. White** at the suit of Citimortgage, Inc. Debt: \$242,383.31.

Craig Oppenheimer, 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.

11-27411

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

BEGINNING at a point on the North side of Queen Street at a corner of Lot No. 67 now or late of John G. Kugler, known as 847 Queen Street: thence by the same Northwardly one hundred forty feet to a twenty feet wide alley; thence along said alley Eastwardly thirty feet to the place of beginning.

BEING Lot No. 66 in a plan of lots laid out by Joseph Potts, Jr., Henry Potts Jr. and Edward S. Davies, a copy of which plan is on file in the Montgomery County Recorder of Deeds Office Norristown, Pennsylvania.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN messuage and tract of land situate in the Sixth Ward, Borough of Pottstown, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a situation survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner other lands of Irma Leister said point being on the Northerly property line of Queen Street, 50 feet wide and distant along the same from a point marking the Northwesterly property line intersection of the aforesaid Queen Street and another given road or street known as Eden Street 30 feet wide South 89 degrees, 15 minutes West, 44.00 feet and 6 inches; thence from said point of beginning continuing along the Northerly property line of Queen Street, South 89 degrees, 15 minutes West, 15.00 feet, 6 inches to a corner lands now or formerly owned by Charles E. Groff; thence along the latter lands North 0 degrees, 45 minutes West, 140.00 feet to a corner on the Southerly side of a given 20 foot wide alley; thence along the same North 89 degrees, 15 minutes East, 15.00 feet, 6 inches to a corner other lands of aforesaid Irma Leister, thence along the same South 0 degrees, 45 minutes East, 140.00 feet to a corner and place of beginning.

EXCEPTING AND RESERVING the joint use for ingress and egress forever over a 2 foot 5 1/2 inch wide foot passageway the centerline of which is symmetrical with the Easterly property line of the aforesaid described property leading from Queen Street Northerly as access to the rear of properties #849 and #851 Queen Street.

TITLE TO SAID PREMISES IS VESTED IN Kristaly A. Rome, by Deed from Dennis McClimon and Patricia McClimon, husband and wife, dated 10/13/00, recorded 11/17/00, in Book 5338, Page 2213, Instrument #22538.

Parcel Number: 16-00-23752-00-1.

Location of property: 851 Queen Street, Pottstown, PA 19464-6015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Krystaly A. Rome a/k/a Kristaly A. Rome a/k/a Krystaly Rome** at the suit of U.S. Bank National Association, as Co-Trustee for the Government Loan Securitization Trust 2011-FV1. Debt: \$55,883.28.

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

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

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

11-28280
PREMISES 'A'

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

SITUATE on the North side of Bethayres and Huntingdon Roads at the distance of 1375 feet East from the Northeast side of Duell Street.

CONTAINING in front or breadth on the said Bethayres and Huntingdon Roads 38 feet and extending of that width in length or depth North 13 degrees, 13 minutes West, 125 feet including on the East side the Western moiety of a certain 10 feet wide driveway which extends into and from the said Bethayres and Huntingdon Roads.

BEING Lot No. 77 as shown on a plan of lots made for the Huntingdon Valley Realty Company and amended for the Klauder Weldon Dyeing Machine Company.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a passageway and driveway at all times hereafter forever in common with the owners, tenants and occupiers of the lot of ground adjoining on the East.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, being a portion of Lot No. 69 on plan amended for Klauder Weldon Dyeing Machine Company, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Randolph Street (44 feet wide), said point being measured 210.35 feet North 41 degrees, 9 minutes East from a point formed by the intersection of the Southeasterly side of aforesaid Randolph Street and the Northeasterly side of Duell Street (44 feet wide); thence continuing along the Southeasterly side of Randolph Street North 41 degrees, 9 minutes East, 46.75 feet to a point; thence South 13 degrees, 13 minutes East, 70.97 feet to the Northeasterly corner of Lot No. 77; thence along the Northerly line of said lot, South 76 degrees, 47 minutes West, 38 feet to a point; thence North 13 degrees, 13 minutes West, 43.73 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Marren, by Deed from Ralph A. Hernandez and Colleen M. Hernandez, h/w, dated 10/26/2004, recorded 11/19/2004 in Book 5533, Page 2409.

Parcel Number: 41-00-06796-00-3.

Location of property: 2380 Philmont Avenue, Huntingdon Valley, PA 19006-6201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Marren** at the suit of Police and Fire Federal Credit Union. Debt: \$197,114.34.

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.

11-28463

ALL THAT CERTAIN piece of parcel of land, with the messuage thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Metz & Weir, Civil Engineers, on the Fourth day of March A.D. 1922, as follows, to wit:

BEGINNING at an iron pin in the Northeast side line of Fourth Street, (forty-eight feet wide) at a distance of two hundred and ninety-five feet and two-tenths of a foot Southeasterly from a point at the intersection of the Southeast side line of Ridge Street (forty-eight feet wide) and the Northeast side line of Fourth Street; thence extending along said side line of Fourth Street South forty-three degrees, and fifteen minutes East, twenty-five feet and five-tenths of a foot to an iron pin at a corner of this land now or late of Lansdale Building and Improvement Association; thence extending of that width between parallel lines at right angles with said Fourth Street North forty-six degrees and forty-five minutes East, one hundred and seventy-one feet to iron pins in the Southwest side of line of a twenty feet wide alley dedicated to public use forever, the Southern side line thereof passing through the middle of the party wall dividing this and the adjoining premises.

BEING the same premises by Deed from Bryan J. Cook, et al. dated 07/31/2008 and recorded 08/08/08 in Book 12452, Page 520 granted and conveyed unto Benjamin Gehman and Andrea Gehman, as Tenants by the Entirety.

Parcel Number: 11-00-06248-00-5.

Location of property: 225 East 4th Street, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Andrea Gehman and Benjamin Gehman** at the suit of Citimortgage, Inc. Debt: \$227,222.62.

Craig Oppenheimer, 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.

11-28717

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

11-28893

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, described according to a Final Plan of Subdivision Phase 3 "Montgomery Greene", prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 6/12/1994 and recorded in Plan Book A-55, Page 119, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Steeplechase Drive, said point being a corner of Lot 140 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southeasterly side of Steeplechase Drive the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 23.18 feet to a point of tangent; and (2) North 43 degrees, 23 minutes, 23 seconds East, 22.64 feet to a point a corner of open space as shown on the above mentioned plan; thence extending along same South 77 degrees, 00 minutes, 00 seconds East in the bed of a 50 feet wide buffer 152.40 feet to a point; thence extending South 13 degrees, 00 minutes, 00 seconds West crossing said buffer 40.50 feet to a point a corner of Lot 140 as shown on the above mentioned plan; thence extending along same North 77 degrees, 00 minutes, 00 seconds West, 173.67 feet to a point of curve on the Southeasterly side of Steeplechase Drive aforesaid point being the first mentioned point and place of beginning.

BEING Lot #139 as shown on the said above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William E. Fahy, III and Anne M. Fahy, by Deed from William E. Fahy, III and Anne M. Fahy, (formerly Anne M. Ross), dated 08/28/1996, recorded 09/24/1996 in Book 5162, Page 152.

Parcel Number: 46-00-03405-01-6.

Location of property: 132 Steeplechase Drive, North Wales, PA 19454-4239.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Fahy, III and Anne M. Fahy** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$155,334.00.

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.

11-28934

ALL THAT CERTAIN message and 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 on the North side of Walnut Street, East of Franklin Street, at a point on the division line of this and Lot Number 409 on a Plan of Lots of the Pottstown Iron Company; thence extending from said point of beginning Northwardly, the distance of 140 feet to an alley; thence extending Eastwardly, the distance of 18 feet, 5 and 1/2 inches to Lot Number 413; thence extending Southwardly along the same, the distance of 140 feet to Walnut street, aforesaid; thence extending Westwardly along the same, the distance of 18 feet, 5 and 1/2 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Albert Butts by Deed from Household Finance Consumer Discount Company dated February 16, 2001 and recorded March 5, 2001 in Deed Book 5352, Page 0044.

Parcel Number: 16-00-30744-00-2.

Location of property: 411 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert Butts and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania and The United States of America Attorney General of the United States** at the suit of First Niagara Bank s/b/m/t Harleysville National Bank and Trust Company. Debt: \$52,706.71.

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.

11-29173

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as 'Poplar Manor Section 2' made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, dated 5/4/84, last revised 3/26/85, and recorded in Plan Book B-40, Page 372, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Farmington Avenue (70 feet wide) which point is at the distance of 101.27 feet measured South 27 degrees, 49 minutes West from the point of interior of the said Southeasterly side of Farmington Avenue and the Southwesterly side of Diamond Street (50 feet wide); thence extending from said point of beginning along Lot #7 on said plan South 62 degrees, 11 minutes East, 140.00 feet to a point on the Northwesterly side of a certain 20 feet wide alley; thence extending along same, South 27 degrees, 49 minutes West, 27.0 feet to a point a corner of Lot #9 on said plan; thence extending along said Lot #9, North 62 degrees, 11 minutes West, 140.0 feet to a point on the Southeasterly side of Farmington Avenue, aforesaid; thence extending along the said side of Farmington Avenue North 27 degrees, 49 minutes East, 27.0 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said plan.

GRANTEE shall not be allowed to convey the premises to any person, persons, entity or entities without the written approval of the grantor for a period of fifteen (15) years from the date of conveyance of the premises to Grantor or until the first mortgage loan encumbering the premises is paid in full, whichever is later.

GRANTOR shall retain the first right to purchase the premises should Grantee wish to sell or should Grantee default on either the first or second mortgage loan. If Grantor exercises its right to purchase the premises, the purchase price shall be the fair market value of the premises as determined by a certified appraiser chosen by Grantor and pursuant to the regulations as set forth in 24 CFR Part 906.

THE premises must be used as Grantee's primary residence for Grantee and Grantee's family only and Grantee is prohibited from utilizing the premises in any other fashion.

GRANTEE shall not, without prior approval of Grantor, allow any further encumbrance upon the premises other than the first mortgage and the second mortgage.

TITLE TO SAID PREMISES IS VESTED IN Maryrose Hughes and John J. Bemstiel, Jr., by Deed from Montgomery County Housing Authority, dated 02/27/1998, recorded 03/03/1998 in Book 5217, Page 1980.

Parcel Number: 60-00-00400-00-8.

Location of property: 836 Farmington Avenue, Pottstown, PA 19464-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maryrose Hughes and John J. Bernstiel, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$64,838.59.

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.

11-29426
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County Pennsylvania and described according to a certain plan thereof known as plan subdivision made for Arthur J. Schwartz, Inc. by Boucher and James, Inc., Engineer, said plan being recorded in the Office of Recorder of Deeds for Montgomery County, Norristown, Pennsylvania on April 2, 1964 in Plan Book B-9, as follows, to wit:

BEGINNING at a point on the Southerly side of a cul-de-sac (irregular width) at the end of Hawthorne Lane said point being the four following courses and distances from a point of reverse curve on the Northeasterly side of Church Road (50 feet wide): (1) leaving Church Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.98 feet to a point of tangent on the Southeasterly side of Hawthorne Lane (50 feet wide); (2) Northeastwardly along the Southwesterly side of Hawthorne Lane 244.01 feet to a point of curve on the same; (3) Northeastwardly and Eastwardly partly along the Southeasterly and Southerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 24.38 feet to a point of reverse curve on the same; and (4) Eastwardly and Northeastwardly partly along the Southerly and Southeasterly sides of the aforesaid cul-de-sac on the arc of a circle to the left having a radius of 50.00 feet the arc distance of 69.18 feet to the point of beginning; thence extending from said point of beginning Northeastwardly and Northwestwardly partly along the Southeasterly and Northeastwardly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 50.00 feet to a point on the Northeasterly side of same; thence extending North 42 degrees, 49 minutes East, 97.00 feet to a point; thence extending South 51 degrees, 58 minutes East, 219.31 feet to a point; thence extending South 50 degrees, 07 minutes, 15 seconds West, 27.41 feet to a point; thence extending North 79 degrees, 53 minutes, 15 seconds West, 205.59 feet to the first mentioned point and place of beginning.

BEING Lot Number 7 as shown on the above mentioned plan.

PREMISES "B"

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

BEGINNING at a point on the line dividing Lots No. 6 and No 7 on a plan of Arthur J. Schwartz, Inc. plan, said point being at the distance of 40.00 feet measured along the said dividing line South 79 degrees, 53 minutes, 15 seconds East from a point on the Southeasterly side of a cul-de-sac at the Northeasterly end of Hawthorne Lane, said point being a front corner of Lots No. 6 and No. 7 said point being at the arc distance of 69.18 feet measured along the said side of cul-de-sac by a line extending in an Easterly and Northeasterly direction and curving to the left with a radius of 50.00 feet from a point of reverse curve, said point of reverse curve being at the arc distance of 24.38 feet measured along the said side of the cul-de-sac by a line extending in a Northeast and Easterly direction and curving to the right with a radius of 30.00 feet from a point of curve on the Southeasterly side of Hawthorne Lane (50 feet wide) said point of curve being at the distance of 244.01 feet measured along the said side of Hawthorne Lane, North 42 degrees, 49 minutes East from a point of tangent of a radius corner, said point of tangent being at the arc distance of 31.98 feet measured by a line extending in a Northwest, North and Northeasterly direction and curving to the right with a radius of 20 feet from a point of reverse curve of a radius corner on the Northeasterly side of Church Road (60 feet wide); thence from the place of beginning and along the line dividing Lots No. 6 and No. 7 South 79 degrees, 53 minutes, 15 seconds East, 165.59 feet to a point; thence partly along the rear line of Lot No. 6 South 59 degrees, 07 minutes, 15 seconds West, 85.40 feet to a point; thence though Lot No. 6 as shown on a subdivision plan made for Bernard and Beverly Miller approved by the Board of Township Commissioners of the Township of Cheltenham on December 19, 1967 and recorded in the Office for the Recording of Deeds, etc., at Norristown, Pennsylvania in Plan Book A-II, Page No. 31 on January 22, 1968 the following two courses and distances: (1) North 39 degrees, 52 minutes, 45 seconds West, 81.47 feet to an angle point; thence (2) North 64 degrees, 47 minutes, 15 seconds West, 50.00 feet to a point and place of beginning.

Parcel Number: 31-00-13828-00-1.

Location of property: 8125 Hawthorne Lane, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith Crowder** at the suit of SBI Federal Credit Union. Debt: \$87,227.14.

Robert J. Wilson, 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.

11-30580

ALL THAT CERTAIN lot or piece of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in August, 1946, as follows, to wit:

BEGINNING at a point in the center line of Sunset Avenue, a corner of other land of Wilmer M. Lovette and Katharine E., his wife; thence along said land, North 44 degrees, 29 minutes West, 737.00 feet to a stake; thence by remaining land of Olen D. Capps and Nancy B., his wife, the 2 following courses and distances, viz: North 60 degrees, 50 minutes East, 103.68 feet to a stake a corner; thence South 44 degrees, 29 minutes East, 709.62 feet to a point in the aforesaid center line of Sunset Avenue; thence along the center line thereof, South 44 degrees, 37 minutes East, 100.00 feet to a place of beginning.

CONTAINING 1.66 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Fu-Chun Hsu and Che-Hsiang Wang, h/w, by Deed from General Surety Company, Limited, a St. Kitts Corporation, dated 06/25/1998, recorded 08/11/1998 in Book 5236, Page 453.

Parcel Number: 33-00-08682-00-6.

Location of property: 2935 Sunset Avenue, Norristown, PA 19403-4410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fu-Chun Hsu and Che-Hsiang Wang** at the suit of Bank of America, N.A. Debt: \$359,665.52.

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.

11-30937

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a revision of Subdivision #2, Providence Hills, made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, dated 1/13/1955 and recorded in the Office of the Recording of Deeds of Montgomery County at Norristown 8/19/1955 in Plan Book A-2, Page 58, as follows, to wit:

BEGINNING at a point on the Northwestern side of Henry Road (50 feet wide) at the distance of 300 feet Southwest from the Southernmost terminus of a radial round corner connecting the Northwest side of Henry Road with the Southwest side of Mann Road (50 feet wide).

CONTAINING in front or breadth on the said Henry Road 65 feet and extending of that width in length or depth Northwest between parallel lines at right angles with the said Northwest side of Henry Road 155 feet.

BEING known as Lot No. 61 on the above mentioned plan.

BEING the same premises which Helen M. Laskey by Deed dated 4/15/03 and recorded 6/10/03 in Montgomery County, in Deed Book 5459, Page 1074, Granted and conveyed unto Mark Laskey and Maria Laskey, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mark Laskey and Maria Laskey (deceased), husband and wife by Deed from Helen M. Laskey dated 04/15/2003, recorded 06/10/2003 in Deed Book 5459, Page 1074.

Parcel Number: 43-00-06118-00-4.

Location of property: 27 Henry Road, Norristown, PA 19403-1314.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Laskey a/k/a Mark John Laskey** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for the Registered Holders of Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass Through Certificates. Debt: \$77,879.87.

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.

11-30950

ALL THAT CERTAIN town lot of land, with the buildings thereon erected, situate in **Lansdale Borough**, formerly Upper Gwynedd Township, County of Montgomery and State of Pennsylvania, being Lot No. 63 on a plan of 77 town lots laid out in said Borough and filed in the Recorder's Office at Norristown, known as the Jenkins Building Lots and bounded and described, as follows:

BEGINNING on the West corner of Green and Hancock Streets, containing in front or breadth on said Green Street 84' and extending in length or depth of that width NW on the SW line thereof, 131', 6" and on the line thereof 130', 6" to Church Street bounded on the SE by the said Green Street (40' wide), SW by ground of Joseph G. Henry or Lot No. 65, NW by said Church Street (18' wide) and NE by said Hancock Street (50' wide), all of the above named streets being by the owners of the land dedicated to for public use as streets forever. excepting and reserving thereout and therefrom all that certain double frame messuage and lot or piece of land, situate in the Township of Upper Gwynedd (now the Borough of Lansdale) as aforesaid, being part of Lot No. 64 in a plan of 77 town lots known as Jenkins Building Lots bounded and described as follows; beginning at a point on the NW side of Green Street (42') SW from the West corner on Green and Hancock Streets; thence extending along said side of Green Street, SW 42' and thence extending in length or depth NW between parallel lines on the SW line thereof 131', 6" and on the NE line thereof 131' to Church Street; bounded on the SE by said Green Street on the SW by Lot No. 65 and on the NW by Church Street and on the NE by land of Martha F. Wismer.

BEING the same premises as conveyed in deed from Robert P. Nimmo, as Administrator, of Veterans' Affairs, an Officer of the United States of America recorded 09/03/1982 in Document Number 009424, Book 4691, Page 1101 in said County and State granted and conveyed unto Arthur E. Rose and Barbara E. Rose.

Parcel Number: 11-00-07248-00-4.

Location of property: 502 Green Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Arthur E. Rose a/k/a Arthur E. Rose, Sr. and Barbara E. Rose** at the suit of Citizens Bank of Pennsylvania. Debt: \$126,473.69.

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.

11-31114

ALL THAT CERTAIN unit designated as Unit No. M-I, being a unit in The Court at Henderson II, a Condominium, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Court at Henderson II, a Condominium, dated the 30th day of September, 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery on the 9th day of October, 1981 in Deed Book 4663, Page 37, and Plats and Plans for The Court at Henderson II, a Condominium recorded as Exhibit "C" of the Declaration of Condominium of The Court at Henderson II, a Condominium, in Deed Book 4663, Page 37 and Amendment to said Declaration and Plats and Plans dated April 4, 1982 and recorded April 20, 1982 in Deed Book 4682, Page 2039 (said Amendment to Declaration Plats and Plan also recorded in Condominium Plan Book 9, Page 44).

TOGETHER with all right, title and interest being a 1.41% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Stephen A. Ippoliti and Martha J. Ippoliti, by Deed dated 10/8/2007 recorded 11/14/2007, in the Office for the Recorder of Deeds in and for Montgomery County, in Deed Book Volume 5671, Page 2703, conveyed unto Lee DeMito.

Parcel Number: 58-00-15118-90-7.

Location of property: 200 Prince Frederick Street, Unit M1, King of Prussia, PA 19406.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Leeann T. Demito** at the suit of Citimortgage, Inc. Debt: \$116,956.07.

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.

11-31433

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of Macoby Meadows made by Aston Surveyors/Engineers, Inc., dated September 1, 1998, last revised December 20, 1999 and recorded March 22, 2000 in Plan Book A-59, Pages 135-147, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jodie Court (50 feet wide) said point being a common corner of Lot Nos. 12 and 13; thence extending from said point of beginning along the Southeasterly side of Jodie Court on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.00 feet to a point, a corner of Lot No. 11; thence extending along said and also along Lot No. 9 the two following courses and distances: (1) South 72 degrees, 27 minutes, 55 seconds East, 35.00 feet to a point; and (2) South 78 degrees, 20 minutes, 43 seconds East, 108.32 feet to a point in line of Lot No. 8; thence extending along same South 51 degrees, 47 minutes, 48 second West, 105.53 feet to a point in line of Lot No. 13; thence extending along same North 56 degrees, 05 minutes, 42 seconds West, 94.88 feet to the first mentioned point and place of beginning.

Parcel Number: 15-00-00694-07-4.

Location of property: 1025 Jodie Court, Pennsburg, PA 18073.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert G. Weeks a/k/a Robert Weeks** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2004RS9. Debt: \$250,281.14.

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.

11-32233

ALL THE FOLLOWING DESCRIBED REAL ESTATE, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, particularly described according to a survey and plan made thereof by Albright and Mebus, Registered Professional Engineers and Land Surveyors on the 25th day of March, A.D. 1926, as follows, to wit:

BEGINNING at a point on the Southwest side of Church Road at the distance of 441.14 feet measured along the said Southwest side of Church Road from its intersection with the Southeast side of High School Road (50 feet wide), the (2) following courses and distances, viz: South 58 degrees, 7 minutes, 29 seconds East, 122.43 feet to a point of curve; thence in a Southeasterly direction on the arc of a circle curving to the right with a radius of 600 feet the arc distance of 318.71 feet to the beginning point; thence extending in a Southeasterly direction along the said Southwest side of Church Road on the arc of a circle curving to the right with a radius of 600 feet the arc distance of 5.20 feet to a point of tangent; thence extending South 27 degrees, 11 minutes, 37 seconds East, still along the said Southwest side of Church Road, 24.88 feet to a point; thence extending South 47 degrees, 20 minutes, 27 seconds West, 129.70 feet to the Southwest side of a certain 15 feet wide driveway which extends Southeastward into Mill Road, and Northwardly narrowing at the Northernmost end thereof to a width of 12 feet, and crossing the head of a certain other driveway where it widens and then narrows to a width of 15 feet and extends Southwestward crossing the head of a certain other driveway where it widens and then narrows to a width of 15 feet and extends Northwestward into said High School Road; thence extending North 27 degrees, 11 minutes, 37 seconds West, along the Southwest side of the first above described driveway, 30.09 feet to a point; thence extending North 47 degrees, 20 minutes, 27 seconds East, recrossing said driveway, 129.60 feet to the said Southwest side of Church Road, the first mentioned point and place of beginning.

BEING Lot #20 on said plan.

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

SUBJECT, however, to the proportionate part of the expense of keeping said driveways in good order, condition and repair at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Clark, by Deed from Richard Croy, Jr., acting herein by his agent Randy Croy, duly constituted and appointed by Letter of Attorney dated October 26, 2005 and intended to be forthwith recorded, dated 12/01/2005, recorded 01/18/2006 in Book 5587, Page 870.

Parcel Number: 31-00-06688-00-4.

Location of property: 352 East Church Road, Elkins Park, PA 19027-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Clark** at the suit of Aurora Loan Services, LLC. Debt: \$149,301.63.

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.

11-34533

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

BEGINNING at a point on the Southeast side of Rose Lane (fifty feet wide), which point is measured along the said side of Rose Lane, North forty-six degrees, one minute East, seventy-one feet and seven one-hundredths feet from the Northernmost terminus of the arc round corner connecting the Southeast side of Rose Lane with the Northeast side of Koffels Road (forty-one and five-tenths feet wide); thence from the beginning point and extending along the Southeast side of Rose Lane North forty-six degrees, one minutes East, seventy-six feet to a point; thence leaving the said side of Rose Lane and extending South forty-three degrees, fifty-nine minutes East, one hundred fifty feet to a point; thence extending South forty-six degrees, one minute West, seventy-six feet to a point; thence extending North forty-three degrees, fifty-nine minutes West, one hundred fifty feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margo C. Bartkus, as Joint Tenants With Right of Survivorship Jeffrey S. Kleckner and Tiffany D. Kleckner, as Tenants by the Entirety, by Deed from Robert T. Gordon and Nicole M. Gordon, dated 10/20/2006, recorded 11/13/2006 in Book 5623, Page 2091.

Parcel Number: 35-00-09562-00-6.

Location of property: 810 Rose Lane, Hatfield, PA 19440-3148.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margo C. Bartkus and Tiffany D. Kleckner and Jeffrey S. Kleckner** 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: \$330,820.22.

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.

11-34842

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 Commonwealth of Pennsylvania, bounded and described according to a survey made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on March 25, 1953, as follows, to wit:

BEGINNING at a point in the center line of Belmont Avenue (40 feet wide) at the distance of 169.28 feet measured Southeastwardly along the said center line of Belmont Avenue from its intersection with the center line of Westmont Avenue (40 feet wide).

CONTAINING in front or breadth along the said center line of Belmont Avenue 45 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said center line of Belmont Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED BY Special Warranty Deed, dated 2/21/2004, given by Bryan C. Thomas to Bryan C. Thomas and Esther Thomas and recorded 4/5/2004 in Book 05502, Page 0884, Instrument #2004067661.

Parcel Number: 30-00-03704-00-1.

Location of property: 2641 Belmont Avenue, Abington, PA 19001-4105.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan C. Thomas a/k/a Bryan Thomas and Esther Thomas a/k/a Esther Maupay** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5. Debt: \$195,333.49.

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.

11-34960

ALL THAT CERTAIN message and tract or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey dated 10/6/1969, by Albert G. Newbold R P E, as follows, to wit:

BEGINNING at the intersection of the Southeasterly curb line of Grosstown Road and the Southwesterly right-of-way line of Roberts Road (unopened); thence by the curb line of Grosstown Road South 0 degrees, 30 minutes, 30 seconds East, 105.69 feet; thence by lands now or late of the grantor, Louis DelMuto, and passing through a pin in line North 56 degrees, 06 minutes, 20 seconds West, 190.38 feet to a pin; thence by the same following courses and distances: (1) North 37 degrees, 57 minutes East, 19.80 feet to a pin; (2) North 52 degrees, 32 minutes West, 10.00 feet to a pin; (3) North 38 degrees, 04 minutes East, 89.45 feet to a pin; thence by the Southwesterly right-of-way line of Roberts Road South 46 degrees, 29 minutes, 30 seconds East, 134.65 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Testa, Jr. and Pamela J. Testa, h/w by Deed from Joseph J. Ondo and Nancy P. Ondo, h/w, dated 03/04/2005, recorded 03/22/2005 in Book 5547, Page 1413.

Parcel Number: 64-00-01921-00-4.

Location of property: 1033 Grosstown Road, Stowe, PA 19464-6125.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony J. Testa, Jr. and Pamela J. Testa** at the suit of Wells Fargo Bank, N.A. Debt: \$177,576.29.

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

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

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

12-00422

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by M. R. and J. B. Yerkes, Registered Engineers, Bryn Mawr, Pennsylvania, on July 3, 1947, as follows, to wit:

BEGINNING at a point in the middle line of Conshohocken State Road at the distance of 165.01 feet Northwest from a point in line of Darthmouth Road; thence continuing along the middle line of Conshohocken State Road on a line curving to the right (chord bearing North 26 degrees, 48 minutes, 30 seconds West, 46.88 feet) the arc distance of 47.04 feet to a point; thence continuing along the middle line of Conshohocken State Road, North 18 degrees, 40 minutes West 13 feet to a point; thence extending North 67 degrees, 39 minutes East, 140.20 feet to a point; thence extending South 18 degrees, 40 minutes East, 47 feet to a point; and thence extending South 62 degrees, 14 minutes West, 134.98 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as now appear of record.

TOGETHER with the free and common, use, right, liberty and privilege of the driveway laid out and opened between these premises and the premises adjoining to the Northwest in common with the owners, tenants and occupiers of the premises adjoining to the Northwest as and for a driveway and passageway at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Sundra, by Deed from David Caplan, by Laura Becker Caplan, his Attorney-in-Fact pursuant to a Power of Attorney dated June 30, 1983 and intended to be recorded herewith, dated 09/13/1983, recorded 10/13/1983 in Book 4720, Page 884.

THE SAID Kathleen M. Sundra died on 10/02/2010 and, upon information and belief, her heirs or devisees, and personal representative, are unknown.

Parcel Number: 40-00-58240-00-4.

Location of property: 709 Conshohocken State Road, Bala Cynwyd, PA 19004-2103.

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 Kathleen M. Sundra, Deceased** 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: \$285,459.84.

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

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

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

12-00869

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate on the South side of Hiffletrayer Road in **Marlborough Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of the above mentioned road at the line now or late Salvatore DiBartolo, thence along said land the following two courses and distances, (1) South 41 degrees, 46 minutes West, 700 feet to a point; and thence (2) South 49 degrees, 03 minutes East, 150 feet to a point a corner; thence along lands now or late of Leonard Mygatt, North 41 degrees, 46 minutes East, 700 feet to a point, a corner in the center line of Hiffletrayer Road; thence along center line of Hiffletrayer Road, North 49 degrees, 03 minutes West, 150 feet to the point and place of beginning.

CONTAINING 2.410 acres of land more or less, according to a plan and survey by Stanley F. Moyer, dated April 28, 1999.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Beauvais and Helen M. Beauvais, h/w, by Deed from John H. Piotrowski and Johanna Piotrowski, h/w, dated 06/25/1986, recorded 07/01/1986 in Book 4804, Page 358.

THOMAS E. Beauvais was a co-record owner of the premises as a Tenant by the Entirety. By virtue of Thomas E. Beauvais's death on or about 07/04/2005, her ownership interest was automatically vested in the surviving Tenant by the Entirety, real owner Helen Beauvais a/k/a Helen M. Beauvais died on 07/30/2010 and, upon information and belief, her surviving heir(s) are Charles Brown, Al Brown, Michael A. Brown, Joseph A. Brown, Patricia Sands, and Thomas A. Brown by executed waiver(s), Thomas A. Brown, Al Brown, Joseph A. Brown, Patricia Sands, Michael A. Brown, and Charles Brown waived their rights.

Parcel Number: 45-00-01330-00-2.

Location of property: 5077 Hiffletrayer Road, Green Lane, PA 18054-2123.

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 Helen Beauvais, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$162,139.51.

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.

12-00891

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lot No. 813 at the Forrest on a certain Plan of Lots of Crestmont Division No. 2 which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book No. 496, Page 500 and described in accordance therewith, as follows, to wit:

SITUATE on the Southwesterly side of Glendale Avenue at the distance of two hundred sixty-four feet, six and five-eighths inches Northwestwardly from the Northwestery side of Edge Hill Road (both laid out on said plan) containing in front or breadth Northwestwardly along said side of Glendale Avenue twenty-five feet and extending Southwestwardly between lines at right angles to the said Glendale Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Daniel Markgraf and Jeanette Markgraf, h/w, by Deed from George W. Bradley, dated 06/02/2006, recorded 10/25/2006 in Book 5621, Page 01218, Instrument #2006132468.

Parcel Number: 30-00-24176-00-4.

Location of property: 2122 Glendale Avenue, Abington, PA 19001-2506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel Markgraf and Jeanette Markgraf** at the suit of Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of the Morgan Stanley ABS Capital I, Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6. Debt: \$168,301.01.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-01156

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, 2701 Narcissa Road, prepared by Czop/Specter, Inc., Consulting Engineers & Surveyors, for Gholam Reza Gholami, dated 5/17/2004 revised 11/15/2004 and recorded in Plan Book 25, Page 452, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Narcissa Road (60 feet Ultimate R/W), a corner of this and Lot No. 2 on said plan; thence extending from said point of beginning and along the Southeasterly side of Narcissa Road, aforesaid, the two (2) following courses and distances, viz: (1) along the arc of a circle curving to the left having a radius of 380.00 feet, the arc distance of 178.63 feet to a point of tangent therein; and (2) North 23 degrees, 03 minutes, 55 seconds East, 55.86 feet to a point, a corner; thence extending, South 51 degrees, 49 minutes, 18 seconds East, 253.78 feet to a point, a corner of lands N/F Township of Plymouth; thence extending along the same, South 13 degrees, 03 minutes, 57 seconds West, 111.65 feet to a point, a corner of Lot No. 2, aforesaid; thence extending along the same, the three (3) following courses and distances, viz: (1) South 89 degrees, 50 minutes, 00 seconds West, 145.91 feet to a point; (2) North 74 degrees, 50 minutes, 00 seconds West, 61.58 feet to a point; and (3) North 44 degrees, 25 minutes, 00 seconds West, 106.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Gholam R. Gholami, by Deed from Gholam R. Gholami, dated 12/12/2005, recorded 12/22/2005 in Book 5584, Page 149.

Parcel Number: 49-00-08020-00-4.

Location of property: 2701 Narcissa Road, Plymouth Meeting, PA 19462-1106.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gholam R. Gholami a/k/a Gholam Reza Gholami** at the suit of Wells Fargo Bank, N.A. Debt: \$280,884.28.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-01634

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Record Plan of Subdivision (Section 1) "Lederach Golf Course" made by Van Cleef Engineering Associates, Doylestown, Pennsylvania dated June 7, 2001 and last revised April 21, 2003 and recorded in Plan Book A-61, Page 377 and Plan 22, Page 186 & 0, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hoffman Road (50 feet wide) said point being a corner of Lot 101 as shown on said plan; thence extending along said Hoffman Road on the arc of a circle curving to the right having a radius of 432 feet the arc distance of 135.56 feet to a point a corner of Lot 99 as shown on said plan; thence extending along same South 28 degrees, 35 minutes, 15 seconds West a distance of 145.00 feet to a point in line of open space as shown on said plan; thence extending along same North 70 degrees, 24 minutes, 07 seconds West, a distance of 89.69 feet to a point a corner of Lot 101 as shown on said plan; thence extending along same North 10 degrees, 36 minutes, 32 seconds East a distance of 145.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 100 as shown on said plan.

CONTAINING 16,568 square feet, more or less.

THIS DEED is subject to all easements, rights-of-way and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Bong Mun Chang and Mona Chang, h/w, by Deed from LDR, LLC, a Virginia Limited Liability Company, dated 12/30/2005, recorded 01/05/2006 in Book 5585, Page 2318.

Parcel Number: 50-00-00105-07-6.

Location of property: 406 Hoffman Road, Harleysville, PA 19438-2184.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bong Mun Chang and Mona Chang** at the suit of Suntrust Mortgage, Inc. Debt: \$413,829.13.

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

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

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

12-02459

ALL THAT CERTAIN unit, piece or parcel of ground, with the buildings and improvements thereon, situate in **Trappe Borough**, Montgomery County, Pennsylvania, being known and designated as Lot No. 3 on a certain plan thereof known as "Bentley Manor" prepared by Czop/Specter, Inc., Consulting Engineers & Surveyors, dated 6/1/2000 and last revised and recorded in Montgomery County in Land Site Book L-6, Page 184, &c.

BEING the same premises Andrew M. Millhouse and Lea C. Millhouse by Deed dated 7/18/07 and recorded 7/26/07 in Montgomery County in Deed Book 5657, Page 869 granted and conveyed unto Jung Hoon Oh.

Parcel Number: 23-00-00156-01-9.

Location of property: 105 Bentley Drive, Trappe, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jung H. Oh** at the suit of Green Tree Consumer Discount Company. Debt: \$318,378.32.

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.

12-02517

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made thereof by Stanley F. Moyer, Professional Engineer, on 12/9/1958 and last revised 12/14/1960, as follows, to wit:

BEGINNING at a point on the title line in the bed of Orvilla Road a corner of land now or late of Helen Taylor; thence extending from said point of beginning along the title line in the bed of Orvilla Road North 41 degrees, East 130 feet to a point a corner of Lot No. 4 B as shown on said plan; thence extending along the same South 41 degrees, 57 minutes East, 286.33 feet to a point in lines of lands of the Boy Scouts; thence extending along same and crossing the head of a certain 20 feet wide right-of-way South 46 degrees, 13 minutes West, 129.08 feet to a point a corner of lands now or late of Helen Taylor; thence extending along same North 41 degrees, 57 minutes West, 274.5 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sean M. Bower and Lisa N. Bower, h/w, by Deed from Doris Bower, dated 05/28/2004, recorded 06/04/2004 in Book 5510, Page 1219.

Parcel Number: 35-00-07867-00-9.

Location of property: 701 Orvilla Road, Hatfield, PA 19440-3659.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa N. Bower and Sean M. Bower** at the suit of Wells Fargo Bank, N.A. Debt: \$182,133.96.

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

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

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

12-02585

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

12-02705

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a lot layout plan of Montgomery Greene made by Pickering, Corts & Summerson, Inc., dated September 2, 1985 and last revised May 26, 1989, said plan recorded in the Office of the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book B-41, Page 179, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Polo Drive and on the Northwesterly side of a 12 foot wide General Easement, said point being a corner of Lot 219; thence extending from said point of beginning along the Southeasterly side of Polo Drive and along the Northwesterly side of said 12 foot wide General Easement, North 69°, 50', 45" East, 28.01 feet to a point, a corner of Lot 217; thence extending along same, South 21°, 55', 00" East, crossing said 12 foot wide General Easement and crossing the Northwesterly side of a 20 foot wide Drainage Easement 141.73 feet to a point in line of Lot 233; thence extending partly along same and partly along Lot 232, South 68°, 05', 00" West, through the bed of said 20 foot wide Drainage Easement, 28.00 feet to a point, a corner of Lot 219; thence extending along same, North 21°, 55', 00" West, recrossing the Northwesterly side of said 20 foot wide Drainage Easement and recrossing said 12 foot wide General Easement, 142.59 feet to the first mentioned point and place of beginning.

BEING Lot 218 as shown on the above mentioned plan.

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

BEING the same premises which Sharon D. Corbitt by Deed dated June 7, 2000 and recorded on August 1, 2000 in Deed Book Volume 5325, Page 1845, in the Office of the Recorder of Deeds of Montgomery County, granted and conveyed unto Robert O. Harcum.

Parcel Number: 46-00-03081-81-5.

Location of property: 208 Polo Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert O. Harcum** at the suit of Citizens Bank of Pennsylvania. Debt: \$211,548.93 plus interest at \$13.66/day and costs from April 4, 2012.

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.

12-03255

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate, lying and being in **Horsham Township**, County of Montgomery Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Country Springs Phase I made by Urwiler and Walter, Inc., Summerytown, Pennsylvania dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 136 and 137, as follows, to wit:

BEGINNING at a point in the cul de sac of Churchill Drive a corner of Lot No. 293; thence extending from said point and place of beginning along said cul de sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 22 38 feet to a point a corner of Lot No. 295; thence extending along said lot the 2 following courses and distances: (1) South 31 degrees, 34 minutes, 40 seconds West, 4.93 feet to a point; thence extending through a partition wall; (2) South 31 degrees, 00 minutes, 6.00 seconds East, 116.80 feet to a point a corner of Lot No. 318; thence extending along said lot and also along Lot No. 319 South 79 degrees, 99 minutes, 00 seconds West, 50.00 feet to a point in a drainage easement; thence extending partly along said drainage easement North 11 degrees, 00 minutes, 00 seconds West, 141.99 feet to a point a corner of Lot No. 293; thence extending along said lot North 57 degrees, 13 minutes, 09 seconds East, 74.45 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Fistler and Judith Fistler, by Deed from Courtney Deckard, dated 08/19/2005, recorded 10/13/2005 in Book 5574, Page 2838.

Parcel Number: 36-00-02190-08-7.

Location of property: 10 Churchill Circle, Horsham, PA 19044-1142.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Fistler and Judith Fistler a/k/a Judith P. Fistler** at the suit of Wells Fargo Bank, N.A. Debt: \$169,544.90.

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

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

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

12-03285

PREMISES A

ALL THAT CERTAIN lot or piece of land, situate in the Village of **Cheltenham**, County of Montgomery, and State of Pennsylvania, being bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point marking the intersection of the Southwest side of Beecher Avenue (as laid out to a width of 50 feet) and the Southeast side of Grove Avenue (as laid out to be a width of 50 feet); thence along the said Southwest side of Beecher Avenue South 51 degrees, 02 minutes East, 117 feet to a corner; thence South 38 degrees, 58 minutes West, 48 feet to a point, North 51 degrees, 02 minutes West, 117 feet to the said side of Grove Avenue; thence along the same, North 38 degrees, 58 minutes East, 48 feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN lot or piece of land, situate in **Cheltenham Township**, County of Montgomery, Pennsylvania, described as follows, to wit:

BEGINNING at an interior point on the Southwesterly side of Premises A as shown on Montgomery County Tax Map; thence extending Southwesterly parallel with Grove Avenue 15 feet to a point; thence extending Southeasterly 4 feet to a point; thence extending Northeasterly 15 feet to a point; thence extending Northwesterly 4 feet wide to a point, said point being the first mentioned point and place of beginning.

BEING the same premises which Keith Gelles and Lisa Eckel by Deed dated 2/15/2005 and recorded 3/30/2005 in Montgomery County in Deed Book 05548, Page 0833, Instrument #2005043146 granted and conveyed unto Sean Crawford and Andrea Crawford.

Parcel Number: 31-00-12988-00-4.

Location of property: 201 Grove Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Andrea Crawford and Sean Crawford** 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 2005-3. Debt: \$278,925.97.

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

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

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

12-03324

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

BEGINNING at the Southwesterly corner other lands of Curtis A. Brendlinger, said point being also the joint corner of lands of Wayne L. Richards and Bernard J. McMullen and being distant along said Richards land from a point in the middle of Schwenk Road North 51 degrees, 30 minutes West, 353.27 feet; thence from said point of beginning continuing along other lands of Bernard J. McMullen North 45 degrees, 35 minutes West, 330.00 feet and North 1 degree, 23 minutes West, 249.45 feet to a corner on the Southerly side of a proposed 50 foot wide road; thence along the same South 85 degrees, 06 minutes East, 347.78 feet to a corner of lands now or late of Harold J. and Marjorie Rosenberry; thence along lands of said Rosenberry, Dominic A. DeRenzo, Robert R. Schively, Charles P. Zeiders, South 8 degrees, 20 minutes West, 396.10 feet to a corner other lands of Curtis A. Brendlinger; thence along the same South 38 degrees, 30 minutes West, 75.00 feet to a corner and place of beginning.

CONTAINING 2.6560 acres of land.

TOGETHER with the right-of-way for ingress, egress, and regress along said proposed fifty foot wide road extending along the Easterly property line of the premises here demised and continuing along the Easterly property line of premises now or late of Harold J. and Marjorie Rosenberry to Schwenk Road, said right-of-way being intended to permit access to and from said Schwenk Road.

TITLE TO SAID PREMISES IS VESTED IN Frank J. Mitchell and Margaret Mary Mitchell, his wife, by Deed from Curtis A. Brendlinger and Patricia E. Brendlinger, his wife, dated 07/28/1976, recorded 08/02/1976 in Book 4128, Page 208.

BY VIRTUE of the death of Margaret Mary Mitchell a/k/a Margaret M. Mitchell on 03/26/2011, Frank J. Mitchell became sole owner of the property, as Surviving Tenant by the Entireties.

Parcel Number: 60-00-02668-00-8.

Location of property: 1579 Schwenk Road, Pottstown, PA 19464-1507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank J. Mitchell** at the suit of JP Morgan Chase Bank, National Association. Debt: \$161,828.10.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-03423

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision "Northgate" Phase 1A/1B (Section 10) made by Van Cleef Engineering Associates dated 10/31/2005, last revised 11/22/2006 and recorded in Plan Book 28, Pages 247 to 260 (Page 252), as follows, to wit:

BEING Lot BQ-358 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sarah Hesketh, by Deed from Brian Kutz and Sarah Hesketh, dated 10/06/2011, recorded 10/17/2011 in Book 5816, Page 1091.

Parcel Number: 57-00-01006-83-6.

Location of property: 1170 Rosemont Terrace, Pennsburg, PA 18073-1138.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Kutz and Sarah Hesketh a/k/a Sarah E. Hesketh a/k/a Sarah E. Kutz** at the suit of Wells Fargo Bank, N.A. Debt: \$225,354.89.

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.

12-03510

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

BEGINNING at a point on the Northwestern side of Harris Road (50 feet wide) which point is measured North 40 degrees, 19 minutes East, 380.00 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 10 feet the arc distance of 15.49 feet from a point on the Northeastly side of Kirk's Lane (41.05 feet wide having been widened from its original width of 33 feet by the addition of 8.05 feet on the Northeastly side thereof); thence extending North 49 degrees, 41 minutes West crossing the bed of a 40 feet wide right-of-way for Township drainage, 225.00 feet to a point; thence extending North 40 degrees, 19 minutes East crossing the head of aforesaid right-of-way, 125.00 feet to a point; thence extending South 49 degrees, 41 minutes East, 225.00 feet to a point on the Northwestern side of Harris Road; thence extending along the Northwestern side of Harris Road, South 40 degrees, 19 minutes West, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 Harris Road.

TITLE TO SAID PREMISES IS VESTED IN Richard T. Retallick, by Deed from Richard T. Retallick and Lenita Y. Retallick, dated 11/21/2008, recorded 12/03/2008 in Book 5715, Page 2240.

Parcel Number: 54-00-07891-00-2.

Location of property: 1384 Harris Road, Dresher, PA 19025-1104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard T. Retallick** at the suit of Wells Fargo Bank, N.A. Debt: \$265,876.11.

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

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

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

12-03618

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, drawn according to a Plan of Cedar Glen in Abington, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 7/1/66 and recorded in Plan Book A-9, Page 89, as follows, to wit:

BEGINNING at a point on the Southerly side of Dogwood Lane, said point being the 2 following courses and distances from a point on the Southwesterly side of Cedar Glen Road: (1) leaving Cedar Glen Road on the arc of a circle curving to the left having a radius of 75.00 feet, the arc distance of 131.60 feet to a point on Dogwood Lane; thence along same, South 58 degrees, 57 minutes, 00 seconds West, 138.18 feet to a point of beginning; thence leaving Dogwood Lane and along Lot #22 South 31 degrees, 03 minutes, 00 seconds East, 153.15 feet to a point; thence South 58 degrees, 57 minutes, 00 seconds West, 56.48 feet to a point; thence South 44 degrees, 23 minutes, 00 seconds West, 34.71 feet to a point; thence North 41 degrees, 00 minutes, 00 seconds West, 156.24 feet to a point on the Southerly side of Dogwood Lane; thence along same, North 49 degrees, 00 minutes, 00 seconds East, 39.66 feet to a point; thence on the arc of a circle curving to the right having a radius of 75.00 feet, the arc distance of 13.03 feet to a point; thence North 58 degrees, 37 minutes, 00 seconds East, 65.04 feet to a point of beginning.

BEING the same premises which Elsie Jo Cardone by Deed dated June 30, 2005 and recorded in the Office of the Recorder of Deeds for Montgomery County on August 22, 2006 in Deed Book 05567, Page 1764, granted and conveyed unto Rachel Infante and Felix Infante, husband and wife.

Parcel Number: 30-00-13116-00-3.

Location of property: 321 Dogwood Lane, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel Infante and Felix Infante** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-3. Debt: \$370,526.50.

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.

12-03726

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

BEGINNING at a point on the Northwestern side of Powell Street at the distance of 93.38 feet Northeastwardly from the Northeastly side of Roberts Street; thence at right angles to Powell Street Northwestwardly 136 feet to the Southeastly side of a 20 foot wide alley; thence along the same Northeastwardly 25.04 feet to a point of other ground of William T. Winterbottom; thence by and along the same line passing through the middle of the partition wall between the house hereon erected and that on the adjoining lot to the Northeast and parallel to the first course Southeastwardly 136 feet to the Northwestern side of Powell Street aforesaid; and thence along the same Southwestwardly 25.04 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alejandro Quinones, by Deed from Brent A. Friend and Carolyn M. Friend, his wife, dated 06/11/2001, recorded 06/30/2001 in Book 5369, Page 863.

Parcel Number: 13-00-31728-00-2.

Location of property: 1707 Powell Street, Norristown, PA 19401-3023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alejandro Quinones** at the suit of Citimortgage, Inc. Debt: \$107,855.61.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-03745

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of "Woodbrook" made by Chambers Associates, Inc., Wayne, Pennsylvania, dated 9/21/1999 and last revised 3/4/2003 and recorded in the Office of the Recorder of Deeds in Norristown, Pennsylvania n Plan Book 24, Page 2, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Laura Lane (50 feet wide) a corner of Lot 66 on said plan; thence extending from said point of beginning along Lot 66 North 35 degrees, 38 minutes, 13 seconds West, 103.22 feet to a point; thence extending North 64 degrees, 21 minutes, 47 seconds East, 22 feet to a corner of Lot 64 on said plan; thence extending along said Lot 64 the 2 following courses and distances, viz: (1) South 35 degrees, 38 minutes, 13 seconds East 96 feet to a point; and (2) South 13 degrees, 20 minutes, 52 seconds East, 14.13 feet to a point on the Northwesterly side of Laura Lane, aforesaid; thence extending along Laura Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 17.65 feet to a point, a corner of Lot 66, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 65 on said plan.

UNDER AND SUBJECT to a Declaration of Restrictions, Covenants and Easements for Woodbrook Estates Homeowners Association dated 9/30/2004, recorded 12/29/2004 and recorded in Deed Book 5538, Page 816, in the County aforesaid, affecting the unit or lot described above.

BEING the same premises which Renovations by Design Inc. by Deed dated 10/05/05 and recorded 10/27/05 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5577, Page 44, granted and conveyed unto Paul C. Reifinger.

Parcel Number: 60-00-01629-37-2.

Location of property: 1487 Laura Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul C. Reifinger** at the suit of U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency. Debt: \$252,641.76.

David Fein, Attorney. I.D. #82628

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

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

12-04595

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

BEGINNING at a point in the center line of Susquehanna Road (originally 33 feet wide), said point being at the distance of 267.79 feet measured Northwestwardly from the point of the intersection which the center line of Susquehanna Road makes with the Northwesterly side of Dixon Lane (50 feet wide) (produced); thence extending from the place beginning along the center line of Susquehanna Road North 51 degrees, 29 minutes West, 240.86 feet to an angle point; thence still along the center line of Susquehanna Road North 52 degrees, 11 minutes, 15 seconds West, 144.00 feet to a point; thence North 37 degrees, 48 minutes, 45 seconds East, 429.07 feet to a point; thence along the same Northeastwardly on the arc of a circle curving to the left with a radius of 1663.33 feet the arc distance of 1.64 feet to a point of tangency; thence still along the said side of Lindsay Lane North 66 degrees, 00 minutes, 00 seconds East, 88.58 feet to a point; thence South 51 degrees, 57 minutes, 00 seconds East, 343.96 feet to a point; thence North 42 degrees, 00 minutes, 05 seconds East, 221.79 feet to a point; thence South 44 degrees, 55 minutes, 25 seconds East, 200.28 feet to a point; thence South 42 degrees, 00 minutes, 05 seconds West, 197.23 feet to a point; thence South 51 degrees, 57 minutes, 00 seconds East, 26.13 feet to a point; thence South 26 degrees, 11 minutes, 00 seconds West, 60.95 feet to a point; thence South 61 degrees, 16 minutes, 30 seconds West, 89.35 feet to a point; thence North 63 degrees, 20 minutes, 30 seconds West, 102.18 feet to a point; thence South 38 degrees, 31 minutes West, 179.00 feet to a point in the aforementioned center line of Susquehanna Road and place of beginning.

BEING the same premises which Robert Goldstein and Rhona Goldstein by Deed dated December 30, 2004 and recorded in the Montgomery County Recorder of Deeds on January 10, 2005 in Deed Book 05639, Page 2683, granted and conveyed unto Rhona Goldstein.

Parcel Numbers: 30-00-64448-00-7, 30-00-6444802-5, 30-00-64448-04-3, 30-00-64448-03-4, 30-00-64448-01-6).

Location of property: 1231 Susquehanna Road, 1251 Susquehanna Road, 1221 Sammis Star Way, 1230 Sammis Star Way and 1250 Sammis Star Way, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rhona Goldstein and United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$1,663,283.89.

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.

12-04599

ALL THAT CERTAIN tract of land known as Lot No. 2 as shown on plan of subdivision made for James A. Weaver by Urwiler & Walter, Inc., dated 8/23/83, last revised 8/28/83, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the title line of Colonial Drive LR 46022 as widened to 30 feet from its center line, said point being located South 44 degrees, 34 minutes, 15 seconds East, 249.81 feet from the intersection of said title line with the center line of Gravel Pike LR 158, Route 29 (ultimate width 80 feet); thence extending along said title line of Colonial Drive South 44 degrees, 34 minutes, 15 seconds East, 344.89 feet to a point; thence leaving said Center line of Colonial Drive and extending along lands of Charles C. Hurst, South 20 degrees, 30 minutes, 00 seconds West, 232.36 feet to a point in line of Lot No. 1; thence extending along said lot the two following courses and distances: (1) North 46 degrees, 11 minutes, 54 seconds West, 244.46 feet to a point; (2) North 02 degrees, 30 minutes, 66 seconds West, 291.37 feet to a point in the aforementioned center line of Colonial Drive; said point being the end and place of beginning.

BEING the same premises that Robert A. Shoemaker and Pamela M. Nulty, by Deed November 30, 1995 and recorded December 12, 1995 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, granted and conveyed to James H. Ward and Sandra A. Ward, husband and wife.

Parcel Number: 38-00-00216-10-6.

Location of property: 222 Colonial Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James M. Ward a/k/a James H. Ward and Sandra A. Ward** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$426,039.63.

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.

12-04605

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan for subdivision made for Gerald Garber, made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, dated November 18, 1975 and last revised April 1, 1976, as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Second Street (50 feet wide) at the distance of 35.42 feet measured South 54 degrees, 26 minutes East from a corner of land now or late Richard and Betty M. Smith (Deed Book 3540, Page 271); thence extending from said point of beginning along the said side of West Second Street South 54 degrees, 26 minutes East, 65 feet to a point, a corner of Lot #5 on said plan; thence extending along said Lot #5 South 35 degrees, 34 minutes West, 100 feet to a point, a corner; thence extending North 54 degrees, 26 minutes West, 65 feet to a point, a corner of Lot #1 on said plan; thence extending along said Lot #1 North 35 degrees, 34 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Megan T. Hoch and Andrew R. Crouch, by Deed from Laurel Ridge Properties, LLC, dated 11/12/2009, recorded 12/21/2009 in Book 5754, Page 1039.

Parcel Number: 16-00-25324-03-1.

Location of property: 22 West Second Street a/k/a 22 West 2nd Street, Pottstown, PA 19464-5206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Megan T. Hock a/k/a Megan T. Hoch and Andrew R. Crouch** at the suit of GMAC Mortgage, LLC. Debt: \$122,862.05.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-04618

SITUATE IN **Norristown Borough**, the grantees, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder, acknowledge that each and every provision thereof is essential to the successful operation and management of Thomas Square Community Association and is in the best interest and for the benefit of all owners of lots thereon, and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same maybe amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Amanda M. Addison, as sole owner, by Warranty Deed given by Applewood Partners, Inc., dated 4/20/2006 and recorded 5/2/2006 in Book 5599, Page 38 and in Instrument #2006051319.

Parcel Number: 13-00-36736-08-8.

Location of property: 504 Thomas Circle, Norristown, PA 19401-4086.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amanda M. Addison** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates, Series 2006-OA7. Debt: \$160,413.14.

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.

12-04718

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan as part of "Brooke Run Development, Phases V and VII", prepared for Gwynedd Selective Investors, Inc. by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying dated 11/8/2002 and last revised 7/21/2003 and recorded in Plan Book 22, Page 78, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stevie Lane (50.00 feet wide), at a corner of this and Lot No. 37 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 37 North 47 degrees, 30 minutes, 40 seconds West, 144.99 feet to a point, a corner on the Southeasterly side of East Buck Road; thence extending along the same North 42 degrees, 21 minutes, 50 seconds East, 144.86 feet to a point, a corner in line of Lot No. 89; thence extending along the same South 42 degrees, 54 minutes, 45 seconds East, 147.10 feet to a point, a corner on the Northwesterly side of Stevie Lane; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 39.1 6 feet to a point of tangent; thence (2) South 42 degrees, 21 minutes, 50 seconds West, 93.94 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 88 on the above mentioned plan.

Parcel Number: 57-00-02735-00-7.

Location of property: 1003 Stevie Lane, Upper Hanover Township, PA.

The improvements thereon are: Detached, two story, single family, residential dwelling.

Seized and taken in execution as the property of **Brian F. Rubin and Charlene M. Rubin** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2005-4 Home Equity Pass-Through Certificates, Series 2005-4. Debt: \$328,140.27.

Kristen D. Little, Attorney. I.D. #79992

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

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

12-04760

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

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

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

On March 24, 2011, Michael F. Walsh, Jr. Departed this life leaving title vested solely in the name of Barbara A. Walsh.

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

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

The improvements thereon are: Residential dwelling.

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

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.

12-04827

ALL THAT CERTAIN lot or piece of land, 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 record plan of Phase 1 Norrington Knoll prepared for Oakland Associates by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated 4/21/1980 last revised 11/14/1984 and recorded in Plan Book A, Page 68, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Snowflake Circle (50 feet wide) a corner of Lot 1 on said plan, which point is measured along said Snowflake Circle, North 40 degrees, 54 minutes, 30 seconds East, 35.00 feet from a point of tangent in the same which point is measured along the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Norrington Drive (80 feet wide); thence extending from said point of beginning extending along the said Lot 1 North 49 degrees, 05 minutes, 30 seconds West, 145.00 feet to a point on the Southeasterly side of Trooper Road (50 feet wide from the title line); thence extending along the same North 40 degrees, 54 minutes, 30 seconds East, 20.00 feet to a point a corner of Lot 3 on said plan; thence extending along the same South 49 degrees, 05 minutes, 30 seconds East 145.00 feet to a point on the Northwesterly side of Snowflake Circle, aforesaid; thence extending along the same South 40 degrees, 54 minutes, 30 seconds West 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Calagero A. Trommello, by Deed from Eric Lieberman and Andi M. Lieberman, h/w, dated 09/22/1998, recorded 09/30/1998 in Book 5242, Page 1204.

Parcel Number: 63-00-07944-24-6.

Location of property: 403 Snowflake Circle, Norristown, PA 19403-5156.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Calagero A. Trommello** at the suit of Wells Fargo Bank, N.A. Debt: \$177,736.59.

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

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

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

12-05328

ALL THAT CERTAIN message, tenement and tract of land with the buildings and improvements thereon erected, situate at 245 Noble Street, in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in a corner in the middle of Noble Street at the distance of one hundred ten feet, four inches from an iron pin a corner at the intersection of Third and Noble Streets; thence along the middle of said Noble Street, South fifty-four degrees, West seventeen feet and six inches to an iron pin a corner in line of Herbert Musselman; thence along the same and passing through the party wall of dwelling house North thirty-six degrees, West one hundred sixty-seven feet and eleven inches to an iron pin a corner in the middle of a fifteen feet wide alley; thence along the middle thereof North fifty-eight degrees, East seventeen feet and seven inches to an iron pin a corner in line of Emil J. Strause's land; thence along the same and passing through the party wall of dwelling house South thirty-six degrees, East one hundred sixty-six feet and nine inches to the place of beginning.

UNDER AND SUBJECT to all conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN: Jasmine Findlater and Selvin Finlander, by Deed from Ricardo V. Guiliani, dated 09/30/2005, recorded 10/14/2005 in Book 5575, Page 591.

Parcel Number: 21-00-05408-00-7.

Location of property: 245 Noble Street, Souderton, PA 18964-1556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jasmine Findlater and Selvin Finlander** 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: \$205,261.52.

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.

12-05337

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision of Spruce Street Estate made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated 4/16/2005 and last revised 5/8/2005 and recorded in Plan Book 25, Page 56 bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Spruce Street and the Northeast side of Missimer Farm Land; thence extending along Spruce Street North 39 degrees, 34 minutes, 00 seconds East, 38.00 feet to a point a corner of Lot No. 2 on the above plan; thence extending along Lot No. 2 South 42 degrees, 02 minutes, 27 seconds East, 140.25 feet to a point on the Northwest side of Liberty Alley; thence extending along said alley South 62 degrees, 19 minutes, 00 seconds West, 3.58 feet to a point on the aforesaid side of Missimer Farm Lane; thence extending along said lane North 56 degrees, 20 minutes, 49 seconds West, 138.10 feet to a point of intersection of the Southeast side of Spruce Street and the Northeast side of Missimer Farm Lane the first mentioned point and place of beginning.

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Sara Beaver, by Deed from Jennifer M. Badon, dated 05/11/2007, recorded 06/11/2007 in Book 5650, Page 1322.

Parcel Number: 16-00-27760-00-7.

Location of property: 636 Spruce Street, Pottstown, PA 19464-4624.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sara Beaver a/k/a Sara K. Beaver** at the suit of Nationstar Mortgage, LLC. Debt: \$165,168.60.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-05340

ALL THAT CERTAIN brick message and lot of land, (formerly described as 2 tracts of land), situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a point in a public road now known as Ballgomingo Road leading from Gulf to Conshohocken, (formerly Gulf Creek Road), a corner of this and land late of Daniel McIntyre; thence along said McIntyre's land South 20 degrees, 10 minutes East, 179.03 feet to the line of land of Philip Rees, deceased; thence along said Rees' land North 64 degrees, 7 minutes East, 79.93 feet to land formerly of Abram W. Supplee; thence along Supplee's land, North 20 degrees, 35 minutes West, 155.43 feet, more or less, to the middle of the said public road now known as Ballgomingo Road; thence along the middle of the said road, South 81 degrees, 30 minutes West, 81.62 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James J. Conaghan, by Deed from Wesley Dietrich, Executor of the Estate of Arthur O. Dietrich, deceased, dated 11/16/2004, recorded 12/30/2004 in Book 5538, Page 1956.

Parcel Number: 58-00-00973-00-4.

Location of property: 263 Ballgomingo Road, Conshohocken, PA 19428-2605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James J. Conaghan** at the suit of Wells Fargo Bank, N.A. Debt: \$126,993.09.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-05344

ALL THAT CERTAIN unit designated as Unit 140 A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estate, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, and any and all supplements thereto including, but not limited to, the latest supplement dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

BEING the same premises which Krista A. Moyer by Deed dated 9/27/2007 and recorded 9/28/2007 in Montgomery County in Deed Book 5666, Page 2200 granted and conveyed unto Richard A. Fedin.

Parcel Number: 63-00-09092-54-7.

Location of property: 330 Wendover Drive, Unit 140-A, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard A. Fedin** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$157,257.36.

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

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

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

12-05380

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, drawn according to a Plan 'Cranberry PRD', Phase VI made by Bursich Associates, Inc., dated 1/7/1994, last revised 6/24/1994 and recorded in Plan Book A-55, Page 63 and described, as follows:

BEGINNING at a point on the Northeasterly side of King Road (40 feet wide), said point being a corner of Lot 306; thence from point of beginning and along Lot 306, North 72 degrees, 56 minutes, 45 seconds East, 149.39 feet to a point in line of 'Open Space'; thence along same, South 09 degrees, 56 minutes, 58 seconds East, 138.71 feet to a point and corner of Lot 304; thence along same and through a 20 feet wide Drainage Easement, North 79 degrees, 21 minutes, 34 seconds West, 166.16 feet to a point on the Northeasterly side of King Road; thence along King Road, on the arc of a circle curving to the left having a radius of 130.00 feet, the arc distance of 62.86 feet to the first mentioned point and place of beginning.

BEING Lot 305 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Corcoran a/k/a Micheal T. Corcoran and Sharon L. Corcoran, h/w, by Deed from David R. Sanville, dated 07/05/2001, recorded 08/07/2001 in Book 5370, Page 1149.

Parcel Number: 48-00-01357-04-4.

Location of property: 506 King Road, Collegeville, PA 19426-1757.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon L. Corcoran and Michael T. Corcoran a/k/a Micheal T. Corcoran** at the suit of Wells Fargo Bank, N.A. Debt: \$320,454.70.

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.

12-05385

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, bounded and described in accordance with a plan thereof made by Reeder, Magarity and Bryant, Professional Engineers of Upper Darby, Pennsylvania, on July 26, 1951, for the Curtis-Bailey Company, as follows, viz:

BEGINNING at a point on the Northwest side of Delft Lane (50 feet wide) measured along same the two following courses and distances from its intersection with the Northeast side of Spring Lane (50 feet wide) (both lines produced): (1) North 41 degrees, 52 minutes East, 214.85 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 57.61 feet to the point and place of beginning; thence extending from said beginning point North 55 degrees, 28 minutes, 6 seconds West, 122.32 feet to a point; thence extending North 41 degrees, 52 minutes East, 15.33 feet to a point, an angle; thence extending North 21 degrees, 55 minutes East, 60.54 feet to a point; thence extending South 68 degrees, 5 minutes East, 125 feet to a point on the Northwest side of Delft Lane; thence extending along same South 21 degrees, 55 minutes West, 3.38 feet to a point of curve; thence extending still along same on the arc of a circle curving to the right having a radius of 450 feet the arc distance of 99.08 feet to the first mentioned point and place of beginning.

BEING Lot #541.

TITLE TO SAID PREMISES IS VESTED IN Paul G. Knox and Donna M. Knox, his wife, by Deed from Bernadette Schneider, dated 08/31/1999, recorded 09/20/1999 in Book 5288, Page 1694.

Parcel Number: 59-00-04879-00-3.

Location of property: 618 Delft Lane, Hatboro, PA 19040-4504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul G. Knox and Donna M. Knox** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$191,072.33.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-05474

ALL THAT CERTAIN lot or piece of ground with building and improvements thereon erected situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a recorded plan made by Toll Brothers made by Yerkes Associates, Inc., dated June 29, 1984 and last revised January 15, 1985 said plan being recorded in the Office of Recording of Deeds at Norristown, Pennsylvania in Plan Book A-46, Page 165, as follows, to wit:

BEGINNING at a point, said point being measured the four following courses and distances from a point of reverse curve on the Northwesterly side of Tulip Tree Court (no width given): (1) leaving Tulip Tree Court on the arc of a circle curving to the left, having a radius of 24.00 feet, the arc distance of 34.29 feet to a point of tangent on the Southwesterly side of Copper Beech Drive (no width given); (2) extending along the same North 08 degrees, 10 minutes, 00 seconds West, 125.83 feet to a point; (3) South 81 degrees, 50 minutes, 00 seconds West, 29.00 feet to a point; and (4) South 08 degrees, 10 minutes, 00 seconds East, 37.03 feet to the point of beginning, said point being a corner of Lot No. 11-4 as shown on the above mentioned plan; thence extending from said point of beginning South 08 degrees, 10 minutes, 00 seconds East, 28.19 feet to a point, a corner of Lot No. 11-2 as shown on the above mentioned plan; thence extending along the same South 75 degrees, 10 minutes, 00 seconds West, 63.02 feet to a point; thence extending from said point North 14 degrees, 50 minutes, 00 seconds West, 28.00 feet to a point, a corner of Lot No. 11-4 as shown on the above mentioned plan; thence extending along the same South 75 degrees, 10 minutes, 00 seconds East, 66.29 feet to the first mentioned point and place of beginning.

BEING Lot No. 11-3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Carl D. Teitelman by Deed from Carl D. Teitelman and Mindy R. Mazer, dated September 9, 2009 and recorded October 21, 2009 in Deed Book 5747, Page 02510.

Parcel Number: 66-00-01155-40-8.

Location of property: 278 Copper Beech Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carl D. Teitelman** at the suit of Firsttrust Bank. Debt: \$303,528.14.

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.

12-05535

ALL THAT CERTAIN lot or piece of ground, with the message and tenement thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot No. 6, Lot No. 7 and the Northwesterly 1/2 of Lot No. 8, Section G on Plan of Roslyn Terrace, recorded in Deed Book 422, Page 500 and further bounded and described according to a survey thereof made by Charles F. Mebus, Registered Engineer dated 11/08/1938, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Lynnwood Avenue (50.00 feet wide) (also known as East Lynnwood Avenue), at the distance of 150.00 feet Southeastwardly from the intersection which the said side of Lynnwood Avenue makes with the Southeasterly side of Woodlyn Avenue (50.00 feet wide); thence extending along said Southwesterly side of Lynnwood Avenue, South 63 degrees, 36 minutes, 30 seconds East, 62.50 feet to a point; thence extending through the middle of Lot No. 8 and through the party wall of a twin house, South 26 degrees, 23 minutes, 30 seconds West, 150.00 feet to a point in the rear line of certain other lots fronting on Menlo Avenue; thence extending along said rear line of lots, North 63 degrees, 36 minutes, 30 seconds West, 62.50 feet to a point; thence extending along Lot No. 5, North 26 degrees, 23 minutes, 30 seconds East, 150.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John F. Cutaia and Karen L. Cutaia, his wife, by Deed from John F. Cutaia and Karen L. Cutaia, his wife, dated 01/07/2000, recorded 01/21/2000 in Book 5304, Page 1551. John F. Cutaia was co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of John F. Cutaia's death on or about 03/24/2001, his ownership interest was automatically vested in Karen L. Cutaia as the Surviving Tenant by the Entirety.

Parcel Number: 30-00-18768-00-3.

Location of property: 2220 Fairhill Avenue, Glenside, PA 19038-4719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen L. Cutaia** at the suit of Wells Fargo Bank, N.A. Debt: \$76,603.21.

Matthew Brushwood, Attorney, I.D. #310592

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

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

12-05555

ALL THAT CERTAIN message and Lot No. 70, in Block 'E' on the Bridgeport Terrace Plan, as recorded at Norristown, in Deed Book No. 747, page 600, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Columbus Street, a corner of this and Lot No. 69; thence along said side of Columbus Street, North sixty-nine degrees, twelve minutes East, twenty feet to a point a corner of this and Lot No. 71; thence South twenty degrees, forty-eight minutes East, one hundred feet to a point a corner; thence South sixty-nine degrees, twelve minutes West, twenty feet to a stake; thence by Lot No. 69, North twenty degrees, forty-eight minutes West, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Campbell, by Deed from Joseph McGlinchey and Angeline T. McGlinchey, dated 09/10/2004, recorded 04/01/2005 in Book 05548, Page 1716, Instrument #2005044394.

Parcel Number: 58-00-04054-00-1.

Location of property: 70 Columbus Street a/k/a 653 Columbus Street, Bridgeport, PA 19405-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Campbell** at the suit of HSBC Bank USA, National Association, as Trustee for NAAC Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$114,287.25.

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

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

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

12-05630

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

BEGINNING at a point on the Southwesterly side of Blue Ridge Road (50 feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Sierra Road (50 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent

on the Southwesterly side of Blue Ridge Road; and (2) North 45 degrees, 59 minutes West along the Southwesterly side of Blue Ridge Road 100.0 feet to the place of beginning; thence extending from said point of beginning South 44 degrees, 01 minutes West, 110.00 feet to a point; thence extending South 73 degrees, 45 minutes, 42 seconds West, 79.56 feet to a point; thence extending North 19 degrees, 45 minutes, 47 seconds East, 172.20 feet to a point on the Southwesterly side of Blue Ridge Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Blue Ridge Road on the arc of a circle, curving to the right, having a radius of 250 feet the arc distance of 105.83 feet to a point of tangent in the same; thence extending South 45 degrees, 59 minutes East still along the said side of Blue Ridge Road 7.50 feet to the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Estrella E. Armstrong** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders, CWALT, Inc., Alternative Loan Trust 2007-OH2 Mortgage Pass-Through Certificates, Series 2007-OH2. Debt: \$330,573.55.

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

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

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

12-05631

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania designated as Lot 2907 on a certain development plan of Walnut Ridge Estates recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19A described according to a situation survey of the 2900 Building of Walnut Ridge Estates prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point on the party wall between this and Lot 2906 as shown on said plan which point is measured the 7 following courses and distances from a spike set at the intersection of center line of Buchert Road and the center line of Main Drive 159.39 feet to a point; (2) South 69 degrees, 00 minutes, 50 seconds East still along the center line of Main Drive 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 00 seconds East still along the center line of Main Drive 95.00 feet; (4) North 63 degrees, 42 minutes, 00 seconds East along the center line of, "A" Drive 38.00 feet to a point of curve; (5) on the arc of a circle curving to the right still along the center line of "A" Drive, having a radius of 116.97 feet the arc distance of 85.91 feet to a point of tangent; (6) South 74 degrees, 13 minutes, 00 seconds East still along the center line of "A" Drive 354.25 feet; and (7) South 15 degrees, 47 minutes, 00 seconds West, 57.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 74 degrees, 13 minutes, 00 seconds East from said point of beginning 18.00 feet and extending of that width between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN John A. Conigliario and Susan Conigliario, as Tenants by the Entirety, from Shawn M. Kessler and Karen L. Kessler, dated 8/30/05, recorded 9/27/05 in Book 5572 and Page 1925.

Parcel Number: 42-00-05119-14-9.

Location of property: 2907 Walnut Ridge Estates, Pottstown, PA 19464-3049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John A. Conigliario and Susan Conigliario** at the suit of U.S. Bank National Association as Trustee for RASC 2005KS11. Debt: \$87,724.04.

Matthew Brushwood, Attorney, I.D. #310592

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

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

12-05642

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 Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 12/18/1964 and revised on 6/23/1966 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 A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) as shown on said plan, which point is at the arc distance of 31.42 feet measured along the arc of a curve, curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Eisenhower Drive (50 feet wide) as shown on said plan; thence extending from said beginning point and along the said side of East Hayes Road, South 44 degrees, 7 minutes, 30 seconds East, distance of 113 feet to a point; thence extending South 45 degrees, 52 minutes, 30 seconds West (erroneously given in prior deed as South 45 degrees, 52 minutes, 30 seconds East) the distance of 152 feet to a point; thence extending North 44 degrees, 7 minutes, 30 seconds West, the distance of 133 feet to a point on the Southeasterly side of Eisenhower Drive, aforesaid; thence extending along said side of Eisenhower Drive, North 45 degrees, 52 minutes, 30 seconds East, the distance of 132 feet to a point of curve; thence extending along the arc of a curve curving to the right, having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot 167 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason McFarland a/k/a Jason R. McFarland by Warranty Deed given by Edward A. Rozecki and Marlene Rozecki dated 11/23/2005 and recorded 1/6/2006 in Book 5585, Page 2583 and by Instrument #2006002271.

Parcel Number: 33-00-04168-00-2.

Location of property: 3259 Hayes Road a/k/a 3259 East Hayes Road, Norristown, PA 19403-4050.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason McFarland a/k/a Jason R. McFarland** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$415,398.99.

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.

12-05688

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 Bursch Associates, Consulting Engineers dated 5/13/1987 and last revised 11/6/1989 and recorded 3/30/1990 in Plan Book A-52, Pages 23 to 28.

BEING Lot 52 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Simms by Deed from Hobart H. Simms and Sharon L. Simms, his wife, dated November 2, 1993 and recorded November 12, 1993 in Deed Book 5060, Page 1950.

Parcel Number: 38-00-02856-11-2.

Location of property: 116 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sharon L. Simms** at the suit of Ever Bank. Debt: \$141,334.77.

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.

12-05733

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

BEGINNING at a point in the middle of Perkiomen and Reading Turnpike at the distance of 222 feet Eastward from a corner of land now or late of the Estate of George C. Hollenbach, deceased, thence along said Turnpike South 87 degrees, 25 minutes East, 90.00 feet to a point; thence Northwardly 02 degrees, 35 minutes East, 300 feet to a point; thence North 87 degrees, 25 minutes West, 90 feet; thence South 02 degrees, 35 minutes West, 300 feet to the place of beginning. Bounded on the North and East by land now or late of Fremont J. Keim, on the West by land now or late of T. J. March, and on the South by the Southern half of said Turnpike.

BEING the same premises which Vance Earl Bowers and Elizabeth Irwin n/b/m Elizabeth Bowers by Deed dated 01/05/1996 and recorded 01/25/1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5138, Page 654 granted and conveyed unto Vance Earl Bowers and Elizabeth Bowers his wife, in fee.

BEING the same property as conveyed from Vance Earl Bowers and Elizabeth Bowers, husband and wife to Herbert W. Hartman and Carol Ann Hartman, husband and wife, as described in Book 5615, Page 1469, dated 08/31/2006, recorded 09/08/2006 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED IN Herbert W. Hartman and Carol Ann Hartman, husband and wife, by Deed from Vance Earl Bowers and Elizabeth Bowers, husband and wife, dated 8/31/2006 and recorded on 9/08/2006 in Book 5615, Page 1469.

Parcel Number: 42-00-01459-00-2.

Location of property: 2047 East High Street, Pottstown, PA 19464.

The improvements thereon are: Retail office, apartments, multi-use.

Seized and taken in execution as the property of **Herbert W. Hartman, Sr. and Carol Ann Hartman** at the suit of HSBC Bank USA, et al. Debt: \$242,730.48.

Katherine E. Knowlton, 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.

12-05767

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, more particularly bounded and described according to a surveyor plan thereof made by C. Raymond Weir Registered Surveyor 4/20/1943, as follows:

BEGINNING at a point on the Southwesterly side of Chestnut Street (40 feet wide) at the distance of 324.56 feet Southeastwardly from a point marking the intersection of the said side of Chestnut Street with the Southeasterly side of Center Street (35 feet wide); thence extending along said side of Chestnut Street South 20 degrees, 16 minutes East,

15.82 feet to a point, a corner; thence extending along other land now or late of the Grantors herein, the three following courses and distances, South 69 degrees, 44 minutes West, (the line passing through the center line of the party wall of the dwelling erected on this and the adjoining premises) 56.5 feet to a point; thence South 67 degrees, 49 minutes West, 58.53 feet to a point; thence South 69 feet, 44 minutes West, 20 feet to a point on the Northeasterly side of a 20 feet wide alley; thence extending along said side of said alley North 20 degrees, 16 minutes West, 14.3 feet to a point, a corner of other land formerly owned by Domenico Vennara et ux.; thence along said land the two following courses and distances, North 69 degrees, 12 minutes East, 78.53 feet to a point; thence North 69 degrees, 44 minutes East (the line passing through the center line of the party wall of the dwelling erected on this and the adjoining premises) 56.5 feet to the Southwesterly side of Chestnut Street, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maria Weiss and William M. Weiss, by Deed from Frank A. Colelli and Gregory Colelli and Anthony Colelli, Executors of the Estate of Angelina Colelli, dated 07/15/2005, recorded 02/10/2006 in Book 5590, Page 282.

Parcel Number: 01-00-01018-00-7.

Location of property: 222 South Chestnut Street, Ambler, PA 19002-5509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M. Weiss and Maria Weiss** at the suit of Wells Fargo Bank, N.A. Debt: \$155,771.75.

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.

12-05897

ALL THAT CERTAIN frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Maple Street between Mt. Vernon and Roland Streets, being known as No. 1232 Maple Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Maple Street at the distance of two hundred seventy-one feet, eight inches Westwardly from the Southwest corner of Mt. Vernon and Maple Streets, a corner of this and land now or late of Stanley Swinehart; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley, passing in part of said course and distance through the middle of the brick division wall of this and house now or late of Stanley Swinehart, No. 1234 Maple Street; thence by the North side of said twenty feet wide alley Westwardly twenty-one feet to other land now or late of Stanley Swinehart; thence by the same Northwardly one hundred forty feet to the South line of Maple Street aforesaid; thence by the same Eastwardly twenty-one feet to the place of beginning.

BEING the same premises which Winfield S. Fisher and Cheryl L. Fisher, husband and wife, by Deed dated November 23, 2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on December 15, 2005, in Deed Book Volume 05583, Page 0695, granted and conveyed unto Jakob M. Kerlin and Amanda L. Kerlin.

Parcel Number: 16-00-20408-00-6.

Location of property: 1232 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jakob M. Kerlin and Amanda L. Kerlin** at the suit of JP Morgan Chase Bank, National Association s/b/m/t Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$118,421.52.

Kristine M. Anthou, Attorney.

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

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

12-06012

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, State of Pennsylvania, and described according to a plan thereof known as "Abington Woods," Section No. 4, made by George B. Mebus, Inc., Registered Professional Engineers, dated January 6, 1956, and said plan being recorded in the Office of the Recorder of Deeds, etc., at Norristown, Pennsylvania, in Plan Book A-2, Page 142, on April 20, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Osbourne Avenue, fifty feet wide, said point being the three following courses and distances from a point of curve on the Westerly side of Joyce Road, sixty feet wide: (1) measured on the arc of a circle curving to the right having a radius of twenty (20) feet, the arc distance of twenty-five and forty hundredths (25.40) feet to a point of reverse curve on the Northwesterly side of Osbourne Avenue; (2) Southwestwardly and Southeastwardly measured partly along the Northwesterly and partly along the Southwesterly sides of Osbourne Avenue on the arc of a circle curving to the left having a radius of two hundred fifty (250) feet the arc distance of three hundred ninety and four hundredths (390.04) feet to a point of tangent in the same, and (3) South twenty (20) degrees, twenty-one (21) minutes, thirty-two (32) seconds East measured still along the said Southwesterly side of Osbourne Avenue, twenty and seventy-nine hundredths (20.79) feet to the point of beginning; thence extending from said point of beginning, South twenty (20) degrees, twenty-one (21) minutes, thirty-two (32) seconds East, measured along the said side of Osbourne Avenue, sixty-five (65) feet to a point; thence extending South sixty-nine (69) degrees, thirty-eight (38) minutes, twenty-eight (28) seconds West, one hundred seventeen and ninety-five hundredths (117.95) feet to a point; thence extending North thirteen (13) degrees, forty (40) minutes, fifty-one (51) seconds West, sixty-five and forty-four hundredths (65.44) feet to a point; thence extending North sixty-nine (69) degrees, thirty-eight (38) minutes, twenty-eight (28) seconds East, one hundred ten and thirty-three hundredths (110.33) feet to the first mentioned point and place of beginning.

BEING Lot No. 242 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick S. Wilmot and Kelli Paterson, by Deed from Patricia Boucher, Executrix of the Estate of Helen M. Orvis, Deceased and Patricia Boucher, Individually, dated 08/29/2006, recorded 10/10/2006 in Book 5619, Page 334.

Parcel Number: 30-00-50300-00-7.

Location of property: 1346 Osbourne Avenue, Roslyn, PA 19001-2823.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelli Paterson a/k/a Kelli A. Paterson and Patrick S. Wilmot** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$262,545.19.

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

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

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

12-06094

ALL THAT CERTAIN lot or piece of ground, together with the two story brick dwelling house thereon erected, situate on the West side of Hawthorne Avenue between South Hills Boulevard and North Hills Boulevard being known as Route No. 673 Hawthorne Avenue in **Pottstown Borough**, Montgomery County, Pennsylvania, being further known as Lot No. 45 as shown on Plan of Hollcreek Village said plan being recorded in the Records Office of Montgomery County at Norristown, Pennsylvania, in Deed Book 1444, Page 601 more particularly bounded and described, as follows, to wit:

BEGINNING at a stake in the Westerly line of Hawthorne Avenue distant 210.16 feet Northeasterly from the Northwest corner of Hawthorne Avenue and South Hills Boulevard and at a corner of Lot No. 47; thence along said Hawthorne Avenue North 47 degrees, 58 minutes East, 23.16 feet to a corner of Lot No. 43; thence along said Lot North (erroneously omitted from prior deed) 43 degrees, 2 minutes West, 88 feet to a line of Lot No. 44 passing in said course through the middle of the brick partition wall of adjoining dwelling houses on this and the adjoining Lots No. 44 and 46 South 46 degrees, 58 minutes West, 23.16 feet to a corner of Lot No. 47; thence along said Lot South 43 degrees, 2 minutes East, 88 feet to the place of beginning passing in said course through the middle of the brick partition wall of this and the dwelling house on the adjoining lot.

TITLE TO SAID PREMISES IS VESTED IN Douglas J. Stokes, by Deed from James W. Vlahos and Bonnie L. Vlahos, by Her Agent, James W. Vlahos by a Power of Attorney Intended to be Recorded Herewith, dated 5/31/2002, recorded 6/11/2002 in Book 5411, Page 2494.

Parcel Number: 16-00-13536-00-2.

Location of property: 673 Hawthorne Avenue, Pottstown, PA 19464-4305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas J. Stokes** at the suit of Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association as Trustee for RAAC 2007SP1. Debt: \$92,670.10.

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.

12-06097

ALL THAT CERTAIN area or parcel of land, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a deed plot prepared for the Woods at Gwynedd Valley, prepared by Chambers Associates, Inc., dated February 12, 1998, as follows, to wit:

BEGINNING at an interior point, a common corner of this and existing lands of the grantee herein, which point is measured the three following courses and distances from the point of the intersection of the center line of Swedesford Road (33.00 feet wide) with the original center line of School House Lane (33.00 feet wide), as shown on said plot: (1) leaving said point of intersection and extending North 43 degrees, East along the center line of Swedesford Road 300.00 feet to a point; (2) North 44 degrees, East continuing along the center line of Swedesford Road 750.00 feet to a point, a corner of existing lands of the grantee herein; and (3) South 48 degrees, 47 minutes, 00 seconds East along the common property line of lands of the grantee herein and land now or formerly of Bruce R. Bennett and Diana Cuervo-Bennett, as shown on said plot 300.65 feet to the point of beginning; thence extending from said point of beginning North 44 degrees, 00 minutes, 00 seconds East along the existing Southeasterly property line of the grantee herein 328.46 feet to a point; thence extending South 46 degrees, 00 minutes, 00 seconds East, 30.00 feet to a point on the original center line of Linnard Avenue; thence extending South 44 degrees, 00 minutes, 00 seconds West along the original center line of Linnard Avenue 328.98 feet to a point; thence extending North 46 degrees, 00 minutes, 00 seconds West, 30.00 feet to the first mentioned point and place of beginning.

BEING a portion of the former bed of Linnard Avenue.

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a deed plot prepared for the Woods at Gwynedd Valley, prepared by Chambers Associates, Inc., dated February 12, 1998, as follows, to wit:

BEGINNING at a point on the centerline of Swedesford Road (33.00 feet wide), a corner of this and lands now or formerly of Bruce R. Bennett and Diana Cuervo-Bennett, as shown on said plan, which point is measured the two following courses and distances from the point of intersection of the centerline of Swedesford Road with the original center line of School House Lane (33.00 feet wide), as shown on said plot: (1) leaving said point of intersection and extending North 43 degrees, East along the center line of Swedesford Road 300.00 feet to a point; (2) North 44 degrees, East continuing along the center line of Swedesford Road 750.00 feet to the point of beginning;

thence extending from said point of beginning, North 44 degrees, 00 minutes, 00 seconds East along the center line of Swedesford Road 326.46 feet to a point a corner of certain twenty feet wide private right-of-way, as shown on said plot; thence extending South 47 degrees, 07 minutes, 00 seconds East, 300.36 feet to a point; thence extending South 46 degrees, 00 minutes, 00 seconds East, 30.00 feet to a point; thence extending South 44 degrees, 00 minutes, 00 seconds West, 328.98 feet to a point, a corner of land of Bennett, aforesaid; thence extending North 46 degrees, 00 minutes, 00 seconds West along line of land of Bennett 30.00 feet to a point; thence extending North 48 degrees, 47 minutes, 00 seconds West continuing along line of land of Bennett 300.65 feet to a point on the centerline of Swedesford Road, aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Edson, by Deed from Howard S. Edson and Jennifer L. Edson, dated 01/17/2008, recorded 01/28/2008 in Book 5680, Page 554.

Parcel Number: 39-00-04174-00-8.

Location of property: 824 Swedesford Road, Ambler, PA 19002-1920.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Edson** at the suit of GMAC Mortgage, LLC. Debt: \$407,208.25.

Matthew Brushwood, Attorney, I.D. #310592

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

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

12-06127

ALL THOSE TWO CERTAIN lots or pieces of ground, described together as one lot, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Proposed Subdivision of Property of Charles W. MacMullen and Matilda O. MacMullen, his wife, made by Herbert H. Metz, Inc. Registered Engineers, Lansdale, Pennsylvania, dated 10/15/1962, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-8, Page 13, as follows, to wit:

BEGINNING at a point on the title line in the bed of Township Line Road (proposed to be widened to 50 feet, as shown on said plan); said point being at the distance of 235.95 feet measured South 52 degrees, 3 minutes, 30 seconds East from the point of intersection of the title line in the bed of Township Line Road; thence from said beginning point, along land now or late of Charles S. from Geraldine Graves, North 61 degrees, 34 minutes East, 180.48 feet to a point; thence extending partly along lands now or late of Koch, Koerner, and Dodson, North 62 degrees, 46 minutes East, 515.50 feet to a point on the Southwesterly right-of-way line of the Stony Creek Branch of Reading Railroad; thence extending along the Southwesterly right-of-way line of Stony Creek Branch of Reading Railroad Company, on the arc of a circle curving to the right having a radius of 28.65 feet the arc distance of 229.67 feet to a point a corner of Lot 3 on said plan; thence along line of Lot 3, the (3) following courses and distances, to wit: (1) South 67 degrees, 38 minutes West, 347.03 feet to a point; (2) South 62 degrees, 46 minutes West, 10.50 feet to a point; and (3) South 49 degrees, 2 minutes, 30 seconds West, 20 feet to a point on the title line in the bed of Township Line Road, North 52 degrees, 3 minutes, 30 seconds West, 265.89 feet to the first mentioned point and place of beginning.

BEING Lots 1 and 2 as shown on the above mentioned plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which David O. MacMullen by Deed dated January 20, 1982 and recorded on February 24, 1982, in Deed Book Volume 4679, Page 1977, in the Office of the Recorder of Deeds of Montgomery County, granted and conveyed unto David O. MacMullen and Patricia N. MacMullen.

Parcel Number: 56-00-08902-60-9.

Location of property: 113 Township Line Road, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia N. MacMullen and David O. MacMullen** at the suit of Citizens Bank of Pennsylvania. Debt: \$248,162.62 plus interest at \$26.48/per day and costs from May 8, 2012.

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.

12-06196

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

12-06236

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Map of Property of Peartree and Pasfield, Inc. made by MR and JB Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, May 5, 1951 and revised May 31, 1951, as follows, to wit:

BEGINNING at a point in the middle line of Woodfield Road (50 feet wide) at the distance of 828.75 feet measured Southwestwardly along the middle line of said Woodfield Road from its intersection with the title line in the bed of Gulph Road (60 feet wide), thence leaving Woodfield Road and extending along Lot No. 8, Block B, South 10 degrees, 55 minutes East, 220 feet to a point in line of Lot No. 10, Block B; thence extending along same, South 87 degrees, no minutes West, 140 feet to a point in the middle line of Montgomery Avenue (80 feet wide); thence extending along same, North 10 degrees, 55 minutes West, 220 feet to a point and at the intersection of the middle lines of Montgomery Avenue and Woodfield Road; thence extending along the middle of line of Woodfield Road, North 87 degrees, no minutes East, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 9, Block "B" on the above mentioned plan.

Parcel Number: 40-00-67264-00-7.

Location of property: 701 Woodfield Road, Lower Merion Township, PA.

The improvements thereon are: Detached, three story, single family, residential dwelling.

Seized and taken in execution as the property of **Shirley Saviour** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5. Debt: \$328,452.93.

Kristen D. Little, Attorney. I.D. #79992

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

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

12-06308

ALL THAT CERTAIN lot or piece of land with the buildings, and improvements thereon erected, situate in the Ninth Ward of **Pottstown Borough**, in the County of Montgomery and the Commonwealth of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania on December 24, 1951 and developed by Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery on November 19, 1952 in Deed Book 2315, Page 601, as follows, to wit:

BEGINNING at a point on the Northerly side of Walnut Street (50.00 feet wide), which point is measured South 77 degrees, 35 minutes East along said side of Walnut Street from a point of tangent, which last mentioned point is measured along the arc of a circle, curving to the left, having a radius of 22.00 feet, the arc distance of 31.10 feet from a point on the Easterly side of Potts Drive (50.00 feet wide); thence extending from said point of beginning North 12 degrees, 25 minutes East 100.00 feet to a point in the center line of a 10.00 foot wide utility easement; thence along the same the 2 following courses and distances, viz: (1) South 77 degrees, 35 minutes East, 27.22 feet to an angle; and (2) South 63 degrees, 39 minutes West, 57.79 feet to a point; thence extending South 25 degrees, 21 minutes West, 100.00 feet to a point on the Northerly side of Walnut Street, aforesaid; thence extending along the same North 63 degrees, 39 minutes West, 45.57 feet to an angle; thence still extending along the same North 77 degrees, 35 minutes West, 15.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia I. O'Brien, married by Deed from Patricia I. O'Brien who acquired title as Patricia I. Bossert dated 06/23/2006, recorded 01/18/2007 in Deed Book 5631, Page 2849.

Parcel Number: 16-00-31408-00-4.

Location of property: 361 West Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia I. O'Brien** 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: \$116,637.42.

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.

12-06311

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Portion of "Wedgewood Park" Lot Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors dated August 5, 1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County of Norristown, Pennsylvania in Plan Book A-9, Page 90, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tremont Drive (sixty feet wide) said point being the two following courses and distances from a point of curve on the Westerly side of Wedgewood Drive (sixty feet wide): (1) leaving Wedgewood Drive on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-five and sixty four one-hundredths feet to a point of reverse curve on the Southerly side of Tremont Drive and; (2) Westwardly and Northwestwardly partly along the Southerly and Southwesterly side of Tremont Drive on the arc of a circle curving to the right having a radius of one hundred and eighty feet the arc distance of one hundred thirty-two and twenty-eight one-hundredths feet to the point of beginning; thence extending from said point of beginning South thirty-seven degrees, forty-seven minutes, sixteen seconds West partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Southeast crossing the bed of a certain driveway as shown on said plan one hundred twenty-eight seven one-hundredths feet to a point on the Southwesterly side of said driveway; thence extending North forty-two degrees, twenty-nine minutes West along the Southwesterly side of the aforesaid driveway, forty-four and ninety-one one-hundredths feet to a point; thence extending North forty-seven degrees, nine minutes East, recrossing the bed of the aforesaid driveway one hundred twenty-five and fifty-nine one-hundredths feet to a point on the Southwesterly side of Tremont Drive aforesaid; thence extending along the Southwesterly side of Tremont Drive, the following courses and distances: (1) South forty-two degrees, fifty-one minutes East, ten and eighty-six one-hundredths feet to a point of curve on the same; and (2) Southwestwardly on the arc of a circle curving to the left having a radius of one hundred eighty feet the arc distance of thirteen and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 70 as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways as shown on said plan as and for passageways and water courses at all times hereafter, forever, in common with the owners, tenants and occupiers of the others lots of ground bounding thereon and entitled to be the use thereof, subject to the proportionate part of keeping the same in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Bonifacio B. Millanes and Estela B. Millanes, husband and wife, as Tenants by the Entirety by Deed from Prosource Two, LLC dated 09/12/2006, recorded 09/28/2006 in Deed Book 5617, Page 2311.

Parcel Number: 11-00-17412-00-1.

Location of property: 1006 Tremont Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bonifacio B. Millanes and Estela B. Millanes** 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: \$165,017.78.

Paige M. Bellino, 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.

12-06345

ALL THAT CERTAIN message and lot or piece of land, situate in **East Greenville Borough** (formerly the Township of Upper Hanover), County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center line of Fourth Street and in line of land of now or late Howard B. Bigler, thence along the center of Fourth Street North sixty-six degrees, East twenty feet to a point in the line of now or late Mary B. Bowman's land; thence by the same, South twenty-four degrees, East and running through the middle of the partition wall of this and the adjoining house on the East one hundred sixty-six feet to a point in a fourteen feet alley; thence by the same South sixty-six degrees, West twenty feet to a corner in the line of now or late Howard B. Bigler's land; thence by the same North twenty-four degrees, West one hundred sixty-six feet to the place of beginning.

CONTAINING three thousand, three hundred twenty square feet of land.

BEING Tract No. 2.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Genovese and Anne C. Genovese by Deed from John Cassel, dated September 4, 2001 and recorded September 14, 2001 in Deed Book 5376, Page 1040.

Parcel Number: 06-00-01448-00-4.

Location of property: 432 Fourth Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony R. Genovese and Anne C. Genovese** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2004-2CB, Mortgage Pass-Through Certificates, Series 2004-2CB c/o Bank of America, N.A. Debt: \$107,298.04.

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.

12-06371

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made May 15, 1912, by G. W. Hitchcock, Civil Engineer and described, as follows:

BEGINNING at a point on the Northeasterly side of Harding Boulevard (100 feet wide) at the distance of 127 feet Northwestwardly from the Northwesterly side of Markley Street (66 feet wide).

CONTAINING in front or breadth on the said Harding Boulevard 21 feet and extending in length or depth Northeastwardly of that width between parallel lines at right angles to Harding Boulevard, 177.80 feet the Northwesterly line thereof running through the middle of the partition wall dividing these premises from the premises adjoining to the Northwest.

BEING the same premises which Paul J. Branchle, Jr. by Deed dated 3/30/05 and recorded 4/6/05 in Montgomery County in Deed Book 05549, Page 1242, Instrument #2005047518 granted and conveyed unto Joan Linette Davis.

Parcel Number: 13-00-15488-00-6.

Location of property: 315 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan L. Davis a/k/a Joan Linette Davis** at the suit of Wells Fargo Bank, National Association as Trustee for Securitized Asset-Backed Receivables, LLC 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR4. Debt: \$136,085.15.

Lisa Lee, Attorney. I.D. #78020

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

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

12-06374

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 and being Lot No. 11 according to a plan thereof made by George B. Mebus, R.P.E., on December 7, 1948, as last revised March 9, 1949, as being more fully bounded and described, as follows:

BEGINNING at a point in the Northerly side of Woodland Road (40 feet wide) at a distance of 270.63 feet measured South 78 degrees, 30 minutes, 10 seconds East from a point of tangent in the Northerly side of Woodland Road, which said point of tangent is at the arc distance of 191 feet measured Northeastwardly on the arc of a circle curving to the right having a radius of 750 feet from a point of curve in the said side of Woodland Road, which said point of curve is at the distance of 221.67 feet measured North 86 degrees, 54 minutes, 21 seconds East from a point of curve in the said side of Woodland Road, which said last mentioned point of curve is at the distance of 80.89 feet measured Northeastwardly on the arc of a circle to the left having a radius of 100 feet from a point of curve on the said side of Woodland Road, which said last mentioned point of curve is at the distance of 25.64 feet measured South 46 degrees, 45 minutes East from the intersection of the said side of Woodland Road at the Southeasterly side of Easton Road (62 feet wide) (both lines produced).

CONTAINING in front or breadth on said side of Woodland Road 50 feet and extending of that width or breadth in length or depth between the parallel lines at right angles to said side of Woodland Road, 120 feet.

BEING the same premises which James G. Brett and Cynthia K. Brett, husband and wife by Deed dated 7/31/01 and recorded 8/29/01 in Montgomery County in Deed Book 5373, Page 1620, granted and conveyed unto Robert M. Osborne.

Parcel Number: 30-00-73300-00-2.

Location of property: 2309 Woodland Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert M. Osborne** at the suit of U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency. Debt: \$99,122.15.

David Fein, Attorney. I.D. #82628

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

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

12-06590

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, State of Pennsylvania described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania on November 21, 1919 and recorded at Norristown, Pennsylvania in Deed Book No. 815 page 600.

BEGINNING at a point in the middle line of Harrison Avenue (40 feet wide) at the distance of 620 feet Southwestward from the middle line of Woodrow Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Harrison Avenue 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Southeastward between lines at right angles to the said middle line of Harrison Avenue 140 feet.

BEING known and designated as Lots Numbered 717, 718 and 719 on the said survey.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Prendergast and Nora Prendergast, h/w, by Deed from James W. McCoach, Executor Under the Will of Florence P. McCoach, deceased, dated 07/25/2003, recorded 10/07/2003 in Book 5476, Page 1800.

Parcel Number: 30-00-27464-00-1.

Location of property: 635 Harrison Avenue, Glenside, PA 19038-2505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Prendergast and Nora Prendergast** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank formerly known as Washington Mutual Bank, F.A. Debt: \$194,024.14.

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.

12-06596

ALL THAT CERTAIN piece of land, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan dated August 23, 1940, with revision on January 31, 1946 as prepared by Stanley F. Moyer Registered Professional Engineer and Land Surveyor, of Souderton, Pennsylvania, as follows, to wit:

BEING Lot Number 6 on said plan.

BEGINNING at a point in the center line of Vine Street said point being 337.85 feet East of an iron pin marking the intersection of the center line of Vine Street and Maple Avenue; thence along the center line of the former North 41 degrees, 55 minutes East the distance of 100.00 feet to an iron pin; thence along lands of Fred W. Mancill, Jr., formerly Conrad Klein, South 45 degrees, 48 minutes East the distance of 656.85 feet to an iron pin; thence along lands of William S. Moore South 42 degrees, 51 minutes West the distance of 99.95 feet to an iron pin; thence along other lands of said Elmer D. Ruth of which this was a part, North 45 degrees, 48 minutes West the distance of 655.22 feet to the place of beginning.

CONTAINING 1.50 acres of land, more or less.

BEING the same premises which Wayne A. Davis, a married man, by Deed dated April 23, 1999 and recorded May 10, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5270, Page 2215, granted and conveyed unto Wayne A. Davis and Carolyn M. Davis, husband and wife, as Tenants by the Entirety.

Parcel Number: 35-00-10702-00-9.

Location of property: 2319 East Vine Street, Hatfield, PA 19440.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Wayne A. Davis, Carolyn M. Davis and United States of America, Department of Treasury Internal Revenue Service** 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, Ocwen Loan Servicing, LLC. Debt: \$282,335.85.

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.

12-06616

ALL THAT CERTAIN building lot or piece of land, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the Northeast corner of Industrial and Roland Streets, being known as Lots Nos. 19 and 20 on Plan of Highland View, bounded and described, as follows, to wit:

BEGINNING at the North side of Industrial Avenue at the intersection with Roland Street and running Westwardly sixty feet on Industrial Avenue; thence running Northwardly of even width between Roland Street on the East and Lot No. 18 on the West, one hundred five feet to an alley.

TITLE TO SAID PREMISES IS VESTED IN Christopher Huff and Wendy Huff, by Deed from Ronald B. Seltsmann, Jr. and Susan Seltsmann, joins herein to Relinquish her Marital Interest in the Property, dated 12/28/2007, recorded 01/11/2008 in Book 5678, Page 1940.

Parcel Number: 16-00-24944-00-6.

Location of property: 233 South Roland Street, Pottstown, PA 19464-5841.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Huff and Wendy Huff** at the suit of Wells Fargo Bank, N.A. Debt: \$167,794.55.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-06643

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, being Westerly part of Lot #48 on plan of lots laid out for the heirs of James A. Holland, deceased (said plan is on record at Norristown in the Office for the Recording of Deeds &c. in and for Montgomery County in Deed Book No. 259, Page 6&c.). Bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Holland Avenue at the division line of lots 48 and 50, being seventy-seven and forty-four one-hundredths feet Westwardly from the intersection of the middle line of Holland Avenue with the center line of Spring Avenue; thence along the division line of lots 48 and 50 South twenty-eight degrees,

thirty-four minutes East, one hundred fifty-four and sixty-seven one-hundredths feet to a stake; thence North sixty-one degrees, twenty-eight minutes East, thirty-four feet; thence North twenty-eight degrees, thirty-four minutes West, one hundred fifty-four and sixty-nine one-hundredths feet to a point in the middle line of Holland Avenue; thence South sixty-one degrees, twenty-six minutes West, thirty-four feet to the place of beginning. Being the Westerly one-half of a double three story frame dwelling and known as 203 Holland Avenue.

TITLE TO SAID PREMISES IS VESTED IN Balfour Saunders and Lecia M. Brown from Vernon V. Young, Jr. and David C. Young, dated 01/31/2002, recorded 03/05/2002 in Book 5398, Page 1386.

Parcel Number: 40-00-26168-00-9.

Location of property: 203 Holland Avenue, Ardmore, PA 19003-1213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Balfour A. Saunders a/k/a Balfour Saunders and Lecia M. Brown** at the suit of Bryn Mawr Trust Company. Debt: \$23,562.59.

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

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

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

12-06718

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Location Plan of Trewellyn Farms, Phase V and VI, made for the David Cutler Group, Inc., by Bursich Associates, Inc., Engineers, Landscape Architects and Surveyors, dated 11/19/1985, revised 1/21/1986 and recorded in Plan Book A-47, Page 142 and 143, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Harlow Circle, said point being a corner of Lot 92, as shown on the above mentioned plan; thence extending from said beginning point along the Southwesterly side of Harlow Circle on the arc of a circle curving to the right having a radius of 327.380 feet the arc distance of 28.048 feet to a point; thence extending South 34 degrees, 40 minutes, 00 seconds West, 105.053 feet to a point; thence extending North 55 degrees, 20 minutes, 00 seconds West, 28.00 feet to a point; thence extending North 34 degrees, 40 minutes, 00 seconds East, 106.533 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,967 square feet.

BEING Lot 91 Harlow Circle as shown on the above mentioned plan.

BEING the same premises which The Cutler Group, Inc. (PA Corporation) by Deed dated 1/30/87 and recorded 2/5/87 in Montgomery County in Deed Book 4828, Page 1981 conveyed unto James D. Duerr, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jin Soo Kang and Mi Ran Kang by Deed from James D. Duerr, dated November 14, 2003 and recorded December 23, 2003 in Deed Book 5487, Page 650, Instrument #2003644249.

Parcel Number: 39-00-01801-29-3.

Location of property: 91 Harlow Circle, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jin Soo Kang and Mi Ran Kang** at the suit of M&T Bank. Debt: \$192,697.23.

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.

12-06724

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made the 24th day of June 1959, by Russell S. Lyman, Registered Professional Engineer, Surveyor of Huntingdon Valley, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Park Avenue (50 feet wide) said point being 250.00 feet North 45 degrees, 00 minutes East from a point formed by the intersection of the Northeasterly side of Rubican Avenue; (50 feet wide) with the Southeasterly side of Park Avenue; thence from the first mentioned point and place of beginning and extending along the Southeasterly side of the said Park Avenue North 45 degrees, 00 minutes East, 50 feet to a point; thence along the Southwesterly side of Lot #283; South 45 degrees, 00 minutes East, 125 feet to a point; thence along the East line of Lots #185 and #186 South 45 degrees, 00 minutes West, 50 feet to a point; thence along the Northeasterly side of Lot #280, North 45 degrees, 00 minutes West, 125 feet to the point and place of beginning.

BEING all of Lots #281 and #282 as shown on a plan of lots of a subdivision known as Willow Grove Heights.

TITLE TO SAID PREMISES IS VESTED IN Brandon King, by Deed from Sylvia E. Hooke, dated 04/16/2007, recorded 05/10/2007 in Book 5646, Page 2063.

Parcel Number: 30-00-51468-00-9.

Location of property: 1723 Park Avenue, Willow Grove, PA 19090-4517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brandon King** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$225,997.58.

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

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

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

12-06733

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Lots "Penllyn Village" Plate No. 2 prepared by C. Raymond Weir, Registered Engineer dated May 15, 1947, redrawn December 31, 1962 and last revised October 3, 1963, as follows, to wit:

BEGINNING at a point on the Southeasterly side of North Avenue (40.00 feet wide) at this point as shown on said plan, which point is at the distance of 219.95 feet measured North 54 degrees, 36 minutes, 30 seconds East along the said Southeasterly side of North Avenue from a point of tangent on the same (the said North Avenue being irregular width at this point) as shown on said plan, which point of tangent is at the arc distance of 43.65 feet from a point of curve on the Northeasterly side of West Avenue (40.00 feet wide); thence extending from a said point of beginning North Avenue 54 degrees, 36 minutes, 30 seconds East along said Southeasterly side of North Avenue the distance of 10.07 feet to a point a corner of Lot No. 75 as shown on said plan; thence extending South 28 degrees, 45 minutes East along the rear line of Lot No. 75 and also along the rear lines of Lot Nos. 76, 77, 78 and 79 all as shown on said plan the distance of 296.15 feet to a point, a corner of Lot No. 64 as shown on said plan; thence extending along Lot No. 64 the two following courses and distances, viz: (1) extending South 61 degrees, 15 minutes West the distance of 60.00 feet to a point, a corner; and (2) thence extending South 28 degrees, 45 minutes East the distance of 125.00 feet to a point on the Northwesterly side of Mansion Road (40.00 feet wide) at this point as shown on said plan; thence extending South 61 degrees, 15 minutes West along said Northwesterly side of Mansion Road the distance of 10.00 feet to a point, a corner of Lot No. 65 as shown on said plan; thence extending along Lot No. 65 the two following courses and distances, viz: (1) extending North 28 degrees, 45 minutes West the distance of 125.00 feet to a point, a corner; and (2) thence extending South 61 degrees, 15 minutes West the distance of 60.00 feet to a point, a corner of Lot No. 68 as shown on said plan; thence extending North 28 degrees, 45 minutes West along the rear line of Lot No. 68 and also along the rear lines of Lots No. 69 and 70 both as shown on said plan the distance of 155.17 feet to a point, a corner of Lot No. 73 as shown on said plan; thence extending North 54 degrees, 36 minutes 30 seconds East, along Lot No. 73 and also along the rear line of Lot No. 74 as shown on said plan the distance 120.81 feet to a point a corner of Lot No. 74 aforesaid; thence extending North 28 degrees, 45 minutes West along Lot No. 74 the distance of 126.84 feet to a point on the said Southeasterly side of North Avenue being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Aura Edwards and Miranda Vanlue, by Deed from Aura Edwards, dated 11/26/2007, recorded 12/06/2007 in Book 5674, Page 594.

Parcel Number: 39-00-02437-00-8.

Location of property: 405 Mansion Avenue, Penllyn, PA 19422-1007.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aura Edwards and Miranda Vanlue** at the suit of Wells Fargo Bank, N.A. Debt: \$236,533.78.

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

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

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

12-06873

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a plan of "Subdivision of Colonial Green" made by Donald H. Shurr, P.E. of Norristown, Pennsylvania on 3/31/1959, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Plymouth Road (said side of Plymouth Road at this point being thirty feet Southwesterly from and parallel with the original center line of said Plymouth Road) at the distance of three hundred thirty-three and fifty-six one-hundredths feet measured the two following courses and distances from a point of curve on the Southeasterly side of Country Club Circle (fifty feet wide) viz: (1) in a Northeasterly and Southeasterly direction on the arc of a circle curving to the right with a radius of fifteen feet the arc distance of twenty-three and thirty-four one-hundredths feet to a point of tangent on the Southwesterly side of Plymouth Road; and (2) along said side of said road South thirty-seven degrees, six minutes, fifty-five seconds East, three hundred ten and twenty-two one-hundredths feet to the place of beginning; thence extending along the said side of Plymouth Road South thirty-seven degrees, six minutes, fifty-five seconds East, one-hundred sixty-five and forty one-hundredths feet to a concrete monument in line of land now or late of Harry C. Werner, thence extending along the same South fifty-two degrees, thirty-two minutes West, fourteen and ten one-hundredths feet to a point; thence extending still along the same and land now or late of S. S. Montecore and J. J. Porostosky, North eighty degrees, twelve minutes West, two hundred six and seventy-six one-hundredths feet to a point in line of Lot #14; thence extending along the same North thirty-six degrees, seventeen minutes West, sixteen and seventh-three one-hundredths feet to a point in line of Lot #18; thence extending along the same North fifty-three degrees, forty-three minutes East, one hundred fifty-five and ten one-hundredths feet to the place of beginning.

BEING Lot #19 on said plan, recorded in Montgomery County Plan Book B-5, Page 19.

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Trofa, by Deed from Christopher J. Trofa, Administrator of the Estate of Catherine M. Trofa, deceased, dated 10/10/2007, recorded 10/30/2007 in Book 5670, Page 615.

Parcel Number: 49-00-09301-00-1.

Location of property: 980 Plymouth Road, Plymouth Meeting, PA 19462-2561.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick M. Trofa a/k/a Patrick Michael Trofa** at the suit of Wells Fargo Bank, N.A. Debt: \$197,277.70.

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.

12-06933

ALL THAT CERTAIN message or tenement and lot of land, situate No. 27 North Adams Street in the Fifth Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded, limited, and described, as follows, to wit:

BEGINNING at a stake in the West line of Adams Street, distant 22 feet, 04 inches Southwesterly from the Southwest corner of King and Adam Streets and at a corner of land conveyed to Harry C. Frederick; thence by said land Westerly and parallel with King Street, 80 feet and 05 inches to land of John Halderman; thence by said land, Southerly 21 feet to land conveyed to Granville E. Clous; thence by said land Easterly and parallel with King Street 76 feet and 09 inches to Adams Street aforesaid; thence by said Street, Northeasterly 21 feet and 04 inches to the place of beginning.

BEING the same premises which Melvin Allen Doberstein by Deed dated May 15, 1979 and recorded in Montgomery County in Deed Book 4414, Page 115 conveyed unto Terry L. Hertzog and Glenda Hertzog, his wife, in fee. Parcel Number: 16-00-00176-00-6.

Location of property: 27 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Rory Robinson and Chrystal Robinson a/k/a Chrystal A. Rosky** at the suit of Springleaf Financial Services, Inc. f/k/a American General. Debt: \$89,174.92 plus interests and late charges.

Benjamin E. Witmer, 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.

12-06977

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a condominium located in **Limerick 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. by the recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated December 19, 1987 and recorded in Deed Book 2860, Page 1162; Amendment to Declaration of Condominium for Montgomery Brook dated January 15, 1988 and recorded January 20, 1988 in Deed Book 4863, Page 651; also Amendment to Declaration of Condominium for Montgomery Brook dated 4/28/1988 and recorded 5/6/1988 in Deed Book 4872, Page 792 being and designated as Unit No. 512 together with an undivided interest in the Common Elements as set forth in and subject to adjustment in accordance with the Declaration of Condominium of Montgomery Brook, a Condominium.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 11/20/2006, to Lorraine Jacob and Sean Getz, as Joint Tenants With Right of Survivorship and not as Tenants in Common given from Lorraine Jacob, recorded 12/15/2006 in Book 2841, Page 2845, Instrument #2006154438.

Parcel Number: 37-00-00744-03-8.

Location of property: 512 Foxmeadow Drive a/k/a 512 Foxcroft Circle, Building 5 Condominium 512, Royersford, PA 19468-1540.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Lorraine Jacob and Sean Getz** at the suit of Citibank, N.A., as Trustee for the Certificate Holders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2. Debt: \$217,628.51.

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

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

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

12-07056

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 survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on December 13, 1956, described as follows, to wit:

SITUATE on the Southeast side of Arline Avenue (fifty feet wide) at the distance of five hundred twenty-five feet Northeast from the Northeast side of Pershing Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Arline Avenue thirty-seven and fifty one-hundredths feet and extending of that width in length or depth Southeast between parallel lines at right angles to said Arline Avenue one hundred ten feet. The Northeast line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast. The Southwest line thereof partly through the bed of a certain driveway, which extends Northwest into Arline Avenue.

BEING Lot #145-A Arline Avenue and also being Lot #22 and part of Lot #23, Block "P" on Plan of Roslyn Heights.

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 adjoining lot or ground bounding thereof and entitled to the use thereof at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Richichi and William E. Vickery, Jr. by deed from Timothy R. Baird and Denise M. Baird, dated July 12, 2005 and recorded July 27, 2005 in Deed Book 5584, Page 148. Parcel Number: 30-00-01676-00-4.

Location of property: 1443 Arline Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa A. Richichi and William E. Vickery, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-64CB, Mortgage Pass-Through Certificates, Series 2005-64CB. Debt: \$183,646.16.

Christine L. Graham, Attorney.

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

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

12-07085

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 92 Section F on Plan of Barry Heights, which plan is recorded in Norristown, in the Office of the Recorder of Deeds in Plan Book 950, Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Miami Avenue at the distance of 248.55 feet Southwesterly from the Southerly side of Park Avenue.

CONTAINING in front or breadth on the said side of Miami Avenue, Southwesterly 50 feet and extending of that width in length or depth between parallel lines at right angles to said Miami Avenue, 200 feet.

TITLE TO SAID PREMISES IS VESTED IN Clarence Arthur Young a/k/a Clarence A. Young and Barbara L. Young, by Deed from Kathryn L. Dickert, dated 10/10/2000, recorded 10/25/2000 in Book 5336, Page 1103.

Parcel Number: 43-00-08386-00-4.

Location of property: 110 Miami Avenue, Eagleville, PA 19403-1744.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clarence Arthur Young a/k/a Clarence A. Young and Barbara L. Young** at the suit of GMAC Mortgage, LLC. Debt: \$165,434.62.

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

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

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

12-07247

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made in 12/1924 by Hiltner and Hitchcock, as follows:

BEGINNING at a point formed by the intersection of the Northwestern side of Markley Street and the Southwesterly side of Wood Street; thence extending along the Southwesterly side of Wood Street, Northwestwardly 112 feet to the Southeasterly side of a 15 wide alley; thence extending along the said side of said alley Southwesterly 17 feet to a corner of land conveyed to Russell Lake; thence extending along said land the line for a part of the distance passing through the party wall between the house thereon erected and the house on said Lake's land Southeastwardly 112 feet to the Northwestern side of Markley Street; thence extending along said side of Markley Street, Northeastwardly 17 feet to the first mentioned point and place of beginning.

BEING the same premises which Horacio Resendiz, incorrectly identified as Horacio Rosendiz, by Deed dated 12/19/2008 and recorded at Norristown in the Office of the Recorder of Deeds in and for the County of Montgomery on 01/06/2009 in Deed Book 5718, Page 2583 granted and conveyed unto Joseph E. Chendorain and Linda M. Chendorain, his wife, their heirs and assigns, as Tenants by the Entirety, in fee.

Parcel Number: 13-00-23780-00-3.

Location of property: 1237 Markley Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph E. Chendorain and Linda M. Chendorain, his wife** at the suit of Penn Lenders, LLC, a Nevada Limited Liability Company, Successor by Assignment to National Penn Bank. Debt: \$130,413.28.

Robert J. Murtaugh, 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.

12-07468

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 according to a plan of Ashbourne Estates made for Stratford development Company by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania dated June 1955 and recorded in Plan Book A-2, Page 75, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rolling Green Road (50 feet wide) at the arc distance of 50.56 feet measured on the arc of a circle curving to the right in a Northwesterly and Southeasterly direction having a radius of 25 feet from a point of tangent on the Northeasterly side of Jenkintown Road (41.5 feet wide); thence extending from said point of beginning, along side of Rolling Green Road, South 83 degrees, 58 minutes, 59 seconds East, 129.59 feet to a point in line of Lot Number 25 on said plan: thence extending along the same, South 19 degrees, 50 minutes, 59 seconds East, 78.48 feet to a point in line of Lot Number 23 on said plan; thence extending along the same, South 70 degrees, 9 minutes, 1 second West, 152.36 feet to a point on the said side of Jenkintown Road: thence extending along the same North 19 degrees, 50 minutes, 59 seconds West, 112.45 feet to a point of curve on the same; thence extending along the same on the arc of a circle curving to the right in a Northeasterly and Southeasterly direction having a radius of 25 feet the arc distance of 50.56 feet to the first mentioned point and place of beginning.

BEING the same premises which David Harel, by Deed dated December 2, 2002 and recorded January 2, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5440, Page 2431, granted and conveyed unto Wilfredo Santiago and Miriam Santiago their heirs and assigns, as Tenants by the Entireties.

Parcel Number: 31-00-15484-00-1.

Location of property: 7943 Jenkintown Road, Cheltenham, PA 19012.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Wilfredo Santiago and Miriam Santiago** at the suit of U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB4, by its Attorney in Fact, Ocwen Loan Servicing, LLC. Debt: \$324,558.42.

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.

12-07611

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 and bounded and described in accordance with a survey and plan of Section No. 3 Logan Circle made by William Spencer Erwin, Professional Engineer of Fairless Hills, Pennsylvania, dated February 4th, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Natalie Lane (50 feet wide) at the distance of 193.15 feet Southeastwardly the four following courses and distances from a point of curve on the Southeasterly side of North Hills 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 15.71 feet; (2) South 0 degrees, 39 minutes East, 10 feet; (3) on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 68.72 feet; (4) South 23 degrees, 9 minutes East, 98.72 feet; thence extending along the said Northeasterly side of Natalie Lane South 23 degrees, 9 minutes East, 30 feet to a corner of Lot No. 432; thence along the same North 66 degrees, 51 minutes East, 100 feet to a point on the Northeasterly side of a certain 10 feet wide drainage easement; thence along the same North 23 degrees, 9 minutes West, 30 feet to a corner of Lot No. 431-A; thence along the same South 66 degrees, 51 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Gregory J. Schubert by Deed dated 8/18/2005 and recorded 8/28/2005 in Montgomery County in Deed Book 05568, Page 1089, Instrument #2005121304, granted and conveyed unto Michael Schubert.

Parcel Number: 13-00-26820-00-5.

Location of property: 511 Natalie Drive a/k/a 511 Natalie Lane, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Schubert** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWALT, Inc. Alternative Loan Trust 2005-57CB Mortgage Pass-Through Certificates, Series 2005-57CB. Debt: \$173,968.46.

Lisa Lee, Attorney. I.D. #78020

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

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

12-07626

ALL THOSE CERTAIN lots of pieces of land, with the buildings thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, known as Lots 158 and 159 on Plan of Lots of "Willow Grove Annex" which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 779, Page 600, more fully described, as follows, to wit:

SITUATE on the Northerly side of Warren Street at the distance of two hundred seventy-five feet from the Westerly side of Maple Street extending in width or breadth on said Warren Street the distance of fifty feet; thence extending Northerly of that width or breadth between two parallel lines at right angles to said Warren Street, the distance of one hundred five feet in length or depth.

ALSO being the same premises described according to a recent survey thereof made by Charles F. Mebus, Civil Engineer, on November 4, 1931, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Warren Street (forty feet wide) at the distance of two hundred seventy-one and forty one-hundredths feet Northwest from the Northwesterly side of Maple Avenue (fifty feet wide); thence North nineteen degrees, two minutes, thirty seconds East, one hundred five feet to a point; thence North seventy degrees, fifty-seven minutes, thirty seconds West, fifty feet to a point; thence South nineteen degrees, two minutes, thirty seconds West, one hundred five feet to a point in the said Northeast side of Warren Street; thence along the same South seventy degrees, fifty-seven minutes, thirty seconds East, fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph F. Misson, Executor of the Estate of Ruth G Misson, deceased by Deed dated 2/11/99 and recorded 2/13/99 in Montgomery County in Deed Book 5261, Page 1346, granted and conveyed unto Vincent E. Cirino.

Parcel Number: 59-00-18124-00-6.

Location of property: 221 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent E. Cirino** 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: \$148,380.80.

David Fein, Attorney. I.D. #82628

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

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

12-07653

ALL THAT CERTAIN lot or piece of ground, situate in **Rockledge Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof made by William T. Muldrew, Registered Professional Engineer of Jenkintown, Pennsylvania on 2/21/1950, as follows, to wit:

BEGINNING at a point in the center line of Cedar Road (33 feet wide) at the distance of 431.70 feet measured South 40 degrees, 51 minutes West, along the center line of Cedar Road from the point of intersection of the center line of Cedar Road with the Southwesterly side of Fox Chase Road (33 feet wide) projected; thence extending South 67 degrees, 35 minutes, 32 seconds East, 214.74 feet to a point; thence extending South 42 degrees, 43 minutes, 06 seconds West, 97 feet to a point; thence extending North 69 degrees, 24 minutes, 04 seconds West, 213.76 feet to a point in the center line of Cedar Road; thence extending along same, North 40 degrees, 51 minutes East, 103 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Harkins, II and Tricianne M. Harkins, h/w, by Deed from Joseph E. Gillespie, Jr. and Patricia Gillespie, as Tenants by the Entireties, dated 11/14/2005, recorded 12/09/2005 in Book 5582, Page 1450.

Parcel Number: 18-00-00511-00-2.

Location of property: 805 South Cedar Road a/k/a 805 Cedar Road, Rockledge, PA 19046-4113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph C. Harkins, II and Tricianne M. Harkins** at the suit of GMAC Mortgage, LLC. Debt: \$298,280.64.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-07700

ALL THAT CERTAIN unit designated as Unit 19-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates a condominium, including the plats and plans bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172 a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 3, 1987 in Deed Book 4840, Page 877.

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

UNDER AND SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park a Condominium together with plats and plans dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1772, which Declaration and plats and plans have since been amended by Amendment to Declaration of Forest Park, a Condominium dated 7/25/1986 and recorded 8/26/1986 in Deed Book 4810, Page 1664 and Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

TITLE TO SAID PREMISES IS VESTED IN Nikoli Waters by Deed from Kelly M. Esposito, dated September 1, 2006 and recorded September 8, 2006 in Deed Book 05615, Page 1775.

Parcel Number: 63-00-01851-01-2.

Location of property: 501 Crystal Lane, Norristown, PA 19403.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **United States of America and Nikoli Waters** at the suit of Bank of America, N.A. Debt: \$156,992.49.

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.

12-07801

ALL THOSE TWO CERTAIN lots or pieces of land, with the message thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

TRACT No. 1 with the message thereon - Beginning at a point on the Southwesterly side of Wood Street at the distance of forty-four feet, two and one-half inches Northwesterly from the West corner of Wood and Locust Streets; thence Southwesterly parallel to Locust Street, along land of now or late of Charles V. Finley one hundred one foot, one inch to the Northeasterly side of a three feet wide alley laid out for the use of the properties abutting thereon forever by now or late of Samuel Roberts; thence along said side of said alley, Northwesterly twenty-three feet, ten and one-half inches to land of now or late of Lydia Jackson; thence Northeasterly parallel to Locust Street the line passing through the middle of the partition wall between this house and house of now or late of Lydia Jackson one hundred one foot, one inch to the Southwesterly side of Wood Street aforesaid and along the said side of Wood Street, Southeasterly twenty-three feet, ten and one-half inches to the place of beginning.

TRACT No. 2 - Beginning at a point on the Southwesterly side of a three feet wide alley (which alley runs in the rear of properties on Wood Street at the distance of one hundred one foot, one inch Southwesterly from the Southwest side of Wood Street from Locust Street, Northwesterly one hundred forty-three feet, six inches) at the distance of forty-four feet, two and one-half inches Northwesterly from the Northwest side of Locust Street; thence along said alley in rear of other property of now or late of Ida W. Friedebom, Northwesterly twenty-three feet, ten and one-half inches to land now or late of Scanlan; thence along said Scanlan's land, Southwesterly parallel with Locust Street twenty-two feet, five-eighths of an inch to land of now or late of Annie R. O'Neill; thence along said O'Neill's land, Southeasterly parallel to Wood Street twenty-three feet, ten and one-half inches to land now or late of Charles V. Finley; thence along said Finley's land Northeasterly twenty two feet, five-eighths of an inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jay M. Mock, Severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by Shameeka Harris, dated 09/10/2007, recorded 10/02/2007 in Book 5667, Page 166.

Parcel Number: 13-00-39472-00-7.

Location of property: 104 West Wood Street, Norristown, PA 19401-3310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jay M. Mock a/k/a Jay Mock** at the suit of Nationstar Mortgage, LLC. Debt: \$73,385.53.

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.

12-07878

ALL THAT CERTAIN lot or piece of lands, situated along the South side of Orvilla Road extending Westward from Route #309 the Bethlehem Pike to the Orvilla Road, in **Hatfield Township**, Montgomery County, Pennsylvania, as more particularly described according to a recent survey and plan of building lots dated October 11, 1949 as prepared by Stanley F. Moyer Registered Engineer and Land Surveyor, Souderton, Pennsylvania, also being known as Lot Number One on said plan, as follows, to wit:

BEGINNING at an iron pin a corner of lands of Elizabeth McIlvaine and the within named grantor in the center line of Orvilla Road thirty-three feet wide; thence along the center line of the said Orvilla Road North forty-six degrees, three minutes East the distance of ninety and sixty-four one-hundredths feet to a corner of Lot Number Two; thence along Lot Number Two South forty-three degrees, fifty-seven minutes East the distance of three hundred fifty-nine and fifty-five one-hundredths feet to an iron pin a corner in line of land of Elizabeth McIlvaine; thence along the same the next two courses and distances, South sixty-three degrees, thirty minutes West the distance of one-hundred eighty-eight and fifty-one-hundredths feet to an iron pin a corner; thence North twenty-seven degrees, thirty-three minutes West the distance of three hundred fifteen and eighty-eight one-hundredths feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Roger J. Collins, Jr., a married man, by Deed from Roger J. Collins, Jr. and Lauren Bocella, as Joint Tenants with the Right of Survivorship, dated 02/25/2005, recorded 03/11/2005 in Book 5546, Page 1065.

Parcel Number: 35-00-07642-00-9.

Location of property: 3223 East Orvilla Road a/k/a 3223 Orvilla Road, Hatfield, PA 19440-2051.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roger J. Collins, Jr.** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$143,713.74.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-07992

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 bounded and described according to a Subdivision Plan of "Whitemarsh Meadows" prepared for Montague H. Tyson by Howard S. Wishengrad, Registered Professional Engineer, dated April 6, 1978, last revised October 24, 1979 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-38, Page 15, as follows, to wit:

BEGINNING at a point on the Northerly side of Buttercup Lane (50 feet wide) at a corner of Lot Number 65, as shown on said plan and which point is measured the 4 following courses and distances from a point of curve on the Northeasterly side of Woodbine Way (50 feet wide) viz: (1) leaving the said Northeasterly side of Woodbine Way on the arc of a curve, curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Buttercup Lane, aforesaid; (2) thence extending North 40 degrees, 13 minutes, 32 seconds East, along the said Northwesterly side of Buttercup Lane the distance of 43.49 feet to a point of curve on the same; (3) thence extending in a Northeastwardly to Eastwardly direction along the Northwesterly and Northerly sides of Buttercup Lane aforesaid, on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 189.20 feet to a point of tangent on the said Northerly side of Buttercup Lane; and (4) thence extending South 77 degrees, 49 minutes, 42 seconds East along the said Northerly side of Buttercup Lane the distance of 87.12 feet to the point of beginning.

CONTAINING in front or breadth measured South 77 degrees, 49 minutes, 42 seconds East along the said Northerly side of Buttercup Lane the distance of 76.27 feet and extending of that width in length or depth on a course of North 12 degrees, 10 minutes, 18 seconds East between parallel lines at right angles to Buttercup Lane, the distance of 97.89 feet the rear 20.00 feet thereof containing the bed of a certain 20.00 feet wide storm sewer easement, as shown on said plan.

BEING Lot No. 66 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN April Lisante, by Deed from Jeffrey E. Halstead and Patricia A. Halstead, dated 11/08/2004, recorded 11/16/2004 in Book 5532, Page 2979.

Parcel Number: 65-00-01419-10-9.

Location of property: 4139 Buttercup Lane, Plymouth Meeting, PA 19462-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **April Lisante** at the suit of Citimortgage, Inc. Debt: \$256,959.25.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-08046

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Plan of Subdivision of Whitemarsh Chase by Woodrow & Associates dated 10/30/2003 and last revised 1/8/2004 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book 22, Page 234, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Monticello Lane cul-de-sac (various widths), said point being a corner of this and Open Space #2; thence extending from said point and place of beginning and extending along Open Space #2 the (3) following courses and distances, as follows, to wit: thence (1) South 65 degrees, 21 minutes, 30 seconds West, 137.14 feet to a point a corner; thence (2) North 54 degrees, 47 minutes, 25 seconds West and crossing a 20 feet sanitary sewer easement 90.58 feet to a point a corner; thence (3) North 35 degrees, 12 minutes, 35 seconds East and crossing into a 20 feet water service easement 185.57 feet to a point a corner of Lot #17; thence extending along the same South 54 degrees, 47 minutes, 25 seconds East, 124.91 feet to a point of curve on the Northwesterly side of Monticello Lane cul-de-sac; thence extending along the same and also extending along the Westerly and Southwesterly side of Monticello Lane cul-de-sac on the arc of a circle curving to the left having a radius of 70.00 feet the arc distance of 79.58 feet to the point and place of beginning.

BEING Lot No. 16 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Dirugeris, Jr. and Joanne C. Dirugeris, h/w, from Sunny Brook Estates, LLC, a Pennsylvania Limited Liability Company, dated 05/02/2005, recorded 06/09/2005 in Instrument #2005079249.

Parcel Number: 65-00-01336-27-3.

Location of property: 509 Monticello Lane, Plymouth Meeting, PA 19462-1275.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward A. Dirugeris, Jr. and Joanne C. Dirugeris** 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: \$1,173,510.98.

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.

12-08237

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 24, 1926, revised July 23, 1926 and November 6, 1927, as follows, to wit:

BEGINNING at a point in the middle line of Booth Lane at a corner of land now or late of William M. Anderson; thence along the middle line of said Booth Lane South 67 degrees, 15 minutes West, 116 feet to a corner of other land now or late of Misses Booth; thence leaving said Booth Lane by the said Booth's land North 22 degrees, 45 minutes West, 338 feet to a line of land now or late of Samuel Price Wetherill; thence by said land now or late of J. Morgan Lister, North 67 degrees, 11 minutes East, 116 feet to a corner of land now or late of William M. Anderson; thence by said Anderson's land South 22 degrees, 45 minutes East, 338.15 feet to the middle line of Booth Lane, the place of beginning.

BEING the same land and premises which William R. Stinson by Deed dated January 6, 2004 and recorded January 15, 2004 in Book 5490, Page 1382, granted and conveyed unto Regina Hunt and Wayne Hunt, wife and husband, in fee.

Parcel Number: 40-00-06204-00-2.

Location of property: 134 Booth Lane, Lower Merion Township, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Regina Hunt and Wayne Hunt** at the suit of Emigrant Residential, LLC. Debt: \$579,997.47.

Leona Mogavero, 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.

12-08497

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County and Commonwealth of Pennsylvania, as shown on a subdivision plan known as "Blue Bell Country Club" made by Eastern States Engineering, Inc., dated March 5, 1992, last revised May 18, 1992 and recorded in Plan Book A-53, Page 288 described, as follows, to wit:

BEGINNING at an interior point which point is measured South 73 degrees, 38 minutes, 11 seconds East, 42.52 feet from a point on the Southeasterly side of St. Andrew's Court as shown on said plan; thence extending North 34 degrees, 59 minutes, 46 seconds East, 36 feet to a point; thence extending partly along Unit No. 167 on said plan, South 55 degrees, 00 minutes, 14 seconds East, 95.33 feet to a point; thence extending South 34 degrees, 59 minutes, 46 seconds West, 36 feet to a point; thence extending North 55 degrees, 00 minutes, 14 seconds West, 95.33 feet to the point and place of beginning.

BEING Unit No. 168 on said plan.

BEING the same premises which Dennis Burns and Meredith Burns, by Deed dated 11/30/2005 and recorded 12/15/2005 in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book 5583, Page 408, granted and conveyed unto Traci A. Stein.

Parcel Number: 66-00-05972-52-3.

Location of property: 206 Saint Andrews Court, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Traci Ann Stein** at the suit of Singer Financial Corporation, a Pennsylvania Corporation. Debt: \$179,359.77.

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.

12-08507

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a Final Location Plan of a Portion of Roberts Park made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, on the day of A.D. 1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Caroline Drive (50 feet wide) at the distance of 125.29 feet measured North 49 degrees, 14 minutes West, along the said side of Caroline Drive from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve curving to the right having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide).

CONTAINING in front or breadth on the side of Caroline Drive, 33.34 feet and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Caroline Drive, 96 feet.

BEING Lot #135 as shown on said plan.

BEING the same premises which Pasquale C. Defusco and Angelina R. Defusco by Indenture bearing the 29th day of October, 1993 and recorded in the Office of the Recorder of Deeds, in Deed Book 5060, Page 2322, granted and conveyed unto James J. Rahill and Eva G. Rahill, his wife, in fee.

THIS IS A CONVEYANCE from husband and wife to wife and therefore no Transfer Tax is due.

TITLE TO SAID PREMISES IS VESTED IN Eva G. Rahill, by Deed from James J. Rahill and Eva G. Rahill, dated 04/14/2006, recorded 04/20/2006 in Book 5597, Page 2659.

Parcel Number: 13-00-06580-00-4.

Location of property: 639 Caroline Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eva G. Rahill** at the suit of Federal National Mortgage Association. Debt: \$151,172.59 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.

12-08626

ALL THAT CERTAIN lot or piece of land, with the dwelling house thereon erected, in **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pipe set at the Westerly corner of Butler Avenue (50 feet wide) and Hendricks Street (33 feet in width); thence along the Northwestern side of the said Butler Avenue South 45 degrees, 10 minutes West, 75.1 feet to an iron pipe set for a corner of this and adjoining lot now or late belonging to Leidy B. Heckler; thence by the said lot North 44 degrees, 45 minutes West, 132.05 feet to an iron pipe set in the line of another lot of land now or late belonging to the said Heckler; thence along said last mentioned lot North 55 degrees, 50 minutes Southwesterly, East 98.4 feet to an iron pipe set on the Southwesterly side of the aforementioned Hendricks Street; thence along said side of said Hendricks Street South 34 degrees, 10 minutes East, 116.55 feet to the place of beginning.

Parcel Number: 01-00-00682-00-1.

Location of property: 281 East Butler Avenue, Ambler, PA 19002.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **John J. Luskin** at the suit of Ambler Savings Bank. Debt: \$83,284.07.

Michael O'Hara Peale, Jr., Attorney.

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

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

12-09032

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Survey and Plan of Cedarbrook Park made by Albright and Erie, Inc., Civil Engineers of Philadelphia on August 24, 1939, as follows, to wit:

BEGINNING at a point on the Northwest side of Evergreen Avenue (forty-five feet wide) at the distance of one hundred forty-seven and fifty-eight one-hundredths feet Northeastward from its radial intersection with the Northeast side of Limekiln Pike, said point being the center of a certain eight feet wide driveway extending Northwestward from the Northwest side of Evergreen Avenue and which is laid out one-half on these premises and one-half on the premises adjoining on the Southwest for a depth of seventy-one feet as measured along the center line of said driveway; thence extending North twenty-three degrees, two minutes West and partly along the center of the said eight feet wide driveway ninety-one and seventy-four one-hundredths feet to a point; thence extending North sixty-six degrees, fifty-eight minutes East, fifty feet to a point in the Southwest side of Summit Road (forty feet wide); thence extending South twenty-three degrees, two minutes East along the said side of Summit Road ninety-two and eight one-hundredths feet to a point of curve; thence extending Southwestward on a line curving to the right on the arc of a circle having a radius of ten feet the arc distance of eighteen and thirty-one one-hundredths feet to a point in the Northwest side of Evergreen Avenue; thence South eighty-one degrees, fifty-five minutes, thirty seconds West and along the said side of Evergreen Avenue thirty-eight and seventy-three one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Brodsky, by Deed from Matthew Ung, dated 02/24/2006, recorded 03/08/2006 in Book 05592, Page 2520, Instrument #2006028454.

Parcel Number: 31-00-09670-00-1.

Location of property: 15 Evergreen Avenue, Wyncote, PA 19095-2910.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth Brodsky a/k/a Kenneth J. Brodsky** at the suit of U.S. Bank, National Association, as Trustee for the Benefit of the LXS 2007-16N Trust Fund. Debt: \$304,783.92.

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

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

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

12-09448

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and State of Pennsylvania, described according to the survey and plan thereof made by Milton R. Yerkes, Civil Engineer, on August 20, 1919, as follows, to wit:

BEGINNING at a point on the Southwest side of Montgomery Avenue at the distance of one hundred eighty-two and fifty one-hundredths feet measured Southeastward from an iron pin set in the bed of Montgomery Avenue and in the middle of Essex Avenue, extended; thence extending South seventy-seven degrees, forty minutes East along the said Southwest side of Montgomery Avenue fifty-one and five-tenths feet to a point; thence extending South twelve degrees, twenty minutes West along ground now or late of Charles L. Jenkins one hundred fifty feet to a point;

thence extending North seventy-seven degrees, forty minutes West along ground now or late of Bertie T. Anderson fifty-one and five-tenths feet to a point; thence extending North twelve degrees, twenty minutes East still along ground now or late of Bertie T. Anderson, one hundred fifty feet to a point on the said Southwest side of Montgomery Avenue, the first mentioned point and place of beginning.

BEING the same premises which Saide M. McGrenrey, widow, by Deed dated January 20, 1998 and recorded January 27, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5214, Page 1057, granted and conveyed unto Samuel R. and Kathy A. Tropea, husband and wife, as Tenants by the Entirety. Parcel Number: 12-00-02677-00-2.

Location of property: 1128 Montgomery Avenue, Narberth, PA 19072.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Samuel R. Tropea and Kathy A. Tropea** at the suit of The Bank of New York Mellon. Debt: \$204,927.52.

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.

12-09669

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

BEGINNING a point on the Northwestern side of Montgomery Avenue 244 feet, 3/4 of an inch Northeastly from the middle of Jackson Street (laid out 50 feet wide), a corner of this and land conveyed to Edward Walker and Sarah, husband and wife; thence Northwesternly along land now or late of Edward Walker and Sarah, husband and wife, the line passing through the center of the partition wall dividing the house erected on these premises from that on the adjoining premises 140 feet to an alley laid out 20 feet wide; thence along the Southeastly side of said alley, Northeastly 19 feet, 3/4 of an inch to a corner of land now or late of Valentine Zollers; thence along land now or late of said Zollers, Southeastly 140 feet to the Northwestern side of Montgomery Avenue; thence along said side of said Montgomery Avenue, Southwesterly 19 feet, 3/4 of an inch to the place of beginning.

BEING the same premises which Travis M. Yocum and Stephanie J. A. Yocum, husband and wife, by Indenture dated December 4, 2003 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5486, Page 57 & C., granted and conveyed unto Jon M. Mollison, in fee.

TITLE TO SAID PREMISES IS VESTED IN Walter Hodge by Deed from Jon M. Mollison dated 08/26/2005, recorded 09/09/2005 in Deed Book 5570, Page 344.

Parcel Number: 63-00-05422-00-5.

Location of property: 41 South Montgomery Avenue, Eagleville, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter Hodge** at the suit of Bank of America, N.A. Debt: \$143,465.59.

Paige M. Bellino, 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.

12-09947

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by William T. Muldrew, C.E. September 7, 1919, as follows, to wit:

BEGINNING at a point on the Northwest side of Fairview (formerly Lee) Avenue 100 feet Northeast from the Northeast side of Maple Avenue (60 feet wide); thence extending North 61 degrees, 28 minutes West, 140 feet to a point; thence extending North 43 degrees, 28 minutes East, 25.875 feet to a point; thence extending South 61 degrees, 28 minutes East and passing through the center of the party wall of said message 131.33 feet to a point on the Northwest side of Fairview (formerly Lee) Avenue; thence extending South, 28 degrees, 32 minutes West, 25 feet to the place of beginning.

BEING the same premises which Diana L. Fisher by Indenture dated October 31, 2003 and recorded on December 17, 2003 in the Recorder of Deeds in and for the County of Montgomery in Deed Book 5486, Page 973, granted and conveyed unto Paula Johnson Walsh, in fee.

Parcel Number: 30-00-19064-00-4.

Location of property: 1908 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Paula Johnson Walsh** at the suit of Ever Bank. Debt: \$141,809.29.

Christopher A. DeNardo, Attorney.

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

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

12-11104

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery State of Pennsylvania bounded and described in accordance with a survey thereof made August 1943 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Northeast side of Ridge Turnpike Road, 50 feet wide, at the distance of 152.3 feet Northwesterly from the Northwest side of Fairfield Road, 50 feet wide, a point a corner of land of Michael Pascale; thence extending long said land the line for a portion of the distance passing through the middle of the partition wall dividing the house erected on these premises from the one on the adjoining premises North 15 degrees, East 198.25 feet to a point on the Southwest side of Haws Alley; thence extending along the said Southwest side of Haws Alley; thence extending along the said Southwest side of Haws Alley, North 69 degrees, 20 minutes West, 34.97 feet to a stone monument, a corner of land of Sarah Henning; thence extending along said land South 15 degrees, West 201.6 feet to a point on the Northeast side of Ridge Turnpike Road aforesaid; thence extending along the said Northeast side of Ridge Turnpike Road South 75 degrees, East 34.9 feet to the first mentioned point and place of beginning.

BEING the same premises which John M. Geiger and Sandra L. Geiger, his wife by Deed dated 8/25/2006 and recorded 8/25/2006 in Montgomery County in Deed Book 5614, Page 292 conveyed unto John M. Geiger, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ryan B. Lindley and Chrissy Lindley, husband and wife by Deed from John M. Geiger dated 03/30/2007, recorded 04/24/2007 in Deed Book 5644, Page 1116.

Parcel Number: 49-00-10195-00-7.

Location of property: 1315 East Ridge Pike, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chrissy Lindley a/k/a Chrissy L. Lindley a/k/a Christina L. Lindley and Ryan Lindley a/k/a Ryan B. Lindley a/k/a Ryan Brooks Lindley** at the suit of Select Portfolio Servicing, Inc. Debt: \$193,970.56.

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

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on September 26, 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

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on September 4, 2012, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

First Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. BOWMAN, MARYA. - Settlor - July 24 - As Stated by William A. Connelly, et al., Trustees. Deed Dated August 10, 1988. T/D

2. COHU, ADELAIDE F. - Settlor - July 31 - Sandra S. Trump, et al., Trustees. Deed Dated 1982. T/D
3. EDMONDS, RICHARD F. - Settlor - July 26 - Stated by William A. Edmonds, Trustee from 11/22/00 to 1/21/11, and William A. Edmonds, et al., Successor Co-Trustees from 1/22/11 to present. Deed Dated November 22, 2000. (Piggy Backed Account) T/D
4. MARCHESE, JOSEPH DAVID A/K/A JOSEPH D. MARCHESE - East Norriton - August 1 - David C. Marchese, Extr.
5. POWELL, HAROLD H. - Settlor - July 23 - Ernest A. Schilling, Sr., et al., Trustees. Deed Dated December 21, 1988. T/D
6. POWELL, HAROLD H. - Settlor - July 23 - Ernest A. Schilling, Sr., et al., Trustees. Deed Dated December 21, 1989. T/D
7. POWELL, MARIA H. - Settlor - July 23 - Ernest A. Schilling, Sr., et al., Trustees. Deed Dated December 21, 1989.
8. REBER, DORIS - Settlor - July 17 - Jeffrey F. Reber, Trustee. Deed Dated May 13, 1993, as Amended. T/D
9. REBER, MURRAY - Settlor - July 17 - Jeffrey F. Reber, et al., Trustees. Deed Dated May 13, 1993, as Amended. T/D
10. REISMILLER, LEONA C. - Pottstown - July 20 - Robert N. Reismiller, Extr.
11. TARQUINI, MARIE V. - Incap. - July 31 - Stated by Univest Bank & Trust Co., Guardian.
12. TUCKERMAN, RUBY G. - Abington - July 31 - Samuel J. Trueblood, Extr.

REMANETS:

13. BOYLE, THOMAS S. - July 5 - Residuary Trust Stated by Wells Fargo Bank, N.A., Successor through various mergers to Central Penn National Bank. T/W
14. Del ZOTTO, ANNA MARIE - Lower Gwynedd - February 10 - John Del Zotto, Extr.

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-20760

NOTICE IS HEREBY GIVEN that on August 1, 2012, the Petition of Diane Marie Guerra was filed in the above named Court, praying for a Decree to change her name to DIANN MARIE GUERRA.

The Court has fixed October 10, 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.

Richard J. Tompkins, Attorney for Petitioner
Morrow, Tompkins, Trueblood & Lefevre, LLC
One Montgomery Plaza, Suite 902
Norristown, PA 19401
610-272-3650

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-15251

NOTICE IS HEREBY GIVEN that on June 12, 2012, the Petition of Kyu Byung Yoon was filed in the above named Court, praying for a Decree to change his name to KEVIN KYUBYUNG YOON.

The Court has fixed September 5, 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-14226

NOTICE IS HEREBY GIVEN that on May 29, 2012, the Petition of Prathima Reddy Thumma was filed in the above named Court, praying for a Decree to change her name to PRATHIMA THUMMA WARRIER.

The Court has fixed September 5, 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.

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.

Timbario Landscaping and Turf, 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.

Michael P. Gottlieb, Esquire
Vangrossi and Recchuiti
319 Swede Street
Norristown, PA 19401-4801
610-279-4200

Transport Strategies, 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.

Albert A. DeGennaro, Esquire
2650 Audubon Road
Audubon, PA 19403

CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 19, 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: **Anthony's Climbers**

The purpose or purposes for which it was organized are: to engage in all legal activities related to fundraising for the Leukemia and Lymphoma Society.

Eugene M. Twardowski, Esquire
200 North High Street, Suite 300
West Chester, PA 19380

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 19, 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: **Catholic Professionals of Greater Philadelphia**

The purpose or purposes for which it was organized are: to engage in all legal activities related to educational and networking services for Catholic business professionals.

Eugene M. Twardowski, Esquire
200 North High Street, Suite 300
West Chester, PA 19380

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Williamson Way Community Association**

The purpose or purposes for which it was organized are: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Williamson Way Planned Community located in Lansdale Borough, Montgomery County, PA.

Carl N. Weiner, Solicitor

Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

ACTS Center-Blue Bell

375 Morris Road

P.O. Box 1479

Lansdale, PA 19446-0773

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

ADAMS, POWELL EVANS also known as

P. EVANS ADAMS, dec'd.

Late of Springfield Township.

Executrices: JULIA ADAMS DATILO,
CHARLOTTE ANITA ADAMS GAEHDE AND
ANNIS LEE ADAMS,

c/o William C. Hussey, II, Esquire,
One Liberty Place, Suite 1800,
Philadelphia, PA 19103-7395.

ATTORNEY: WILLIAM C. HUSSEY, II,
WHITE and WILLIAMS LLP,
One Liberty Place, Suite 1800,
1650 Market Street,
Philadelphia, PA 19103-7395

ARNHOLT, ELIZABETH K., dec'd.

Late of Whitemarsh Township.

Executor: PAUL A. ARNHOLT,
c/o Anne Louise Griffin, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422.

ATTORNEY: ANNE LOUISE GRIFFIN,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

BACCHI, MARY MELCHIORRE also known as

**MARIA BACCHI and
MARY BACCHI, dec'd.**

Late of Borough of Bridgeport.
Executrix: CHERYL BACCHI,
560 Mitchford Road,
Wayne, PA 19087.

ATTORNEY: LOUIS N. TETI,
MacELREE HARVEY LTD.,
17 West Miner Street,
P.O. Box 660,
West Chester, PA 19381-0660

BEGLEY, DANIEL J. also known as

DANIEL J. BEGLEY, JR., dec'd.

Late of Whitpain Township.

Co-Executors: DONNA B. GILMAN AND
WILLIAM BEGLEY,

c/o William H. Bradbury, III, Esquire,
610 Sentry Parkway, Suite 130,
Blue Bell, PA 19422-2314.

ATTORNEY: WILLIAM H. BRADBURY, III,
610 Sentry Parkway, Suite 130,
Blue Bell, PA 19422-2314

BORAWSKI, DOLORES A. also known as DOLORES ADELINE BORAWSKI, dec'd.

Late of Borough of Lansdale.

Executor: THOMAS G. BORAWSKI,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

BOYLE, THERESA M. also known as

THERESA BOYLE, dec'd.

Late of Whitemarsh Township.

Administrator: BRYAN C. BOYLE,
c/o Brooke C. Madonna, Esquire,
1635 Market Street, Seventh Floor,
Philadelphia, PA 19103.

ATTORNEY: BROOKE C. MADONNA,
SPECTOR GADON & ROSEN, P.C.,
Seven Penn Center, Seventh Floor,
1635 Market Street,
Philadelphia, PA 19103

BURNS, RUTH S., dec'd.

Late of Horsham Township.

Co-Executors: BARRY R. SMOCK AND
MARIA C. MITCHELL,
c/o Bruce A. Nicholson, Esquire,
104 North York Road,
Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,
104 North York Road,
Hatboro, PA 19040

CAHILL, VERNA M., dec'd.

Late of Upper Merion Township.

Executrix: JEAN L. SUPPLEE,
c/o Jill Garabedian, Esquire,
61 Cassatt Avenue,
Berwyn, PA 19312.

ATTORNEY: JILL GARABEDIAN,
WADE GOLDSTEIN LANDAU & ABRUZZO,
61 Cassatt Avenue,
Berwyn, PA 19312

COMFORT, JAMES M., dec'd.

Late of Abington Township.

Executor: DANIEL J. COMFORT,
c/o 400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

COOK, MARGARET M., dec'd.

Late of Lower Gwynedd Township.
 Executrix: SHARON M. DeGENNARO,
 14 Thornton Court,
 Souderton, PA 18964.

DEVLIN, RITA W., dec'd.

Late of Borough of Jenkintown.
 Executor: CHRISTOPHER S. DEVLIN,
 1688 Kenmare Drive,
 Dresher, PA 19025.

DOBRYNSKI, DIANE W., dec'd.

Late of Borough of Pennsburg.
 Executor: EDWARD D. DOBRYNSKI,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076

FLAVELL, JANE E. also known as**JANE FLAVELL, dec'd.**

Late of Upper Dublin Township.
 Executor: ADAM FLAVELL,
 c/o Gilbert P. High, Jr., Esquire,
 40 East Airy Street,
 Norristown, PA 19404.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 East Airy Street,
 Norristown, PA 19404

GAMBINI, MARGARET K., dec'd.

Late of Borough of North Wales.
 Executrix: MARGARET K. SCHLEGEL,
 16 Cathy Court,
 Mohnton, PA 19540.
 ATTORNEY: BARRY O. BOHMUELLER,
 29 Mainland Road,
 Harleysville, PA 19438

GOWEN, OLIVE M. also known as**OLIVE MASSIE GOWEN, dec'd.**

Late of Lower Merion Township.
 Executors: JAMES E. GOWEN, II,
 SALLY G. FRANCIS AND
 ELIZABETH G. KUENSELL,
 c/o Frederick M. LaValley, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103-2921.
 ATTORNEY: FREDERICK M. LaVALLEY,
 MORGAN, LEWIS & BOCKIUS LLP,
 1701 Market Street,
 Philadelphia, PA 19103-2921

GRADY, THOMAS P., dec'd.

Late of Borough of Pennsburg.
 Executor: FREDERICK S. GRADY,
 110 Zieber Road,
 Spring City, PA 19475.

HOCH, NADINE also known as**NADINE A. HOCH, dec'd.**

Late of Lower Merion Township.
 Executor: LEWIS J. HOCH,
 c/o Mary-Noelle Rasi, Esquire,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: MARY-NOELLE RASI,
 BLANK ROME LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

HUBER, VERNA M., dec'd.

Late of Towamencin Township.
 Executor: WALTER M. HUBER,
 233 Valley Drive,
 Morrisville, PA 19067.

JEDZEJEK, JEAN, dec'd.

Late of Borough of Hatboro.
 Executor: ROBIN RUBENSTEIN,
 1221 North Ocean Boulevard,
 Gulf Stream, FL 33483.
 ATTORNEY: LESTER E. LIPSCHUTZ,
 COZEN O'CONNOR P.C.,
 1900 Market Street,
 Philadelphia, PA 19103

KALLER, ROSS also known as**ROSS M. KALLER, dec'd.**

Late of Borough of North Wales.
 Executors: RUSSELL H. KALLER AND
 ROGER KALLER,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

KIRBY, WILLIAM L., dec'd.

Late of Salford Township.
 Executor: DAN W. KIRBY.
 ATTORNEY: SUSAN K. GARRISON,
 300 West State Street, Suite 304,
 Media, PA 19063

KLAUSMAN, ROBERT J., dec'd.

Late of Whitemarsh Township.
 Administrator: LAWRENCE S. CHANE,
 c/o Blank Rome, LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME, LLP,
 One Logan Square,
 130 North 18th Street,
 Philadelphia, PA 19103-6998

LEIBMAN, LOUISE, dec'd.

Late of Lower Merion Township.
 Executor: MENACHEM MELLER,
 131 Raynham Road,
 Merion, PA 19066.
 ATTORNEY: DAVID W. ZELLIS,
 1705 Langhorne-Newton Road, Suite 5,
 Langhorne, PA 19047

LEWINE, MARIE A., dec'd.

Late of Worcester Township.
 Executor: MICHAEL J. ROTAY,
 1231 Erin Court,
 Collegeville, PA 19426.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

LEWINE, MURRAY N., dec'd.

Late of Worcester Township.
 Executor: MICHAEL LEWINE,
 666 West Germantown Pike, #2112,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

McCREAVY, PAUL J. also known as**PAUL McCREAVY, dec'd.**

Late of Horsham Township.
 Administratrix: ELEANORA K. McCREAVY,
 c/o Brian T. McGuffin, Esquire,
 260 West Street Road,
 Warminster, PA 18974.
 ATTORNEY: BRIAN T. MCGUFFIN,
 LAW OFFICES OF BRIAN T. MCGUFFIN, LLC,
 260 West Street Road,
 Warminster, PA 18974

McGUIRE, KATHRYN A. also known as**KATHRYN McGUIRE, dec'd.**

Late of Horsham Township.
 Executrix: GERALDINE K. POWELL,
 c/o Brian R. Price & Associates,
 Pinehill Professional Center,
 140 East Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: BRIAN R. PRICE,
 BRIAN R. PRICE & ASSOCIATES,
 Pinehill Professional Center,
 140 East Butler Avenue,
 Chalfont, PA 18914

McKEEVER, MARY ANN also known as
MARY DECKERT McKEEVER, dec'd.

Late of Upper Moreland Township.
 Executrix: KAREN McKEEVER,
 c/o Eagan & Eagan Law Office,
 410 North Easton Road,
 P.O. Box 459,
 Willow Grove, PA 19090-0459.
 ATTORNEY: DINA M. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 North Easton Road,
 P.O. Box 459,
 Willow Grove, PA 19090-0459

MELCHIORRE, LORETTA, dec'd.

Late of West Pottsgrove Township.
 Administratrix: CHERYL L. BACCHI,
 560 Mitchford Road,
 Wayne, PA 19087.

MURTHA, THOMAS G. also known as**THOMAS GIBSON MURTHA, dec'd.**

Late of Upper Providence Township.
 Executrix: SELENA K. MURTHA-KNEPP,
 53 Poplar Road,
 Boyertown, PA 19512.

NOLL, CHARLES, JR. also known as**CHARLES A. NOLL, JR., dec'd.**

Late of Abington Township.
 Executrix: MARYANN HOFFMAN,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY A. KROBERGER,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

PERFETTI, ALBERT A., JR., dec'd.

Late of Cheltenham Township.
 Executrix: SANDRA L. ONGARO,
 c/o Robert F. Blank, Esquire,
 Schubert, Gallagher, Tyler and Mulcahey, P.C.,
 1500 John F. Kennedy Boulevard, Suite 1400,
 Philadelphia, PA 19102-1890.
 ATTORNEY: ROBERT F. BLANK,
 SCHUBERT, GALLAGHER, TYLER AND
 MULCAHEY, P.C.,
 1500 John F. Kennedy Boulevard, Suite 1400,
 Philadelphia, PA 19102-1890

PETERMAN, CONSTANCE MAY, dec'd.

Late of Upper Pottsgrove Township.
 Executor: JEFFREY D. PETERMAN,
 2217 Bruce Drive,
 Pottstown, PA 19464.

PIAZZA, LORRIANE M. also known as
LORRAINE PIAZZA, dec'd.

Late of West Norriton Township.
 Executor: CARL E. PIAZZA,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg and Gifford, P.C.,
 2605 North Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG AND
 GIFFORD, P.C.,
 2605 North Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446-0726

RICKETTS, ELIZABETH CLARE also known as
ELIZABETH C. RICKETTS and
BETTY RICKETTS, dec'd.

Late of Upper Gwynedd Township.
 Co-Executrices: ELIZABETH A. SMITH AND
 MARGARET R. SWAN,
 128 Andrew Lane,
 Lansdale, PA 19446.

ROSENBLUM, ROBERTA, dec'd.

Late of Lower Merion Township.
 Executor: GLENN F. ROSENBLUM,
 c/o M. Howard Vigderman, Esquire,
 123 South Broad Street,
 Philadelphia, PA 19109.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY, McCRACKEN, WALKER &
 RHOADS, LLP,
 123 South Broad Street,
 Philadelphia, PA 19109

RUDNER, MICHAEL J., dec'd.

Late of Hatfield Township.
 Administratrix: REBECCA WHITFIELD,
 21326 Running Branch Road,
 Diamond Bar, CA 91765.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

SCHORLE, WILLIAM D., dec'd.

Late of Towamencin Township.
 Executor: RAYMOND D. SCHORLE,
 c/o Stephanie E. Murphy, Esquire,
 40 East Airy Street,
 Norristown, PA 19404.
 ATTORNEY: STEPHANIE E. MURPHY,
 HIGH SWARTZ LLP,
 40 East Airy Street,
 Norristown, PA 19404

SMITH, JENNIE, dec'd.

Late of Upper Merion Township.
 Administratrix: DIANE DeROSIER,
 421 Timber Circle,
 Wayne, PA 19087.

**STOKES, THOMAS E. also known as
THOMAS EDWARD STOKES, dec'd.**

Late of Upper Merion Township.
 Executrix: M. ELIZABETH STOKES,
 c/o Jennifer W. Levy-Tatum, Esquire,
 803 West Market Street,
 West Chester, PA 19382.
 ATTORNEY: JENNIFER W. LEVY-TATUM,
 BINDER & CANNO, LLC,
 803 West Market Street,
 West Chester, PA 19382

STRYJEWSKI, MARTHA M., dec'd.

Late of Limerick Township.
 Administratrix: PAULETTE M. WALTERS,
 375 West Stanley Avenue,
 Queen Creek, AZ 85140.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street,
 P.O. Box 698,
 Pottstown, PA 19464

TOWNSEND, ANDREW G., dec'd.

Late of Cheltenham Township.
 Executrix: SARAH T. CLARK,
 1968 Lycoming Avenue,
 Abington, PA 19001.
 ATTORNEY: RICHARD J. EMBERY,
 EMBERY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

WENNESHEIMER, ADELAIDE B., dec'd.

Late of Lower Salford Township.
 Executor: PAUL SLYHOFF,
 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

ZUBER, MORRIS HENRY, III also known as**MORRIS H. ZUBER and
MORRIS H. ZUBER, III, dec'd.**

Late of Lower Merion Township.
 Administratrix: SYLVIA ZUBER,
 1326 Wooded Way,
 Bryn Mawr, PA 19010.

**ZUCK, CHRISTA also known as
CHRISTA FRIEDEL ERNA ZUCK, dec'd.**

Late of Worcester Township.
 Executor: RAY A. ZUCK,
 c/o Anne Louise Griffin, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422.
 ATTORNEY: ANNE LOUISE GRIFFIN,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

Second Publication**ANDERSON, HELEN ELEANOR, dec'd.**

Late of Borough of Lansdale.
 Executor: JACK D. ANDERSON,
 139 Cathedral Drive,
 North Wales, PA 19454.

ANDERSON, JACK ROBERT, dec'd.

Late of Borough of Lansdale.
 Executor: JACK D. ANDERSON,
 139 Cathedral Drive,
 North Wales, PA 19454.

**ASPLUNDH, PAUL S. also known as
PAUL SCOTT ASPLUNDH and
PAUL ASPLUNDH, dec'd.**

Late of Lower Moreland Township.
 Executors: MARY LEE ASPLUNDH,
 PAIGE CUMMING,
 SCOTT M. ASPLUNDH,
 BRENT D. ASPLUNDH AND
 GREGG G. ASPLUNDH,
 c/o Brett Senior, Esquire,
 125 Stafford Avenue, Suite 112,
 Wayne, PA 19087.
 ATTORNEY: BRETT SENIOR,
 BRETT SENIOR & ASSOCIATES, P.C.,
 125 Stafford Avenue, Suite 112,
 Wayne, PA 19087

BARRETT, BEATRICE R., dec'd.

Late of Abington Township.
 Executor: MARK J. BARRETT,
 10211 W. Ottawa Place,
 Littleton, CO 80127.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD,
 222 South Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

**BENDER, CHERYL ANN also known as
CHERYL BENDER, dec'd.**

Late of Skippack Township.
 Executrix: KATE M. KELLY,
 541 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: KATE M. KELLY,
 541 Swede Street,
 Norristown, PA 19401

BOWMAN, CHRISTIAN T., dec'd.

Late of Horsham Township.
 Executor: MICHAEL J. BOWMAN,
 2746 Burton Road,
 Harleysville, PA 19438.
 ATTORNEY: THOMAS P. NOVAK,
 561 Main Street, Suite 275,
 Bethlehem, PA 18018,
 610-866-9700,
 610-866-9720 (fax)

CATHERS, MARGARET MARTHA, dec'd.

Late of Montgomery Township.
 Executor: ROBERT J. CATHERS,
 309 Cowpath Road,
 Lansdale, PA 19446.
 ATTORNEY: MATTHEW D. DUPEE,
 P.O. Box 768,
 Gwynedd Valley, PA 19437

**CRAIG, CASSIN W. also known as
CASSIN CRAIG and
CASSIN WINCHESTER CRAIG, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: JEAN L. CRAIG,
 c/o Anne Louise Griffin, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422.
 ATTORNEY: ANNE LOUISE GRIFFIN,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

FAUST, GEORGE KIMBEL, JR. also known as**G. KIMBEL FAUST, JR., dec'd.**

Late of New Hanover Township.
 Executor: CAROL ANN FAUST,
 2582 Faust Road,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

FREEBORNE, EMILY R., dec'd.

Late of East Norriton Township.
 Administratrix CTA: KAREN MOSSOP,
 3751 Old Baptist Road,
 Collegeville, PA 19426.
 ATTORNEY: JOSEPH J. BALDASSARI,
 1043 South Park Avenue,
 Audubon, PA 19403

GILJE, HAROLD B., dec'd.

Late of Upper Hanover Township.
 Executrix: JUDITH A. GILJE,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076

GLOVACH, DAVID, dec'd.

Late of Lower Providence Township.
 Executor: DANIEL GLOVACH,
 c/o Hugh J. Gillespie, Esquire,
 326 Crestview Circle,
 Media, PA 19063.
 ATTORNEY: HUGH J. GILLESPIE,
 326 Crestview Circle,
 Media, PA 19063

HARRINGTON, CYDNEY, dec'd.

Late of Springfield Township.
 Administratrix: KRISTIN DOVALINA,
 c/o Gregory G. Alexander, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: GREGORY G. ALEXANDER,
 ALEXANDER & PELLI, LLP,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

HOY, DONALD J., dec'd.

Late of Marlborough Township.
 Executrix: BARBARA A. HOY,
 4365 Upper Ridge Road,
 Pennsburg, PA 18073.
 ATTORNEY: BRETT B. WEINSTEIN,
 WEINSTEIN LAW OFFICES PC,
 705 W. DeKalb Pike,
 King of Prussia, PA 19406

KALMAN, KARLA E. also known as**KARLA KALMAN, dec'd.**

Late of Upper Merion Township.
 Executrix: DARLA J. KALMAN,
 c/o April Charleston, Esquire,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004.
 ATTORNEY: APRIL CHARLESTON,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004

LEBOY, PHOEBE S. also known as**PHOEBE STARFIELD LEBOY and
PHOEBE STARFIELD LEBOYNATHANSON, dec'd.**

Late of Lower Merion Township.
 Executor: NEAL NATHANSON,
 c/o Margaret E.W. Sager, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: MARGARET E.W. SAGER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

LEFLAR, JACQUELINE, dec'd.

Late of Springfield Township.
 Administrator: ROBERT SAM LEFLAR,
 c/o David J. Winkowski, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: DAVID J. WINKOWSKI,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

LINDSAY, JOHN G. also known as**JOHN LINDSAY, dec'd.**

Late of Lower Moreland Township.
 Executor: CHARLES W. LINDSAY,
 c/o John R. Howland, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006-6189.
 ATTORNEY: JOHN R. HOWLAND,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006-6189

MARCHESE, KATHRYN P., dec'd.

Late of Lower Providence Township.
 Executrix: JOSEPHINE PULEO,
 c/o 536 Swede Street,
 P.O. Box 1140,
 Norristown, PA 19404-1140.
 ATTORNEY: VIRGINIA FLICK LEDERMAN,
 536 Swede Street,
 P.O. Box 1140,
 Norristown, PA 19404-1140

McDONALD, JEANETTE M. also known as**JEANETTE McDONALD, dec'd.**

Late of Cheltenham Township.
 Executor: LOUIS P. MONTUORO,
 c/o Joseph P. McGowan, Esquire,
 6221 Rising Sun Avenue,
 Philadelphia, PA 19111.
 ATTORNEY: JOSEPH P. MCGOWAN,
 STEWART and MCGOWAN,
 Lawncrest Realty Building,
 6221 Rising Sun Avenue,
 Philadelphia, PA 19111

MOORE, ROBERT JAMES also known as**ROBERT J. MOORE and
JAMES MOORE, dec'd.**

Late of Lower Providence Township.
 Administrator: DAVID A. FIORENTINO,
 c/o D. Barry Pritchard, Jr., Esquire,
 516 DeKalb Street,
 Norristown, PA 19401.
 ATTORNEY: D. BARRY PRITCHARD, JR.,
 516 DeKalb Street,
 Norristown, PA 19401

MORET, JEAN SILVERMAN also known as**JEAN MORET, dec'd.**

Late of Lower Providence Township.

Executors: LAWRENCE B. LISS,
c/o Roman J. Koropecy, Esquire,
14 South Bryn Mawr Avenue, Suite 210,
Bryn Mawr, PA 19010.ATTORNEY: ROMAN J. KOROPEY,
LAMB McERLANE, PC,
14 South Bryn Mawr Avenue, Suite 210,
Bryn Mawr, PA 19010**PETTINE, VINCENT PASQUALE, SR., dec'd.**

Late of East Norriton Township.

Executrix: PATRICIA McCULLOUGH,
678 Lukens Lane,
King of Prussia, PA 19406.ATTORNEY: JOSEPH J. PIZONKA,
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
144 East DeKalb Pike, Suite 300,
King of Prussia, PA 19406**ROHRBACH, DAVID E., SR., dec'd.**

Late of Upper Frederick Township.

Executrix: DEBORAH A. SPARKS,
1790 St. Andrews Drive,
Pottstown, PA 19464.ATTORNEY: KATHLEEN M. MARTIN,
O'DONNELL, WEISS & MATTEL, P.C.,
41 East High Street,
Pottstown, PA 19464-5426**ROLLER, REBECCA, dec'd.**

Late of Upper Moreland Township.

Executor: MICHAEL G. ROLLER,
c/o 400 Maryland Drive,
P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,

Fort Washington, PA 19034-7544

ROSZKO, BOLICK J. also known as**BOLICK ROSZKO, dec'd.**

Late of Upper Merion Township.

Executrix: NANCY L. JONES,
123 Hamlet Drive,
King of Prussia, PA 19406.ATTORNEY: BRIAN McDEVITT,
FOX, DIFFER, CALLAHAN, SHERIDAN &
McDEVITT.

Three Penn Court,

325 Swede Street,

Norristown, PA 19401

SACKS, SHIRLEY, dec'd.

Late of Lower Merion Township.

Executor: STEVE SACKS,
c/o Robert S. Levy, Esquire,
1204 Township Line Road,
Drexel Hill, PA 19026.ATTORNEY: ROBERT S. LEVY,
HALPERN & LEVY, P.C.,
1204 Township Line Road,
Drexel Hill, PA 19026**SCHWARTZ, THERESA E. also known as****THERESA ELENA SCHWARTZ and****THERESA SCHWARTZ, dec'd.**

Late of Lower Providence Township.

Administratrix: JANET A. RIGTER,
c/o Rodney S. Fluck, Esquire,
630 Freedom Business Center, #212,
King of Prussia, PA 19406.ATTORNEY: RODNEY S. FLUCK,
630 Freedom Business Center, #212,
King of Prussia, PA 19406**SIEFERT, JACOB W. also known as****JACOB WILLIAM SIEFERT, dec'd.**

Late of Whitpain Township.

Executor: GEORGE J. SIEFERT,
c/o Maurice D. Lee, III, Esquire,
Centre Square West, 38th Floor,
Philadelphia, PA 19102.ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
Centre Square West, 38th Floor,
1500 Market Street,
Philadelphia, PA 19102**SUOZZO, JOSEPH A., dec'd.**

Late of Montgomery Township.

Executrix: DOROTHY N. PERRI,
3116 Hayes Road,
East Norriton, PA 19403.ATTORNEY: DANA T. RIEDER,
PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
144 East DeKalb Pike, Suite 300,
King of Prussia, PA 19406**ULLMANN, LAURA MAY also known as****LAURA M. ULLMANN and****LAURA ULLMANN, dec'd.**

Late of Lower Salford Township.

Administrator: CHARLES G. ULLMANN,
271 Shirley Drive,
Harleysville, PA 19438.ATTORNEY: WILLIAM R. COOPER,
COOPER & GREENLEAF,
333 North Broad Street,
Lansdale, PA 19446**WORRALL, MARY also known as****MARY F. WORRALL, dec'd.**

Late of Upper Merion Township.

Executrix: JOYCEANNA FILONE,
c/o Renata T. Pabisz, Esquire,
2410 Bristol Road,
Bensalem, PA 19020.ATTORNEY: RENATA T. PABISZ,
DORIAN, GOLDSTEIN, WISNIEWSKI &
ORCHINIK, P.C.,
Neshaminy Valley Commons,
2410 Bristol Road,
Bensalem, PA 19020**Third and Final Publication****BECHTEL, MYRTLE H., dec'd.**

Late of Upper Frederick Township.

Co-Executors: BARBARA J. NOECKER AND
KENNETH E. SMITH,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.ATTORNEY: JESSICA R. GRATER, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC
105 East Philadelphia Avenue,
Boyertown, PA 19512**BECHTEL, PHILIP R., dec'd.**

Late of Upper Frederick Township.

Co-Executors: BARBARA J. NOECKER AND
KENNETH E. SMITH,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.ATTORNEY: JESSICA R. GRATER, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC
105 East Philadelphia Avenue,
Boyertown, PA 19512

BERG, MINNIE, dec'd.

Late of Whitemarsh Township.
Executor: MARC FRANK,
c/o John F. Meigs, Esquire,
1500 Market Street, 38th Floor,
Philadelphia, PA 19102.
ATTORNEY: JOHN F. MEIGS, ESQ.
SAUL EWING LLP
Centre Square West,
1500 Market Street, 38th Floor,
Philadelphia, PA 19102

BROWN III, A. JAMES also known as A.J. BROWN, dec'd.

Late of Borough of Narberth.
Administrator: A. JAMES BROWN,
c/o Barbara M. Smith, Esquire,
11 East Airy Street,
P.O. Box 510,
Norristown, PA 19404.
ATTORNEY: BARBARA M. SMITH, ESQ.
McTIGHE, WEISS & O'ROURKE, P.C.,
11 East Airy Street,
P.O. Box 510,
Norristown, PA 19404

DWYER, WILLIAM V., dec'd.

Late of West Pottsgrove Township.
Executrix: MARY DIANNE GALLOWAY,
c/o Attorney Carole Hendrick,
3927 Mill Road,
Collegeville, PA 19426.
ATTORNEY: CAROLE HENDRICK, ESQ.,
3927 Mill Road,
Collegeville, PA 19426

ESCHUK, DOROTHY, dec'd.

Late of Borough of Collegeville.
Executor: JOHN G. ESCHUK, JR.,
King Laird, P.C.,
360 West Main Street, Trappe, PA 19426.
ATTORNEY: THOMAS C. RENTSCHLER, ESQ.,
KING LAIRD, P.C.,
360 West Main Street,
Collegeville, PA 19426

GARNER, JOAN C., dec'd.

Late of Lower Merion Township.
Executrix: DEBORAH KOVAL,
c/o Karen M. Stockmal, Esquire,
1055 Westlakes Drive, Suite 300,
Berwyn, PA 19312.
ATTORNEY: KAREN M. STOCKMAL
KMS LAW OFFICES
1055 Westlakes Drive, Suite 300
Berwyn, PA 19312

GEPPERT, WILLIAM A., JR., dec'd.

Late of Whitemarsh Township.
Executrix: ANNAMARIE GEPPERT
HELLEBUSCH,
c/o Karen Schecter Dayno, Esquire,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544
ATTORNEY: KAREN SCHECTER DAYNO, ESQ.
TIMONEY KNOX, LLP
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

HAGGAR, KATHRYN S., dec'd.

Late of Upper Dublin Township.
Executor: DAVID G. HAGGAR,
1219 Hartranft Avenue,
Fort Washington, PA 19034

HALPERN, B. DAVID also known as DAVID HALPERN, dec'd.

Late of Abington Township.
Executrices: RUTH W. HALPERN,
SHANNA L. HALPERN AND
BETH J. HALPERN,
c/o Jonathan H. Ellis, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.
ATTORNEY: JONATHAN H. ELLIS, ESQ.
PLOTNICK & ELLIS, P.C.
261 Old York Road, Suite 200,
Jenkintown, PA 19046

HODGES, MARIE C. also known as MARIE CLARK HODGES AND MARIE HODGES, dec'd.

Late of Whitemarsh Township.
Executor: IAN C. HODGES,
c/o Gregory G. Alexander, Esquire,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103.
ATTORNEY: GREGORY G. ALEXANDER, ESQ.
ALEXANDER & PELLI, LLP
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103

JAMESON, ELLEN N., dec'd.

Late of Borough of Pottstown.
Executrix: ANN J. PUERLING,
53 Judith Road,
Little Silver, NJ 07739.
ATTORNEY: JOHN A. KOURY, JR., ESQ.
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

LANGEBARTEL, WILLIAM W., dec'd.

Late of Worcester Township and
The Onno Province of Lecco, Italy.
Executor: JOHN E. LACY,
c/o Karen Schecter Dayno, Esquire,
400 Maryland Drive,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN SCHECTER DAYNO, ESQ.
TIMONEY KNOX, LLP
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

LAURO, DORIS also known as

DORIS A. LAURO, dec'd.
Late of Marlborough Township.
Executrix: MARY LEE JOHNSON,
c/o Tomlinson & Gerhart,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041.
ATTORNEY: ALLEN K. TOMLINSON, ESQ.,
TOMLINSON & GERHART,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041

LINDES, GREGORY, dec'd.

Late of Whitemarsh Township.
 Executors: STEPHEN LINDES AND
 GEOFFREY LINDES,
 c/o E. William Pastor, Esquire,
 600 W. Germantown Pike,
 Plymouth Meeting, PA 19462.
 ATTORNEY: E. WILLIAM PASTOR, ESQ.,
 600 W. Germantown Pike,
 Plymouth Meeting, PA 19462

LISS, LARAINÉ H., dec'd.

Late of Cheltenham Township.
 Executors: ALLEN N. LISS AND
 ARTHUR KARAFIN,
 1717 Arch Street, Suite 1320,
 Philadelphia, PA 19103.
 ATTORNEY: ARTHUR S. KARAFIN, ESQ.
 KARAFIN & GRUENSTEIN, P.C.,
 1717 Arch Street, Suite 1320,
 Philadelphia, PA 19103

LUTZ, PAUL A., dec'd.

Late of Lower Providence Township.
 Executor: JAMES H. LUTZ,
 c/o Richard M. Lutz, Esquire,
 300 West State Street, Suite 302,
 Media, PA 19063.

MACORT, JAMES W., dec'd.

Late of Borough of Ambler.
 Executrix: JANET L. MACORT,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN, ESQ.
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

MCQUIGAN, JANET S., dec'd.

Late of Upper Hanover Township.
 Executrix: DEBRA A. SAVAGEAU,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street, Lansdale, PA 19446.
 ATTORNEY: JAMES C. SOMMAR, ESQ.,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 P.O. Box 227,
 Lansdale, PA 19446-0227

MERTZ, HERBERT R. also known as

HERBERT MERTZ, dec'd.
 Late of Borough of Ambler.
 Executors: BERTRAM T. HATTON AND
 SHARON HATTON,
 c/o Linda M. McDonough, Esquire,
 P.O. Box 694,
 Doylestown, PA 18901.
 ATTORNEY: LINDA M. McDONOUGH, ESQ.
 P.O. Box 694,
 Doylestown, PA 18901

PRIGGE, PHYLLIS W., dec'd.

Late of Borough of Ambler.
 Executor: CYNTHIA G. CLOWERY,
 c/o Michelle C. Berk,
 400 Maryland Drive, Suite 200,
 Fort Washington, PA 19034.
 ATTORNEY: MICHELLE C. BERK, ESQ.,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 Suite 200, 400 Maryland Drive,
 Fort Washington, PA 19034

RONDEAU, RUBY LUVERA, dec'd.

Late of Worcester Township.
 Executor: RAYMOND RONDEAU,
 108 Drury Lane,
 Schwenksville, PA 19473.

SLAVINSKI, PATRICIA, dec'd.

Late of Limerick Township.
 Executors: JOSEPH I. KULP,
 1901 Pottstown Pike,
 Pottstown, PA 19465, and
 KIMBERLY A. KULP,
 979 Seiderville Road,
 Bethlehem, PA 18015.
 ATTORNEY: RONALD F. BRIEN, ESQ.,
 808 Westfield Avenue,
 Spring City, PA 19475-1136
 (610) 948-9451

STROUP, RAYMOND JACOB also known as

RAYMOND J. STROUP and
RAYMOND STROUP, dec'd.
 Late of Lower Salford Township.
 Administratrix: TANYA DUNNING,
 1141 Snyder Road, Apt. H-11,
 Lansdale, PA 19446.
 ATTORNEY: SALLY N. RUTHERFORD, ESQ.
 921 Court Street,
 Honesdale, PA 18431
 (570) 253-2500

VINCI, FRANK J., JR. also known as

FRANK J. VINCI, JR., ESQ. and
FRANK J. VINCI, dec'd.
 Late of Whitemarsh Township.
 Executrix: MARIANNE O. VINCI.
 ATTORNEY: RICHARD W. STEVENSON, ESQ.
 McNEES WALLACE & NURICK LLC,
 100 Pine Street,
 P.O. Box 1166,
 Harrisburg, PA 17108,
 717-232-8000

WILLIAMS, ELEANOR F., dec'd.

Late of Lower Salford Township.
 Executors: CYNTHIA R. YOUNG,
 R. JEFFREY WILLIAMS AND
 ELISIA M. REINER,
 c/o Diane K. Foxman, Esquire,
 333 West Germantown Pike,
 East Norriton, PA 19403.
 ATTORNEY: DIANE K. FOXMAN, ESQ.
 333 West Germantown Pike,
 East Norriton, PA 19403

ZYGMONT, MICHAEL R. also known as

MICHAEL ZYGMONT, dec'd.
 Late of Borough of Hatboro.
 Administrator: STEPHEN F. ZYGMONT,
 c/o Brian T. McGuffin, Esquire,
 260 West Street Road,
 Warminster, PA 18974.
 ATTORNEY: BRIAN T. MCGUFFIN, ESQ.
 LAW OFFICES OF BRIAN T. MCGUFFIN, LLC
 260 West Street Road,
 Warminster, PA 18974

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

Squing & Oup with its principal place of business at 1984 Supplee Road, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: Eileen Cubbage, 1984 Supplee Road, Lansdale, PA 19446.

The application was filed on June 25, 2012.

Street Food with its principal place of business at 515 Plymouth Road, Apt. C4, Plymouth Meeting, PA 19462.

The names and addresses of the persons owning or interested in said business are: Hien Nguyen, 515 Plymouth Road, Apt. C4, Plymouth Meeting, PA 19462 and Michael Sultan, 415 Fairmont Avenue, Philadelphia, PA 19123.

The application was filed on July 31, 2012.

TAO Marketing Services with its principal place of business at 1753 Clinton Drive, Ambler, PA 19002.

The name and address of the person owning or interested in said business is: Theresa A. O'Neill, 1753 Clinton Drive, Ambler, PA 19002.

The application was filed on July 2, 2012.

Whitford Capital Advisors with its principal place of business at 300 Four Falls Corporate Center, Suite 200, Conshohocken, PA 19428.

The names of the persons owning or interested in said business are: Lawrence Lempert and Joseph DeSipio.

The application has been filed on August 1, 2012.

Eric P. Wilenzik, Esquire

2605 North Broad Street

P.O. Box 1277

Lansdale, PA 19446

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on July 24, 2012, with the Pennsylvania Department of State for **The Post Publications LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

David G. Garner, Esquire

1954 East High Street, Suite 4

Pottstown, PA 19464

TRUST NOTICES

Third and Final Publication

UNDER AGREEMENT

Late of Towamencin Township, Montgomery County, Pennsylvania

All persons having claims or demands against the Ervin Ehresmann Trust Agreement dated April 27, 1993, as amended April 1, 1996, as amended November 12, 1997, as amended March 16, 2010, and last amended March 29, 2012, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Marjorie J. Kuhn

c/o Bricker, Landis, Hunsberger & Gingrich, LLP

114 East Broad Street

P.O. Box 64769

Souderton PA 18964

Or her Attorney, Dorothy K. Weik, Esquire
Bricker, Landis, Hunsberger & Gingrich, LLP

114 East Broad Street

P.O. Box 64769

Souderton, PA 18964

215-723-4350

Jo ANN GAGE TRUST

Notice is hereby given of the administration of the Jo Ann Gage Trust dated 05/19/10. Settlor, late of Lansdale Boro., Montgomery County, PA died 06/05/11. All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to: Frederick Gage Jr., Trustee c/o Brett B. Weinstein, Esquire, 705 West DeKalb Pike, King of Prussia, PA 19406.

ROBERT BENSON

REVOCABLE LIVING TRUST

**DTD. 8/17/93 AMENDED 3/28/94, 12/13/00,
8/20/06, 6/23/10 & 7/12/11**

Robert Benson, Deceased. Late of Lower Merion Twp., Montgomery County.

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Estelle L. Benson, Howard M. Benson & Mitchell E. Benson, **Trustees**

1305 Wyngate Rd.

Wynnewood, PA 19096

Or to their Atty.: Jonathan H. Ellis
Plotnick & Ellis, P.C.

261 Old York Rd., Ste. 200

Jenkintown, PA 19046

THE MARGARET K. GAMBINI TRUST

Notice of the death of Margaret K. Gambini, late of North Wales Borough, Settlor of the Margaret K. Gambini Revocable Living Trust, dated 3/27/2001, and amended on 10/22/08 and 10/4/2011, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Trustee: Margaret K. Schlegel
Care of Attorney: Barry O. Bohmueller
Bohmueller Law Offices, P.C.
29 Mainland Road
Harleysville, PA 19438

EXECUTIONS ISSUED**Week Ending August 7, 2012****The Defendant's Name Appears
First in Capital Letters**

- ADVANCED LIMOUSINE SERVICES -
Spivack, Leonard; 201212873; \$726.09.
- BAUER, KELLY: MARK - U.S. Bank,
National Association, et al.; 201201324.
- BOLLENDORF, GEORGE: CINDY -
Wells Fargo Bank, N.A.; 201201533; \$191,766.60.
- BONANNI, ANTHONY: CITIZENS BANK OF
PENNSYLVANIA, GRNSH. - Portfolio Recovery
Associates, LLC; 201203220; WRIT/EXEC.
- BORKOWSKI, EDWARD: UNITED STATES
OF AMERICA - PHH Mortgage Corporation;
201133479; \$206,604.58.
- BRESSI, LINDA - Bryn Mawr Trust Company;
201212861; \$338,909.11.
- CARPENTER, RACHEL: RICHARD -
JP Morgan Chase Bank, National Association, et al.;
201214330.
- CEGUEDA, MAGALLY - U.S. Bank,
National Association, et al.; 201209792; \$99,359.09.
- CINO, MICHAEL - Bank Of America, N.A., et al.;
201202756.
- COONEY, ROBERT: TD BANK, GRNSH. -
Wouch And Maloney And Co., LLP; 201209606;
\$9,756.00.
- COSME, JOSE - Deutsche Bank National
Trust Company; 201033222; \$81,161.07.
- CULBREATH, CHERYL: TODD -
Wells Fargo Bank, N.A., As Trustee; 201208857.
- DROST, FRANCIS: PATRICIA: DENISE:
SOVEREIGN BANK, GRNSH., ET AL. -
Manufacturers & Traders Trust Company;
201026826; \$257,848.37.
- EFL HOLDING, INC. - Rioux, Timothy, et al.;
201221253; WRIT/EXEC.
- FORD, ORVILLE: ALLY BANK, GRNSH. -
Tidewater Finance Company, et al.; 201217222;
\$1,851.60.
- FRANKFORD ASSOCIATES, INC.: PNC BANK,
GRNSH. - OLP Lakeview, L.P.; 201101706;
WRIT/EXEC.
- GAMBLE, WILLIAM: SAMANTHA -
Suntrust Mortgage, Inc.; 201209018; \$291,839.15.
- GILBERTSVILLE AUTO BODY, INC.:
SOVEREIGN BANK, GRNSH. -
Manufacturers And Traders Trust Company;
201026818; \$131,309.23.
- HAINES, EDWARD: EVELYN -
Bank Of America, N.A., et al.; 201202618;
\$335,175.63.
- HILL, AARON - Wells Fargo Bank, N.A.; 201204838;
\$69,225.44.
- HOFFMAN, JASON: ASHLEY - Morequity, Inc.;
201128794; \$210,823.81.
- HOOKS, ERIC: GLORIA - Wells Fargo Bank, N.A.;
201129249; \$341,203.31.
- HOROWITZ, ANDREW: WELLS FARGO BANK,
GRNSH. - Discover Bank; 201202662; \$6,910.91.
- KERPER, REBECCA: CHARLES -
Wells Fargo Bank, N.A.; 201204709; \$184,041.76.
- KIM, IN: HYUNG - Deutsche Bank National
Trust Company; 200922784; ORDER/AMEND
IN REM JDMT. \$282.19.
- KRASLEY, CHRISTOPHER - Wells Fargo Bank, N.A.;
201134503; \$155,553.12.
- KRAUSE, KRISTIN - World Savings Bank, FSB, et al.;
201211054; \$64,427.62.
- MENGEL, NEIL - Bank Of New York Trustee, et al.;
200905832; AMEND IN REM ORDER/\$96,212.77.
- MERRILL, ELIZABETH: JEFFREY -
Wells Fargo Bank, N.A.; 201211865; \$186,728.48.
- NATALE, LINDA - Bank Of America, N.A.;
201209909; \$199,930.65.
- NICHOLSON HOLDINGS, INC.:
BURRIS ENGINEERS, INC., GRNSH. -
B & L Supply Corporation; 201220746; \$37,662.52.
- OECHSLIN, SANDRA: DiSALVO, ANTHONY -
Bank Of New York Mellon, et al.; 201206727;
\$396,394.54.
- PRICE, LINDA - Wells Fargo Bank, N.A.; 201212619;
\$30,622.65.
- REYNOLDS, RICHARD: REYNTECH CORPORATION:
M&T BANK, GRNSH. - American Express Bank, FSB;
201116157; \$38,862.02.
- RICHARD, TEONIDE: WISLER - JP Morgan
Chase Bank, N.A., et al.; 201214773; \$225,876.41.
- RUBIN, HERMAN: KAINE, BAMBI:
SOVEREIGN BANK, GRNSH. - Liss, Jason;
201216738; \$10,725.01.
- SCHNEIDER, MICHAEL: BETHANN -
ABN AMRO Mortgage Group, Inc., et al.; 201208950;
\$313,444.17.
- SCHUMAN, FRANK: WELLS FARGO BANK, GRNSH. -
Unifund Corporation; 201203454; \$15,105.34.
- SMITH, ESTHER - Branch Banking And
Trust Company; 201212615; \$85,519.35.
- SMITH, JAMES: MAGUIRE, CYNTHIA:
UNITED STATES OF AMERICA -
Eastern Savings Bank, FSB; 201214538; \$192,641.27.
- SNYDER, BEVERLY - BAC Home Loans
Servicing, L.P., et al.; 201002181; AMEND IN
REM ORDER/\$406,908.14.
- SUNTEK SYSTEMS, INC.: FIRST NIAGARA BANK,
GRNSH. - Wells Fargo Bank,
National Association, et al.; 201020086; \$58,440.49.
- TROPANO TRANSPORTATION SERVICE, INC.:
TROPANO, NICHOLAS: MOREBANK, GRNSH. -
First Niagara Bank, N.A., et al.; 201016321.
- VAUGHN, VICKY - Bank Of America, N.A., et al.;
201210635; \$248,099.81.
- WALLIN, GREGORY: LYNDIA - Wells Fargo Bank, N.A.,
et al.; 201132458; \$76,132.40.
- WATSON, MELISSA - Cach, LLC; 201201215;
WRIT/EXEC.

WEINSTEIN, JACK: LANCEALOTT
FINL. GROUP, INC.: CITIZENS BANK, GRNSH. -
Lynn Bonnie Interiors, Inc.; 200511830;
WRIT/EXEC.

YERETZIAN, CINDY - Police And Fire
Federal Credit Union; 201116248; \$155,113.47.
ZINNI, ANTHONY: MEGAN - Sovereign Bank, et al.;
201115465; \$39,428.16.

JUDGMENTS AND LIENS ENTERED

Week Ending August 7, 2012

The Defendant's Name Appears First in Capital Letters

AGUIRIE, RAFAEL - Advantage Assets Li., Inc.;
201220029; Judgment fr. District Justice; \$2,738.46.
ALLRED, MICHAEL - LVNV Funding, LLC;
201220357; Certification of Judgment; \$2,901.18.
ANY TIME VEND: HALL, FREDERICK -
LVNV Funding, LLC; 201220573; Judgment fr.
District Justice; \$1,793.10.
BAKER, HORACE - GE Money Bank; 201220515;
Judgment fr. District Justice; \$1,883.44.
BARTELLE, MARGARET - Portfolio Recovery
Associates, LLC; 201220567; Judgment fr.
District Justice; \$905.07.
BEACHAM, KEITH - LVNV Funding, LLC;
201220026; Judgment fr. District Justice; \$1,112.70.
BECK, BASIL - Nocero, John; 201220190;
Judgment fr. District Justice; \$4,103.00.
BEYOND DESIGN: McLEMORE, MARIAN:
RODNEY - Transworld Systems, Inc. -
Credit Mgmt.; 201219802; Judgment fr.
District Justice; \$2,290.65.
BICKEL, SANDRA - LVNV Funding, LLC;
201220260; Judgment fr. District Justice; \$2,964.43.
BLACKSTONE, KEISHA - GE Money Bank;
201220513; Judgment fr. District Justice; \$1,994.00.
BOCCELLA, SANDRA - FIA Card Services, N.A.;
201220296; Judgment fr. District Justice; \$2,782.20.
BRAY, ISAIAH: CHRISTINA - Bridgeport Borough;
201219830; Judgment fr. District Justice; \$4,151.31.
BROWN, ROSS - Arrow Financial Services, LLC;
201219998; Judgment fr. District Justice; \$1,113.90.
BURNS, JAMES - Asset Acceptance, LLC; 201220539;
Judgment fr. District Justice; \$12,127.49.
CACERES, ANGELA - American Express;
201220344; Certification of Judgment; \$3,720.49.
CADDLE, GLENDENE - Arrow Financial Svc.;
201220015; Judgment fr. District Justice; \$2,122.17.
CANFIELD, MICHAEL - Harvest Credit
Management VII, LLC; 201219391; Judgment fr.
District Justice; \$2,678.25.
CHAWLA, RAVINDER: JATINDER - Republic First Bank;
201220416; Complaint In Confession of Judgment;
\$482,876.57.
CHU, JENNIFER - LVNV Funding, LLC; 201220563;
Judgment fr. District Justice; \$1,793.17.
COYNE, LINDA - Asset Acceptance, LLC; 201220017;
Judgment fr. District Justice; \$7,298.31.
CRAN, BENJAMIN - Capital One Bank; 201220424;
Certification of Judgment; \$6,575.58.
DARDEN, ALEEN: X-CLUSIVE KUTZ -
Pendleton Family Trust; 201220084; Complaint In
Confession of Judgment; \$14,950.00.

DelZINGARO, GREGORY - LVNV Funding, LLC;
201220306; Judgment fr. District Justice; \$1,481.69.
DePAUL, AMBER - Harvest Credit Management VII, LLC;
201219390; Judgment fr. District Justice; \$1,586.29.
DESIGN CENTER AT OAKS, LLC -
Suburban Management Co., Inc.; 201220493;
Complaint In Confession of Judgment; \$492,746.12.
DOUGHERTY, JAMES - Susquehanna Bank;
201220510; Complaint In Confession of Judgment;
\$75,295.36.
EBERHART, SCOTT - LVNV Funding, LLC;
201220281; Judgment fr. District Justice; \$2,785.75.
ELITE SPORTSWEAR PRODUCTS, LLC. -
Republic First Bank; 201220435; Complaint In
Confession of Judgment; \$630,091.82.
ESTES, JOHN - Capital One Bank, N.A.; 201220316;
Certification of Judgment; \$2,617.69.
FRICK, MARY - LVNV Funding, LLC; 201219988;
Judgment fr. District Justice; \$987.21.
GARNER, MICHAEL - LVNV Funding, LLC;
201220287; Judgment fr. District Justice; \$2,020.17.
GEE, RICHARD - Midland Funding, LLC;
201220543; Judgment fr. District Justice; \$2,378.91.
GORYL, SANDRA - Midland Funding, LLC;
201220337; Certification of Judgment; \$4,052.02.
GROMIKO, EDWARD: IHNATCHUK, IRYNA -
Franklin Security Bank; 201220560; Judgment fr.
District Justice; \$1,412.05.
HAINES, DAVID - Asset Acceptance, LLC;
201220685; Judgment fr. District Justice; \$4,854.67.
HAMLIN, JESSICA - Highland Manor; 201219449;
Judgment fr. District Justice; \$1,958.02.
HANLON, CAREN - Equable Ascent Financial, LLC;
201220505; Judgment fr. District Justice; \$2,879.26.
HARTZ, LOUISE - Unifund CCR Partners; 201220320;
Certification of Judgment; \$4,477.71.
HEATON, WILLIAM: EXPERIENCE ELECTRIC:
HEATON, WILLIAM - Yellowbook, Inc.;
201220540; Judgment fr. District Justice; \$2,141.62.
HELLER, HARVEY - Ability Recovery Services, LLC;
201219930; Judgment fr. District Justice; \$5,631.28.
HERNANDEZ, FORTUNATO - Discover Bank;
201220400; Judgment fr. District Justice; \$3,168.80.
HUBER, E.: ESTATE OF E. MARIE HUBER:
HUBER, JOHN - Green Hill Condominium
Owners Association; 201219283; Lien; \$16,988.00.
JALARAM BAPA CORP. QUIZNOS 8302:
PATEL, JANKI: JAY - Madow, Keith; 201219977;
Judgment fr. District Justice; \$5,203.77.
JOHNSON, RONALD - Advantage Assets II, Inc.;
201220293; Judgment fr. District Justice; \$2,995.60.
KANG, TOMMY - Temple University; 201220046;
Foreign Judgment; \$15,355.02.
LEE, MICHAEL - Midland Funding, LLC;
201219997; Judgment fr. District Justice; \$2,576.16.
LEIMER, VANESSA - Bridgeport Borough;
201219816; Judgment fr. District Justice; \$3,758.95.
LEVINE, MITCHELL - Capital One Bank USA;
201220586; Judgment fr. District Justice; \$3,544.23.
LITWER, SHERRY - Portfolio Recovery Associates, LLC;
201220565; Judgment fr. District Justice; \$1,817.29.
LOSEY, DANALEE - Midland Funding, LLC;
201220008; Judgment fr. District Justice; \$1,945.48.
LUDWIG, CHARLES - Midland Funding, LLC;
201220507; Judgment fr. District Justice; \$4,629.99.
MADDUX, LEON - LVNV Funding, LLC;
201220037; Judgment fr. District Justice; \$3,367.16.

McLENDON, MICHELLE - Capital One Bank USA;
201220583; Judgment fr. District Justice; \$2,580.11.

MICHAUX, JAMES - Midland Funding, LLC;
201219987; Judgment fr. District Justice; \$1,592.52.

MITCHELL, CHELA - FIA Card Services, N.A.;
201220364; Certification of Judgment; \$4,456.99.

MOSER, ROBERT - LVNV Funding, LLC;
201220284; Judgment fr. District Justice; \$1,228.09.

MYERS, BRIAN - LVNV Funding, LLC; 201220292;
Judgment fr. District Justice; \$3,304.15.

NAVARRO, CATHERINE - Barclays Bank Delaware;
201220009; Judgment fr. District Justice; \$2,419.58.

NOLEN, DENISE - Discover Bank; 201219983;
Judgment fr. District Justice; \$3,878.02.

OLEKSA, LORETTA - GE Capital Retail Bank;
201219840; Judgment fr. District Justice; \$3,966.71.

PHILLIPS, MEGAN - FIA Card Services, N.A.;
201220290; Judgment fr. District Justice; \$1,462.74.

PLUTTO, GEORGE - LVNV Funding, LLC;
201220370; Certification of Judgment; \$2,354.91.

RICHINO, BETH - Elite Recovery Services, Inc.;
201220002; Judgment fr. District Justice; \$953.71.

ROSEN, CRAIG - Midland Funding, LLC;
201220508; Judgment fr. District Justice; \$4,464.52.

RUNK, KATHRYN - Equable Ascent Financial, LLC;
201220301; Judgment fr. District Justice; \$2,042.62.

RUSH, ROBERTA - LVNV Funding, LLC;
201220040; Judgment fr. District Justice; \$922.89.

SAGER, BRENDA - Asset Acceptance, LLC;
201220683; Judgment fr. District Justice; \$5,053.92.

SEEDS, DAWN - Target National Bank; 201220393;
Judgment fr. District Justice; \$11,630.11.

SHEPPARD, KRYSTEL - Asset Accept., LLC;
201220302; Judgment fr. District Justice; \$1,377.54.

SILVERSTEIN, SONIA - BUTTS, BUSTER -
Tabakin, Brad; 201220197; Certification of
Judgment; \$14,000.00.

SIMPLE BRANDS, LLC - Firsttrust Bank; 201220463;
Complaint In Confession of Judgment; \$772,755.45.

SLOWIK, MARY - Palisades Collection, LLC;
201220035; Judgment fr. District Justice; \$3,453.75.

SMITH, MICHAEL - Mutual Benefit Ins. Co.;
201219921; Judgment fr. District Justice; \$8,329.39.

SOVIA, LISA - Palisades Collection, LLC;
201219976; Judgment fr. District Justice; \$2,510.20.

SPLETZER, JOSEPH - Target National Bank;
201220614; Judgment fr. District Justice; \$10,823.16.

SUMMERILL, FRANK - Dilworth, Arthur;
201220472; Judgment fr. District Justice; \$1,913.95.

SUMMERILL, FRANK - Dilworth, Arthur;
201220469; Judgment fr. District Justice; \$6,667.45.

TETTEH, CAROL - Midland Funding, LLC;
201220349; Judgment fr. District Justice; \$600.00.

UNION ONE INSURANCE GROUP, LLC -
Kendall State Bank; 201219514; Complaint In
Confession of Judgment; \$1,212,289.79.

WACHOWSKI, EDWARD - Republic First Bank;
201220495; Complaint In Confession of Judgment;
\$630,091.82.

WARBURTON, KATHLEEN - Ability Recovery
Services, LLC; 201220562; Judgment fr.
District Justice; \$7,732.81.

WEIGNER, KEITH - Advantage Assets Li., Inc.;
201220285; Judgment fr. District Justice; \$7,191.94.

WEISS, RICHARD - Accet Acceptance, LLC;
201220687; Judgment fr. District Justice; \$9,916.84.

WILLS, RICHARD - FIA Card Services, N.A.;
201220283; Judgment fr. District Justice; \$8,371.95.

WILLSON, KEVIN - FIA Card Services, N.A.;
201220288; Judgment fr. District Justice; \$6,907.00.

WILSON, WILLIAM - Capital One Bank USA, N.A.;
201220689; Judgment fr. District Justice; \$7,376.95.

YARBROUGH, OTTO - FIA Card Svc., N.A.;
201220304; Judgment fr. District Justice; \$7,532.09.

**ABINGTON SCHOOL DIST. -
entered municipal claims against:**

Eisenberg, Stuart; Marsha; 201220341; \$11,666.05.
Feniak, Juan; Irena; 201220339; \$4,384.05.
Weldon, Bradley; 201220526; \$557.84.
Weldon, Bradley; 201220522; \$558.05.

**ABINGTON TWP. -
entered municipal claims against:**

Weldon, Bradley; 201220528; \$557.84.
Weldon, Bradley; 201220524; \$558.05.

**BOYERTOWN AREA SCHOOL DIST. -
entered municipal claims against:**

Singer, Jacob; Martin, Albert; 201220440; \$6,031.44.

**BRYN ATHYN BORO. -
entered municipal claims against:**

Herder, Brian; Angela; 201220276; \$2,719.17.

**BUCKS COUNTY WATER AND SEWER AUTH. -
entered municipal claims against:**

Armstrong, Allison; 201219889; \$384.91.
Cohen, Barbara; Zarwin, Staci; 201219877; \$1,054.46.
Davey, Thomas; Lianne; 201219870; \$975.23.
Fisher, Greg; Deborah; 201219879; \$1,191.27.
Ford, Zanetta; Gary; 201219872; \$1,027.19.
Gross, David; 201219871; \$662.04.
Harris, Robert; Dorothy; 201219878; \$1,131.72.
Kantrowitz, Mitchell; Toby; 201219876; \$1,098.00.
Klein, Michael; 201219858; \$922.14.
Konefsky, Leonard; 201219880; \$1,144.56.
Mackell, James; 201219882; \$954.60.
McGann, Robert; Teri; 201219883; \$1,219.19.
Pincus, Jeremy; 201219881; \$1,027.43.
Reese, Kimberly; Kenneth; 201219885; \$524.59.
Segan, Saul; Meryl; 201219886; \$1,977.62.
Sims, Keith; 201219887; \$293.51.
Stolz, William; Alyson; 201219888; \$1,065.55.
Taylor, Thomas; Suzanna; 201219855; \$1,347.26.
Trubman, Howard; Denise; 201219856; \$1,110.71.
Yu, Jong; Mi, Hyong; 201219859; \$904.37.

**CHELtenham TWP. -
entered municipal claims against:**

Betesh, Helene; 201220346; \$1,911.85.
Greenberg, Reynold; 201219915; \$1,916.25.
Knapp, Carl; Leslie; 201219913; \$1,152.85.
Kuchler, Thomas; Melissa; 201219912; \$1,066.05.
Quinn, Joseph; 201219911; \$995.55.

**CHELtenham TWP. SCHOOL DIST. -
entered municipal claims against:**

Faust, David; Deborah; 201219907; \$9,618.95.
Knapp, Carl; Leslie; 201219905; \$3,918.75.
Tran, Nam; 201219901; \$8,100.95.
Yu, Mi; 201219899; \$4,352.25.

**LOWER MERION TWP. -
entered municipal claims against:**

Abraham Possoff, Trustee; 201220642; \$279.00.
 Aimette, Alexander; 201220097; \$838.00.
 Ash, William: Karen; 201220127; \$334.00.
 Bailey, Kevin: Brian: Christine, Et Al.; 201220043; \$389.00.
 Berkowitz, Irving: Sandra; 201220027; \$279.00.
 Bowen, Thalia; 201219806; \$25,000.00.
 Brody, Gary; 201220011; \$389.00.
 Brunswick, Joan; 201220625; \$389.00.
 Cairns, Patricia; 201220057; \$279.00.
 Cohen, Lee; 201220049; \$197.00.
 Conway, Thomas; 201220169; \$279.00.
 Craig, Roy: Sheela; 201220622; \$389.00.
 Dalahan, Bonnie; 201220665; \$334.00.
 Danowsky, Joseph: Lodish, Roberta; 201220623; \$334.00.
 David, Carl: Arlyn; 201220651; \$389.00.
 DeCaro, Frank: Nanes, Mary; 201220042; \$279.00.
 DiGiovanni, Craig; 201220672; \$279.00.
 DiGiovanni, Craig; 201220673; \$279.00.
 DiNardo, Phyllis; 201220175; \$334.00.
 Dotsey, James: Margaret; 201220652; \$389.00.
 Elder, Ann; 201219951; \$389.00.
 Elias, Ilona; 201220654; \$279.00.
 Ezzedine, Alan; 201219920; \$334.00.
 Falcone, Nicholas; 201220058; \$334.00.
 Floyd, George: Barbara: Helen, Et Al.; 201220125; \$389.00.
 Foulk, Timothy: Jill; 201220172; \$197.00.
 Gable, Donald: Phyllis; 201220670; \$334.00.
 Grasso, Joseph: Donna; 201220021; \$389.00.
 Guadagno, Justin: Katherine; 201219918; \$55.00.
 Hansen, Mary; 201220118; \$279.00.
 Hatcher, Bernadette; 201220664; \$279.00.
 Hayes, W.; 201220162; \$334.00.
 Heeke, Debra; 201220120; \$279.00.
 Hipkins, Lewis: Holly; 201220173; \$83.00.
 Ianieri, Pasquale: Veronica; 201220056; \$389.00.
 Jacobson, Peter: Michelle; 201220161; \$279.00.
 Kaplan, Barry: Linda; 201220019; \$279.00.
 Kaufman, Marshall: Michelle; 201220659; \$389.00.
 Kay, Lawrence: Goldman, Leslie; 201220020; \$279.00.
 Klimczak, Catherine; 201219892; \$279.00.
 Laury, William: Lisa; 201220627; \$444.00.
 Levine, Robert: Rebecca; 201220063; \$389.00.
 Maguire, Paul: Valeri; 201220133; \$389.00.
 Main, Michael; 201219923; \$334.00.
 Marder, Tsvi: Bitya; 201220119; \$279.00.
 Markle, Andrew; 201220663; \$838.00.
 Massengill, Skip: Joann; 201220109; \$664.00.
 McKenna, Thomas: Nancy; 201220657; \$279.00.
 McManus, Edith; 201220126; \$279.00.
 McQuillen, Sara; 201219903; \$279.00.
 McQuillen, Sara; 201219902; \$279.00.
 Messick, Richard; 201219935; \$499.00.
 Miller, Craig: Anne; 201219922; \$279.00.
 Mostatab, Rebecca; 201220626; \$197.00.
 Muse, William: Sarah; 201220111; \$389.00.
 Nieginski, Holly; 201220095; \$279.00.
 Norton, Vincent; 201220174; \$279.00.
 Pearlstein, Robert: Cynthia; 201220641; \$334.00.
 Peta, Frank: Anna; 201220671; \$279.00.
 Pirri, Albert: Nancy; 201220013; \$279.00.
 Rioux, Francis: Gloria; 201219897; \$197.00.
 Robbins, Michael: Holly: Myerson, Steven; 201220131; \$55.00.

Robbins, Michael: Holly: Myerson, Steven; 201220132; \$279.00.
 Rollins-Scott, Ardelia; 201220658; \$389.00.
 Ronon, Gerald; 201220649; \$389.00.
 Ronon, Gerald: Jennifer; 201220065; \$389.00.
 Russell, Mary; 201220044; \$389.00.
 Samm, Byrum: Nancy; 201220110; \$389.00.
 Sanders, Elizabeth: Sanders-Johnson, Joan; 201220163; \$279.00.
 Sargent, Sara: McQuillen, Sara; 201219904; \$279.00.
 Schiffman, Lisa: Albalancy, Eli; 201220170; \$279.00.
 Sobol, Martin: Judith; 201219919; \$389.00.
 Sorkin, Stephen: Ann; 201220653; \$389.00.
 Spencer, John: Jolie; 201220096; \$279.00.
 Tice, Julie; 201219924; \$55.00.
 Todd, Jesse: Rajan, Sopida; 201220650; \$444.00.
 Topkin, Robyn: Benjamin, Neal; 201220624; \$42.00.
 Vermillion, Gerald: Giblin, James; 201220012; \$389.00.
 Williams, Gary; 201220168; \$334.00.
 Willis, Marguerite; 201220066; \$42.00.

**LOWER POTTS GROVE TWP. AUTH. -
entered municipal claims against:**

Elkins, Robert: Janet; 201220325; \$771.29.
 Gavins, Raymond: Sue; 201220343; \$868.27.

**NORRISTOWN AREA SCHOOL DIST. -
entered municipal claims against:**

102 Wood Partners, LLC; 201220129; \$2,468.81.
 102 Wood Partners, LLC; 201220117; \$2,980.55.
 102 Wood Partners, LLC; 201220124; \$2,065.67.
 Anna E. Culbreath Revocable Living Trust:
 Culbreath, Anna; 201220165; \$2,787.99.
 BLR Associates, Ltd.; 201220103; \$1,865.44.
 BLR Associates, Ltd.; 201220108; \$2,331.54.
 Breidenbach, Jill; 201220051; \$3,720.49.
 Brzowski, Marie: Susan; 201220136; \$5,012.21.
 Burns, Charles: Catherine; 201220047; \$8,170.65.
 Casazza, Mary; 201220045; \$2,721.35.
 Clay, Julia; 201220041; \$1,986.04.
 Clee, Shawn; 201220038; \$2,908.26.
 Culbreath, Anna: Anna E. Culbreath
 Revocable Living Trust; 201220159; \$518.77.
 Daley, Raymond: Bambina; 201220036; \$5,208.41.
 Detwiler, Thomas: Lynn; 201220034; \$4,299.53.
 Flores, Carlos: Carlino, Amy; 201220142; \$2,940.54.
 Friel, Joan; 201220154; \$2,702.02.
 G.P. Tower Capital, LLC; 201220093; \$1,387.01.
 Glover, Linda; 201220031; \$2,217.93.
 Greenberg, Phillip: Donna; 201219670; \$8,395.53.
 Hampton, George: Jane; 201220087; \$3,013.51.
 Hampton, Theodore: Susie; 201220085; \$1,832.12.
 Heme, Jason: Jennifer; 201220082; \$3,392.99.
 HLS Investments, L.P.; 201220092; \$2,862.61.
 Mayall, Rose: Kelly, Edward: Pinney, Frances; 201220171; \$2,278.56.
 Miller, Elaine: Williams, Elaine; 201220137; \$1,406.33.
 Mork, Christopher: Joan; 201220150; \$3,161.80.
 Navarro, Gerardo: Romualda; 201220143; \$2,104.32.
 Nogueta, Obed; 201220191; \$1,671.87.
 Orchard Hill Crossing, LLC; 201220090; \$3,677.54.
 Parker, Henry; 201220164; \$1,973.34.
 Peay, Thaddaeus: Manika; 201220145; \$2,291.86.
 Perry, Ada; 201220139; \$1,704.82.
 Puleo, Russell; 201220176; \$1,898.76.
 Reuben, James: Legacy Estate Of Callie Reuben;
 201220153; \$1,734.83.

Rich, Cornelia; 201220148; \$2,378.15.
 Rogers, Mildred: Patricia; 201220149; \$2,133.28.
 Rogers, Patricia; 201220144; \$3,751.84.
 Santiago, Yvette; 201220141; \$2,138.94.
 Sauter, John: Darlene; 201220138; \$5,102.17.
 Schmidt, Wilma; 201220135; \$3,172.79.
 Silas, Amber; 201220128; \$4,199.58.
 Smith, Mark: Denise; 201220183; \$2,297.22.
 Smith-Slater, Georgette; 201220198; \$3,597.92.
 Stephens, Darnice; 201220194; \$2,176.58.
 Stiles, Shannon; 201220186; \$3,006.84.
 Summerill, Francis: Georgianna; 201220184; \$4,012.01.
 Sundquist, Paul; 201220182; \$6,966.54.
 Sutch, Kristen; 201220178; \$3,360.33.
 Sweat, Lisa; 201220152; \$3,102.16.
 Swittenberg, Mary; 201220345; \$1,594.49.
 Thai, Thu: Nguyen, The; 201220140; \$2,870.90.
 Tuggle, Robert: Deborah; 201220146; \$5,015.51.
 U.S. Bank, National Association; 201220158; \$514.44.
 Vereen, Alvan: Valerie; 201220130; \$1,439.62.
 Vineeta, Inc.; 201220055; \$4,954.24.
 Volandt, George: Kimberly; 201220123; \$3,552.23.
 Warren, Cameron: Blasetti, Marnie; 201220053; \$3,189.11.
 Winberg, Donna; 201220115; \$2,333.18.
 Wood, Anthony: Gina; 201220116; \$3,124.78.

**NORRISTOWN MUNICIPAL WASTE AUTH. -
 entered municipal claims against:**

Weldon, Bradley; 201219894; \$161.92.

**NORRISTOWN MUNICIPALITY -
 entered municipal claims against:**

Weldon, Bradley; 201220521; \$312.80.

**PENNA. DEPT. OF REV. -
 entered claims against:**

5 Star Concrete Pumping, LLC; 201261692; \$519.34.
 Albanusius, Deanna: Albanusius Beverage, Inc.; 201261574; \$13,101.45.
 Almeklaifi, Inc.; 201261690; \$1,425.27.
 Bandy, Ambrose: Ashley; 201261625; \$912.51.
 Boston, Kathryn: Drill Solutions, Inc.; 201261569; \$4,715.52.
 Bouknight, Richard: Kelly; 201261630; \$984.38.
 Bradley, Gregory; 201261580; \$569.36.
 Bunker Hill Underwriters Agency; 201261598; \$4,762.00.
 Burchett, Peter: Patricia; 201261710; \$1,332.64.
 Burns, Michael: Michele; 201261606; \$2,435.06.
 Bustin Bugs Termite & Pest Control: Brigman, Benny; 201261568; \$9,808.01.
 Byrd, Richard; 201261619; \$1,116.60.
 Caputo, Keith: Brocap, LLC; 201261591; \$3,018.19.
 Carlin, Patricia; 201261616; \$1,453.58.
 Carson, Maria; 201261718; \$864.43.
 Christakos, George; 201261702; \$1,935.58.
 Christman, Timothy; 201261634; \$1,657.93.
 Christman, Timothy: Lynda; 201261609; \$56.58.
 Clayton, William; 201261556; \$1,115.20.
 Cole Wood Floors, Inc.; 201261604; \$484.24.
 Conicello, Eric: Jennifer; 201261626; \$1,647.91.
 Curds & Whey, Ltd.; 201261662; \$4,171.05.
 Curran, Adrain; 201261607; \$4,571.33.
 D & K Automotive Services, Inc.; 201261730; \$6,791.12.

Dean, Paul: Pamela; 201261628; \$1,534.45.
 Dollar Image, Inc.; 201261672; \$3,377.13.
 Dyer, William: Gwendolyn; 201261721; \$1,552.81.
 Earth Maintenance Group, Inc.; 201261579; \$5,416.07.
 Edwards, Warren: Tracie; 201261622; \$4,888.61.
 Family Chiropractor, P.C.; 201261595; \$566.75.
 Fitzhugh, Sadie; 201261709; \$843.48.
 Fletcher's BBQ, LLC; 201261582; \$7,351.94.
 Fran Taylor Plumbing & Heating; 201261671; \$1,121.72.
 Fried, Michael: Restoration Masonry Co.; 201261570; \$36,938.63.
 Gallagher, Joseph: J.M. Gallagher, Inc.; 201261589; \$895.19.
 Gimaro, Christopher: Montgomery Group Associates, Inc.; 201261573; \$4,461.51.
 Gonzalez, Gregorio; 201261722; \$993.55.
 Green, Harry: Ellen; 201261705; \$1,987.59.
 Green, Michael; 201261623; \$1,243.23.
 Greenberg Advertising, Inc.; 201261653; \$315.60.
 Haley, Michael: Brown, Brenda; 201261553; \$2,069.82.
 Hayes, W.; 201261715; \$2,707.61.
 Held, Robert: Nancy; 201261706; \$4,326.20.
 Hichview Estate Stock; 201261728; \$26,997.95.
 Hughes, Gary: Lee, Anne; 201261552; \$3,290.04.
 Indaba Design, LLC; 201261578; \$29,655.52.
 Jeeperz 4WD, LLC; 201261729; \$354.05.
 Jennings, Thomas: Marie; 201261621; \$1,889.92.
 Johnson, Richard; 201261586; \$1,576.82.
 Kabla Corp.; 201261650; \$7,859.41.
 Kakou, Ezani; 201261704; \$1,115.83.
 Kalkstein, David; 201261592; \$3,279.75.
 Kelly, Eugene: Constance; 201261713; \$1,849.21.
 Kenilworth Automotive, LLC; 201261577; \$3,968.84.
 Konowal, Brian; 201261711; \$1,609.94.
 Kriebel, William: Kriebel Automotive, Inc.; 201261571; \$9,110.25.
 Lewis, Zachary; 201261581; \$437.55.
 Liebel, Craig; 201261554; \$1,100.63.
 Londer, David: Irene; 201261587; \$2,850.91.
 Loughlin, Michael: Crossroads Coffee, LLC; 201261572; \$28,958.05.
 MacKanich, Andrew; 201261696; \$2,508.92.
 Main America, Inc.; 201261594; \$1,543.75.
 Mangialardi, Karl: Mangia Specialties, Inc.; 201261601; \$146,572.45.
 Mangialardi, Karl: Mangia Specialties, Inc.; 201261602; \$108,275.68.
 Margas, Inc.; 201261727; \$14,923.91.
 Marzella, Francis: Maureen; 201261559; \$6,489.57.
 Matthews, Bradley; 201261682; \$616.73.
 McDaniel, Rosaline; 201261615; \$1,040.14.
 McGrath, Robert: Donna; 201261558; \$1,571.10.
 McMahon, Joseph; 201261611; \$4,115.40.
 Montco Information Technology, LLC; 201261691; \$731.63.
 Northstar Sales, Inc.; 201261596; \$4,547.70.
 Olimpi, Philip; 201261610; \$7,527.61.
 Olson, Kristine: John; 201261620; \$1,267.40.
 Omni Health Services, Inc.; 201261593; \$13,331.75.
 Orlansky, Felice; 201261708; \$4,456.30.
 Owens, Jeffrey; 201261613; \$9,993.62.
 Pacana, Gregory; 201261700; \$431.00.
 Paek, Si: Kyung; 201261703; \$1,117.82.
 Pang, Jeffrey: Lee, O. Nam; 201261560; \$899.93.
 Pearson, Daniel: Margaret; 201261695; \$5,405.25.
 Phamous Phil's BBQ, Inc.; 201261694; \$9,314.45.

Pileggi, Thomas; Elizabeth; 201261612; \$43,322.61.
 Poster, Michael; Diane; 201261716; \$1,198.66.
 Rakovsky, Yazek; 201261557; \$796.33.
 Ramos, Gilbert; 201261631; \$840.25.
 Ray's Diner 202, LLC; 201261563; \$12,007.95.
 Ray's Diner 202, LLC; 201261575; \$29,359.47.
 Ray's Diner 202, LLC; 201261576; \$120,373.03.
 Richardson, William; 201261717; \$2,537.58.
 Rogers, Jamal; Brittani; 201261632; \$1,217.27.
 Rogers, Kurt; 201261724; \$9,324.29.
 Rogers, Kurt; 201261726; \$37,286.83.
 Royal, Christopher: Top Priority Auto Detailing; 201261566; \$2,832.65.
 Salamone, Nicholas; 201261725; \$30,474.56.
 Salemmo, Steven; 201261633; \$818.02.
 Sanchez, Ivan; 201261624; \$1,067.78.
 Sasso, Daniel; Janeth; 201261617; \$1,615.51.
 Severino, Addesso & Son, Inc.; 201261635; \$2,771.19.
 Shcherbakov, Eduard; 201261714; \$1,179.73.
 Smith, Delory; 201261608; \$103.14.
 Smith, Delory; 201261614; \$7,165.28.
 Smith, Glenn: GGSS Company, Inc.; 201261590; \$676.50.
 Spillane, Ryan; 201261603; \$541.11.
 Stevens, Vincent; Stephani; 201261555; \$1,844.32.
 Stingle, Benjamin; 201261712; \$1,367.55.
 Sullivan, Brian; 201261562; \$2,565.55.
 Thevar, Michael; 201261597; \$642.75.
 Thevar, Sushama: Temp Solutions, Inc.; 201261564; \$25,598.14.
 Tosco, Joseph; Karen; 201261697; \$5,949.08.
 Turner, Margo; 201261698; \$14,067.00.
 Turner, Margo; 201261699; \$7,401.88.
 Van Der Kam, Harald; Flora; 201261600; \$3,744.00.
 Vautrin, Scott; 201261588; \$505.54.
 Velez, Yellyann; 201261599; \$674.26.
 Vitabile, Velma: Bustin Bugs Termite & Pest Control; 201261567; \$9,808.01.
 Vosseler, William; 201261618; \$862.70.
 Wagers, Timothy; 201261701; \$1,481.28.
 Weinstein, Marc; Joan; 201261561; \$1,391.46.
 Wesley, Robert; 201261584; \$32,311.38.
 Wesley, Robert; 201261585; \$8,646.92.
 WFR Group, LLC; 201261693; \$652.32.
 Whiting, Paul: Top Priority Auto Detailing; 201261565; \$2,832.65.
 Wood, William: St. John, Stacey; 201261629; \$1,790.15.
 Wright, Barry; Laura; 201261583; \$1,443.97.
 Young, Donna; Scott; 201261707; \$5,947.51.

PENNSBURG BORO. -

entered municipal claims against:

Davis, Edward; 201220258; \$224.00.
 Lorenzo, John; 201220259; \$224.00.
 Mockaitis, Donna; 201220256; \$224.00.
 Orr, William; Dana; 201220257; \$224.00.

PERKIOMEN VALLEY SCHOOL DIST. -

entered municipal claims against:

Crew, Robert; Vicki; 201220113; \$2,673.88.
 Daller, Catherine; 201220105; \$3,712.95.
 DeMedio, John; 201220099; \$4,291.62.
 Ferning, LLC; 201220122; \$5,048.31.
 Green, James; Catherine; 201220134; \$5,005.83.
 Mattaliano, Bruce; 201220114; \$2,956.01.
 Miller, Earlene; 201220106; \$2,878.94.
 Moore, Jeramie; Saboe, Gail; 201220104; \$6,713.85.
 Sabre, Anna; 201220100; \$6,094.28.

POTTSTOWN BORO. AUTH. -

entered municipal claims against:

Bradley, David: Walker-Bradley, Pamela; 201220147; \$638.69.
 Bradley, David: Walker-Bradley, Pamela; 201220151; \$784.08.
 Bradley, David: Walker-Bradley, Pamela; 201220156; \$638.69.
 Meyer, Gustave; 201219834; \$768.44.
 Meyer, Gustave; 201219860; \$588.69.
 Smith, Ronald; 201219867; \$282.62.
 Steffy, Karen; 201219863; \$401.94.

POTTSTOWN SCHOOL DIST. -

entered municipal claims against:

J.A.R. Investments, Inc.; 201220155; \$1,876.05.
 J.A.R. Investments, Inc.; 201220180; \$2,436.04.
 J.A.R. Investments, Inc.; 201220187; \$501.37.
 J.A.R. Investments, Inc.; 201220179; \$3,105.37.
 J.A.R. Investments, Inc.; 201220181; \$501.78.
 J.A.R. Investments, Inc.; 201220188; \$2,076.89.
 J.A.R. Investments, Inc.; 201220185; \$1,669.95.
 J.A.R. Investments, Inc.; 201220195; \$2,319.43.
 J.A.R. Investments, Inc.; 201220160; \$2,669.28.
 J.A.R. Investments, Inc.; 201220166; \$2,988.75.
 J.A.R. Investments, Inc.; 201220201; \$1,578.44.
 J.A.R. Investments, Inc.; 201220203; \$2,290.28.
 J.A.R. Investments, Inc.; 201220206; \$1,974.04.
 J.A.R. Investments, Inc.; 201220305; \$1,316.87.
 J.A.R. Investments, Inc.; 201220308; \$2,029.92.
 J.A.R. Investments, Inc.; 201220404; \$2,272.05.
 J.A.R. Investments, Inc.; 201220405; \$2,205.24.
 Marcheskie, Craig; Diane; 201220196; \$3,924.19.
 Saxton, Jeffrey; Leigh; 201220094; \$2,081.43.

SOUDERTON AREA SCHOOL DIST. -

entered municipal claims against:

Ziegler, Sherry; 201219869; \$4,131.65.
 Ziegler, Sherry; 201219893; \$3,431.08.

UNITED STATES INTERNAL REV. -

entered claims against:

Arimas, Maria; 201270944; \$30,008.30.
 Box, Mary; 201270962; \$37,066.11.
 Dulis, Richard; 201270961; \$8,125.94.
 Environmental Protection Inspection, Inc.; 201270965; \$2,269.73.
 Ferri, Gloria; 201270954; \$180,744.89.
 Foya, Joel; 201270959; \$963.14.
 Freas, Donna: CPC Enterprises; 201270958; \$9,803.36.
 Geyer, Terrence; 201270951; \$207,609.36.
 Geyer, Terrence; 201270952; \$199,472.43.
 Gradwell Home Remodeling, Inc.; 201270957; \$10,185.88.
 Just 2 Cool Transport, LLC: Turner, Eric; 201270966; \$1,121.66.
 Kelly, Joanne; 201270947; \$35,717.51.
 Land, Jack; 201270953; \$1,720.61.
 Lowe, Richard; 201270948; \$43,516.46.
 M.L.H. Electric, Inc.; 201270943; \$11,994.76.
 Norristown On-Site, Incorporated; 201270960; \$1,537.29.
 Pisko, Robert; Linda; 201270955; \$13,470.82.
 Richardson, Anthony; 201270964; \$2,832.67.
 Salamone, Nicholas; 201270942; \$11,415.16.
 Santoro, Luigi; 201270946; \$25,962.64.
 Smolcynski, Andrew: Patricia; 201270963; \$39,451.42.

Snader, James; 201270956; \$104,564.29.
 Todd, Janette; 201270945; \$2,047.19.
 Whitmore, Jerome; 201270949; \$2,370.60.
 Whitmore, Jerome; 201270950; \$20,200.07.

**UPPER DUBLIN SCHOOL DIST. -
 entered municipal claims against:**

DeMarco, Kathleen; 201219861; \$4,677.32.
 Golden, Stephen; Marilyn; 201219854; \$6,379.09.
 Kendrick, Mary; 201219853; \$2,717.97.
 Prasol, Christian; 201219845; \$7,033.01.

**UPPER DUBLIN TWP. -
 entered municipal claims against:**

Joseph Lupowitz Sons, Inc.; 201220267; \$4,593.17.

**UPPER MORELAND SCHOOL DIST. -
 entered municipal claims against:**

Norton, James; Kathryn; 201220074; \$5,948.45.

**UPPER MORELAND/HATBORO
 JOINT SEWER AUTH. -
 entered municipal claims against:**

Belfatti, Richard; Helen; 201219973; \$774.60.
 Crisafi, Kimberly; 201219974; \$2,599.63.
 Hujcs, Marianne; 201219979; \$1,032.21.
 Kovalevski, Alexandr; 201219980; \$673.90.
 Pietrangelo, Robert; 201219981; \$1,538.14.
 Spencer, Michael; 201219982; \$1,013.32.

**UPPER PERKIOMEN SCHOOL DIST. -
 entered municipal claims against:**

Davis, Edward; 201220335; \$2,508.04.
 Ewing, Colin; Sherry; Kerron, Wilson; 201220336;
 \$2,288.09.
 Gugger, Mildred; 201220334; \$2,193.07.
 Husk, Linda; 201220332; \$342.84.
 Kennedy, Thomas; Pamela; 201220330; \$2,510.91.
 Welsh, Martha; 201220327; \$1,817.33.

**WEST POTTS GROVE TWP. -
 entered municipal claims against:**

Pottstown Industrial Investments, LLC; 201220379;
 \$4,001.60.
 Pottstown Industrial Investments, LLC; 201220380;
 \$4,001.60.
 West Pottsgrove Industrial Commons, LLC; 201220568;
 \$4,001.60.

**WISSAHICKON SCHOOL DIST. -
 entered municipal claims against:**

Ambler Station, LLC; 201220070; \$10,600.20.
 DiClementi, Kathleen; 201220061; \$1,460.92.
 Jablokov, Vladimir; Jablokov Family Trust;
 Jablokov, Barbara; 201220069; \$7,803.12.
 Renaissance Home Solutions, LLC; 201220062; \$402.31.

LETTERS OF ADMINISTRATION

Granted Week Ending August 7, 2012

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

DiCENZO, PATRICIA M. - Upper Gwynedd Township;
 DiCenzo, Victor, 335 Farm Lane,
 North Wales, PA 19454.
 DUDAS, STEPHEN - Upper Merion Township;
 Dudas, Stephen, 667 Grove Street,
 Bridgeport, PA 19405.
 DWYER, WILLIAM V. - West Pottsgrove Township;
 Galloway, Mary D., 2649 Big Road,
 Zieglerville, PA 19492.
 FREEBORNE, EMILY R. - East Norriton Township;
 Mossop, Karen, 3751 Old Baptist Road,
 Collegeville, PA 19426.
 FRYER, ANNA M. - Lower Pottsgrove Township;
 Fryer, David A., 1183 Woodmere Drive,
 Pottstown, PA 19464; Fryer, Mark F.,
 31 Arrow Drive, Gilbertsville, PA 19525.
 GABRIELE, NICHOLAS A. - Upper Merion Township;
 Gabriele, Robert M., 142 Crossfield Road,
 King Of Prussia, PA 19406.
 GINSBERG, JUDITH - Lower Merion Township;
 Block, Laurie, 929 Clover Hill Road,
 Wynnewood, PA 19096.
 McDERMOTT, MICHAEL G. - Abington Township;
 McDermott, Patricia A., 447 Cricket Avenue,
 Glenside, PA 19038.
 MELCHIORRE, LORETTA - West Pottsgrove Township;
 Bacchi, Cheryl L., 560 Mitchford Road,
 Wayne, PA 19087.
 NICHOLSON, ROBERT M. - Pottstown Borough;
 Kerner, Catherine A., 1519 Harvey Lane,
 Pottstown, PA 19464.
 PETTINE, VINCENT P., SR. - East Norriton Township;
 McCullough, Patricia, 678 Lukens Lane,
 King Of Prussia, PA 19406.
 RAQUET, MARGARET M. - Royersford Borough;
 Much, Karen L., 24 Hillendale Road,
 Perkasio, PA 19444.
 SMITH, EVELYN C. - Cheltenham Township;
 Smith, Ceasar, Jr., 7414 Richards Road,
 Melrose Park, PA 19027.
 STEAD, HELEN M. - Lower Moreland Township;
 Leibiger, Jennifer T., 128 Newport Lane, North
 Wales, PA 19454.
 STOUTT, ROBERT E. - Pottstown Borough;
 Stoutt, Robert B., 324 Oak Street,
 Pottstown, PA 19464.
 STRYJEWSKI, MARTHA M. - Limerick Township;
 Walters, Paulette M., 183 Azalea Circle,
 Limerick, PA 19468.

SUITS BROUGHT
Week Ending August 7, 2012**The Defendant's Name Appears
First in Capital Letters**

- AESBAR PROPERTIES, LLC: UNITED STATES OF AMERICA - Wells Fargo Bank, N.A.; 201220425; Complaint In Mortgage Foreclosure; Berger, Phillip D.
- AFFLERBACH, JOHN: DAWN - Bank Of New York Mellon; 201219910; Complaint In Mortgage Foreclosure; Kile, Brian M.
- AHMAD, SHARON - Toyota Motor Credit Corporation; 201220102; Civil Action; Morris, Gregg L.
- AQUILINO, CHRIS - Capital One Bank USA, N.A.; 201219914; Civil Action; Ratchford, Michael F.
- ARSENAULT, JAMES: JULIE - First Horizon Home Loans; 201219278; Complaint In Mortgage Foreclosure; Wells, Allison F.
- ASANGSTER, SHAWN - Discover Bank; 201219943; Civil Action; Lawrence, Benjamin W.
- EVERY, ISAAC - Pennsylvania Department Of Transportation; 201220280; Appeal from Suspension/Registration/Insp.
- BAKER, HEATHER: PAUL - J.M. Excavating; 201220385; Appeal from District Justice; Shelly, Stephen A.
- BALABAN, DONALD - Steigman, Susan; 201220338; Appeal from District Justice.
- BALKUS, JASON - Balkus, Mary; 201219926; Complaint Divorce; Link, Richard D.
- BALOGACH, JAMES - Balogach, Jacqueline; 201220482; Complaint Divorce; Lewis, Gary P.
- BILBEE, JAMES: CUSTOM CRAFT CABINETS - Harry B. Miller Company; 201219306; Civil Action; Dougherty, Daniel G.
- BLACK, WAYNE: OCCUPANTS - Federal National Mortgage Association; 201220089; Complaint in Ejectment; Wells, Allison F.
- BLAKE, KATHLEEN - Citibank, N.A.; 201220356; Civil Action; Suttell, Brittany J.
- BLATT HASENMILLER LEIBSKER MOORE - Weyant, Marlin; 201220371; Civil Action; Piontek, Vicki.
- BRISCOE, LATOYA - Bank Of New York Mellon; 201219410; Complaint In Mortgage Foreclosure; Wells, Allison F.
- BRONSTEIN, JOLA - Bank Of New York Mellon; 201220167; Complaint In Mortgage Foreclosure; Yoder, Brian.
- BROWN, ELLEN - Discover Bank; 201219965; Civil Action; Lawrence, Benjamin W.
- BURKEY, SONYA - Burkey, Joshua; 201220240; Complaint for Custody/Visitation.
- CABRERA, RACHEL - Citibank, N.A.; 201220368; Civil Action; Suttell, Brittany J.
- CAIN, SUSAN - Discover Bank; 201219962; Civil Action; Lawrence, Benjamin W.
- CAMMAROTA, JAMES - Solis, Elizabeth; 201219968; Support/Exceptions.
- CARMEL, KATHLEEN - Target National Bank; 201220587; Civil Action; Morris, Gregg L.
- CARR, MICHAEL: OCCUPANTS - Federal National Mortgage Association; 201220086; Complaint in Ejectment; Wells, Allison F.
- CARTWRIGHT, PAUL: LISA - Diamond Credit Union; 201219948; Complaint In Mortgage Foreclosure; Curtin, Philip G.
- CHATMAN, LOUIS: DAWN - Bank Of America, N.A.; 201219622; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- CHS, INC.: CAPITAL HEALTH SYSTEM AT MERCER: HOLH-STILLWELL, ROSARIO, ET AL. - Rohlman, Joshua; 201220244; Petition for Issuance of Subpoena.
- CLARK, JOHN - Uriarte, Ashley; 201219791; Complaint for Custody/Visitation.
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Vare, Stanley; 201220413; Petition; Hughes, Edward J.
- CRAFT, ALLEN: PLAGENS, STEFANIE - JP Morgan Chase Bank, National Association; 201220121; Complaint In Mortgage Foreclosure; Kile, Brian M.
- CUSTUS, JAMES: WINIFRED - Bank Of America, N.A.; 201219412; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- DAVIS, CHARLES: JOAN - Whitmarsh Township Authority; 201220534; Civil Action; DeMerlis, Karen Lee.
- DAYWALT, ELIZABETH: WILSON, DAWN - HSBC Bank USA, National Association; 201220502; Complaint In Mortgage Foreclosure; Wells, Allison F.
- DIPIETRO, EDWARD - Citibank, N.A.; 201219956; Civil Action; Suttell, Brit J.
- DUTILL, MICHAEL - Geller, Barbara; 201220205; Complaint Divorce.
- ECKERT, MAYNARD: BERTHA - Wells Fargo Bank, N.A.; 201220377; Complaint In Mortgage Foreclosure; Ackerman, Joel A.
- ER SOLUTIONS, INC.: CONVERGENT OUTSOURCING - Williams, Mark; 201219798; Civil Action; Piontek, Vicki.
- EVENS, JUDITH - Evans, Charles; 201220321; Complaint Divorce.
- FENNELL, JUDITH: FENNEL PECK, JUDITH - Peck, John; 201220347; Complaint Divorce.
- FERGUSON, D. - Wells Fargo Bank, N.A.; 201220177; Complaint In Mortgage Foreclosure; Wells, Allison F.
- FIELDS, MARSHALL - Unifund Corporation; 201220401; Civil Action; Kessler, Raymond.
- FINEGAN-CYBOK, MAUREEN - Baker, Brian; 201220217; Complaint for Custody/Visitation.
- FRANKENFIELD, STACY - Goelz, Eric; 201219954; Complaint for Custody/Visitation.
- FRICK, ROBERT - Unifund Corporation; 201220428; Civil Action; Kessler, Raymond.
- G.C. SERVICES, LIMITED PARTNERSHIP - Natrass, Douglas; 201220533; Civil Action; Piontek, Vicki.
- GARRETT, COLLEEN - Citibank, N.A.; 201220354; Civil Action; Suttell, Brittany J.
- GARRETT, RON - LVNV Funding, LLC; 201220532; Civil Action; Ratchford, Michael F.
- GARVEY, DAVID: ERICA - JP Morgan Chase Bank, National Association; 201220192; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- GENTRY APARTMENTS, INC. - McGaney, Crystal; 201219837; Petition for Issuance of Subpoena; Karel, David.

- GERARDI, CYNTHIA: JAMES - Dan Helwig, Inc. Realtors; 201220255; Appeal from District Justice.
- GIDDINGS, DAMON - Manning, Badia; 201220410; Support/Exceptions.
- GLEISER, JOEL: SAUL - Diaz, Wanda; 201220312; Civil Action; Kofsky, Joel.
- GOOD, ETHAN: CAROL: SMITH TRUST - Agchoice Farm Credit Aca.; 201219846; Complaint In Mortgage Foreclosure; Hacker, John F.
- GOOD, ETHAN: CAROL: TOWER TRUST - Agchoice Farm Credit Aca.; 201219796; Complaint In Mortgage Foreclosure; Hacker, John F.
- GRABER, DENNIS - Graber, Sandra; 201220313; Support/Exceptions; Pauker, Lawrence.
- GRAJEWSKI, CAREN - Portfolio Recovery Associates, LLC; 201220517; Civil Action; Garvey, Mark R.
- GRAJEWSKI, CAREN - Portfolio Recovery Associates, LLC; 201220518; Civil Action; Garvey, Mark R.
- GRAY, AQUANETTA - Montgomery County Housing Auth.; 201220487; Appeal from District Justice.
- GUIDAS, MICHAEL - Groark, Sheila; 201220291; Civil Action; Riechelson, Kevin.
- HAMLETT, BEVERLY: ROBERT - Bank Of America, N.A.; 201220483; Complaint In Mortgage Foreclosure; Yoder, Brian.
- HARRINGTON, CATHERINE - Target National Bank; 201220107; Civil Action; Morris, Gregg L.
- HART, JARED: MEGHAN - GMAC Mortgage, LLC; 201219415; Complaint In Mortgage Foreclosure; Hanyon, Mario J.
- HATNETT, GEORGE - Hartnett, Linda; 201220246; Complaint Divorce; Bluestein, Craig B.
- HENRY, RYAN - McMakin, Molly; 201219849; Complaint for Custody/Visitation.
- HOLLINSWORTH, LISA - Thompson, Johnathen; 201219961; Complaint for Custody/Visitation.
- HUDOKA, DEBORAH - Inter County Oil Services; 201220394; Appeal from District Justice.
- HUSTI-LUCA, STEFANIE: PAUL - McAneney, John; 201220679; Appeal from District Justice.
- IANNELLI, ANNE - Citibank, N.A.; 201220365; Civil Action; Suttell, Brittany J.
- INSURANCE SERVICE OFFICE, INC.: A PLUS - Cannon, Diane; 201220442; Civil Action; Piontek, Vicki.
- INSURANCE SERVICE OFFICE, INC.: A PLUS - Hornak, Michael; 201220529; Civil Action; Piontek, Vicki.
- JACOBS, RYAN - Jacobs, Amanda; 201220485; Complaint Divorce.
- JENKINS, JAMIE - Salamone, Carol; 201220078; Civil Action; Paessler, Robert N.
- JOHN P. GOETZ AUTOMOTIVE REPAIR CENTER, INC.: J.P. GOETZ AUTOMOTIVE: J.P. GOETZ AUTOMOTIVE, INC. - State Farm Mutual Automobile Insurance Company; 201220340; Civil Action; Hammill, Jill M.
- JOHN P. GOETZ AUTOMOTIVE REPAIR CENTER, INC.: J.P. GOETZ AUTOMOTIVE: J.P. GOETZ AUTOMOTIVE, INC. - State Farm Mutual Automobile Insurance Company; 201220373; Civil Action; Hammill, Jill M.
- JOHNSON, DARRYL - Pennsylvania Department Of Transportation; 201220430; Appeal from Suspension/Registration/Insp.
- JOHNSON, ZAKIA - Montgomery County Juvenile Probation; 201220541; Support/Exceptions.
- JONES, DIANA - Zingley, Jason; 201219964; Complaint for Custody/Visitation; Angst, Valerie R.
- KATALAN, JOY - Discover Bank; 201219963; Civil Action; Lawrence, Benjamin W.
- KAUFMAN, NECHAMA - American Express; 201220230; Appeal from District Justice.
- KEENAN, KELLY - Targetnational Bank; 201220555; Civil Action; Scott, Morris A.
- KEMP, ADRIENNE - Aurora Bank, FSB; 201219419; Complaint In Mortgage Foreclosure; Wells, Allison F.
- KEN CARR CYCLE CENTER - Haviland, Jacob; 201219843; Petition.
- KIM, YUN - Portfolio Recovery Associates, LLC; 201220557; Civil Action; Scott, Morris A.
- KIRKPATRICK, MARK: JENNIFER, ET AL. - Wells Fargo Bank, N.A.; 201220202; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- KORONKIEWICZ, BRIAN: MICHAEL - Fielding, Donald; 201220552; Civil Action; DeRita, Joseph.
- KOURI, KIM - Omensetter, Kurt; 201220621; Complaint Divorce; Cappolella, Lisa J.
- KRAVCO SIMON COMPANY: FEDERAL BUILDING SERVICES, INC.: KRAVCO INVESTMENTS, L.P. - Gillespie, Sally; 201220520; Civil Action; Lynch, James R., Jr.
- KRYGER, DANE - Myers, Michelle; 201220204; Complaint for Custody/Visitation.
- KUTZ, MELISSA - Hood, Richard; 201220395; Complaint In Partition; Ganz, Joshua S.
- LALLAN, MARY: SAMUEL - Alliance Realty Capital, LLC; 201219293; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- LANDGREBE GRAINGER, SARA - Grainger, Niall; 201220427; Complaint Divorce; Simolike, Arlene G.
- LEE, NARA: LEE'S MODERN TOUCH, INC. - Four Seasons Investments, LLC; 201220426; Civil Action; Shapiro, Kenneth S.
- LEE, PHILLIP - Bank Of America, N.A.; 201220032; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- LEIGHT, LAUREN: GRAHAM, STEVE - Leight, George; 201219927; Complaint for Custody/Visitation.
- LENNOX, SUSAN - JP Morgan Chase Bank, National Association; 201219408; Complaint In Mortgage Foreclosure; Yoder, Brian.
- LOWER MERION TOWNSHIP: 818 LANCASTER AVENUE, L.P. - Feitelson, Sandra; 201220548; Civil Action; Zafra, Jared S.
- LUCAS, WILLIAM: VINSON, RITA - State Farm Mutual Automobile Insurance Company; 201220193; Civil Action; D'Emilio, Paul F.
- MANNON, CHARLES - Klein, Katherine; 201220376; Complaint for Custody/Visitation.
- MARASCIULO, THEODORE - Fackenthal, Edward; 201220444; Civil Action; Morrow, William.
- MARQUES, CHARLES - Discover Bank; 201219917; Civil Action; Lawrence, Benjamin W.
- MASLIN-CONARD, DEBRA - Conard, Matthew; 201220554; Complaint Divorce; Raynes, Bonnie.

- McELVEEN, ARMINA - Pennsylvania Department Of Transportation; 201220396; Appeal from Suspension/Registration/Insp.
- McGOVERN, JOHN - Discover Bank; 201219960; Civil Action; Lawrence, Benjamin W.
- McKEON, KALEE - Citibank, N.A.; 201220360; Civil Action; Suttell, Brittany J.
- MELLINGER, DAVID - Montgomery County Juvenile Probation; 201220088; Support/Exceptions; Hekking, Jennifer L.
- MERKINS, WAYNE: EISENMANN, CHRISTINE - Mortimer, Edward; 201220210; Appeal from District Justice.
- MININO, EDGAR - Discover Bank; 201219932; Civil Action; Lawrence, Benjamin W.
- MITCHELL, CHARITY - Kling, Dale; 201220295; Petition.
- MUTH, JAMES: KELLICH, ANGELA - Wells Fargo Financial Pennsylvania, Inc.; 201219417; Complaint In Mortgage Foreclosure; Wells, Allison F.
- OH, MIN - Oh, Sung; 201220052; Complaint Divorce; Slowinski, John.
- OH, TAE: Y&T AUTOMOTIVE TRANSMISSIONS - Clouse, David; 201220275; Appeal from District Justice.
- OLEKCZYK, MARTHA - Diamond Credit Union; 201219928; Complaint In Mortgage Foreclosure; Curtin, Philip G.
- OMNI TECHNOLOGIES, INC. - ICMG, Inc.; 201220307; Civil Action; Moore, Edwin S., III.
- PATEL, AJAY: KAILASH: XITIJ - Wells Fargo Bank, N.A.; 201219620; Complaint In Mortgage Foreclosure; Wells, Allison F.
- PEES, CLARA - Portfolio Recovery Associates, LLC; 201220558; Civil Action; Scott, Morris A.
- PEREZ, MAIDA - Portfolio Recovery Associates, LLC; 201220602; Civil Action; Polas, Robert N., Jr.
- PET360, INC.: PET FOOD DIRECT: PETFOODDIRECT, INC. - AOL Advertising, Inc.; 201220272; Civil Action; Lessa, Michael.
- PETROLEUM TRANSPORT, INC.: ERIC'S FUEL OIL TRANSPORT - Advanced Tank Systems; 201220384; Civil Action; Yoder, Walton B., Jr.
- PIRIR, MARIA - Cuc-Sierra, Oscar; 201220375; Complaint Divorce.
- POLK, DEMETRIUS - Fairrel, Tamara; 201220449; Support/Exceptions.
- POLLARD, ANDRE - Pollard, Denise; 201219970; Complaint Divorce; Newman, Amy S.
- PORTFOLIO RECOVERY ASSOCIATES - Weyant, Marlin; 201220363; Civil Action; Piontek, Vicki.
- POTTER, BRUCE - Wells Fargo Bank, N.A.; 201220372; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- PRUDENTIAL INSURANCE COMPANY OF AMERICA: PRUCO LIFE INSURANCE COMPANY - Shaw, Norman; 201220277; Civil Action; Forbes, Michael P.
- PURI, MADAN - Federal Home Loan Mortgage Corporation; 201220378; Civil Action; Wells, Allison F.
- PUROL, RICHARD - Purol, Susan; 201220486; Complaint Divorce; Lisgar, Scott A.
- QUINTERO, GUILLERMO: OCCUPANTS - Federal National Mortgage Association; 201220072; Complaint in Ejectment; Wells, Allison F.
- RALPH, DENISE - Portfolio Recovery Associates, LLC; 201220247; Civil Action; Brown, Carrie A.
- RANGEL, SANDRA - Giles, Victor; 201220248; Complaint for Custody/Visitation.
- RASMUSSEN, JAMES - Portfolio Recovery Associates, LLC; 201220249; Civil Action; Brown, Carrie A.
- REECE, ANNETTE - JP Morgan Chase Bank, National Association; 201219401; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- REGAN, RAYMOND - Portfolio Recovery Associates, LLC; 201220243; Civil Action; Brown, Carrie A.
- RENNER, CHARLES: MELISSA: UNITED STATES OF AMERICA - Bank Of America, N.A.; 201220569; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- RICCI, LINDA - Portfolio Recovery Associates, LLC; 201220245; Civil Action; Brown, Carrie A.
- RINEER, JACQUELINE - Portfolio Recovery Associates, LLC; 201220222; Civil Action; Brown, Carrie A.
- RITTER, KELBOURNE: RITTER FAMILY TRUST - U.S. Bank, National Association; 201219969; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- ROBINSON, CONTANCE - Portfolio Recovery Associates, LLC; 201220220; Civil Action; Brown, Carrie A.
- ROTHMAN, JASON - Wells Fargo Bank, N.A.; 201220579; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- RUGGERI, LUCIA - Portfolio Recovery Associates, LLC; 201220561; Civil Action; Scott, Morris A.
- RUNEWICZ, MONA - Portfolio Recovery Associates, LLC; 201220252; Civil Action; Brown, Carrie A.
- SANDERS, JUNE - Portfolio Recovery Associates, LLC; 201220251; Civil Action; Brown, Carrie A.
- SASSAMAN, ALYSSA - Vogl, Jeffrey; 201220355; Complaint for Custody/Visitation.
- SAXTON, JEFFREY: LEIGH - Springleaf Financial Services Of Pennsylvania, Inc.; 201220479; Complaint In Mortgage Foreclosure; Witmer, Benjamin E.
- SCANLAN, DENNIS - Scanlan, Kimberly; 201220519; Complaint Divorce; McLaughlin, Luke F., III.
- SCHATZ, STEVEN - Montgomery County Children & Youth; 201219925; Support/Exceptions; Cox, Eric J., Jr.
- SCHOEFLING, LOUIS - Portfolio Recovery Associates, LLC; 201220266; Civil Action; Brown, Carrie A.
- SCHREIBER, PETER - Portfolio Recovery Associates, LLC; 201220268; Civil Action; Brown, Carrie A.
- SCHWARTZ, CHARLES - Portfolio Recovery Associates, LLC; 201220270; Civil Action; Brown, Carrie A.
- SEGALITKIN, LYNNE - Citibank, N.A.; 201220351; Civil Action; Suttell, Brittany J.
- SHAYEGAN, SHAHYAR - Portfolio Recovery Associates, LLC; 201220211; Civil Action; Brown, Carrie A.
- SHMUKLER, STEVEN - PHH Mortgage Corporation; 201220060; Complaint In Mortgage Foreclosure; Ostrovsky, Dana B.

- SIERZEGA, ROBERT - Portfolio Recovery Associates, LLC; 201220261; Civil Action; Brown, Carrie A.
- SILOW, GARY - El Aki, Donald; 201220476; Civil Action.
- SINGH, SURINDER - Portfolio Recovery Associates, LLC; 201220264; Civil Action; Brown, Carrie A.
- SIWIK, HENRY - Portfolio Recovery Associates, LLC; 201220218; Civil Action; Brown, Carrie A.
- SMITH, CORNELL - Bridges-Smith, Donna; 201220388; Complaint for Custody/Visitation; Riley, Jennifer J.
- SMITH, GREGORY - Smith, Jennifer; 201220237; Complaint Divorce; Markofski, James L.
- SMITH, JOHN: SMITH COMPANY CONTRACTOR - Vernon, Sybil; 201220223; Appeal from District Justice.
- SNYDER, AMELIA: WILLIAM - JP Morgan Chase Bank, N.A.; 201220039; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- SOLE, ANGELA: NESTER, CLARENCE: SOLE, CHRISTOPHER, ET AL. - Wells Fargo Bank, N.A.; 201220457; Complaint In Mortgage Foreclosure; Ackerman, Joel A.
- SORLING, MICHAEL - Sorling, Beth; 201220289; Complaint Divorce; McCuster, Sean P.
- SOWHANGAR, FRANCESCA - Portfolio Recovery Associates, LLC; 201220282; Civil Action; Brown, Carrie A.
- STATE FARM INSURANCE - Makler, Kenneth; 201218531; Petition; George, Bryan A.
- STEIN, SCOTT - Portfolio Recovery Associates, LLC; 201220279; Civil Action; Brown, Carrie A.
- STEPHENS, GORDON - Stephens, Diana; 201220382; Complaint Divorce.
- STERNBACH, BRANDON - Portfolio Recovery Associates, LLC; 201220273; Civil Action; Brown, Carrie A.
- STOCK, NORMA - Bank Of America, N.A.; 201219413; Complaint In Mortgage Foreclosure; Yoder, Brian.
- STRICKER, EDWARD - Wells Fargo Bank, N.A.; 201220367; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- TAYHAN, SERDAR: DOGAN, SERDAR - American Express Centurion Bank; 201220590; Civil Action; Blasker, Derek.
- TAYLOR, JACQUELINE - HSBC Bank USA National Trust Company; 201220209; Complaint in Ejectment; Cantwell, Melissa.
- THOMAS, NICOLE: SELKO, MITCH: MITCHELL - Fox, Mary; 201220603; Civil Action; Himmel, Paul B.
- TSCHAPIKIEWSKI, NICHOLAS: COZZIE, CYNTHIA - Hare, William; 201220582; Civil Action; Scott, Randolph A.
- TURCO, JOSEPH: NAJBRT, LISA: TURCO, LISA, ET AL. - Wells Fargo Bank, N.A.; 201220500; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- UDDIN, MOHAMMED - Wells Fargo Bank, N.A.; 201220199; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- ULTA SALON COSMETICS AND FRAGRANCE, INC. - McGrory, Stacey; 201220570; Civil Action; Solar, Jeffrey R.
- UNKNOWN HEIRS OF DELMA BATTISTINI: OCCUPANTS - Wells Fargo Home Mortgage; 201220157; Complaint in Ejectment; Weisberg, Marc S.
- VANEGAS, TRICIA: JOSE - Rittenhouse Property Management, Inc.; 201220535; Appeal from District Justice.
- VERRIER, KEITH: EIGEN, CHRISTINE: VERRIER, CHRISTINE, ET AL. - JP Morgan Chase Bank, National Association; 201220374; Complaint In Mortgage Foreclosure; Hanyon, Mario J.
- Von MEDICUS, RICHARD - Von Medicus, Susan; 201220453; Complaint Divorce.
- WALSH, PATRICK - Walsh, Chia-Ling; 201220412; Complaint Divorce.
- WELTMAN, WEINBERG AND REIS CO., LPA - Hahn, Richard; 201220547; Civil Action; Piontek, Vicki.
- WHITE, KATIE - Hall, Justin; 201220068; Complaint for Custody/Visitation.
- WIGGS, JOHN - Sullivan, George; 201220578; Civil Action; Thomas, Leno P.
- WILLEY, RAYMOND: JUDY - PHH Mortgage Corporation; 201219617; Complaint In Mortgage Foreclosure; Wells, Allison F.
- WILLIAMS, SHIELA - Pottstown Memorial Medical Center; 201220402; Civil Action; Troutman, Jeffrey L.
- WILSON, JOHN: JACQUELINE - Wells Fargo Bank, N.A.; 201220458; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- WITMAN, DAMIAN - Citimortgage, Inc.; 201219411; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- WRIGHT, RICHARD - Wohl, Hope; 201220342; Complaint Divorce; Faigenbaum, Bernard D.
- YOST, WILLIAM: MICHELE - Whitpain Township; 201220551; Appeal from District Justice.
- YOUNG, DENISE: CIVIC PROPERTY CASUALTY COMPANY: FARMERS INSURANCE GROUP OF COMPANIES, ET AL. - Andrews, Barbara; 201218783; Petition; Cappolella, Lisa J.
- ZIEGLER, JOHN - Citimortgage, Inc.; 201219405; Complaint In Mortgage Foreclosure; Viola, Christina.
- ZYWALEWSKI, KEVIN: JULIANNE - Bank Of America, N.A.; 201220028; Complaint In Mortgage Foreclosure; Brushwood, Matthew.

WILLS PROBATED

Granted Week Ending August 7, 2012

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- AMOROSO, FRANK M., JR. - Plymouth Township; Amoroso, Deborah M., 1921 Johnson Road, Plymouth Meeting, PA 19462.
- ASPLUNDH, PAUL S. - Lower Moreland Township; Asplundh, Brent D., 1356 Meadowbrook Road, Rydal, PA 19046; Asplundh, Gregg G., 1405 Terwood Road, Huntingdon Valley, PA 19006; Asplundh, Mary L., 3175 Buck Road, Huntingdon Valley, PA 19006; Asplundh, Scott M., 1591 Hampton Road, Meadowbrook, PA 19046; Cumming, Paige, 21 Pikes Way, Edwards, CO 81632.

- BACCHI, MARY M. - Bridgeport Borough;
Bacchi, Cheryl L., 560 Mitchford Road,
Wayne, PA 19087.
- BARRETT, BEATRICE R. - Abington Township;
Barrett, Mark J., 10211 West Ottawa Place,
Littleton, CO 80127.
- BOWMAN, CHRISTIAN T. - Horsham Township;
Bowman, Michael J., 2746 Burton Road,
Harleysville, PA 19438.
- BURNS, RUTH S. - Horsham Township;
Mitchell, Maria C., 1441 SW 17th Street,
Boca Raton, FL 33486; Smock, Barry,
663 North State Route 934, Annville, PA 17003.
- CARNES, MIRIAM J. - Towamencin Township;
Lesuer, M.J., 228 Montgomery Avenue,
Souderton, PA 18964.
- CLARK, FLORENCE M. - Upper Gwynedd Township;
Clark, Craig V., 308 Sherer Drive,
Lincoln University, PA 19352.
- COMFORT, JAMES M. - Abington Township;
Comfort, Daniel J., 745 Hill Road,
Hegins, PA 17938.
- CRAIG, CASSIN W. - Lower Gwynedd Township;
Craig, Jean L., 1916 Foulkeways,
Gwynedd, PA 19436.
- DESIBOUR, PATRICIA - Lower Merion Township;
Desibour, Raoul L., 2800 North Flagler Drive,
#513, West Palm Beach, FL 33407.
- DIDOMIZIO, GEORGE F. - Salford Township;
DiDomizio, Alice J., 56 Hill Road,
Green Lane, PA 18054.
- DIGRAZIO, PASQUALE A. - Lower Providence Township;
DiGrazio, Juanita M., 2830 3rd Street,
Norristown, PA 19401.
- DONNELLY, RUTH D. - Worcester Township;
Urban, Katherine D., 2028 Rose Lane,
Broomall, PA 19008.
- FAUST, GEORGE K., JR. - New Hanover Township;
Faust, Carol A., 2582 Faust Road,
Gilbertsville, PA 19525.
- GEARHART, AUDREY D. - Upper Dublin Township;
McMonagle, Michael J., 102 Whites Mill Road,
Green Lane, PA 18054.
- GOODMAN, JOSEPH - Upper Dublin Township;
Goodman, Lawrence M., 105 Tall Trees Drive,
Bala Cynwyd, PA 19004.
- HARMON, DOROTHY - Lower Gwynedd Township;
Linke, Jenna, 850 Tyson Avenue, Abington, PA 19001.
- HOCH, NADINE - Lower Merion Township;
Hoch, Lewis J., 25 East Dartmouth Road,
Bala Cynwyd, PA 19004.
- HUBER, VERA M. - Towamencin Township;
Huber, Walter M., 233 Valley Drive, Morrisville,
PA 19067.
- HYMAN, ELAINE K. - Lower Merion Township;
Krangel, Rebecca H., 1001 City Avenue,
Wynnewood, PA 19096.
- KALLER, ROSS - North Wales Borough;
Kaller, Roger, 7715 Flourtown Avenue,
Wyndmoor, PA 19038; Kaller, Russell H.,
8702 Montgomery Avenue, Wyndmoor, PA 19038.
- KLEIN, EVELYN F. - Whitmarsh Township;
Klein, Ilsa M., 2303 Barren Hill Road,
Lafayette Hill, PA 19444.
- LaROCCA, DANTE S. - Horsham Township;
555 East Lancaster Avenue, Suite 400,
Radnor, PA 19087; Dilts, Mark N.,
540 Pennsylvania Avenue, Fort Washington, PA 19034.
- LINDSAY, JOHN G. - Upper Moreland Township;
Lindsay, Charles W., 621 Waverly Lane,
Bryn Athyn, PA 19009.
- McGUIRE, KATHRYN A. - Horsham Township;
Powell, Geraldine K., 1230 Stongs Lane,
Ambler, PA 19002.
- McKEEVER, MARY A. - Upper Moreland Township;
McKeever, Karen, 34 Sabrina Street,
Wernersville, PA 19585.
- MILLAR, WALLACE J. - Lansdale Borough;
Millar, J.S., 2812 Denbeigh Drive, Hatfield, PA 19440.
- MORET, JEAN S. - Lower Providence Township;
Liss, Lawrence B., 240 Forest Hills Circle,
Devon, PA 19333.
- MURTHA, THOMAS G. - Upper Providence Township;
Murtha, Knapp Selena K., 53 Poplar Road,
Boyertown, PA 19512.
- NOLL, CHARLES A., JR. - Abington Township;
Hoffman, Maryann, 41 Fox Road,
Bridgeton, NJ 08302.
- PETERMAN, CONSTANCE M. -
Upper Pottsgrove Township; Peterman, Jeffrey D.,
2217 Bruce Drive, Pottstown, PA 19464.
- POLEY, KARL E. - Collegeville Borough;
Poley, Bradley J., 189 Oberholtzer Road,
Gilbertsville, PA 19525.
- PRIGGE, PHYLLIS W. - Ambler Borough;
Clowery, Cynthia G., 1241 Carnigan Court,
Ambler, PA 19002.
- REED, MARGARET - Abington Township;
Reed, John V., 22786 Red Bay Lane,
Milton, DE 19968.
- ROSE, FRANCES E. - Upper Moreland Township;
Rio, Janet A., 3135 Davisville Road,
Hatboro, PA 19040.
- ROSZKO, BOLICK J. - Upper Merion Township;
Jones, Nancy L., 123 Hamlet Drive,
King Of Prussia, PA 19406.
- SCHATZ, MILTON D. - Upper Gwynedd Township;
Borneman, Kathleen M., 722 Green Street,
Lansdale, PA 19446; Schatz, Kenneth W.,
495 Godshall Road, Souderton, PA 18964.
- SMITH, JENNIE - Upper Merion Township;
Derosier, Diane, 421 Timber Circle,
Wayne, PA 19087.
- STOUDT, ANN M. - Pottstown Borough;
Stoudt, Robert B., 324 Oak Street,
Pottstown, PA 19464.
- STRANICK, PAULINE C. - Pottstown Borough;
Hromsco, James J., 1327 South Street,
Pottstown, PA 19464; Pickell, Virginia A.,
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- TAYLOR, ROBERT C. - Montgomery Township;
Moran, Katie T., 2760 West Unami Circle,
Harleysville, PA 19438; Taylor, Jason R.,
3208 Fisher Road, Lansdale, PA 19446.
- VOSBIKIAN, JOSEPH - Upper Moreland Township;
Vosbikian, Victoria, 1975 Huntingdon Road,
Huntingdon Valley, PA 19006.
- YACKAMOVITCH, JAMES L. - Abington
Township; Yackamovitch, Phyllis A., 1017
Wellington Road, Jenkintown, PA 19046.
- YANCY, FRANCES - Upper Dublin Township;
Hill, Jeanette, 137 Chelsea Avenue,
North Hills, PA 19038.

RETURN DAY LIST

**August 27, 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. 1600 Church Road Condominium Association v. Hayes - Motion to Compel Discovery (Seq. 30) - **H. Barrow - R. Koropey**.
2. Abraham v. Sanz - Motion to Compel Deposition and Motion for Sanctions (Seq. 16) - **S. Carpey - G. Mondjack**.
3. Adams v. Adams - Defendant's Motion for Protective Order and Stay of Depositions (Seq. 68) - **C. Kellerman - K. Hennessey**.
4. Adams v. Adams - Plaintiffs John Adams' Motion to Compel Deposition of Defendant Gwendolyn H. Mason (Seq. 65) - **C. Kellerman - K. Hennessey**.
5. Andrews v. Young - Petition to Compel Appointment of Defense Arbitrator and Neutral Arbitrator (Seq. 0) - **L. Cappolella**.
6. Aristacare at Meadow Springs v. Kamara - Plaintiff's Motion to Compel Discovery (Seq. 32) - **D. Vondran**.
7. Arrowood Indemnity Company v. Anton - Motion to Strike Off Plaintiff's Rule 2371 Notice (Seq. 18) - **N. Fardo - D. Ely**.
8. Barleyvale Associates, LLC v. PECO Energy Company - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 22) - **M. Valenza - S. Pompey**.
9. Brewster v. JAR Investments, Inc. - Motion to Compel Depositions of Corporate Designee (Seq. 105) - **K. Kofsky - J. Fowler**.
10. Brown v. Wenerowicz - Request for Leave to Amend Petition (Seq. 9).
11. Carmen Enterprises, Inc. v. Blue Moon Travel, Inc. - Motion to Extend Discovery Deadline (Seq. 204) Only Docket #02241-41 - **B. Chasan - E. Goldin**.
12. Cooke v. Halpert Cooke - Petition to Withdraw as Counsel (Seq. 94) - **S. Rentz - C. Bacher**.
13. Deutsche Bank Trust Company Americas v. McCoy - Petition of Defendants to Set Aside the Sheriff's Sale (Seq. 78) - **L. Tabas - M. Gaier**.
14. Duva v. Beltz - Defendant's Motion for Non Suit (Seq. 11) - **K. Sommar - H. Gillespie**.
15. Falkowski v. Mercy Health System of Southeastern Pennsylvania - Plaintiff's Motion to Compel Depositions and to Extend Discovery Deadline - **J. Lessin - W. Pugh, V.**
16. Feinstein v. Finecare, Inc. - Motion to Compel Defendant Finecare, Inc.'s Full and Complete Answer to Discovery (Seq. 38) - **D. Dessen - M. O'Neill**.
17. Feliciano v. Briggs - Petition to Withdraw as Counsel for Plaintiff (Seq. 17) - **E. Fabick - W. English**.
18. First Niagara Bank, N.A. v. Bischoff - Petition for Reassessment of Damages (Seq. 9) - **R. Esposito**.
19. Fishlock v. Ricks Towing & Hauling, LLC - Motion to Compel Discovery Responses (Seq. 16) - **S. Quinn - C. Sessa**.
20. Fox Subacute at Clara Burke v. Schneller - Defendant's Motion to Amend Preliminary Objections to the Complaint (Seq. 100) - **E. Hosmer**.
21. Fox Subacute at Clara Burke v. Schneller - Defendant's Motion to Compel Answer to Interrogatories and Requests for Documents (Seq. 102) - **E. Hosmer**.
22. Gaynor v. Sacks - Plaintiff's Motion to Compel Defendants to Provide All Requested for Documents or the Defendants Shall be Held in Contempt of Court, et al. (Seq. 8-8) - **C. Amentas**.
23. Gaynor v. Sacks - Plaintiff's Motion to Compel Defendants to Provide All Requested for Documents or be Held in Contempt for Vexatious, Dilatory, Hubris and Non-Responsive Acts Mocking This Court by Plaintiff (Seq. 90) - **C. Amentas**.
24. Gillispie v. Bruno - Motion to Seek Wealth Discovery (Seq. 61) - **S. Margolis - D. Onorato**.
25. Hahm v. Stewart - Motion to Compel IME (Seq. 50) - **J. Solnick - L. James**.
26. Hillcrest Center v. Wideman - Motion to Compel Answer to Interrogatories in Aid of Execution (Seq. 17) - **L. Davis**.
27. Holdsworth v. Fabiani - Motion to Compel Property Inspection (Seq. 7) - **D. Gould - T. Harrity**.
28. Holota v. Angeloni - Motion to Compel Answer to Interrogatories (Seq. 6) - **J. Rubin**.
29. Johnson v. Main Line Health, Inc. - Motion for Sanctions (Seq. 182) - **J. Messa - J. Stroud**.
30. Junk Food Tour, LLC v. Leone - Motion for Default Judgment (Seq. 17).
31. Makler v. State Farm Insurance - Petition to Appoint an Arbitrator (Seq. 0) - **B. George - J. Rubin**.
32. Maldonado v. Barton - Motion to Compel Plaintiffs to File Full and Complete Answer to Interrogatories and Request for Production of Documents (Seq. 25) - **A. Herman - W. Pugh, V.**
33. Malone-Berger v. Berger - Motion to Withdraw as Counsel (Seq. 64) - **J. Hoffman - B. Berman**.
34. Pagnotti v. Capitol Building Services Company, Inc. - Motion to Compel Defendant to Provide Full and Complete Answer to Interrogatories (Seq. 127) - **G. Egoille - A. Hinkle - W. Swayze**.
35. Park v. Dong A Daily News Philadelphia, Inc. - Motion for Sanctions (Seq. 208) - **Y. Lee - S. Sinowitz - L. Weaver**.

36. Pelosi v. First Patriot Chestnut Street Partners Limited Partnership - Motion for Leave to File an Amended Cross Claim and Assert a Cross Claim Against J. Drew Bycoskie (Seq. 143) - **D. McCaffery - M. Kristofco.**
37. PNC Bank, N.A. v. Satellite Loss Prevention, Inc. - Motion to Have Averments of Fact Deemed Admitted (Seq. 19) - **M. Dougherty.**
38. Raser v. Meade - Petition for Genetic Testing.
39. Robles v. Hykel - Motion of Defendant John J. Hykel, Esquire to Compel Responses by Plaintiffs to Request for Production of Documents, Set II (Seq. 62) - **B. Smith - J. McCarron.**
40. Russell v. Russell - Petition to Withdraw as Counsel (Seq. 35) - **R. Vladimer - K. Kelly.**
41. Sakelarides v. McLaughlin - Defendants' Motion to Compel Against Plaintiffs (Seq. 9) - **M. Barrett - C. Bryan.**
42. Savage v. Heyman - Motion of Defendants to Strike Plaintiff's Objections to the Notice of Intent to Serve Subpoenas, et al. (Seq. 96) - **J. Kornblau - M. Pitt.**
43. Schienholtz v. Comcast - Petition to Withdraw as Counsel (Seq. 8) - **G. Littman - S. McManus.**
44. Shin v. Allebach - Motion to Compel Answer to Interrogatories and Request for Production of Documents Addressed to Plaintiff (Seq. 6) - **M. Feinman - F. Smith.**
45. Simon v. Akrami - Motion to Dismiss With Prejudice (Seq. 16) - **M. Simon.**
46. Smith v. Davidheiser - Petition for Genetic Testing/DNA/Special Relief (Seq. 8).
47. Sornatale v. Morgan Properties Trust - Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 18) - **S. Calder - J. Devlin.**
48. Spone v. Spone - Petition to Withdraw as Counsel (Seq. 234) Only Docket #200731635 - **M. Isenberg - R. Birch.**
49. Steinbach v. Steinbach - Petition to Withdraw as Counsel (Seq. 25) Only Docket #201210778 - **C. Bashore.**
50. Traver v. Fetttraver - Petition to Withdraw as Counsel for Kerry Ann Fetttraver (Seq. 21) - **S. Rentz - T. Tropp.**
51. Tuggle v. Walgreen Company - Motion to Join Additional Defendant (Seq. 24) - **K. Kelly - M. Henry.**
52. U.S. Bank National Association Trustee v. Moyer - Motion to Vacate Default Judgment (Seq. 82) - **C. Dunn - C. Hall.**
53. Walker v. Abington Memorial Hospital - Defendants' Motion to Strike Plaintiffs' Objection to the Subpoena for Plaintiffs' Social Security Administration Records, et al. (Seq. 244) - **M. Santangelo - B. Post.**
54. Weidman v. Young - Motion for Leave to Join Additional Defendant (Seq. 37) - **J. Matteo - C. Fiore.**
55. Welsh v. Jordan - Motion to Compel Plaintiff Valerie Welsh and Thomas Welsh's Interrogatories and Responses to Request for Production of Documents (Seq. 7) - **K. Wenge - B. Hoffler.**
56. Wilson v. Abington Memorial Hospital - Motion to Compel Discovery Responses (Seq. 83) - **A. Stern - B. Post - N. Raynor.**
57. Yellowbook Sales Inc. v. Marinos - Plaintiff's Motion to Compel Answer to Discovery (Seq. 10) - **M. Lessa - J. Pereira.**