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**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 September 25, 2013 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on October 30, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**Second Publication**

07-16709

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

BEGINNING at a stake on the Southwesterly side of Minor Street, at the distance of 257.5 feet Southeastwardly from Green Street, a corner of this and land, now or late of George Leaver; thence along land, now or late of George Leaver, South 34 degrees, West 100 feet to the Northeasterly side of a 20 feet wide alley; thence along said side of said alley, South 56 degrees, East 19.92 feet to a line of land of Elmer J. Jackson and wife, recently conveyed to Franklin Booz; thence along land of said Franklin Booz, North 34 degrees, East the line for a portion of the distance passing through the middle of the partition wall 100 feet to Minor Street, aforesaid; thence along the Southwesterly side of said Minor Street, North 56 degrees, West 19.92 feet to the place of beginning.

UNDER AND SUBJECT to restrictions of record.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining.

BEING the same premises which Kevin Grimm and Marie Grimm, husband and wife, by Deed dated 06/18/01 and recorded 07/03/01 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5365, Page 1872, granted and conveyed unto Keisha Gresham.

Parcel Number: 13-00-25836-00-8.

Location of property: 232 Minor Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Keisha Y. Gresham** at the suit of Deutsche Bank, National Trust Company, as Trustee of Argent Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-M2, Under the Pooling and Servicing Agreement dated as of August 1, 2006, Without Recourse. Debt: \$163,043.91.

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

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

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

07-23367

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate in **Hatfield Township**, in the County of Montgomery and State of Pennsylvania, being Lot No. 7 on a plan of lots surveyed for George and Anne D. Alexander by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, and more particularly bounded and described, as follows, to wit:

BEGINNING at a point, a corner on the Northwesterly side of a public road (40 feet wide) leading from Colmar to Chalfont, being a corner of Lot No. 8 on said plan; thence extending along the Northeasterly side of said Lot No. 6, North 36 degrees, 6 minutes, 30 seconds West, 359 and 6/10 feet to a point, a corner of other land now or late of the said George Alexander and Annie D. Alexander; thence extending along said other land now or late of said George and Annie D. Alexander, North 53 degrees, 47 minutes East, 50 feet to a point, a corner of Lot No. 8 on said plan; thence extending along the Southwesterly side of said Lot No. 8, South 36 degrees, 6 minutes, 30 seconds East, 359.71 feet to a point, a corner on the Northwesterly side of said public road; thence extending along the Northwesterly side of said public road, South 53 degrees, 53 minutes, 30 seconds West, 50 feet to the place of beginning.

SAID road being sometimes called Walnut Street.

BOUNDED on the Northeast by Lot No. 8, on the Southeast by said public road and the Southwest by Lot No. 6 and on the Northwest by other land now or late of the said George Alexander and Annie D. Alexander.

BEING the same premises which Charles R. Croak and Mary F. Croak, his wife, by Deed dated February 23, 2004 and recorded February 26, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5497, Page 2226, granted and conveyed unto Charles R. Croak, Mary F. Croak, and Donald Croak, as Joint Tenants with Rights of Survivorship.

Parcel Number: 35-00-10963-00-9.

Location of property: 2922 Walnut Street a/k/a 2922 East Walnut Street, Colmar, PA 18915.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charles R. Croak, Mary F. Croak and Donald R. Croak**, as **Joint Tenants With Rights of Survivorship** at the suit of WM Specialty Mortgage, LLC. Debt: \$242,830.97.

**Ashleigh Levy Marin**, Attorney.

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

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

07-31681

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 subdivision made for Domenic N. and Tina M. Dellose by Stout, Tacconelli & Associates, dated 5/1/1991 and last revised on 6/7/1991, and recorded in Plan Book A-53, Page 182, as follows, to wit:

BEGINNING at a point on the Southeast side of Simmons Road (33 feet wide) at a corner of Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Simmons Road, North 41 degrees, 16 minutes, 00 seconds East, 291.88 feet to a point a corner of land now or late of Joseph E. End, Jr.; thence extending along the same, South 51 degrees, 52 minutes, 00 seconds East, 1,578.29 feet to a point; thence extending South 44 degrees, 27 minutes, 00 seconds West, 549.56 feet to a point, in line of lands now or late of William, Jr., and Dorothy Sheets; thence extending along the same, North 49 degrees, 05 minutes, 00 seconds West, 1,111.95 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same the (2) following courses and distances: (1) North 41 degrees, 16 minutes, 00 seconds East, 200.00 feet to a point; and (2) North 51 degrees, 34 minutes, 49 seconds West, along a 30 feet wide access easement, 459.06 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tina Dellose and Domenic Dellose, by Deed from Anthony Dellose, dated 04/07/2006, recorded 04/20/2006, in Deed Book 5597, Page 2382.

Parcel Number: 38-00-02458-00-6.

Location of property: 21 Simmons Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Dellose and Domenic Dellose** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., 2006-NC1, Asset-Backed Pass-Through Certificates, Series 2006-NC1. Debt: \$792,380.97.

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

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

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

08-03095

ALL THAT CERTAIN lot or piece of land, situate in **Lower Gwynedd Township** (formerly a part of Gwynedd Township), County of Montgomery and State of Pennsylvania, being a part of what is known as Richardson Tract, according to a plan made thereof by Alan Corson and duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery and State aforesaid, in Deed Book No. 287, Page 177, etc., bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Trewellyn Avenue (laid out and opened sixty-three feet in width) at the distance of three hundred and seventy-six feet and sixty-four and one-third hundredths of a foot Northwestwardly from the side of a certain twenty foot wide alley, called Maple Alley; thence by land about to be conveyed to Nannie Lee, South sixty-two degrees and thirty-six minutes West, one hundred and fifty feet to a stake on the Easterly side of a certain other twenty foot wide alley, called Beach Alley; thence by said side of Beach Alley, North twenty-seven degrees and twenty-four minutes West, twenty-eight feet and four inches to a stake a corner of this and land about to be conveyed to Joseph W. Brown; thence by the same North sixty-two degrees and thirty-six minutes East, one hundred and fifty feet to the Westerly side of Trewellyn Avenue aforesaid; thence by said side of said Trewellyn Avenue, South twenty-seven degrees and twenty-four minutes East, twenty-eight feet and four inches to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot or piece of land, situate in **Lower Gwynedd Township**, (formerly a part of Gwynedd Township), County of Montgomery and State of Pennsylvania, being a part of what is known as Richardson Tract, according to a plan made thereof by Alan Corson and duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery and State aforesaid, in Deed Book No. 287, Page 177, etc., bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Trewellyn Avenue (laid out and opened sixty-three feet in width) at the distance of three hundred and forty-eight feet and thirty-one hundredths of a foot Northwestwardly from the side of a certain twenty feet wide alley, called Maple Alley; thence by land now or late of Harold G. Knight, South sixty-two degrees and thirty-six minutes West, one hundred and fifty feet to a stake on the Easterly side of a certain other twenty foot wide alley, called Beach Alley; thence by the said side of said Beach Alley, North twenty-seven degrees and twenty-four minutes West, twenty-eight feet and four inches to a point a corner of this and line of land about to be conveyed to Mary Obey, widow; thence by said land North sixty-two degrees and thirty-six minutes East, one hundred and fifty feet to a point on the Westerly side of said Trewellyn Avenue; thence by said side of Trewellyn Avenue, South twenty-seven degrees and twenty-four minutes East, twenty-eight feet and four inches to the first mentioned point and place of beginning.

BEING the same premises which Estate of Geraldine Williams, by Deed dated February 13, 2002, and recorded September 22, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Book 5473, Page 2256, granted and conveyed unto Mark Paige.

Parcel Numbers: 39-00-04510-00-5 and 39-00-04507-00-8.

Location of property: 1046 Trewellyn Avenue, Blue Bell, PA 19422 and 1042 Trewellyn Avenue, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling and garage on lot.

Seized and taken in execution as the property of **Mark Paige** at the suit of Franklin Credit Management Corporation. Debt: \$194,547.67.

**Sarah E. Ehasz**, 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.

09-08939

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania and described according to a certain as-built survey known as "Alandale Glenn" made by Donald H. Schurr and Associates dated 12/21/1968 and last revised 2/18/1969, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenn Oak Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Cricket Terrace (50 feet wide): (1) leaving Cricket Terrace on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.85 feet to a point of tangent on the Southeasterly side of Glenn Oak Road; and (2) North 42 degrees, 48 minutes East along the Southeasterly side of Glenn Oak Road 189.56 feet to the point of beginning; thence extending from said point of beginning North 42 degrees, 48 minutes East along the Southeasterly side of Glenn Oak Road 100.01 feet to a point; thence extending South 47 degrees, 12 minutes West, 160.63 feet to the first mentioned point and place of beginning.

BEING Lot No. 138 as shown on the above mentioned plan.

Parcel Number: 63-00-02596-00-5.

Location of property: 112 Glenn Oak Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gwendolyn Clary-Butler a/k/a Gwendolyn Butler-Clary a/k/a Gwendolyn A. Clary and Wayne D. Butler and Any and All Known and Unknown Heirs of Gwendolyn Clary-Butler a/k/a Gwendolyn Butler-Clary a/k/a Gwendolyn A. Clary** at the suit of JP Morgan Chase Bank, et al. Debt: \$231,499.98.

**Anita J. Murray**, Attorney. I.D. #84703

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

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

09-09513

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Highland Gardens" made for Cross Realty Company, by Russell S. Lyman, Registered Professional Engineer dated June 26, 1961 and last revised November 6, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Church Road (50 feet wide) on the Northeasterly side of a certain 10.00 feet wide right-of-way said point being the 3 following courses and distances from a point of reverse curve on the Northeasterly side of Cherry Street (52 feet wide): (1) leaving Cherry Street 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 Southeasterly side of Church Road; (2) North 50 degrees, 10 minutes East along the Southeasterly side of Church Road 60.61 feet to a point an angle; and (3) North 43 degrees, 28 minutes East along the Southeasterly side of Church Road crossing the head of aforesaid 10.00 wide right-of-way, 42.33 feet to the point of beginning; thence extending from said point of beginning North 42 degrees, 28 minutes East along the Southeasterly side of Church Road 37.50 feet to a point; thence extending South 47 degrees, 32 minutes East, 125.00 feet to a point; thence extending South 42 degrees, 28 minutes West, 37.50 feet to a point on the Northeasterly side of the aforesaid 10.00 feet wide right-of-way; thence extending North 47 degrees, 32 minutes West along the Northeasterly side of the aforesaid 10.00 feet wide right-of-way, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot 82 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Messing, singleman and Rebecca S. Young, singlewoman, by Deed from Rt. Reverend Paul J. Cahill, Executor of the Estate of Josephine M. Parise, Deceased and Rt. Reverend Monsignor Joseph W. Murray, Pastor of St. Stanislaus Catholic Parish, dated 03/02/1994, recorded 03/04/1994 in Book 5070, Page 2378.

Parcel Number: 11-00-02068-00-9.

Location of property: 443 Church Road, Lansdale, PA 19446-3911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca S. Young a/k/a Rebecca S. Young and Richard S. Messing** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$140,982.47.

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

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

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

09-17401

ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN ALL THAT CERTAIN lot or piece of land and two story brick dwelling thereon erected in the 7th Ward of **Pottstown Borough**, known as #92 Cedar Street, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Easterly side of Cedar Street at the distance of 560.67 feet from the Northeast corner of Rambler Avenue and Cedar Street a point in line of land of Michael J. Bednar et ux.; thence along the Easterly side of Cedar Street North 44 degrees, 10 minutes East, 60 feet to a point in line of other lands of Frank Hutt, Jr.; and thence along the same South 45 degrees, 15 minutes East, 128 feet more or less to a point in line of lands of Saybrooke Park; thence along the same South 44 degrees, 15 minutes West, 60 feet to a point in line of lands of Michael J. Bednar et ux.; thence along the same North 45 degrees, 50 minutes West, 128 feet more or less to the Easterly side of Cedar Street, the point or place of beginning.

Parcel Number: 16-00-02704-00-7.

Location of property: 92 Cedar Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Hilary R. Missimer, Jr.** at the suit of Pottstown School District.  
Debt: \$5,971.74.

**James R. Wood**, Attorney.

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

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

09-35783

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Third Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 81 on plan of lots of Ambler Park, as laid out by Thomas S. Gillin, C.E. said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 571, Page 500.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

BEING the same premises which Ronald G. Curtis and Bonnie L. Curtis by Deed dated 03/18/2004 and recorded 03/26/2004 in Montgomery County in Deed Book 5501 Page 935 granted and conveyed unto Dina Smith.

Parcel Number: 01-00-02164-00-4.

Location of property: 213 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dina Smith and The United States of America** at the suit of EMC Mortgage Corporation, Attorney-in-Fact for Bank of America, N.A., as s/b/m to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC Asset-Backed Certificates, Series 2004-HE5. Debt: \$178,782.24.

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

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

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

09-36031

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.

BEGINNING at a point in the Southeasterly side of Grovania Avenue (40 feet wide) at the distance of 225 feet Southwestwardly from a stone in the Southwesterly side of Albright Avenue (40 feet wide); thence by land about to be conveyed to Linford Walter, South 51 degrees, 57 minutes, 13 seconds East, 125 feet to a point; thence by land of Torris Thomson South 46 degrees, 37 minutes, 30 seconds West, 85 feet to a point; thence still by the same North 51 degrees, 54 minutes, 35 seconds West, 125.40 feet to a point the aforesaid side of Charles Avenue; thence along the same Northeastwardly by a line curving to the left with a radius of 2,080.08 feet the arc distance of 41.60 feet to a point of tangent; thence still by the same North 46 degrees, 37 minutes, 30 seconds East, 43.77 feet to the place of beginning.

Parcel Number: 30-00-25292-00-4.

Location of property: 1141 Grovania Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roger Lowenstein and Lynne Lowenstein** at the suit of U.S. Bank National Association, as Trustee, et al. Debt: \$355,669.27.

**Anita J. Murray**, Attorney. I.D. #84703

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

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

09-37196

ALL THAT CERTAIN message and tract or piece of land, situate in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by George F. Shaner on June 29, 1950, as follows, to wit:

Lot No. 1: BEGINNING at a corner of other lands of now or late Ernest J. Bitting, said point being on the Easterly curb line of Seminary Street said point being distant along the same South 28 degrees, 15 minutes East, 325.03 feet from the center line of Eighth Street (36 feet between curbs); thence along other lands of the said now or late Ernest J. Bitting North 62 degrees, 42 minutes East, 175.0 feet to a stake; thence South 28 degrees, 15 minutes East, 60 feet to a stake; thence South 62 degrees, 42 minutes West 175.0 feet to a corner on the Easterly curb line of Seminary Street; thence along the same North 28 degrees, 15 minutes West, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward L. Slack by Deed from Kevin M. Chowns and Nancy J. Chowns, husband and wife dated December 28, 2005 and recorded December 30, 2005 in Deed Book 05585, Page 0578.

Parcel Number: 15-00-02224-00-2.

Location of property: 840 Seminary Street, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward L. Slack** 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 2007-10. Debt: \$337,667.77.

**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.

09-44561

ALL THAT CERTAIN lot or parcel of land known as Lot 53 of Woodgate II Development, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a subdivision plan of Woodgate II, prepared by Serdy, Bursich and Huth, Inc., of Pottstown, Pennsylvania, Drawing No. 005-X-0190 dated 5/14/1974, last revised 11/30/1977 said lot being more fully bounded and described, as follows:

BEGINNING at a point in the Southerly side of Rockwood Drive (50 feet wide) and a corner of Lot 52, said point being situated the two following courses and distances from the intersection of the center line of Rockwood Drive with the center line of Oakdale Drive (50 feet wide): (1) North 69 degrees, 35 minutes, 22 seconds West, 225.00 feet; (2) South 20 degrees, 24 minutes, 38 seconds West, 25.00 feet; thence from said point of beginning and extending along Lot 52 and Lot 50 South 20 degrees, 24 minutes, 38 seconds West, 219.41 feet to a point in the boundary line between lands of Woodgate II and lands of Woodgate I; thence along the same North 47 degrees, 39 minutes, 22 seconds West, 152.15 feet to a corner of Lot 54; thence along the same North 42 degrees, 20 minutes, 58 seconds East, 187.51 feet to a point in the Southerly side of Rockwood Drive; thence along the same the three following courses and distances: (1) South 47 degrees, 39 minutes, 22 seconds East, 1.35 feet to a point of curve; (2) along a curve concave Northerly having a radius of 150.00 feet and an arc distance of 57.42 feet; (3) South 69 degrees, 35 minutes 22 seconds, East 13.82 feet to the first mentioned point and place of beginning.

CONTAINING 21,875 square feet of land, more or less.

Parcel Number: 42-00-04086-02-1.

Location of property: 2958 Rockwood Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David P. Criniti** at the suit of Lower Pottsgrove Township. Debt: \$2,048.52.

**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.

09-44568

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

BEGINNING at a point in the Northern right-of-way line of the Philadelphia & Reading Railway Company, now the Reading Company, and at the Western side of a public road leading from Sanatoga to the bridge over the Schuylkill River at Sanatoga; thence along the said public road South 84 degrees, 28 minutes East, 212 feet, 6 inches to an iron pin; thence by lands of William H. Moser North 25 degrees, 56 minutes West, 228 feet, 9 inches to an iron pin in the road leading from Sanatoga to Pottstown; thence partly on said road and still by lands of the said Moser South 71 degrees, 51 minutes East, 82 feet to a walnut tree; thence still by lands of said Moser South 52 degrees, 30 minutes East, 118 feet, 9 inches to a buttonwood tree; thence by lands of Harry C. Brant North 49 degrees, 15 minutes West, 248 feet, 4 inches to a stake in lands of said Harry C. Brant; thence still by the same South 27 degrees, West 34 feet, 8 inches to an iron pin in the said road leading from Sanatoga to Pottstown; thence along a vacated public road and lands of Harry C. Brant North 60 3/4 degrees, West 275 feet, 6 inches to a stake in said vacated public road; thence still by the same lands and in said vacated road South 89 degrees, West 252 feet, 6 inches to the Northern right-of-way of the said The Reading Company; thence along the said right-of-way Southeastwardly on the arc of a circle curving to the right having a radius of 29.00 feet the arc distance of 385 feet to the place of beginning.

CONTAINING 3 acres of land, more or less.

Parcel Number: 42-00-04525-00-5.

Location of property: 2242 Sanatoga Station Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Scott A. Mahr and Ingrid A. Mahr** at the suit of Lower Pottsgrove Township. Debt: \$2,149.68.

**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.

10-01705

ALL THAT CERTAIN lot or piece of land, situate in the Village of West Point, **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey of Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated 4/16/1946, as follows, to wit:

BEGINNING at an iron pin set in the center line of the intersection of a public road (33 feet wide) known as Park Road and Second Street (33 feet wide); thence along the center line of said Second Street South 44 degrees, 47 minutes West, the distance of 185 feet to an iron pin corner; thence along land now or late of Albert E. Jenkins and Theresa M. Jenkins, North 44 degrees, 34 minutes West, the distance of 213.5 feet to an iron pin a corner; thence along land of Ambler Trust Company North 44 degrees, 47 minutes East, the distance of 185 feet to an iron pin set in the center line of said Park Road; thence along the same South 44 degrees, 34 minutes East, the distance of 213.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Messing and Rebecca Young, husband and wife, by Deed from Central Penn property Services, Inc. dated December 15, 2004 and recorded January 7, 2005 in Deed Book 5539, Page 2050.

Parcel Number: 56-00-06478-00-9.

Location of property: Second Street and Park Road a/k/a 1916 Second Street, West Point, PA 19486.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Messing and Rebecca Young** at the suit of Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$408,542.41.

**Joseph F. Riga**, Attorney.

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

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

10-04590

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania as shown on Final Plan of Mingo dated January, 1972 made by Tri-State Engineers and Land Surveyors Inc. and recorded on 8/16/1972 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Southeast side of Cree Square (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 34.30 feet from a point of curve on the Northeast side of Keokuk Road (50 feet wide); thence extending from said point of beginning along said Cree Square North 67 degrees, 30 minutes East, 88.41 feet to a point a corner of Lot #44; thence along the same and leaving said Cree Square South 40 degrees, 23 minutes, 5 seconds East, 83.66 feet to a point a corner of Lot No. 46; thence along the same South 52 degrees, 37 minutes, 55 seconds West, 120 feet to a point on the Northeast side of Keokuk Road; thence along same on the arc of a circle curving to the right having a radius of 775 feet the arc distance of 89.40 feet to a point of compound curve; thence along same on the arc of a circle curving to the right having of 20 feet the arc distance of 34.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 45 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Newmiller and JoAnn M. Newmiller, by Deed from Robert E. Newmiller, dated 06/23/1999, recorded 06/23/1999 in Book 5276, Page 2013.

Parcel Number: 61-00-01207-08-2.

Location of property: 1 Cree Square, Royersford, PA 19468-3011.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. Newmiller a/k/a Robert Newmiller and Joann M. Newmiller** at the suit of Citimortgage, Inc. Debt: \$153,417.90.

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

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

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

10-07440

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan entitled Final Subdivision Plans for "Harrison Farms" made by Momenenee and Associates, Inc., dated 3/23/98 and last revised 9/2/98, as follows, to wit:

BEGINNING at a point on the center line of Lanes End (40 feet wide) said point being measured along said center line from its intersection with the center line of Meadows Edge Lane (40 feet wide) North 40 degrees, 31 minutes, 24 seconds East, 120.00 feet to the beginning point; thence from said beginning point along said center line North 40 degrees, 31 minutes, 24 seconds East, 25.00 feet to a point; thence leaving said center line of Lanes End crossing over the Easterly street line, marked by a monument to be set along the lands of Lot 9 South 49 degrees, 28 minutes, 36 seconds East, 80.46 feet to a point; thence North 75 degrees, 14 minutes, 01 seconds East, 113.49 feet to a point in the line of Preservation Area II; thence along the same South 23 degrees, 08 minutes, 55 seconds East, 87 feet to a point; thence South 66 degrees, 51 minutes, 05 seconds West, 420.00 feet to a point; thence North 23 degrees, 08 minutes, 55 seconds West, 74.91 feet to a point; thence North 49 degrees, 28 minutes, 36 seconds West, crossing over the Easterly street line of Lanes End, marked by a monument to be set 100.04 feet to the center line the first mentioned point and place of beginning.

BEING Lot 10 as shown on the plan.

CONTAINING 14.178 square feet (0.3255 acres) more or less.

SAID Lot 10 containing a portion of a 30 foot wide sanitary sewer easement as shown on the plan described as follows:  
 BEGINNING at a point of intersection of the Easterly street line of Lanes End with the common line separating the lands of Lot 9 and Lot 10 marked by a monument to be set; thence from said beginning point leaving said street line of Lanes End along the lands of Lot 9, South 48 degrees, 28 minutes, 36 seconds East, 60.46 feet to a point; thence North 75 degrees, 14 minutes, 01 seconds East, 113.49 feet to a point in the Preservation Area II; thence along the same South 23 degrees, 08 minutes, 55 seconds East, 19.10 feet to a point; thence leaving said line and crossing through Lot 10, South 72 degrees, 09 minutes, 25 seconds West, 23 degrees, 08 minutes, 55 seconds East, 19.10 feet to a point; thence leaving said line and crossing through Lot 10, South 72 degrees, 09 minutes, 25 seconds West, 121.64 feet to a point; thence North 49 degrees, 28 minutes, 36 seconds West, 78.41 feet to the point of intersection with the Easterly street line of Lanes End; thence along said street line North 40 degrees, 31 minutes, 24 seconds West, 18.75 feet to the first mentioned point and place of beginning.

Parcel Number: 40-00-30457-09-4.

Location of property: 1425 Lanes End a/k/a 1425 Lanes End Lane, Villanova, PA 19085.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald Totten, Trustee of the Little Angels Living Trust Under Trust Agreement dated 8/5/2005** at the suit of JP Morgan Chase Bank, National Association.  
 Debt: \$2,615,129.80.

**Jaime R. Ackerman**, Attorney.

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

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

10-07832

BEING the same premises which Daniel J. Bilker, by Deed dated May 1, 1989 and recorded May 3, 1989 in Montgomery County in Deed Book 4909, Page 1743 granted and conveyed unto Center Square Associates, a Pennsylvania general partnership, in fee.

"D, E, F, G"

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

BEGINNING at a PK nail marking the intersection of the middle of DeKalb Pike and the middle of Skippack Pike; thence proceeding along the middle of Skippack Pike South fifty degrees, forty seconds East, four hundred ninety-three feet to a point a corner of lands of Center Square Shopping Center, Inc.; thence along said lands of Center Square Shopping, Inc. the following two courses and distances North thirty-nine degrees, fifty-nine minutes, twenty seconds East, two hundred fifty feet to a corner; thence North fifty degrees, forty seconds West, four hundred eighty-five and forty-six hundredths feet to a point in the middle of DeKalb Pike; thence along the middle of DeKalb Pike South forty-one degrees, forty-two minutes, forty seconds West, two hundred fifty and twelve-hundredths feet to the point of beginning.

CONTAINING an area of 2.8078 acres, as further shown on a plan of Subdivision No. 6595, dated September 15, 1967, revised by John L. Dzedy, Civil Engineer, Center Square, Pennsylvania.

BEING the same premises which The Philadelphia National Bank, Trustee Under Deed of Charles F. Murphy "Charitable Trust" and The Philadelphia National Bank, Trustee, Under Deed of Charles F. Murphy "Residuary Trust" by Deed dated December 24, 1981 and recorded January 4, 1982 in Montgomery County in Deed Book 4674, Page 437 granted and conveyed unto Center Square Associates, a Partnership, in fee.

Parcel Numbers: 66-00-06658-00-8; 66-00-06661-00-5; 66-00-06664-00-2; 66-00-06667-00-8.

Location of property: 1369, 1375, 1379 and 1399 Skippack Pike, Blue Bell, Whitpain Township, Montgomery County, PA 19422.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **630 Skippack, L.P., et al.** at the suit of The Bancorp Bank.  
 Debt: \$4,926,178.90.

**Anita J. Murray**, Attorney. I.D. #84703

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.

10-07849

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania and described in accordance with a plan or survey of Oak Lane Manor, Section Number Eight made by Franklin and Lindsay, Registered Engineer, Philadelphia, dated the twenty-fifth day of August, 1952, and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2302, Page 601, as follows, to wit:

BEGINNING at point on the Northeast side of Meadow Lane (50 feet wide) which point is measured North 07 degrees, 38 minutes, 05 seconds West, 266.381 feet from the Northwesternmost terminus of a radial round corner connecting the Northeast side of Meadow Lane with the Northwest side of Boncover Road (50 feet wide); thence extending along the said Northeast side of Meadow Lane the two following courses and distances: (1) North 07 degrees, 39 minutes, 05 seconds West, 31.61 feet to a point of tangent; (2) Northwest on a line curving to the left having a radius of 460 feet the arc distance of 31.62 feet to a point; thence leaving said Meadow Lane and extending North 82 degrees, 21 minutes, 55 seconds East, 131.69 feet to a point, thence extending South 07 degrees, 38 minutes, 05 seconds East, 63 feet to a point; thence extending South 82 degrees, 21 minutes, 55 seconds West, 130 feet to a point on the Northeast side of Meadow Lane the first mentioned point and place of beginning.

BEING Lot Number 642 on aforesaid plan.

BEING the same premises which Trevina Marshall and Nicole Booker, by Deed dated 10/20/08 and recorded 01/16/09, in the office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5719, Page 02362, granted and conveyed unto Trevina Marshall, Lambert R. Tolbert, III and Ruth Tolbert, husband and wife.

Parcel Number: 31-00-18532-00-4.

Location of property: 47 Meadow Lane, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Nicole B. Booker, Trevina Marshall, Ruth Tolbert and Lambert R. Tolbert, III** 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, N.A., as Trustee for the MLM1 Trust Series 2006-MLN1. Debt: \$288,730.89.

**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.

10-07854

ALL THOSE TWO CERTAIN premises together with the buildings and improvements thereon erected, situate and described, as follows:

PREMISES "A" BEING ALL THOSE CERTAIN lots or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lots Nos. 4, 5, 6, 7, 8 and 9 Block "A" on Plan of Lots of Elmwood Terrace which plan is recorded at Norristown in the Office for the Recording of Deeds in Deed Book 826, Page 600, bounded and described as follows, to wit:

BEGINNING at a point a corner on the Northwesterly side of Markley Street at the distance of 78.57 feet Northeastwardly from the intersection of the said side of Markley Street with Northeastwardly side of Roberts Street (66 feet wide); thence extending along the line of Lot No. 3, Northwestwardly 135.2 feet to a point a corner in line of Lot No. 48; thence extending along the line of Lot No. 48, Northeastwardly 50.66 feet to a point a corner; thence extending along the rear of Lots Nos. 48 and 47 Northwestwardly 50 feet to a point a corner in line of Lot No. 46; thence extending Northeastwardly 101.32 feet to a point a corner of Lot No. 10; thence extending along the line of Lot No. 10 Southeastwardly 143.34 feet to a point a corner on the Northwestwardly side of Markley Street, aforesaid, and extending along the said side thereof Southwestwardly 157.14 feet to the first mentioned point and place of beginning.

PREMISES "B" BEING ALL THOSE TWO CERTAIN lots or pieces of ground, known and designated as Lots Nos. 47 and 48, Block A on plan of Elmwood Terrace recorded in Deed Book No. 826, Page 600, 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 Roberts Avenue 66 feet in width; laid out on the Borough Plan, unopened at the distance of 155.34 feet Northwesterly from the Northwest side of Markley Street, 66 feet in width; thence extending along the said Northeast side of Roberts Street, North 50 degrees, 18 minutes West, 50 feet to a point a corner of Lot #46, Block "A" on said plan; thence extending along said lot, North 41 degrees, East 126.90 feet more or less, to a point a corner of Lot No. 6; Block A on said plan; thence extending along said lot, South 49 degrees, 34 minutes, 50 feet to a point a corner of Lot No. 5, Block A on said plan; thence extending along said Lots Nos. 4, 3, 2 and 1 Block A, on said plan, South 41 degrees, West 126.58 feet to the first mentioned point and place of beginning.

BEING the same premises which Salvatore Amoroso and Elvira Amoroso, husband and wife 'by Indenture dated 7/15/99 and recorded 7/30/99 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5281, Page 1708 granted and conveyed unto Center Square Associates, a Pennsylvania General Partnership.

Parcel Number: 13-00-23960-00-3.

Location of property: 1701, 1703, and 1707 Markley Street, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **J.W. Real Estate Enterprises, et al.** at the suit of The Bancorp Bank. Debt: \$2,551,530.25.

**Anita J. Murray**, Attorney. I.D. #84703

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.

10-08737

ALL THAT CERTAIN lot of land, situate on the Southwesterly side of Columbia Avenue, in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan made by John E. Burkhardt, Professional Surveyor, dated August 13, 1956, as follows:

BEGINNING at a pin in the Southwesterly side of Columbia Avenue (forty-eight feet wide) at the distance of seventy-five and eleven one-hundredths feet Southeasterly from the Southeasterly side line of Valley Forge Road (fifty feet wide); thence along the Southwesterly side line of Columbia Avenue, South forty-three degrees, five minutes East, forty feet to a pin, a corner, in line of land about to be conveyed to Arthur H. and Florence K. Kronberg; thence along the same, South forty-six degrees, fifty-five minutes West, one hundred fifty feet to a pin in the Northeastly side of a twenty feet wide alley; thence along same, North forty-three degrees, five minutes West, forty feet to a pin a corner; thence North forty-six degrees, fifty-five minutes East, one hundred fifty feet to a pin, the place of beginning.

BEING the same premises which Arthur H. Kronberg, Executor of the Estate of Alice L. Kronberg by Deed dated June 22, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book 4710, Page 1992, granted and conveyed unto Arthur H. Kronberg and Florence K. Kronberg, his wife, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kevin A. Kronberg, by Deed from Arthur H. Kronberg and Florence K. Kronberg, his wife, dated 08/15/1991, recorded 08/26/1991 in Book 4984, Page 2092.

Parcel Number: 11-00-02904-00-1.

Location of property: 926 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kevin A. Kronberg** at the suit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-B, Asset-Backed Certificates, Series 2004-B. Debt: \$159,448.10.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

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10-09425

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **Jenkintown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan of property made for Pauline B. Fleming by George B. Mebus, Inc., Engineers, dated 10/4/1963, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Wyncote Road (40 feet wide) with the Northwesterly side of Washington Lane (33 feet wide); thence extending from said point of beginning, South 63 degrees, 51 minutes West, along the Northwesterly side of Washington Lane, 150.12 feet to a point; thence extending North 28 degrees, 31 minutes West, 78.76 feet to a stone; thence extending North 61 degrees, 29 minutes East, 150.00 feet to a point to a stone on the Southwesterly side of Wyncote Road aforesaid; thence extending South 28 degrees, 31 minutes East, along the Southwesterly side of Wyncote Road, 85.00 feet to the first mentioned point of intersection and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Maneely, by Deed from Rebecca E. Udell and Ryan J. Udell, dated 06/17/2006, recorded 07/07/2006 in Book 5607, Page 391.

Parcel Number: 10-00-05184-00-8.

Location of property: 310 Wyncote Road, Jenkintown, PA 19046-3121.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Daniel Maneely** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for the C-Bass Trust 2006-CB9, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB9. Debt: \$356,161.01.

**Salvatore Carollo**, Attorney.

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

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

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10-11138

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, for Henry O. MacCulloch on the 11th day of October 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (formerly Edgehill Road) (33 feet wide) at the distance of 109.43 feet measured South 41 degrees, 04 minutes West from the Southwesterly side of Turner Avenue (50 feet wide); thence extending from said point of beginning, South 41 degrees, 04 minutes West, 50 feet to a point; thence extending South 47 degrees, 36 minutes East, 142.08 feet to a point; thence extending North 42 degrees, 24 minutes East, 50 feet to a point; thence extending North 47 degrees, 36 minutes West, 143.25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James W. Goodger, Jr. and Heidi Goodger, husband and wife, by Deed from Charles S. McKee and Joan L. McKee, husband and wife, dated 6/30/2006 and recorded 7/21/2006 in Deed Book 5609, Page 987, Instrument #2006090097.

Parcel Number: 30-00-20984-00-1.

Location of property: 1235 Fitzwatertown Road, Abington, PA 19001-3518.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James W. Goodger, Jr. and Heidi Goodger** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$285,729.69.

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

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

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

10-13633

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 made for General Hancock Partnership by Schlosser & Clauss Consulting Engineers, dated October 1, 1997, last revised March 28, 1999 and recorded in Plan Book A-58, Page 277, as follows, to wit:

BEING Known as Lot Number 9 as shown on the above mentioned plan.

UNDER AND SUBJECT to covenants, easements, exceptions, reservations, restrictions and rights-of-way of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Mal S. Lee, by Deed from Denise Ericsson, dated 07/21/2006, recorded 08/28/2006 in Book 5614, Page 419.

Parcel Number: 46-00-00009-61-1.

Location of property: 306 Amy Court, North Wales, PA 19454-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mal S. Lee** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$285,472.10.

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

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

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

10-16696

ALL THAT CERTAIN lot or piece of ground with the buildings erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a plan or survey thereof made by William T. Muldrew, Registered Professional Engineer, Jenkintown, Pennsylvania, bearing date the Tenth Day of November A.D. 1939, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cottman Street (Township Line Road) (sixty-eight feet wide) (originally thirty-three feet wide, but now sixty-eight feet by the addition of eight feet on the Southwesterly side of twenty-seven feet on the Northeasterly side) at the distance of one hundred seventy-five feet Northwestwardly from the Northwestery side of Elm Avenue (fifty feet wide); thence through Lot No. 196, South thirty-eight degrees, fifty-eight minutes West and passing through the center of the party wall of a twin dwelling one hundred fifty feet to a point; thence along the rear of Lot #165, North fifty-one degrees, two minutes West, twenty-five feet to a point; thence along Lot #197, North thirty-eight degrees, fifty-eight minutes East, one hundred fifty feet to a point on the aforesaid Southwesterly side of Cottman Street; thence along the same South fifty-one degrees, two minutes, East, twenty-five feet to the first mentioned point and place of beginning.

BEING the same premises which James Harry Wright and Angelique Sutton by Deed dated 10/24/2005 and recorded 11/29/2005 in Montgomery County in Deed Book 5580, Page 2651 conveyed unto Nicole B. Booker, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nicole Booker as Sole Owner by Deed from James Harry Wright and Angelique Sutton dated 10/24/2005, recorded 11/29/2005 in Deed Book 5580, Page 2651.

Parcel Number: 31-00-26446-00-1. Tax Map No. 31064 113.

Location of property: 414 Township Line Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Trevina Marshall** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5. Debt: \$185,679.49.

**Salvatore Carollo**, 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.

10-30129

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Section III and IV made by Damon & Foster, Civil Engineers, dated 09/08/1956 and last revised 01/02/1958, as follows, to wit:

BEING at a point on the Northwestery side of Manoa Road (60 feet wide) at the distance of 435.09 feet measured on a course of South 61 degrees, 02 minutes, 40 seconds West along Manoa Road from a point of curve on Manoa Road, which point of curve is measured in a Southeasterly and Southwesterly direction on a line curving to the right having a radius of 25 feet the arc distance of 39.18 feet from a point on the Southwesterly side of Wiltshire Road (50 feet wide); thence extending from the first above mentioned point of beginning South 61 degrees, 02 minutes and 40 seconds West along Manoa Road 87.50 feet to a point on Manoa Road; thence extending North 28 degrees, 45 minutes, 20 seconds West along line of Lot #77 on said plan 135.91 feet to a point; thence extending North 61 degrees, 14 minutes, 40 seconds East along the rear line of Lot #67 on said plan, 87.50 feet to a point; thence extending South 28 degrees, 45 minutes, 20 seconds East along line of Lot #75 on said plan, 135.61 feet to a point up the Northwestery side of Manoa Road, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Miomir Ivanovic**, single man, by Deed from Wachovia Bank, N.A., a Florida Corporation, dated 05/03/2004, recorded 12/01/2004 in Book 5535, Page 300.

Parcel Number: 40-00-34316-00-6.

Location of property: 1213 Manoa Road, Wynnewood, PA 19096.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Miomir Ivanovic** at the suit of U.S. Bank National Association, et al. Debt: \$507,379.96.

**Christine C. Viola**, Attorney.

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

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

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10-30900

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

BEGINNING at a point on the Northerly side of Walnut Street, which point is measured along the said side of Walnut Street (to be opened 66' wide), the distance of sixty-two and nine one-hundredths feet from the intersection of the Northeasterly side of Fornance Street and the Northerly side of Walnut Street; thence leaving the said Walnut Street North thirty-four degrees, fifty minutes West, eighty-six and sixty-nine one-hundredths feet to a point; thence North fifty-five degrees, twenty-five minutes East, thirty and seventy-six one-hundredths feet to a point; thence thirty-four degrees, fifty minutes East, eighty-six and sixty-nine one-hundredths feet to a point on the Northerly side of Walnut Street; thence along the said side of Walnut Street South fifty-five degrees, twenty-five minutes West, thirty and seventy-six one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph Altieri and Margaret Jean Stifnell and Lucille Toth and Augustus M. Altieri by Deed dated 06/30/1998 and recorded 02/04/1999 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5258, Page 1109 granted and conveyed unto Gregory S. Kohler.

Parcel Number: 13-00-37708-00-7.

Location of property: 1405 Walnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gregory S. Kohler** at the suit of Astoria Federal Savings and Loan Association, s/b/m The Long Island Savings Bank, FSB. Debt: \$137,202.86.

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

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

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

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11-09298

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 thereof made by and recorded at Norristown in Deed Book 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Road (30 feet wide) at the distance of 280 feet Southwestwardly from the Southwesterly terminus of the radial intersection which the Southwesterly side of Brookside Road makes with the Southwesterly side of Stony Creek Road (50 feet wide).

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

BEING known as 235 Brookside Road Lot No. 96 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Friel and Lisa A. Stevenson Friel, husband and wife by Deed from Lisa Roberto (now known as Lisa A. Stevenson Friel) dated September 3, 2004 and recorded September 4, 2004 in Deed Book 5524, Page 1370.

Parcel Number: 33-00-01003-00-8.

Location of property: 235 Brookside Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Friel and Lisa A. Stevenson Friel** 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 2005-28CB, Mortgage Pass-Through Certificates, Series 2005-28CB. Debt: \$193,169.53.

**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.

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11-11570

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 "Map Property of Washington Square Heights, Inc." Section "G", made by Yerkes Engineering Company, dated March 23, 1959 and revised April 27, 1959 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book 5, Page 20, as follows, to wit:

BEGINNING at a point on the Northwestern side of Clearview Avenue (fifty feet wide), said point being the three following courses and distances from a point of curve on the Northeastly side of Thayer Drive (fifty feet wide): (1) leaving Thayer Drive on the arc of a circle curving to the left having a radius of thirteen feet the arc distance of seventeen and forty-one one-hundredths feet to a point of tangent on the Northernly side of Clearview Avenue; (2) South eighty-seven degrees, forty-nine minutes East, along the Northernly side of Clearview Avenue one hundred sixty and fifty-two one-hundredths feet to a point of curve on the same; and (3) Eastwardly and Northeastwardly partly along the Northernly and partly along the Northwesternly side of Clearview Avenue on the arc of a circle curving to the left having a radius of four hundred feet the arc distance of three hundred and fourteen one-hundredths feet to the point of beginning; thence extending from said point of beginning North thirty-four degrees, sixteen minutes West, crossing the Southeastly side of a certain forty feet wide Drainage Easement, three hundred twenty-two and eighty-four one-hundredths feet to a point in the center line of said Easement; thence extending North fifty-nine degrees, no minutes East, along the center line of the aforesaid forty feet wide Drainage Easement, seventy-eight and eighty-three one-hundredths feet to a point; thence extending South forty degrees, fifty-seven minutes East, re-crossing the Southeastly side of the aforesaid last mentioned Easement, also along the center line of another certain twenty feet wide Drainage Easement, two hundred ninety-four and sixty-nine one-hundredths feet to a point on the Northwesternly side of Clearview Avenue aforesaid; thence extending along the Northwesternly side of Clearview Avenue, the two following courses and distances: (1) South forty degrees, fifty-one minutes West, crossing the Southwestly side of the last mentioned twenty feet wide Drainage Easement fifty-seven and seventy-eight one-hundredths feet to a point of curve on the same; and (2) Southwestwardly on the arc of a circle curving to the right having a radius of four hundred feet the arc distance of fifty-eight and twenty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #376 as shown on the above mentioned plan.

Parcel Number: 66-00-01078-00-8.

Location of property: 1601 Clearview Avenue, Whitpain Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Tonya J. Walker** at the suit of Wissahickon School District. Debt: \$4,383.63.

**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.

#### 11-15705

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate at Rosemont, **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton H. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, as of October 17, 1922, as follows, to wit:

BEGINNING at a stone at the junction of the middle lines of Orchard Way and Airdale Avenue; thence along the middle of Airdale Avenue, South sixty-three degrees, forty-eight minutes West, one hundred five feet; thence by other land of William L. Austin, Jr., the two next following courses and distances North twenty-five degrees, fifty minutes West, one-hundred eighty-five feet to a point; thence North sixty-four degrees, ten minutes East, one hundred seven and five-tenths feet to a point in the middle of Orchard Way; thence along the middle line of Orchard Way on a line curving to the left with a radius of two thousand six hundred four and five-tenths feet, the arc distance of one hundred fifty-nine and thirty-seven one-hundredths feet to a stone; thence South twenty-six degrees, thirty-two minutes East, twenty-five feet to a point at the junction of the middle line of Orchard Way and Airdale Avenue, the first mentioned point and place of beginning.

BEING the same premises which Daniel G. Bancroft, by Deed dated September 1, 2006 and recorded in Montgomery County on September 15, 2006 in Book 5616, Page 1545, granted and conveyed to Daniel G. Bancroft and Susan J. Bancroft, in fee.

Parcel Number: 40-00-44608-00-1.

Location of property: 1406 Orchard Way, Bryn Mawr, PA 19010.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Daniel G. Bancroft and Susan J. Bancroft** at the suit of Malvern Federal Savings Bank. Debt: \$150,298.65.

**Elliot H. Berton**, Attorney.

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

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

#### 11-16011

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Plan of Lots, Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors, dated 5/25/1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Oak Lane Road (77 feet wide), said point being the two following courses and distances from a point of compound curve on the Northeastly side of Parkview Road (50 feet wide): (1) leaving Parkview Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of thirty-nine and twenty-seven one-hundredths feet 59 degrees, 44 minutes, 30 seconds East along the Northwesternly side of Oak Lane Road, one hundred sixty-five and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesternly side of Oak Lane Road, 76 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Lane Road, 132 feet.

BEING the same property conveyed to Sheila Gunn by Deed from Henry Scott recorded 5/28/2002 in the Deed Book 5409, Page 2316, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Sheila Gunn and Wesley Lane, Jr., wife and husband, Joint Tenants With Rights of Survivorship by Deed From Sheila Gunn, a single person dated 02/23/2006 recorded 04/17/2006 in Deed Book 5597, Page 1328.

Parcel Number: 31-00-21319-00-7.

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Gunn and Wesley Lane a/k/a Wesley Lane, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$230,403.33.

**Salvatore Carollo**, 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.

11-16345

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Plan of Perkiomen Woods, by F.X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/76 and last revised 12/21/87 and recorded at Norristown, Pennsylvania in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mulberry Court, a corner of Lot No. 383 on said plan; thence extending from said beginning point along line of Lot No. 383, South 73 degrees, 37 minutes, 14 seconds East, 100 feet to a point; thence South 16 degrees, 22 minutes, 46 seconds West, 20 feet to a point a corner of Lot No. 381; thence along line of Lot No. 381, North 73 degrees, 37 minutes, 14 seconds West, 100 feet to a point on the Southeasterly side of Mulberry Court; thence along the Southeasterly side of Mulberry Court, North 16 degrees, 22 minutes, 46 seconds East, 20 feet to a point, a corner of Lot No. 383, the first mentioned point and place of beginning.

BEING Lot No. 382 as shown on said plan.

BEING the same premise that Michael Campo and Mary Ann Campo, husband and wife, by Deed dated August 27, 1999 and recorded September 17, 1999 in the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5288, Page 1414 granted and conveyed to Nuj Fungladda.

Parcel Number: 61-00-03829-26-8.

Location of property: 112 Mulberry Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nuj Fungladda** at the suit of Deutsche Bank National Trust Company, as Trustee (not in its Individual Capacity but Solely as Trustee), in Trust for Registered Holders of VCM Trust Series 2009-2. Debt: \$186,115.29.

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

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

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

11-19014

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Property of George and Grace Laughlin and Thomas J. Kiely, et ux., made by Yerkes Engineering Company, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 7/12/1974 and last revised 3/21/1975 described, as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Conshohocken State Road (40 feet wide) with a title line in the bed of Meadowbank Road (no width given); thence extending from said point of beginning and along the title line in the bed of Meadowbank Road South 65 degrees, 21 minutes West, 376.83 feet to a point, a corner of Lot No. 2; thence extending through the bed of Meadowbank Road crossing an easement for construction and maintenance of Township Sanitary Sewer and along Lot No. 2 the following three courses and distances: (1) North 23 degrees, 50 minutes West, 263.31 feet to a point; (2) North 68 degrees, 00 minutes East, 43.00 feet to a point; (3) North 30 degrees, 00 minutes East and crossing an easement for construction (50 feet wide) and maintenance (30 feet wide) of Township Sanitary Sewer and also crossing a stream 260.66 feet to a point on the title line in the bed of Conshohocken State Road; thence along same South 40 degrees, 34 minutes East, 428.53 feet to the first mentioned place of beginning.

CONTAINING in area 90,147 square feet and 2.469 acres of ground.

UNDER AND SUBJECT to certain Reservations as appear of record.

THE GRANTEE, their successors and assigns further covenants not to further subdivide Lot 3, being the premises conveyed herein except as otherwise may be permitted by then applicable zoning and subdivision.

BEING the same premises which George M. Laughlin and Grace S. Laughlin Trustees Under Deed of Trust dated 10/26/1973 and recorded in Deed Book 3901, Page 579 and Thomas J. Kiely and Margaret M. Kiely, h/w George M. McLaughlin and Grace S. McLaughlin, h/w Co-Partners acting through their attorney-in-fact William J. Carlin by Deed dated 8/22/1975 recorded 9/4/1975 in Montgomery County in Deed Book 4052, Page 195 granted and conveyed unto Phillip Spinuzza and Geraldine Spinuzza, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Eugene C. Barbera, by Deed from Philip Spinuzza and Geraldine Spinuzza, h/w, dated 08/22/2000, recorded 10/06/2000 in Book 5334, Page 1419.

Parcel Number: 40-00-35992-25-6. Map #40013E028.

Location of property: 1344 Meadowbank Road, Villanova, PA 19085.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Eugene C. Barbera** at the suit of Hudson City Savings Bank. Debt: \$803,572.16.

**Chandra Arkema**, Attorney.

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

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

11-24652

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

BEGINNING at a point in the South side of Reading and Perkiomen Turnpike Road (High Street) for a corner of this and Lot No. 55; thence by said Southward 150 feet to Lot No. 58; thence by said Lot No. 58 Westward 30 feet to Lot No. 59; thence by said last named Lot Northward 150 feet to the Reading and Perkiomen Turnpike Road (High Street) aforesaid; thence by the same Eastward 30 feet to the place of beginning.

BEING Lot No. 57 on a Plan of Lots laid out by Joseph Potts, Jr., Henry Potts, Jr. and Edward S. Davies, a copy of which plan is on the Office for Recording of Deeds at Norristown Pennsylvania.

BEING the same premises which Mann Sallit by Deed dated 03/31/2009 and recorded 4/15/2009 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5727, Page 0059, Instrument No. 2009036057, granted and conveyed unto Joshua Emerson and Miranda Emerson husband and wife.

Parcel Number: 16-00-14292-00-2.

Location of property: 860 East High Street, Borough of Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Joshua Emerson and Miranda Emerson** at the suit of PNC Bank National Association. Debt: \$189,207.89.

**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.

11-27856

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be erected thereon, 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 of Norristown, Pennsylvania in Plan Book A-46, Page 166, as follows, to wit:

BEGINNING at a point, said point being measured the five following courses and distances from a point of reverse curve on the Northwesterly side of Cooper Beech Drive (28 feet wide): (1) leaving Cooper Beech Drive on the arc of a circle curving left having a radius of 24.30 feet and the arc distance of 34.52 feet to a point of tangent on the Southwesterly side of Orchard Court; (2) South 47 degrees, 29 minutes, 35 seconds West, 29.85 feet to a point of beginning; (3) North 79 degrees, 00 minutes, 00 seconds West, 31.96 feet to a point of curve; (4) on the arc of a circle curving left having a radius of 112.00 feet and the arc distance of 29.32 feet to a point of tangent; and (5) South 86 degrees, 00 minutes, 00 seconds West, 2.17 feet to a point of beginning, said point of beginning being a point a corner of Lot No. 35-5 as shown on the above mentioned plan; thence extending along same South 11 degrees, 17 minutes, 00 seconds East, 83.22 feet to a point; thence extending South 78 degrees, 43 minutes, 00 seconds West, 28.00 feet to a point a corner of Lot No. 35-3 as shown on the above mentioned plan; thence extending along the same North 11 degrees, 19 minutes, 00 seconds West, 89.19 feet to a point of curve; thence extending from said point the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 188.00 feet the arc distance of 12.17 feet to a point of tangent; and (2) North 86 degrees, 00 minutes, 00 seconds East, 16.12 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,438 square feet.

BEING Lot No. 35-4 as shown on the above mentioned plan.

BEING the same premises which Prudential Residential Services, L.P. by Deed dated June 25, 2002 and recorded in Montgomery County in Deed Book 5414, Page 1138 granted and conveyed unto Kum Duchesneau, in fee.

Parcel Number: 66-00-04943-74-2.

Location of property: 175 Orchard Court, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kum Son a/k/a Kum Duchesneau** 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: \$230,436.00.

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

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

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

11-29547

ALL THAT CERTAIN lot or piece of ground known and designated as part of Lot No. 31 on the plot or draft of eighty lots known as the 'Spring Farm', situate in **Lansdale Borough**, in the County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the Southwest side line of Second Street as laid out by the Borough Ordinance, formerly called Third Street, said point being also a corner of Lot No. 30 on said plan and a corner of this and land of Harry C. O'Hara; thence along said side line of Second Street, Southeasterly 43 feet to a point a corner of this and Lot No. 32 on said plan, owned partly by Elizabeth Godshall; thence along said Elizabeth Godshall's land Southwesterly, 150 feet to the Northeasterly side line of a 20 feet wide alley, dedicated to public use forever, formerly known as Second Street; thence along said side line of said alley Northwesterly 43 feet to a point a corner of this and Lot No. 30 on said plan, owned partly by Harry C. O'Hara; thence along the said O'Hara land Northeasterly 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Zulan K. Chowdhury and Treena Chowdhury**, h/w, by Deed from Kristin J. Zeiner, dated 03/10/2008, recorded 03/18/2008 in Book 5686, Page 140.

Parcel Number: 11-00-14376-00-4.

Location of property: 168-170 East 2nd Street, Lansdale, PA 19446-2667.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zulan K. Chowdhury and Treena Chowdhury** at the suit of Wells Fargo Bank, N.A. Debt: \$248,800.85.

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

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

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

11-30065

ALL THAT CERTAIN IMPROVED unit in the property known, named and identified in the Declaration referred to below as "The Greens at Westover, a Condominium", located on South Schuylkill Avenue, in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. 3101 et seq., by the recording in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania, of the Declaration of Condominium of The Greens at Westover, a Condominium, dated May 1, 1998, recorded May 18, 1998, in Deed Book 5225, Page 2384 &c., together with the Plats and Plans attached thereto and marked as Exhibit "D", with a First Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated September 21, 1998, recorded September 23, 1998, in Deed Book 5241, Page 714 &c., together with the Amended Declaration Plat & Plan attached thereto and marked as Exhibit "A", with a Second Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated September 28, 1999, recorded September 28, 1999, in Deed Book 5290, Page 219 &c., together with the Amended Plan and the Declaration Plat and Plan for Building No. 200 attached thereto and marked as Exhibit "B", with a Third Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated September 19, 2000, recorded October 13, 2000 in Deed Book 5335, Page 288 &c., together with the Amended Plan and the Declaration Plat and Plan for Building No. 300 attached thereto and marked as Exhibit "B", with a Fourth Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated January 28, 2002, recorded February 12, 2002, in Deed Book 5395, Page 1991 &c., together with the Amended Declaration Plat and Plan attached thereto and marked as Exhibit "C", with a Fifth Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated October 25, 2002, recorded October 28, 2002 in Deed Book 5431, Page 1682 &c., together with the Amended Plan and the Declaration Plat and Plan for Building No. 400 attached thereto and marked as Exhibit "B", with a Sixth Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated December 12, 2003, recorded December 17, 2003, in Deed Book 5486, Page 866 &c., together with the Amended Declaration Plat and Plan for Building No. 600 attached thereto and marked as Exhibit "B", with a Seventh Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated December 30, 2004, recorded January 4, 2005, in Deed Book 5539, Page 57 &c., together with the Amended Declaration Plat and Plan attached thereto and marked as Exhibit "B", with an Eighth Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, dated December 30, 2004 recorded January 4, 2005 in Deed Book 5539, Page 64 &c., together with the Amended Declaration Plat and Plan for Building No. 500 attached thereto and marked as Exhibit "B", being and designated in such Declaration as Unit No. 517. Together with the full and uninterrupted use of "SA Unit No. 44", assigned as designated as a Limited Common Element in accordance with Section 3.1 of the Declaration, aforesaid; and which Unit is part of Unit No. "B-1" of "Brandon Road Condominium", located as aforesaid, which has heretofore been submitted to the aforesaid provisions of the Pennsylvania Uniform Condominium Act, by the recording in the aforesaid Recorders of Deeds Office, of the Declaration of Condominium of Brandon Road Condominium, dated May 1, 1998, recorded May 18, 1998, in Deed Book 5225, Page 2341 &c., together with the Plats and Plans attached thereto and marked as Exhibit "B", with a First Amendment to Declaration of Condominium for Brandon Road Condominium, dated January 28, 2002, recorded February 12, 2002 in Deed Book 5395, Page 1978 &c., together with the Declaration Plats & Plans attached thereto and marked as Exhibit "C".

TOGETHER with all the right, title and interest, being an undivided interest of, in and to the common elements and common expenses as set forth in the aforesaid Declaration of Condominium of The Greens at Westover, a Condominium, as amended by the aforesaid Second Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, as set forth in Exhibit "D" thereof, as again amended by the aforesaid Third Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, as set forth in Exhibit "D" thereof, as again amended by the aforesaid Fourth Amendment to Declaration of Condominium for The Greens at Westover, a Condominium, as set forth in Exhibit "D" thereof, as again amended by the aforesaid

Fifth Amendment to Declaration of Condominium for The Greens At Westover, a Condominium, as set forth in Exhibit "D" thereof, as again amended by the aforesaid Sixth Amendment to Declaration of Condominium for The Greens At Westover, a Condominium, as set forth in Exhibit "D" thereof, as again amended by the aforesaid Eighth Amendment to Declaration of Condominium for The Greens At Westover, a Condominium, as set forth in Exhibit "D" thereof, and which interest may be changed from time to time by Amendment thereto.

Parcel Number: 63-00-00531-69-3.

Location of property: 517 Brandon Road, West Norriton Township.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph F. Matozzo, Jr. and Camilla J. Matozzo** at the suit of Stonebridge Bank. Debt: \$489,531.38.

**J. Timothy Arndt, III**, Attorney.

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

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

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 Northwesterly 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.

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.

**Jordan David**, Attorney. I.D. #311968

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

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

11-31033

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Conveyance Plan of Section Number 2 for David Chipin" made by Damon and Foster, Civil Engineers dated October 5, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wiltshire Road (fifty feet wide), said point of beginning being the four following courses and distances from a point of curve on the Northeasterly side of Tomkenn Road (fifty feet wide): (1) leaving Tomkenn Road on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-seven and eighteen one-hundredths feet to point of reverse curve on the Northwesterly side of Wiltshire Road; (2) Northeastwardly along the Northwesterly side of Wiltshire Road on the arc of a circle curving to the right having a radius of five hundred seventy-five feet the arc distance of three hundred twenty-four and ninety-two one-hundredths feet to a point of tangent in the same; (3) North sixty-one degrees, fourteen minutes, forty seconds East along the Northwesterly side of Wiltshire Road three hundred thirty-eight and fifty-five one-hundredths feet to a point of curve in the same; and (4) Northeastwardly along the Northwesterly side of Wiltshire Road on the arc of a circle curving to the right having a radius of two hundred eighty feet the arc distance of fifty-six and thirty-three one-hundredths feet to the place of beginning; thence extending from said point of beginning North twenty-eight degrees, forty-five minutes, twenty seconds West, one hundred thirty-one and sixty-four one-hundredths feet to a point; thence extending North sixty-one degrees, zero two minutes, forty seconds East, forty-four and ninety-one one-hundredths feet to a point; thence extending North sixty-one degrees, twenty minutes, ten seconds East, forty-five and zero nine one-hundredths feet to a point; thence extending South twenty-eight degrees, forty-five minutes, twenty seconds East, one hundred eighteen and zero six one-hundredths feet to a point; thence extending South one degree, fifty-two minutes, fifty-six seconds East, forty-two and eighty-nine feet to a point on the Northwesterly side of Wiltshire Road aforesaid; thence extending Southwestwardly along the Northwesterly side of Wiltshire Road on the arc of a circle curving to the left having a radius of two hundred eighty feet the arc distance of seventy-five and zero one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 24 as shown on the above mentioned plan.

Parcel Number: 40-00-65888-00-6.

Location of property: 241 Wiltshire Road, Wynnewood, PA 19096.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Doris M. Carroll and Hayward McCain, as Tenants in Common** at the suit of DLJ Mortgage Capital, Inc. Debt: \$468,810.96.

**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.

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11-32629

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

BEGINNING at a point on the Northeasterly side of Susan Drive, a corner of Lot No. 47; thence extending from said point and place of beginning along said side of Susan Drive South 75 degrees, 24 minutes, 41 seconds West, 20 feet to a point, a corner of Lot No. 46; thence extending along said lot passing through a partition wall North 14 degrees, 35 minutes, 19 seconds West, 120 feet to a point; thence extending North 75 degrees, 24 minutes, 41 seconds East, 20 feet to a point, a corner of Lot No. 47; thence extending along said lot passing through a partition wall South 14 degrees, 35 minutes, 19 seconds East, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 46 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Amy Kim, by Deed from Paula J. Klauger, dated 03/30/2007, recorded 04/11/2007 in Book 5642, Page 1412.

Parcel Number: 58-00-18551-80-4.

Location of property: 552 Susan Drive, King of Prussia, PA 19406-3904.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$280,736.55.

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

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

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

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11-33382

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Charles B. Shoemaker, Registered Professional Engineer, dated September 21, 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Panther Road (40 feet wide) at the distance of 90.39 feet measured on a bearing of South 51 degrees, 56 minutes, 40 seconds East, along the said side of Panther Road from a point of tangent in the same, said point of tangent being at the distance of 28.44 feet measured on the arc of a circle curving to the left, having a radius of 18.00 feet from a point of curve on the southeasterly side of Washington Lane (33 feet wide).

CONTAINING in front or breadth on the said side of Panther Road, 90.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Panther Road, 180.00 feet.

BEING a portion of Lot Numbers 15 and 16 as shown on the above mentioned plan.

BEING the same premises which Leroy Goodman and Rhoda P. Goodman, by Deed dated May 26, 2010 and recorded May 27, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5768, Page 854, granted and conveyed unto Rhoda P. Goodman and Leroy Goodman.

Parcel Number: 30-00-51180-00-9.

Location of property: 1375 Panther Road, Rydal, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rhoda P. Goodman and Leroy Goodman** at the suit of Citimortgage, Inc. Debt: \$307,508.55.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

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11-33384

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section Number 5 "Meetinghouse Manor" made by C Raymond Weir, Registered Professional Engineer, dated February 24, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Edison Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northwestern side of Fort Washington Avenue (50 feet wide): (1) leaving Fort Washington Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Edison Drive;

(2) North 33 degrees, 40 minutes, 40 seconds West along the Northwestwardly side of Edison Drive 190.33 feet to a point of curve on the same; and (3) Northwestwardly still along the Northeasterly side of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 79.79 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Northwardly partly along the Northeasterly and partly along the Easterly sides of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 38.81 feet to a point of tangent on the Easterly side of Edison Drive; thence extending North 00 degrees, 10 minutes West, 45.94 feet to a point; thence extending South 42 degrees, 19 minutes West, 152.87 feet to a point; thence extending South 79 degrees, 10 minutes, 50 seconds West, 136.41 feet to the first mentioned point and place of beginning.

BEING Lot Number 99 as shown on the above mentioned plan.

Parcel Number: 54-00-05884-00-2.

Location of property: 1631 Edison Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gentile and Jennifer Gentile** at the suit of Citimortgage, Inc. Debt: \$312,003.34.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

11-34347

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Elizabeth Polito and made by George Stanbridge Associates, dated February 24, 1982 and last revised on June 13, 1983, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Line Street (50 feet wide), said point being measured North 45 degrees, 36 minutes East, 46.00 feet from a point of intersection on the said Southeasterly side of Line Street and the Northeasterly side of East Third Street (50 feet wide); thence extending from said point of beginning and extending along the Southeasterly side of Line Street, North 45 degrees, 36 minutes East, 36.00 feet to a point a corner in line of lands now or late of Mary A. Storti and Louise G. Storti; thence extending along the same South 43 degrees, 20 minutes East, 159.42 feet to a point, a corner in line of lands now or late of Francis J. Vangelli; thence extending along the same South 45 degrees, 36 minutes West, 36.00 feet to a point, a corner in line of Lot No. 1 as shown on the above mentioned plan; thence extending along the same and passing partly through a party wall erected on this and adjoining premises, North 43 degrees, 20 minutes West, 159.42 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 2 on the above mentioned plan.

SUBJECT TO existing mortgages and liens of record.

TITLE TO SAID PREMISES IS VESTED IN Brian McDevitt, by Deed from Brian McDevitt and Lucinda A. Schwebel, dated June 10, 2008 and recorded June 12, 2008 in Deed Book 5696, Page 00151.

Parcel Number: 11-00-09117-00-7.

Location of property: 313 North Line Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian McDevitt, Executor of The Estate of Melba Benevento, Mortgagor and in His Individual Capacity as Real Owner** 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 2005-16. Debt: \$209,031.76.

**Joseph F. Riga**, Attorney.

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

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

12-01528

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a subdivision record Plan Springhouse Woods to be developed by Dresher Valley Builders, Inc. by Stout, Tacconelli & Associates, Inc. Civil Engineering & Land Surveying, dated 12/3/1993 and last revised 4/19/1994 and recorded in Plan Book A-55, Page 73, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Poplar Court (24.00 feet wide) said point being a corner of Lot No. 40 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 40 North 81 degrees, 30 minutes, 00 seconds East, 91.49 feet to a point in line of open space; thence extending along the same the two following courses and distances as follows, to wit; thence (1) South 08 degrees, 30 minutes, 00 seconds East, 46.50 feet to a corner; thence (2) South 81 degrees, 30 minutes, 00 seconds West, 90.98 feet to a point on the Northeasterly side of Poplar Court; thence extending along the same the two following courses and distances as follows, to wit; thence (1) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 5.04 feet to a point of tangent; thence (2) North 08 degrees, 30 minutes, 00 seconds West, 41.50 feet to a point a corner of Lot No. 40, being the first mentioned point and place of beginning.

BEING Lot No. 41 on the above mentioned plan.

UNDER AND SUBJECT inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of Springhouse Woods Homeowners Association recorded 5/25/1994 in the Office of the Recorder of Deeds of Montgomery County in Deed book 5078, Page 1907 &c. and any amendments to the said declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Sharon D. Ingersoll, by Deed from Hope Stewart, dated 04/30/2001, recorded 05/16/2001 in Book 5360, Page 1096.

Parcel Number: 39-00-03721-16-4.

Location of property: 801 Poplar Court, Ambler, PA 19002-2535.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon D. Ingersoll** at the suit of Citimortgage, Inc. Debt: \$293,800.43.

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

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

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

12-02581

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

BEGINNING at a point on the Southwest side of Washington Street at the distance one hundred ninety-six and sixty-five one-hundredths feet Northwestwardly from the West corner of Stanbridge and Washington Streets, a corner of this and land now or late of Edmund M. Evans; thence Southwestwardly through the middle of the partition wall between this and House #916 on said adjoining lot at right angles to said Washington Street, one hundred forty feet to Evans Alley; thence along said alley parallel to Washington Street, Northwestwardly fourteen and seventeen two-hundredths feet to a corner of this and land containing House #920 belonging now or late to Lindsey Shaw, et ux.; thence Northeastwardly passing through the middle of the partition wall between this and said House #920 at right angles to said alley, one hundred forty feet to Washington Street aforesaid; and thence along the Southwesterly side of said Washington Street, Southeastwardly fourteen and seventeen two-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Virginia E. Hadrick and Robert Glenn, by Deed from Virginia E. Hadrick, dated 06/04/1998, recorded 07/06/1998 in Book 5231, Page 1441.

Virginia Hadrick a/k/a Virginia E. Hadrick was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Virginia Hadrick a/k/a Virginia E. Hadrick's death on or about 05/26/2009, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 13-00-38076-00-8.

Location of property: 918 West Washington Street, Norristown, PA 19401-4436.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Glenn** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$45,693.93.

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

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

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

12-03577

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a revision of Subdivision Number 2 of Providence Hills, made by Donald H. Schurr, Registered Professional Engineer at Norristown, Pennsylvania, dated January 13, 1955 revised August 20, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mann Road (fifty feet wide) at the distance of one hundred five feet measured in a Northwestwardly direction along the said side of Mann Road from the Northeasternmost terminus of a radius round corner connecting the Southwesterly side of Mann Road with the Northwestwardly side of Brant Road (fifty feet wide).

COMMENCING in front or breadth along the Southwesterly side of Mann Road, eighty feet, and extending of that width in length or depth Southwestwardly between parallel lines at right angles with the said Mann Road, one hundred fifteen feet.

BEING known as Lot #75 on the above mentioned plan.

BEING the same premises which James Harvey Lyon and Teresa A. Lyon, his wife by Deed dated March 19, 1962 and recorded in Montgomery County in Deed Book Volume 3236, Page 837 conveyed unto Joseph A. Kurilla and Arlene C. Kurilla, his wife, in fee.

AND THE SAID Joseph A. Kurilla died on October 21, 1971.

BEING the same premises which Arlene C. Kurilla, a/k/a Arlene C. Hendrickson by Deed dated April 30, 1998 and recorded May 5, 1998 in Montgomery County in Deed Book Volume 5224, Page 976 conveyed unto Michael F. Cortellessa and Erin E. Cortellessa, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED in Michael F. Cortellessa and Erin E. Cortellessa, as Tenants by the Entireties by Deed from Arlene C. Kurilla a/k/a Arlene C. Hendrickson dated 04/30/1998 recorded 05/05/1998 in Deed Book 5224, Page 976.

Parcel Number: 43-00-07957-00-1.

Location of property: 2618 Mann Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erin E. Cortellessa and Michael F. Cortellessa** at the suit of Ocwen Loan Servicing, LLC. Debt: \$205,554.97.

**J. Eric Kishbaugh**, Attorney. I.D. #33078

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

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

12-07479

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 stake on the Southwesterly side of Moore Street, at the distance of eighty feet Easterly from the corner of Moore and Walnut Streets, a corner of this and land of Collins; thence Southwesterly at right angles to Moore Street on hundred feet to a point, a corner on the Northeasterly side of Clay Alley; thence Southeasterly along said side Clay Alley twenty feet to a point a corner of this and land conveyed to Calogero Bellitti; thence Northeasterly parallel with the first line, the line passing through the middle of the partition wall between the house on these premises and house of said Bellitti, one hundred feet to the Southwesterly side of Moore Street, aforesaid; and thence Northwesterly along said side of Moore Street twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Agnes L. Lumpkin, by Deed from Agnes Lumpkin, dated 01/26/2004, recorded 02/23/2004 in Book 5497, Page 52.

Parcel Number: 13-00-26016-00-8.

Location of property: 410 East Moore Street a/k/a 410 Moore Street, Norristown, PA 19401-5153.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Agnes L. Lumpkin** 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: \$52,415.07.

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

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

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

12-08553

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Plan of Subdivision of Sturbridge Village (formerly Waverly Crossing) by Schlosser & Clauss, Consulting Engineers, Inc. dated 1/6/2006 and last revised 5/11/2007 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book 28, Page 472, as follows, to wit:

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Jenna R. Smith and Carl E. Scaramuzza by Deed from Atlantis Properties, L.P., a Pennsylvania Limited Partnership, by Vice President, John D. Boyd, dated April 28, 2008 and recorded October 14, 2008 in Deed Book 5710, Page 02190.

Parcel Number: 56-00-00003-01-3.

Location of property: 113 Old Allentown Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jenna R. Smith, Carl E. Scaramuzza and United States of America** at the suit of Federal National Mortgage Association. Debt: \$370,191.26.

**Andrew L. Markowitz**, Attorney.

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

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

12-08859

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan and survey thereof, known and designated as Plan of Lots of Woods Edge, made by Russell S. Lyman, Registered Professional Engineer and Surveyor dated 12/14/1954 and revised 3/4/1955, recorded in the Office for the Recording of Deeds in Montgomery County in Plan Book B-2, Page 45 in the manner, to wit:

BEGINNING at a point, the Southeasterly side of Holly Drive (50 feet wide) said point being these 6 courses and distances from a point of curve on the Northwesterly side of Butternut Drive (50 feet wide): (1) leaving Butternut Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northeasterly side of Holly Drive; (2) North 28 degrees, 45 minutes West along the Northeasterly side of Holly Drive 46.46 feet to a point of curve in the same; (3) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet along the Northeasterly side of Holly Drive the arc distance of 64.14 feet to a point of tangent in the same; (4) North 49 degrees, 45 minutes West along the Northeasterly side of Holly Drive 65 feet to a point of curve in the same; (5) Northwestwardly and Northeastwardly partly along the Northeasterly and partly along the Southeasterly side of Holly Drive on the arc of a circle curving to the right having a radius of 125 feet, the distance of 196.35 feet to a point of tangent on the Southeasterly side of Holly Drive; and (6) North 40 degrees, 15 minutes East along the Southeasterly side of Holly Drive 453 feet to the place of beginning.

CONTAINING in front or breadth on the said of Holly Drive 70 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Holly Drive 190 feet.

BEING the same premises which Gloria A. Lauterio, by Deed dated September 26, 1997 and recorded October 16, 1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5203, Page 888, granted and conveyed unto William E. Meisner and Denise M. Meisner.

Parcel Number: 36-00-05104-00-8.

Location of property: 113 Holly Drive, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Meisner and Denise M. Meisner** at the suit of Bank of America, N.A. Debt: \$249,708.07.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

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12-08969

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof made by Chambers Associates, Inc. Professional Engineers and Surveyors, dated June 27, 1977 and last revised December 21, 1978, being recorded in Plan Book A-36, Page 17, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Schlosser Road (50 feet wide) a corner of Lot Number 17 as shown on said plan which point is measured the four following courses and distances along the said side of Schlosser Road from its point of intersection with the Northeasterly side of Unruh Lane (50 feet wide) (1) Northeasterly measured 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; (2) North 75 degrees, 04 minutes East, the distance of 171.25 feet to a point of curve; (3) thence extending on the arc of a curve curving to the left, having a radius of 325.00 feet the arc distance of 62.97 feet to a point of tangent; and (4) thence extending North 63 degrees, 57 minutes, 56 seconds East, the distance of 57.17 feet to the point of beginning; thence extending from said point of beginning along the said Southeasterly side of Schlosser Road, North 63 degrees, 57 minutes, 56 seconds East, the distance of 186.33 feet to a point a corner of Lot No. 13; thence extending along Lot No. 13, South 26 degrees, 54 minutes, 57 seconds East, 329.19 feet to a point in line of Lot No. 16; thence along Lot No. 16 South 63 degrees, 37 minutes, 32 seconds West, 186.32 feet to a point; thence extending along the 25 feet wide access way to Lot No. 16, North 26 degrees, 54 minutes, 57 seconds West, 330.29 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 15 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Dale F. Joy, by Deed from Nancy D. Smith and David F. Smith, dated 05/12/2006, recorded 06/06/2006 in Book 5603, Page 546.

Parcel Number: 53-00-07324-18-3.

Location of property: 2451 Schlosser Road, Harleysville, PA 19438-3132.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dale F. Joy** at the suit of Wells Fargo Bank, N.A. Debt: \$408,964.45.

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

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

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

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12-09584

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in County of Montgomery in Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit 2-D, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.3517%.

Parcel Number: 59-00-19898-14-9.

Location of property: 515 North York Road, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William T. Gwin, Sr., Barbara W. Gwin and William Gwin, Jr.** at the suit of School District of Upper Moreland Township. Debt: \$2,683.48.

**James R. Wood**, Attorney.

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

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

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12-09773

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of "Albidale" Section 8, made for Golden Gate Development Corporation by Engineering and Planning Associates, Inc., Consulting Engineers, dated 3/2/1970 and last revised on 4/7/1971, as follows, to wit:

BEGINNING at a point on the Northwestern side of Spring Run Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeastly side of Finney Road (50 feet wide): (1) leaving Finney Road on the arc of a circle curving to the left having a radius of 30.00 feet, the arc distance of 47.12 feet to a point of tangent on the Northwestern side of Spring Run Road; (2) North 34 degrees, 19 minutes, 30 seconds East on the Northwestern side of Spring Run Road 96.29 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwestern side of Spring Run Road 125.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Spring Run Road 150.00 feet.

BEING Lot No. 487 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED in Alexander Shenkar and Anna Shenkar by Deed from Robert M. Kotzen and Phyllis Kotzen, husband and wife dated May 20, 1999 and recorded May 27, 1999 in Deed Book 5273, Page 0624.

AND THE SAID Anna Shenkar departed this life on 03/24/2012, thus vesting title to Alexander Shenkar.

Parcel Number: 41-00-08716-07-2.

Location of property: 3598 Spring Run Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alexander Shenkar** 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 C/WALT, Inc., Alternative Loan Trust 2005-36 Mortgage Pass-Through Certificates, Series 2005-36. Debt: \$430,020.28.

**Marc 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.

12-11595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, located in **Springfield Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 119 on a plan called 'Sunnybrook North Hills' made for Sunnybrook, Inc., dated June 1st, 1946, by Barton and Martin, Engineers, and recorded at Norristown in Plan Book 1680-A, Page 55, and more particularly bounded and described, as follows, to wit:

SITUATE on the Northwestern side of Paper Mill Road, (as shown on said plan) at the distance of 255 feet measured North 46 degrees, 13 minutes East from its intersection with the Northeastly side of Golf Road (60 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Northwestern side of Paper Mill Road, 60 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said side of Paper Mill Road, 135 feet.

TITLE TO SAID PREMISES IS VESTED IN Joseph H. Boyle and Susan I. Egbert-Boyle, h/w, by Deed from Vincent T. Pellegrino and Patricia A. Pellegrino, h/w, dated 12/16/1994, recorded 12/19/1994 in Book 5100, Page 1351.

Parcel Number: 52-00-13045-00-7.

Location of property: 117 Paper Mill Road, Oreland, PA 19075-1918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph H. Boyle a/k/a Joseph Boyle and Susan I. Egbert-Boyle a/k/a Susan Boyle** at the suit of Wells Fargo Bank, N.A. Debt: \$119,107.27.

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

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

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

12-12620

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made for the Evans Construction Company by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania on 6/10/1955, as follows:

BEGINNING at a point on the Northwestern side of Ivy Lane (50 feet wide) which point is measured the 3 following courses and distances from the point formed by the intersection of the Northwestern side of Ivy Lane (50 feet wide) with the Southwesterly side of Welsh Road, (50 feet wide) (both lines produced): (1) extending from said point of intersection South 47 degrees, 22 minutes, 30 seconds West, 224.50 feet to a point of curve; (2) on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of reverse curve; and (3) on a line curving to the left having a radius of 175 feet the arc distance of 214.89 feet to the point and place of beginning; thence extending from said beginning point along the Northwestern side of Ivy Lane, Westwardly on a line curving to the left, having a radius of 175 feet the arc distance of 60 feet to a point of tangent in the Northwestern side of Ivy Lane; thence extending still along the same South 47 degrees, 22 minutes, 30 seconds West, 44 feet to a point; thence extending North 42 degrees, 37 minutes, 30 seconds West, 186.91 feet to a point on the Northwestern side of a certain 25 feet wide right-of-way for drainage as shown on said plan; thence extending along the same the 4 following courses and distances: (1) North 77 degrees, 40 minutes East, 59.97 feet to a point; (2) North 47 degrees, 39 minutes East, 40 feet to a point; (3) North 66 degrees, 17 minutes East, 50 feet to a point; and (4) North 50 degrees, 55 minutes East, 17.09 feet to a point; thence extending South 22 degrees, 59 minutes East, 158.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 56 as shown on said plan.

UNDER AND SUBJECT to certain restriction as now appear of record.

BEING the same premises which Sang Wook Choi and Kyung Ae Choi by Deed dated 12/30/03 and recorded on 01/23/04 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Instrument No. 200412769, granted and conveyed unto Michael Toll and Genevieve Toll.

Parcel Number: 56-00-04099-00-3.

Location of property: 56 Ivy Lane, Lansdale, PA 19446.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Michael J. Toll and Genevieve Toll** at the suit of PNC Bank, National Association. Debt: \$211,844.55.

**Louis P. Vitti**, Attorney.

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

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

12-12953

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Merion made by Bursich Associates, Inc., dated 1/29/1993 last revised 10/27/1995 and recorded in Plan Book A-56, Page 178, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Merion Drive (50 feet wide); said point of beginning being measured the two following courses and distances from a point of curve on the Southeasterly side of Merion Drive (50 feet wide): (1) leaving the Southeasterly side of Merion Drive along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Merion Drive; and (2) South 63 degrees, 54 minutes, 5 seconds East, 90 feet to the point of beginning, said point of beginning also being a corner of Lot #66 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Merion Drive the two following courses and distances: (1) South 63 degrees, 54 minutes, 5 seconds East, 41.60 feet to a point of curve; and (2) Southeasterly along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 3.41 feet to a point a corner of Lot 68; thence extending along the same South 26 degrees, 5 minutes, 55 seconds West, 100.03 feet to a point in line of area marked open space; thence extending along the same North 63 degrees, 54 minutes, 5 seconds West, 45 feet to a point a corner of Lot 66; thence extending along the same North 26 degrees, 5 minutes, 55 seconds East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 09/28/2006, given by Harold R. McCoy and Shirley I. McCoy, husband and wife to Carl Gillings and Althea C. Gillings, husband and wife and recorded 10/19/2005 in Book 5620, Page 1588 Instrument #2006130044.

Parcel Number: 37-00-02954-52-8.

Location of property: 147 Merion Drive, Royersford, PA 19468-1350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl Gillings and Althea C. Gillings a/k/a Alethea Gillings** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16. Debt: \$239,638.68.

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

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

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

12-13449

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and bounded and described according to a survey and plan thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on November 21, 1940, as follows, to wit:

SITUATE on the Northwest side of Cedar Road (50 feet wide) at the distance of 316.49 feet Northeast from the Northeast side of Montgomery Avenue (50 feet wide).

CONTAINING in front or breadth on the said Northwest side of Cedar Road, 50 feet and extending of that width in length or depth Northwest between parallel lines at right angles to the said Cedar Road 125 feet.

BEING Lot No. 425 on Plan of Fox Chase Manor, recorded at Norristown, Pennsylvania in Deed Book 953, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Eithina Kleinbart, by Deed from John M. Schraeder and Eva M. Schraeder dated 11/15/2001, recorded 11/21/2001 in Book 5386, Page 0845, Instrument #024291.

Parcel Number: 30-00-07044-00-9.

Location of property: 826 Cedar Road a/k/a 826 North Cedar Road, Jenkintown, PA 19046-4111.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eithina T. Kleinbart a/k/a Eithina Kleinbart** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates, series FHAMS 2006-FA4, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its Capacity as Agent for the Trustees Under the Pooling and Servicing Agreement. Debt: \$211,471.12.

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

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

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

12-14179

ALL THAT CERTAIN brick bungalow and lot, piece or parcel of land, situate the rear of No. 20 Vine Street in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the Easterly right-of-way of a private 20 feet wide lane owned by Stanley G. Flagg & Company, said point being distant South 14 degrees, 25 minutes East, 61.31 feet from the Southerly property line of West Vine Street; thence along other lands of Paul V. Short and wife, North 45 degrees, 35 minutes East, 23.48 feet to a corner; thence continuing along other lands of Stanley Swinehart and wife, South 20 degrees, 42 minutes East, a distance of 76.50 feet to a point on the Northerly property line of a given 20 feet wide private alley; thence along same South 69 degrees, 18 minutes West, 32.04 feet to the Easterly property line of the aforesaid private Flagg Alley; thence along the same North 14 degrees, 25 minutes West, a distance of 79.53 feet to the point or place of beginning.

Parcel Number: 64-00-05062-00-4.

Location of property: 20 West Vine Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dennis Dempsey** at the suit of Pottsgrove School District. Debt: \$2,861.01.

**James R. Wood**, Attorney.

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

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

12-14232

ALL THAT CERTAIN brick message and two lots of lands situate in the Sixth Ward of **Pottstown Borough**, Montgomery County Pennsylvania on the South side of Queen Street bounded and described, as follows, to wit:

ONE THEREOF beginning at a point in the South line of Queen Street at the distance of 105 feet, 3 inches Westwardly from the Southwest corner of Montgomery and Queen Streets a corner of this land now or late of John W. Culp and wife; thence Southwardly by the same 140 feet to a 20 feet wide alley passing in part of said courses and distances through the middle of an alley 2 feet, 4 inches wide separating the hereby granted message and message of Culp and wife; thence by the said 20 feet wide alley Westwardly 14 feet, 9 inches to Lot No. 106; thence by the same Northwardly 140 feet to the South side of Queen Street aforesaid; thence by same Eastwardly 14 feet, 9 inches to the place of beginning.

THE OTHER thereof beginning at a point in the said side of Queen Street, a corner of this and Lot No. 104; thence by said Lot No. 104 Southwardly 140 feet to a 20 feet wide alley; thence by said alley Westwardly 30 feet to a corner of Lot No. 108; thence by same Northeastwardly 140 feet to Queen Street aforesaid, thence by same Eastwardly 30 feet to the place of beginning.

BEING Lot No. 106 on plan of Joseph Potts, Jr. and other.

BEING the same premises which Amy B. Decker n/k/a Amy B. Travis by Deed dated 06/30/2004 and recorded 07/28/2004 in Montgomery County in Deed Book 5519, Page 302 granted and conveyed unto Charles A. O'Blosser and Karen M. O'Blosser, husband and wife.

Parcel Number: 16-00-23160-00-8.

Location of property: 888 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles A. O'Blosser and Karen M. O'Blosser** at the suit of FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings, LLC. Debt: \$144,337.52.

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

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

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

12-14366

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled Pines at Gwynedd made by George B. Standbridge Associates, dated June 30, 1983 and last revised September 6, 1983, said plan being recorded in Plan Book A-45, Page 80, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Woodford Road (50.00 feet wide), said point being at the arc distance of 15.71 feet measured along the arc of a circle curving to the left, having a radius of 10.00 feet from a point of curve on the Southwesterly side of Spruce Circle (50.00 feet wide); thence extending from said point of beginning along the Southeasterly side of Woodford Road the two following courses and distances: (1) South 42 degrees, 23 minutes, 20 seconds West, 177.34 feet to a point of curve; and (2) along the arc of a circle curving to the left, having a radius of 325.00 feet, the arc distance of 22.14 feet to a point a corner of Lot 29 as shown on the above mentioned plan; thence extending along the same South 55 degrees, 23 minutes, 50 seconds East crossing a certain easement 197.00 feet to a point a corner of Lot 27 as shown on the above mentioned plan; thence extending along the same North 32 degrees, 24 minutes, 43 seconds East, 189.24 feet to a point on the Southwesterly side of Spruce Circle; thence extending along the same the two following courses and distances: (1) along the arc of a circle curving to the right, having a radius of 350.00 feet, the arc distance of 67.05 feet to a point of tangent; and (2) North 46 degrees, 36 minutes, 40 seconds West, 82.77 feet to a point of curve; thence extending along the arc of a circle curving to the left, 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 28 as shown on the above mentioned plan.

BEING the same premises that Dratch Construction Company (Pennsylvania Corporation), by Deed dated June 17, 1985 and recorded June 24, 1985 in the County of Montgomery (in Book 4770, Page 101) (as Document No. 009345) granted and conveyed unto Joseph B. Timoney, Jr. and Barbara P. Timoney, his wife, his/her heirs and assigns, in fee.

Parcel Number: 56-00-10003-57-9.

Location of property: 200 Spruce Circle, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph B. Timoney, Jr. and Barbara P. Timoney** at the suit of Susquehanna Bank s/b/m/t Abington Bank. Debt: \$381,178.26.

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

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

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

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12-15253

ALL THAT CERTAIN tract or piece of land with the building and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated July 6th 1951, as follows, to wit:

BEGINNING at a pin in the center line of a public road leading from State Highway Route 113 to Salford Church (33 feet wide), a corner of this and of Robert Y. Ziegler, et ux.; thence along said Ziegler's land, South 42 degrees, West 200 feet to an iron pin, a corner of land of Harvey L. Clemmer, of which this was a part; thence along the same, North 48 degrees, 25 minutes West, 100 feet to an iron pin, a corner; thence still along said Clemmer's Land, North 42 degrees, East 200 feet to a pin in the center line of the highway, aforesaid; thence in and through the center line of said highway South 48 degrees, 25 minutes East, 100 feet to the place of beginning.

BEING the same premises which Deana Bartleson, by Deed dated February 23, 1998 and recorded February 25, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5217, Page 603, granted and conveyed unto Christopher Cole and Jessica L. Cole.

Parcel Number: 50-00-03004-00-6.

Location of property: 538 Oak Drive, Lower Salford, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Cole and Jessica L. Cole** at the suit of Citimortgage, Inc. Debt: \$88,433.97.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

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12-15459

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey of property of Carrie F. Bubb made by Donald M. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania dated May 26, 1964 and revised June 1, 1964, as follows, to wit:

BEGINNING at a spike set in the bed of Black Rock Road, at a corner of land of James H. McCurdy; thence along the title line in Black Rock Road, North 60 degrees, 28 minutes West, 163.35 feet to a point; thence still along said title line and crossing the Southwest side of the existing blacktop cartway, North 71 degrees, 28 minutes West, 186.45 feet to a point; thence North 20 degrees, 15 minutes West, 143.74 feet to a point; thence re-crossing the existing blacktop cartway of Black Rock Road, by remaining land of Carrie F. Bubb and along land of H. Jay Force, crossing a driveway leading into the buildings on these premises being conveyed, North 48 degrees, East, 445.13 feet to an existing iron pin in line of lands of Horace A. Ashenfelder; thence along said land, South 44 degrees, 46 minutes East, 398.88 feet to an existing land stone; thence by lands of James H. McCurdy, South 40 degrees, 2 minutes West, 377.85 feet to the first mentioned point and place of beginning.

BEING the same premises that Sue Tiefenthaler by deed dated January 10, 2002, and recorded January 29, 2002, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5393, Page 1725, granted and conveyed unto Lorenzo A. DeSimone, in fee.

Parcel Number: 61-00-00247-00-7.

Location of property: 750 Black Rock Road, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lorenzo A. DeSimone** at the suit of U.S. Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2006-AC3. Debt: \$456,642.45.

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

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

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

12-15459

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan called Bramblewyck made for Streeper Kar, III, by James H. Strothers Associates, Professional Engineers and Surveyors, Sellersville, Pennsylvania, dated June 29, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 420, as follows, to wit:

BEGINNING at a point of curve in the cul de sac of Bayberry Circle measured the two following courses and distances from a point of curve on the Northwesterly side of Courtland Avenue (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.25 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 300 feet the arc distance of 113.11 feet; thence extending from said point and place of beginning along said cul de sac of Bayberry Circle the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 23.47 feet to a point of reverse curve; (2) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 65.66 feet to a point, a corner of Lot No. 22; thence extending along said lot passing through the center of a 20 feet wide storm sewer easement North 14 degrees, 10 minutes, 9 seconds East, 186.87 feet to a point, a corner of a 50 feet wide access and utility right-of-way; thence extending along said right-of-way South 43 degrees, 14 minutes, 1 second East, 150 feet to a point, a corner of Lot No. 24; thence extending along said lot, South 05 degrees, 38 minutes, 1 second West, 172.19 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joann Petaccio, by Deed from Harry Petaccio and Joann Petaccio, h/w, dated 10/14/2003, recorded 02/05/2004 in Book 5494, Page 538.

Parcel Number: 50-00-00054-17-5.

Location of property: 781 Bayberry Circle, Harleysville, PA 19438-1667.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joann Petaccio a/k/a Joanne M. Petaccio** at the suit of Nationstar Mortgage, LLC. Debt: \$219,416.92.

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

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

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

12-16930

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, bounded and described in accordance with a survey thereof made October 13, 1951 by Donald H. Schurr, Registered Licensed Surveyor, as follows, to wit:

BEGINNING at a point on the Southwest side of Montgomery Avenue (50 feet in width) at the distance of three hundred twenty-two and twenty-two one-hundredths feet erroneously set out in prior deeds as three hundred seventy-two and twenty-two one-hundredths feet Southeasterly from the Southeast side of Third Street, a point a corner of land of Donald R. Ford and Jane M. Ford, his wife; thence extending along the said Southwest side of Montgomery Avenue South 43 degrees, 25 minutes East, sixty and seventy-eight one-hundredths feet to a point a corner of land of Marvel-Coles Company; thence extending along said land South 46 degrees, 35 minutes West, one hundred thirty-six feet to a point a corner; thence still extending along said land North 43 degrees, 25 minutes West, sixty and seventy-eight one-hundredths feet to a point a corner of land of Donald R. Ford and Jane M. Ford, his wife; thence extending along said land the line for a portion of the distance passing through the center of the partition wall dividing the house erected on these premises from the one on the adjoining premises, North 46 degrees, 35 minutes East, one hundred thirty-six feet to the first mentioned point and place of beginning.

TOGETHER with, unto the Grantees, their heirs and assigns the use, right, liberty and privilege at all times hereafter, forever of a four inch terra cotta drain extending over and through premises adjoining to the Northwest, the cost of maintaining and keeping said drain in repair to be borne equally by the grantees, herein and the adjoining owners to the Northwest, their heirs and assigns.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Kamarah M. Pasley by Deed from Elizabeth M. Jones, Executrix, Estate of Jean Hamilton Jones, a/k/a Jean H. Jones, Deceased dated August 15, 2007 and recorded August 27, 2007 in Deed Book 5662, Page 02355.

Parcel Number: 33-00-05806-00-2.

Location of property: 215 Montgomery Avenue, East Norriton, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kamarah M. Pasley** at the suit of Bank of America, N.A. Debt: \$273,617.63.

**Marc 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.

12-18674

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan, Winding Brooke Estates, Phase II made for John H. Backenstose and Brian D. Backenstose by Bursich Associates, dated 2/25/1988 and recorded in Plan Book A-49, Page 369, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Donna Lane (50 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.62 feet from a point of curve on the Southeastly side ultimate right-of-way line of Pleasant View Road (to be widened to 30 feet from the existing center line thereof); thence extending from said point of beginning and along the Southwesterly side of Donna Lane South 47 degrees, 03 minutes, 00 seconds East, 59.20 feet to a point, a corner in line of Lot No. 2; thence extending along the same South 42 degrees, 57 minutes, 00 seconds West, 138.72 feet to a point, a corner in line of lands now or late of Kenneth and Judith Crush; thence extending along the same North 45 degrees, 24 minutes, 39 seconds West, 91.62 feet to a point, a corner on the Southeastly side ultimate right-of-way line of Pleasant View; thence extending along the same North 46 degrees, 43 minutes, 21 seconds East, 112.99 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.62 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Walters and Tammie L. Walters, h/w, by Deed from Kathryn J. Messer, dated 01/15/2002, recorded 02/05/2002 in Book 5394, Page 1531.

Parcel Number: 42-00-01255-00-8.

Location of property: 2210 Donna Lane, Pottstown, PA 19464-2633.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Walters and Tammie L. Walters** at the suit of JP Morgan Chase Bank, National Association. Debt: \$235,737.24.

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

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

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

12-18773

ALL THAT CERTAIN unit designated on the Declaration of Condominium for Oxford of Blue Bell Condominium located at 1700 Narcissa Road, in **Whitpain Township**, County of Montgomery and State of Pennsylvania by the recording of a Declaration of Condominium, dated 3/27/2006 and recorded 3/28/2006 at Norristown, Pennsylvania in Deed Book 5594, Page 2698, and First Amendment thereto dated 4/3/2006 and recorded 4/6/2006 at Norristown, Pennsylvania in Deed Book 5596, Page 1281.

BEING Unit No. 13 as being set forth on the Plats and Plans in the aforesaid Declaration of Condominium as Exhibit 'B' therein.

TOGETHER with all the right, title and interest, being a percentage of undivided interest, of, in and to the common elements as being forth in the aforesaid Declaration of Condominium that may be changed from time to time by any Amendments that may be recorded in the future.

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Gustafson and Genina Vaughn, by Deed from Oxford of Blue Bell, L.P., dated 06/05/2007, recorded 06/27/2007 in Book 5652, Page 2102.

Parcel Number: 66-00-04621-64-5.

Location of property: 13 Barclay Court a/k/a 13 Barclay Court, Building 203 U-13, Blue Bell, PA 19422-2539.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Genina Vaughn and Kevin D. Gustafson** at the suit of JP Morgan Chase Bank, National Association as Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank f/a Successor by Merger to Bank United. Debt: \$208,764.11.

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

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

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

12-19098

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about, to be erected thereon, situate in the **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Record Plan Easterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 203, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ross Lane (50 feet wide) a corner of this and Lot No. 208 on said plan; thence extending from said point of beginning and along the Northwesterly side of Ross Lane, aforesaid the two following courses and distances viz: (1) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 48.06 feet to a point of tangent therein; and (2) South 47 degrees, 47 minutes, 03 seconds West, 30.47 feet to a point, a corner of Lot No. 206 on said plan; thence extending along the same, crossing a 15 feet wide Deed Restricted Yard Area in the bed of a 50 feet wide buffer yard, North 42 degrees, 12 minutes, 57 seconds West, 115.00 feet to a point in line of Open Area "I"; thence extending along the same, North 47 degrees, 47 minutes, 03 seconds East, 34.70 feet to a point a corner of Lot No. 208 aforesaid; thence extending along the same, recrossing the aforesaid 15 feet wide Deed Restricted Yard Area in the bed of a 50 feet wide Buffer Yard, South 64 degrees, 09 minutes, 31 seconds East, 114.14 feet to the first mentioned point and place of beginning.

BEING Lot No. 207 on said plan.

BEING the same premises which Westrum Perkiomen Greene Limited Partnership by Deed dated 11/13/1998 and recorded 12/9/1998 in Montgomery County in Deed Book 5251, Page 2155 conveyed unto Shalanhudln Shahriar, and Shagorika Shahriar, husband and wife, in fee.

AND THE SAID Shalanhudln Shahriar is also known as Sal Shahriar.

AND, Shagorika Shahriar, spouse of Shalanhudln Shahriar, joins in this Deed for the purpose of conveying the premises described herein free and clear of any potential future claim, in the event of a divorce or an annulment that the premises or the proceeds, or any portion of either of them, as "marital property" as this term is defined in the Pennsylvania Divorce Code.

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 Jeffrey K. Robinson, Michael P. MacGregor and Stephanie L. Robinson by Deed from Shalanhudln Shahriar and Shagorika Shahriar, dated June 16, 2005 and recorded July 12, 2005 in Deed Book 05561, Page 2113.

Parcel Number: 48-00-01841-13-6.

Location of property: 302 Ross Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey K. Robinson, Michael P. MacGregor and Stephanie L. Robinson** at the suit of Bank of America, N.A. Debt: \$262,943.01.

**Andrew L. Markowitz**, Attorney.

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

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

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12-19401

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, and described according to Plan of 'Upland Village' made by Ludgate Engineering Corporation dated 3/23/1998 and last revised 5/4/1998 and recorded in Montgomery County in Plan Book A-58, Page 118, 119, and 120 and 121, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Upland Street (50 feet wide) which point of beginning is common to this Lot and Lot No. 24 as shown on said plan; thence extending from said point of beginning, Northeastwardly along the Southeasterly side of Upland Street on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 56.44 feet to a point on the line dividing the Borough of Pottstown and the Township of West Pottsgrove; thence extending along the same, South 66 degrees, 09 minutes, 10 seconds East, 51.43 feet to a point, a corner of Lot No. 88 as shown on said plan; thence extending along the same, the three following courses and distances, viz: (1) South 23 degrees, 50 minutes, 50 seconds West, 86.02 feet to a point; (2) South 76 degrees, 00 minutes, 00 seconds West, 10.00 feet to a point; and (3) South 71 degrees, 08 minutes, 39 seconds West, 27.03 feet to a point, a corner of Lot No. 24, aforesaid; thence extending along the same, North 18 degrees, 08 minutes, 01 second West, 101.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 89 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Annette H. Reece, by Deed from Spring Hill Realty, Inc., a Pennsylvania Corporation, dated 05/31/2000, recorded 06/29/2000 in Book 5321, Page 1879.

Parcel Number: 16-00-29665-37-9.

Location of property: 704 Upland Street, Pottstown, PA 19464-5185.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annette H. Reece** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$131,932.05.

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

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

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

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12-19948

ALL THAT CERTAIN brick dwelling house and lot or land, situate in **Pottstown Borough**, Montgomery County and State of Pennsylvania, on the South side of Lincoln Avenue between Franklin and Washington Streets known as 416 Lincoln Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Lincoln Avenue at a corner of this and Lot No. 137; thence by said lot Southwardly 140 feet to Spruce Alley; thence by the same Westwardly 15 feet more or less to land of African M.C. Bethel Church; thence by the same Northwardly 140 feet to the South side of Lincoln Avenue, aforesaid; passing part of said course and distance through the middle of the brick division or partition wall of this and house of parsonage of said African M.C. Bethel Church immediately adjoining to the West; thence along the South side of said Lincoln Avenue Eastwardly 15 feet to the place of the beginning.

Parcel Number: 16-00-18744-00-5.

Location of property: 416 Lincoln Avenue, Pottstown, PA 19464-4704.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul T. Cartwright, Jr. and Lisa M. Cartwright** at the suit of Diamond Credit Union. Debt: \$70,761.36.

**Philip G. Curtin**, Attorney.

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

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

12-21160

**PREMISES "A":**

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots #17 and #18 in Block "L" on Plan of Lots of Norristown Park, Map #6 plan recorded in Deed Book 853, Page 600 made by James Cresson, Civil Engineers on 5/11/1923, as follows, to wit:

BEGINNING at a point on the Southwestwardly side of Second Street (40 feet wide) at the distance of 220 feet Southeast from the Southeastwardly side of Barry Avenue (40 feet wide); thence extending along said side of Second Street South 18 degrees, 09 minutes, East, 40 feet; thence extending South 71 degrees, 15 minutes West, 100 feet; thence extending North 18 degrees, 09 minutes West, 40 feet to a point; thence extending North 71 degrees, 15 minutes East, 100 feet to the aforesaid West side of Second Street, the first mentioned point and place of beginning.

**PREMISES "B":**

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in Norristown, Park, in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and known and designated as Lots 315 and #16 Block "L" on a certain plan of lots surveyed by James Cresson, Civil Engineer and Surveyor, Norristown, Pennsylvania dated May 1923 and known as Map #6 of Norristown Park which said map is on file in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, the said lots being 40 feet in front and 40 feet in the rear by 100 in depth, more or less.

**PREMISES "C":**

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots #19 and #20, Block "I", being 40 feet front, facing Second Street and 40 feet in the rear by 100 feet in depth, as shown and laid out on a certain plan of lots "Map Number 6 of Norristown Park", surveyed by James Cresson, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file in the Recorder's Office of Montgomery County, State of Pennsylvania in Plan Book 653, Page 600.

BEING the same premises which John D. Williamson and Ann M. Williamson, his wife, by Deed dated 08/27/1965 and recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on 08/30/1965 in Deed Book 3394, Page 457 granted and conveyed unto Charles Mitchell and Mildred E. Mitchell, his wife, their heirs and assigns, in fee.

AND the said Charles Mitchell has since departed this life on \_\_/\_\_/\_\_ whereby title to said premises became vested unto Mildred E. Mitchell, his wife, by operation of law.

ON June 7, 2011 Mildred E. Mitchell departed this life leaving title to said premises vested unto Patricia Whitenight, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Mildred E. Mitchell, Deceased Mortgagor and Real Owner, Carol Grieb, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner and Bonnie Williamson, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner.

TITLE TO SAID PREMISES IS VESTED IN Charles Mitchell and Mildred E. Mitchell by Deed from John D. Williamson and Ann M. Williamson dated August 27, 1965 and recorded August 30, 1965 in Deed Book 3394, Page 457.

Parcel Number: 43-00-12778-00-4.

Location of property: 2826 Second Street, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Whitenight, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Mildred E. Mitchell, Deceased Mortgagor and Real Owner and Carol Grieb, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner and Bonnie Williamson, Known Surviving Heir of Mildred E. Mitchell, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$166,740.19.

**Celine P. DerKrikorian**, 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.

12-21222

ALL THAT CERTAIN unit designated as Unit No. A-202 being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded in the Office of the Recording of Deeds &c., in and for the County of Montgomery at Norristown, Pennsylvania on the 19th day of January A.D. 1982 in Deed Book 4676, Page 443, etc., and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

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

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, easements, rights of way, terms, rights and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Robert Singer and Lesley Singer, h/w, by Deed from Mark Howlin, dated 06/30/2008, recorded 07/15/2008 in Book 5700, Page 779.

Parcel Number: 31-00-06893-18-6.

Location of property: 1600 Church Road, Condominium A-202, Wyncote, PA 19095-1928.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Robert Singer and Lesley Singer** at the suit of Wells Fargo Bank, N.A. Debt: \$66,445.39.

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

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

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

12-21470

ALL THAT CERTAIN lot or piece of ground, situate in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of the Hansen Tract, made for Marvin Blum by Yerkes Associates, Inc., dated August 29, 1974, last revised January 31, 1975, as follows, to wit:

BEGINNING at an iron pin on the Northeastly side of a proposed road now known as Hansen Court (50 feet wide); being measured along the said proposed road now known as Hansen Court, the following eight (8) courses and distances from a point on the Southwesterly side of Montgomery Avenue (60 feet wide) as shown on said plan: (1) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) South 05 degrees, 26 minutes West, 33.52 feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 34.24 feet to a point of curve; (4) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 199.36 feet to a point of reverse curve; (5) on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet to a point of tangent; (6) North 84 degrees, 34 minutes West, 65.89 feet to a point of curve; (7) on the arc of a circle curving to the left, having a radius of 75 feet, the arc distance of 153.70 feet to a point of tangent; and (8) South 21 degrees, 59 minutes East, 15.45 feet to the point of beginning; thence from said beginning point, along Lot No. 9 on said plan, North 68 degrees, 01 minute East, 75 feet to an iron pin, a corner of Lot No. 8 on said plan; thence along said Lot, South 40 degrees, 25 minutes East, 63.25 feet to an iron pin, a corner of Lot No. 11 on said plan; thence along said lot, South 68 degrees, 01 minute West, 95 feet to an iron pin on the Northeastly side of said proposed road known as Hansen Court; thence along said road, North 21 degrees, 59 minutes West, 60 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey R. Gwin and Grace A. Gwin, h/w, by Deed from Marjorie Dilsheimer, dated 08/24/1992, recorded 08/31/1992 in Book 5017, Page 540.

Parcel Number: 12-00-01760-08-2.

Location of property: 10 Hansen Court, Narberth, PA 19072-1713.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Grace A. Gwin and Jeffrey R. Gwin** at the suit of U.S. Bank, National Association as Trustee for Bear Stearns Asset-Backed Securities Trust 2004-AC4, Asset-Backed Certificates, Series 2004-AC4. Debt: \$408,486.78.

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

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

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

12-22127

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a certain plan of a portion of "Wedgewood Park" for Mason-McDowell Corporation made by Damon and Foster, C.E., Sharon Hill, Pennsylvania, dated 1/22/1962 and revised 3/16/1962, as follows, to wit:

BEGINNING at a point on the Northeastly side of Wedgewood Drive (60 feet wide) said point being the seven following courses and distances from a point of curve on the Northwestly side of the proposed widening of Moyers Road (46.50 feet wide): (1) leaving Moyers Road, on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeastly side of Wedgewood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Northeastly side of Wedgewood Drive (80 feet wide) 149.20 feet to a point of curve connecting the Northeastly side of Westwood Drive with the Southeastly side of Andover Road (60 feet wide); (3) on the arc of a circle curving to the right having a radius of 300 feet the arc distance of 37.36 feet to a point; thence extending South 47 degrees, 10 minutes West recrossing the Southwestly side of the first above mentioned driveway partly through a wall between these premises and premises adjoining to the Southeast 146.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 127.

TOGETHER with the free and common use, right, liberty, and privilege of the above mentioned driveways as and for passageways and water-courses at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding and abutting thereon and entitled to the use thereto.

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

BEING the same premises which Charles S. Zsitkovsky and Angela Zsitkovsky, husband and wife, by Deed dated November 25, 2003 and recorded in the Montgomery County Recorder of Deeds Office on January 18, 2004 in Deed Book 05490, Page 1577, granted and conveyed unto MD Nazim Uddin and Most Nazma Khaton, husband and wife.

Parcel Number: 11-00-18408-00-4.

Location of property: 873 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **MD Nazim Uddin and Most Nazma Khaton** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$220,932.87.

**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.

12-23908

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by M. R. and J. B. Yerkes Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania on 12/13/1955 and last revised 7/15/1957, as follows, to wit:

BEGINNING at a point on the Northeast side of Parkview Drive (60 feet wide) which point is measured South 50 degrees, 17 minutes East, one hundred seventy-seven and twenty-six one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of 13 feet the arc distance of twenty and forty-two one-hundredths feet from a point on the Southeast side of Valley Forge Road (80 feet wide) said point of beginning be in the center line of a fourteen feet wide utility easement; thence extending partly along the center line of said utility easement North 40 degrees, 14 minutes East, three hundred nineteen and thirty-eight one-hundredths feet to a point in the center line of a Philadelphia Electric Company right-of-way (110 feet wide); thence extending along the center line of said right-of-way North 71 degrees, 46 minutes East, twenty-eight and sixty-seven one-hundredths feet to a point; thence extending South 14 degrees, 01 minute, 30 seconds East, one hundred five feet to a point; thence extending South 40 degrees, 14 minutes West crossing the bed of another fourteen feet wide utility easement two hundred eighty-one and sixty-three one-hundredths feet to a point on the Northeast side of Parkview Drive; thence extending along the same North 50 degrees, 17 minutes West, one hundred feet to the first mentioned point and place of beginning.

BEING Lot No 18.

TITLE TO SAID PREMISES IS VESTED IN Tricia L. Favors Watson and William V. James, Jr., by Deed from Nicholas R. Ottaviano and Tina L. Deleo Ottaviano, his wife, dated 06/16/2006, recorded 06/27/2006 in Book 5806, Page 123.

Parcel Number: 63-00-05926-00-5.

Location of property: 2557 South Parkview Drive, Norristown, PA 19403-3652.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tricia L. Favors-Watson and William V. James, Jr. and The United States of America c/o The United States Attorney General for The Eastern District of Pennsylvania** at the suit of Citimortgage, Inc. Debt: \$238,031.02.

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

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

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

12-24671

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #20 according to a Plan made for "Sunnybrook Inc." by C. Raymond Weir, Registered Engineer on April 14, 1951 and recorded June 19, 1951 in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 2175, Page 601 which said plan shows revision of Roslyn Valley #6, and portions of Roslyn Park, Section #1 and 2 said Lot being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Johnston Avenue (40 feet wide) at the distance of 120.54 feet measured North 23 degrees, 19 minutes, 30 seconds East from a point an angle, in the said Northwesterly side of Johnston Avenue, said point being at the distance of 43.59 feet measured North 40 degrees, 41 minutes, 30 seconds East from the intersection of the Northwesterly side of Johnston Avenue with the Northeasterly side of Barnes Avenue (40 feet wide) (both lines produced); thence extending from the point of beginning and along Lot #21 on said Plan North 66 degrees, 40 minutes, 30 seconds West, 110 feet to a point; thence extending along the rear of part of Lots #24, 48 and 49 on said plan North 23 degrees, 19 minutes, 30 seconds East, 65.50 feet to a point in the center line of a certain right-of-way for Township Drainage (40 feet wide); thence extending along the center line of said right-of-way for Township Drainage and along Lot #19 on said plan South 74 degrees, 37 minutes, 40 seconds East, 111.07 feet to a point on the Northwesterly side of Johnston Avenue; thence along the said Northwesterly side of said Johnston Avenue South 23 degrees, 19 minutes, 30 seconds West, 80.86 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William E. Frederick, III and Jennifer Frederick a/k/a Jennifer MacNichol, husband and wife, by Deed from William E. Frederick, III and Jennifer MacNichol a/k/a Jennifer Frederick dated March 24, 2006 and recorded March 31, 2006 in Deed Book 5596, Page 087.

Parcel Number: 30-00-34628-00-1.

Location of property: 1184 Johnson Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William E. Frederick, III and Jennifer Frederick a/k/a Jennifer MacNichol** at the suit of Bank of America, N.A. Debt: \$141,112.87.

**Marc 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.

12-25478

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements erected thereon, SITUATE in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described in accordance with a survey made by Ralph E. Shaner and Son Engineering Company, dated October 2, 1956, last revised August 5, 1968, as follows, to wit:

BEGINNING at a point on the Easterly side of Heather Place, the said point of beginning measured the following two courses and distances from lands of Upper Pottsgrove Township: (1) North 36 degrees, 50 minutes, 08 seconds East, 661.43 feet to a point, an angle; (2) North 5 degrees, 14 minutes, 19 seconds West, 239.55 feet to the point of beginning, being a point in line of Lot No. 77; thence extending from said point of beginning and extending along the said side of Heather Place North 5 degrees, 14 minutes, 19 seconds West, 100 feet to a point in line of Lot No. 75; thence along line of Lot No. 75 North 84 degrees, 45 minutes, 41 seconds East 200 feet to a point; thence South 5 degrees, 14 minutes, 19 seconds East, 100 feet to a point in line of Lot No. 77; thence along line of Lot No. 77 South 84 degrees, 45 minutes, 41 seconds West, 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 76 on Plan of Lots known as Pottsgrove Gardens.

TITLE TO SAID PREMISES IS VESTED IN Stephen Beck and Christine Beck, h/w, by Deed from Pamela J. Leader, dated 07/28/2005, recorded 08/04/2005 in Book 5565, Page 385.

Parcel Number: 60-00-01465-00-5.

Location of property: 1504 Heather Place, Pottstown, PA 19464-1709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine Beck and Stephen Beck** at the suit of GMAC Mortgage, LLC. Debt: \$192,045.33.

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

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

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

12-26133

#### PREMISES "A"

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 Commonwealth of Pennsylvania, being Lots Numbered 8, 9 and 10, Section "J" on a Plan of Lots of Collegeville Park, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 810, Page 598, as one lot, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Baker Street (forty feet wide), a corner of Lot No. 11 Section "J", on said plan, said point being at the distance of one hundred twenty feet measured Southeastwardly along the Southwesterly side of Baker Street from its point of intersection with the Southeasterly side of Roosevelt Avenue (forty feet wide); thence extending from said point of beginning Southeastwardly along the Southwesterly side of Baker Street sixty feet to a point, a corner of Lot No. 7, Section "J" on said plan; thence extending along Lot No. 7, Section "J", Southwestwardly one hundred twenty-five feet to a point, a corner of Lot No. 25, Section "J", on said plan; thence extending Northwestwardly along Lots numbered 25, 24 and 23 on said plan sixty feet to a point, a corner of Lot No. 11 aforesaid; thence extending along Lot No. 11 Northeastwardly one hundred twenty-five feet to the first mentioned point and place of beginning.

#### PREMISES "B"

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 Commonwealth of Pennsylvania, being Lots numbered 23, 24 and 25, Section "J", on a Plan of Lots of Collegeville Park, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 810, Page 598, as one lot, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cresson Street (forty feet wide), a corner of Lot No. 22, Section "J", on said plan, said point being at the distance of one hundred twenty feet measured Southeastwardly along the Northeasterly side of Cresson Street from its point of intersection with the Southeasterly side of Roosevelt Avenue (forty feet wide); thence extending from said point of beginning along Lot No. 22 Northeastwardly one hundred twenty-five feet to a point, a corner of Lot No. 10, Section "J", on said plan; thence extending Southeastwardly along Lots numbered 10, 9 and 8, Section "J" on said plan Sixty feet to a point, a corner of Lot No. 26, Section "J", on said plan; thence extending along Lot No. 26 Southwestwardly one hundred twenty-five feet to a point on the Northeasterly side of Cresson Street aforesaid; thence extending Northwestwardly along the Northeasterly side of Cresson Street sixty feet to the first mentioned point and place of beginning.

BEING the same premises which William E. Miley and Sara N. Miley, his wife, by deed dated November 24, 1975, and recorded in the Office for Recording of Deeds in and for the County of Montgomery, on November 25, 1975, in Deed Book 4071, Page 455, granted and conveyed unto Robert V. Pickle and Gertrude A. Pickle, his wife, as Tenants by the Entireties.

TITLE TO SAID PREMISES IS VESTED IN Robert V. Pickle by Deed from Robert V. Pickle and Gertrude A. Pickle, dated June 16, 1994 and recorded July 5, 1994 in Deed Book 5082, Page 2203.

Parcel Numbers: 43-00-01003-00-7 and 43-00-02773-00-1.

Location of property: 3606 Baker Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert V. Pickle** at the suit of JP Morgan Chase Bank, National Association. Debt: \$83,458.02.

**Andrew L. Markowitz**, Attorney.

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

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

12-26889

TRACT NO. 1:

ALL THAT CERTAIN bungalow and tract of land, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made December 27, 1952, by Francis W. Wack, R.S., as follows, to wit:

BEGINNING at an iron pin on the Southwest side of a right-of-way 15 feet wide, a corner of this and other land of Elmer St. Clair; thence along the St. Clair property South 75 degrees, West 144.05 feet to an iron pin, a corner of this and land of Howard Long, Jr. (Deed Book 2463, Page 32); thence by the said Howard Long property North 41 degrees, 15 minutes West, 51.77 feet to an iron pin, a corner of this and land of James H. Bardsley and Virginia, his wife, (Tract No. 2 in Deed Book 2356, Page 179); thence along the said Bardsley property North 61 degrees, 5 minutes East, 129.85 feet to the Southwest side of the said right-of-way; and thence along the said right-of-way South 45 degrees, 56 minutes East, 86.92 feet to place of beginning.

BEING No. 44 in Block 11 of Atlas 'Lower Frederick', Bureau of Surveys, Court House, Montgomery County, Pennsylvania.

TRACT NO. 2:

ALL THAT CERTAIN lot of land, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made by Donald H. Schurr, C.E., October 24, 1960, as follows, to wit:

BEGINNING at an iron pipe, set at a cedar post, on the North side of a new (private) road (laid out by Walter Newruck, 21 feet wide); thence along the North side of said private road North 88 degrees, 31 minutes West, 120.85 feet to a field stone set at a corner of this land and land of Charles R. Kline and Doris S. Kline, his wife (Deed Book 2578, Page 110) and at the point where the North side of said new road takes the course of South 3 degrees, 5 minutes East; thence along the land of said Charles R. Kline, et ux., North 3 degrees, 5 minutes West, 87 feet to a post, a corner of this and other land of Walter R. Bean and Anna C. Bean, his wife (Deed Book 3047, Page 593); thence along the Bean land North 75 degrees, East 97.50 feet to an iron bar, a corner of this and land of Hoga; and thence along the said land South 15 degrees, 12 minutes East, 119.42 feet to the place of beginning.

BEING the same premises which James H. Bardsley and Virginia Bardsley, his wife by Deed dated April 1, 1960 and recorded April 12, 1960 in Montgomery County in Deed Book 3047, Page 593 conveyed unto Walter R. Bean and Anna C. Bean, his wife, in fee. Being the same premises which Walter W. Newruck, Sr. and Elizabeth P. Newruck, his wife by Deed dated May 31, 1961 and recorded June 1, 1961 in Montgomery County in Deed Book 3163, Page 387 conveyed unto Walter R. Bean and Anna C. Bean, his wife, in fee. And the said Anna C. Bean died on 11/25/2000. And the said Walter R. Bean died on 9/9/2001 leaving a Will probated and registered at Montgomery County as Will No. 2001-2871, wherein he appointed Frank L. Caiola as Executor, to whom Letters Testamentary were granted on 9/19/2001. Being the same premises which Joanna Rosetti, First Clerk of the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery, by Award of Real Estate by Deed dated April 20, 2004 and recorded April 23, 2004 in Montgomery County in Deed Book 5505, Page 315 conveyed unto Carole A. Bean (as to an undivided 1/5 interest), Christine A. Bean (as to an undivided 1/5 interest), Harold Bean (as to an undivided 1/5 interest), Richard R. Bean (as to an undivided 1/5 interest), and Walter R. Bean, III (as to an undivided 1/5 interest), in fee. Being the same premises which Richard R. Bean and Christine A. Bean by Deed dated April 27, 2004 and recorded August 3, 2006 in Montgomery County in Deed Book 5610, Page 2264 conveyed unto Harold W. Bean and Linda A. Hostetter, in fee. And the said Harold W. Bean died on 11/10/2007, intestate. And Letters of Administration were granted on 11/27/2007 unto Linda A. Hostetter in Berks County under Register of Wills Number 0607-1491.

TITLE TO SAID PREMISES IS VESTED IN Christopher T. Bean, by Deed from Linda A. Hostetter, as to an undivided 1/5 interest and Carole A. Bean, as to an undivided 1/5 interest and Walter R. Bean, III, as to an undivided 1/5 interest and Linda A. Hostetter, Administratrix of the Estate of Howard W. Bean, Deceased, as to an undivided 2/5 interest, dated 10/10/2008, recorded 10/21/2008 in Book 5711, Page 1134.

Parcel Number: 38-00-01924-00-9. Map #38011 044.

Location of property: 9 B Avenue, Perkiomenville, PA 18074.

The improvements thereon are: Residential single family dwelling and lot.

Seized and taken in execution as the property of **Christopher T. Bean** at the suit of MetLife Home Loans, a Division of MetLife Bank, N.A. Debt: \$153,240.70.

**Chandra Arkema**, Attorney.

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

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

12-28091

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, in the County of Montgomery and State of Pennsylvania and described according to a plan and survey made thereof by Albright and Mebus, Civil Engineers, on February 2, 1928, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wellington Parkway, (now called Canterbury Road), two hundred twenty-seven and sixty-seven one-hundredths feet Northwestwardly from a point of curve of a radius corner (which has a radius of twenty feet) said point of curve being at the distance of twenty-eight and forty-two one-hundredths feet Northwestwardly from the intersection which the said side of Wellington Parkway (now called Canterbury Road), makes with the Northwesternly side of Old York Road (seventy feet wide, as widened on the Westerly side from the original width of sixty feet) both lines produced; thence North eleven degrees, fifty-seven minutes East, one hundred sixty-four and sixty-one one-hundredths feet to a point; thence North seventy-nine degrees, thirty-six minutes West, one-hundred and four one-hundred feet to a point; thence South eleven degrees, fifty-seven minutes West, one-hundred sixty-one and ninety-one one-hundredths feet to a point on the said Northeasterly side of Wellington Parkway (now called Canterbury Road); thence extending South seventy-eight degrees, three minutes East, one hundred feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert B. Pisko and Linda Pisko, his wife, by Deed from Julius O. Reutemann, Jr. and Vincent M. Reutemann Trustees for Norma Reutemann Under Will of Julis O. Reutemann, Deceased, dated 11/20/1976 recorded 12/1/1976 in Book 4161, Page 163.

Parcel Number: 30-00-06296-00-1.

Location of property: 1815 Canterbury Road, Abington, PA 19001.

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

Seized and taken in execution as the property of **Robert B. Pisko, Linda G. Pisko and United States of America, Department of Justice** at the suit of Wells Fargo Bank, N.A., et al. Debt: \$696,769.32.

**Chandra Arkema**, Attorney.

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

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

12-28246

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania on 10/13/1947, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Alan Street, 40 feet wide, at the distance of 329 feet, Northeastwardly from the Northeasterly side of Meadowbrook Street, 40 feet wide, a corner of land conveyed to Carl L. Riddle and Marion L., his wife; thence along said land, North 49 degrees, 38 minutes West, 154.25 feet to a point in line of land now or late of William A. Steinbach; thence along said land North 41 degrees, 39 minutes East, 72 feet to a point a corner of land conveyed to Vernon W. Morgan and Matilda E. Morgan, his wife; thence along said land, South 49 degrees 38 minutes East, 154.25 feet to a point on the Northwest side of Alan Street, aforesaid; thence along said side thereof, South 41 degrees, 39 minutes West, 72 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Robert J. Novotny and Michele P. Amodei by Deed from Doris S. Pappas dated 09/05/2008 and recorded 09/19/2008 in the Montgomery County Recorder of Deeds in Book 5708, Page 531.

Parcel Number: 33-00-00058-00-8.

Location of property: 2409 Alan Road, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert J. Novotny and Michele P. Amodei** at the suit of Citimortgage, Inc. Debt: \$276,458.75.

**Patrick J. Wesner**, Attorney.

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

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

12-30653

ALL THAT CERTAIN or tract of land, together with the buildings and other improvements erected, thereon situate on the Northwesternly side of Kepler Road, **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a three lot subdivision plan prepared by Jack T. Wolfspurger dated June 25, 1976 by Ralph E. Shaner & Son, Engineering Company Pottstown, Pennsylvania and recorded in Montgomery County on March 4, 1977 in Plan Book B-31, Page 82 and more fully described, as follows, to wit:

BEGINNING at a point a corner of Lot No. 2 said point being in the bed of Kepler Road (legal width 33 feet wide and ultimate right-of-way width 80 feet wide, a public road leading from Sunnybrook Road to Sunnyside Avenue said point being distant along and in said road from a corner lands of Kenneth C. Drummheller, South 44 degrees, 45 minutes West, 52.92 feet; thence from said point of beginning along and in Kepler Road, South 44 degrees, 45 minutes, West, 17.08 feet to a point of deflection; thence continuing in Kepler Road, South 44 degrees, 45 minutes, West, 17.05 feet to a point of deflection; thence continuing in Kepler Road, South 68 degrees, 45 minutes West, 414.52 feet to a corner of Lot No. 2; thence along Lot No. 2 other lands of grantors, Jack T. Wolfspurger and

Betty Wolfspurger, his wife the next four courses and distances: (1) leaving Kepler Road and crossing a small stream North 04 degrees, 33 minutes West, 208.81 feet to a corner; (2) thence North 88 degrees, 46 minutes East, 160.00 feet to a corner; (3) thence along the Southwesterly side of a joint 50 foot wide right-of-way, South 74 degrees, 08 minutes East, 126.36 feet to a corner end; (4) continuing along said right-of-way South 84 degrees, 22 minutes East, 160.00 feet to the point of beginning. Containing 1/4 10 acres of land. Being all of Lot No. 3 of a three parcel subdivision of land of Jack T. Wolfspurger dated June 25, 1978.

TOGETHER with the free and uninterrupted joint use with the owners tenants and occupiers of Lot No. 2 of a 50 foot wide driveway and sanitary sewer easement extending over Lot No. 2 from Kepler Road in a Northwesterly directions along the Northeasterly side of Lot No. 3 as a means of ingress and egress to and from Kepler Road and for the construction of a sanitary sewer service line. The center line of said easement beginning at a point in the middle of Kepler Road North 44 degrees, 45 minutes East, 26.46 feet from a joint corner of Lots No. 2 and 3; thence parallel of Lot No. 3 and 25.00 feet on each side thereof, North 64 degrees, 22 minutes West, 170.00 feet to a point of deflection and North 74 degrees, 06 minutes West, 128.50 feet to a point opposite the rear corner of Lot No. 3. The cost of maintenance and repair to those portions of the driveway and sanitary sewer line used jointly by both lots shall be shared equally by the owners of Lots 2 and 3; however, the maintenance and repair for those portions used exclusively by one owner or the other shall be the responsibility of the individual owner.

BEING the same premises which Eric I. Danos by Deed dated November 10, 1999 and recorded November 12, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5297, Page 1221, granted and conveyed unto Velma B. Vitabile.

Parcel Number: 42-00-02713-50-3.

Location of property: 1009 Kepler Road, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Velma B. Vitabile** at the suit of James B. Nutter & Company. Debt: \$285,435.54.

**Richard J. Nalbandian**, Attorney, I.D. #312653

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

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

12-30976

ALL THAT CERTAIN lot with the dwelling thereon situated on the West side of Jonlyn Lane, a dead end street, in **Collegetown Borough**, Montgomery County, Pennsylvania, described in accordance to a survey and plan prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 402-0A, dated September 24, 1973. Bounded on the North side by Lot No. 1 on the above mentioned plan, on the East by the West side of Jonlyn Lane, on the South by Lot No. 3 on the above mentioned plan and on the West by the land of the Borough of Collegetown, being more fully described, as follows:

BEGINNING at a point a corner of this and the intersection of the North side of Jonlyn Lane with the West side of Jonlyn Lane, a dead end street; thence from the point of beginning along the West side of Jonlyn Lane South 2°, 49' West, 58 feet to a spike set for a corner of this and the remaining land of Jonathan B. and Evelyn N. Nyce, Lot No. 3 on the above mentioned plan; thence along Lot No. 3, the next 3 courses and distances to wit: (1) North 87°, 11' West, 32 feet to an iron pipe found, a corner; (2) South 2°, 49' West, 32 feet to an iron pipe found, a corner; (3) North 87°, 11' West, 97 feet to an iron pipe found, a corner of this and in the line of land of the Borough of Collegetown; thence along the land of the Borough of Collegetown, North 2°, 49' East, 90 feet to an iron pipe found, a corner of this and Lot No. 1 on the above mentioned plan; thence along Lot No. 1, South 87°, 11' East, 100 feet to the point of beginning.

CONTAINING 8,904 square feet in area.

BEING the same premises which Jonathan B. Nyce and Evelyn M. Nyce, his wife, by Deed dated 9/26/1973 and recorded 9/28/1973 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3891, Page 309, Document 1299, granted and conveyed unto Thomas Becker and Dorothy E. Becker, his wife, as Tenants by the Entireties.

Parcel Number: 04-00-00787-50-5.

Location of property: 10 Jonlyn Lane, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin E. Becker, as Co-Executor of the Estate of Dorothy E. Becker, Deceased and Andrew D. Becker as Co-Executor of the Estate of Dorothy E. Becker, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$105,107.97.

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

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

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

12-30977

ALL THAT CERTAIN lot with the dwelling thereon situated on the West side of Jonlyn Lane, a dead end street, in **Collegetown Borough**, Montgomery County, Pennsylvania, described in accordance to a survey and plan prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 402-0A, dated September 24, 1973. Bounded on the North side by Lot No. 1 on the above mentioned plan, on the East by the West side of Jonlyn Lane, on the South by Lot No. 3 on the above mentioned plan and on the West by the land of the Borough of Collegetown, being more fully described, as follows:

BEGINNING at a point a corner of this and the intersection of the North side of Jonlyn Lane with the West side of Jonlyn Lane, a dead end street; thence from the point of beginning along the West side of Jonlyn Lane South 2°, 49' West, 58 feet to a spike set for a corner of this and the remaining land of Jonathan B. and Evelyn N. Nyce, Lot No. 3 on the above mentioned plan; thence along Lot No. 3, the next 3 courses and distances to wit: (1) North 87°, 11' West, 32 feet to an iron pipe found, a corner; (2) South 2°, 49' West, 32 feet to an iron pipe found, a corner; (3) North 87°, 11' West, 97 feet to an iron pipe found, a corner of this and in the line of land of the Borough of Collegeville; thence along the land of the Borough of Collegeville, North 2°, 49' East, 90 feet to an iron pipe found, a corner of this and Lot No. 1 on the above mentioned plan; thence along Lot No. 1, South 87°, 11' East, 100 feet to the point of beginning. CONTAINING 8,904 square feet in area.

BEING the same premises which Jonathan B. Nyce and Evelyn M. Nyce, his wife, by Deed dated 9/26/1973 and recorded 9/28/1973 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3891, Page 309, Document 1299, granted and conveyed unto Thomas Becker and Dorothy E. Becker, his wife, as Tenants by the Entireties.

Parcel Number: 04-00-00787-50-5.

Location of property: 10 Jonlyn Lane, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin E. Becker as Co-Executor of The Estate of Dorothy E. Becker, Deceased and Andrew D. Becker as Co-Executor of The Estate of Dorothy E. Becker, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$20,349.42.

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

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

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

12-32278

THE LAND referred to in the commitment is located in the County of Montgomery, Commonwealth of Pennsylvania, and is described, as follows:

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvements thereon erected being Lots 45 and 46 on Charles Jones Farm, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Ninth Avenue at the distance of 220 feet Northwesterly from the North corner of said Ninth Avenue and Maple Street a corner of these and Lot 44 about to be conveyed to Anthony Monacelli; thence by and along said lot Northeasterly 140 feet to the Southwesterly side of an alley 20 feet wide leading into Wood Street; thence by and along said side of said alley Northwesterly 40 feet to a stake a corner of these and Lot 47 about to be conveyed to Ozario Mashetti et ux.; thence by and along said Lot 47 Southwesterly 140 feet to Ninth Avenue aforesaid and along the said side thereof Southeasterly 40 feet to the place of beginning.

BEING the same premises which Donald E. Moore, Jr. and Cindy Moore, his wife, by Warranty Deed, dated February 1, 1993 and recorded February 2, 1993 in the Office of the Recorder of Deeds in and for the County of Montgomery in Pennsylvania, at Book 5032, Page 1495, granted and conveyed unto John J. Dob and Nancy A. Dob, his wife, in fee.

TITLE TO SAID PREMISES VESTED IN Nancy A. Dob by Deed from John J. Dob and Nancy A. Dob, both unmarried dated 07/17/2008 and recorded 09/09/2008 in the Montgomery County Recorder of Deeds in Book 5706, Page 2779.

Parcel Number: 05-00-07292-00-2.

Location of property: 220 West 9th Street, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nancy A. Dob** at the suit of Citimortgage, LLC. Debt: \$170,641.55.

**Patrick J. Wesner**, Attorney.

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

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

12-32524

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Roslyn, **Abington Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 7 on a certain plan of lots called 'Hillthorpe', laid out May 10, 1921, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Mildred Avenue (40 feet wide) on said plan, said point being distant North 42 degrees, 9 minutes, 30 seconds East, 24 feet from a point in the center line of said Mildred Avenue at an angle in said Avenue which latter mentioned point (???) South 47 degrees, 50 minutes, 30 seconds East, 79.58 feet from a point in the center line of Germantown and Willow Grove Turnpike (now called Easton Road); thence from the first mentioned point of beginning along the center line of Mildred Avenue, North 42 degrees, 9 minutes, 30 seconds East, 50 feet to a point in the center line of Mildred Avenue at a corner of Lot No. 8 on said plan; thence along the line of Lot No. 8, aforesaid, South 47 degrees, 50 minutes, 30 seconds East, 124.86 feet to a point on the Northwesterly boundary line of the right-of-way of the Reading Railroad; thence along said boundary of the Railroad South 44 degrees, 16 minutes, 30 seconds West, 50.03 feet to a point, a corner of Lot No. 6 on said plan; thence along the line of Lot No. 6, aforesaid, North 47 degrees, 50 minutes, 30 seconds West, 123.01 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Village of Roslyn, **Abington Township**, County of Montgomery and State of Pennsylvania, being a portion of Lot No. 6 on a Plan of Lots called 'Hillthorpe', bounded and described, as follows, to wit:

BEGINNING at a point, a corner, 2 feet from the angle of Mildred Avenue in the center line thereof, said point being South 47 degrees, 50 minutes, 30 seconds East, 79.58 feet from a point in the center line of Easton Road; thence along the center line of Mildred Avenue North 42 degrees, 9 minutes, 30 seconds, 22 feet a corner of Lot No. 7; thence along the line of Lot No. 7, South 47 degrees, 50 minutes, 30 seconds East, 123.01 feet to a point in the right-of-way line of the Reading Railroad Company; thence along the said right-of-way line, South 44 degrees, 16 minutes, 30 seconds West, 8.52 feet to a point; thence along said right-of-way line on a curve with a radius of 1,880.08 feet, the distance of 13.48 feet to a point, a corner; thence along the remaining portion of Lot No. 6 on said plan, North 47 degrees, 50 minutes, 30 seconds West, 122 feet to a point, a corner, the center line of Mildred Avenue at the point of the angle aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lewis W Zafrane by Deed Lewis W. Zafrane and Gitte E. Zafrane, Tenants by the Entirety dated 05/31/2007 and recorded 3/12/2010 in Book 5761, Page 41 Instrument #2010020412.

Parcel Number: 30-00-43472-00-4.

Location of property: 1139 Mildred Avenue, Abington, PA 19001-2437.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lewis W. Zafrane** 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: \$307,410.13.

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

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

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

12-32526

ALL THAT CERTAIN lot, piece of land, with the buildings and improvements thereon erected, situate, lying and being in the **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania being a lot in Section 8 and 9, Towamencin Village, made by Czop/Spector, Inc. Consulting Engineers and Surveyors, dated 3/20/1986 and last revised 3/14/1990 and recorded in Plan Book A-52, Page 195, being Lot 158 on Plot Plan, prepared for James Lewis Corporation, dated 10/03/1990 Under and Subject to the covenants, restrictions, easements, charges, terms, conditions, exceptions, reservations, agreements and exceptions as contained and set forth in that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Charlestown dated 1/12/1989 and recorded in Deed Book 4928, Page 1422 and Supplementary Declaration of Covenants, Conditions and Restrictions Wentworth at Charlestown Village, dated 1/8/1990 and recorded in Deed Book 4934, Page 2340, and any amendments to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Kevin Tomassetti, by Deed from William Allard and Elizabeth Allard, dated 08/21/2008, recorded 08/27/2008 in Book 5705, Page 1168. Kevin Tomassetti departed this life on 2/25/2012, and upon information and belief his surviving heirs are Angelique Tomassetti and Bonnie Tomassetti. By executed waivers Angelique Tomassetti and Bonnie Tomassetti have waived their right to be named in this foreclosure.

Parcel Number: 53-00-05753-37-7.

Location of property: 459 Oakmont Court, Harleysville, PA 19438-3075.

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 Kevin Tomassetti, Deceased** at the suit of JP Morgan Chase Bank, N.A. Debt: \$309,456.15.

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

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

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

12-32781

ALLTHAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a survey and plan thereof made by Albright & Mebus, Registered Professional Engineers and Land Surveyors on the Twenty-Fifth day of March, A.D. 1926, as follows, to wit:

BEGINNING at a point on the said Southwest side of Church Road at the distance of four hundred and seventy-one and twenty-one one-hundredths feet measured along the said Southwest side of Church Road from the intersection with the Southeast side of High School Road (fifty feet wide) the three following courses and distances, viz: South fifty-eight degrees, seven minutes, twenty-nine seconds East, one hundred and twenty-two and forty-three one-hundredths 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 six hundred feet, the arc distance of three hundred and twenty-three and ninety-one one-hundredths feet to a point of tangent; thence South twenty-seven degrees, eleven minutes, thirty-seven seconds, East twenty-four and eighty-eight one-hundredths feet to the beginning point; thence extending South twenty-seven degrees, eleven minutes, thirty-seven seconds, East along the said Southwest side of Church Road, thirty and nine one-hundredths feet to a point; thence South forty-seven degrees, twenty minutes, twenty-seven seconds West, one hundred and

twenty-nine and seventy one-hundredths feet to the Southwest; side of a certain fifteen feet wide driveway which extends Southeastward into Mill Road and Northwardly narrowing at the Northernmost end thereof to the width of twelve feet, and crossing the head of a certain other driveway where it widens and then narrows to the width of fifteen feet and extends Southwestward, crossing the head of a certain other driveway where it widens and then narrows to the width of fifteen feet and extends Northwestward into the said High School Road; thence extending North twenty-seven degrees, eleven minutes, thirty-seven seconds, West along the Southwest side of the above described driveway, thirty and nine one-hundredths feet to a point; thence extending North forty-seven degrees, twenty minutes, twenty-seven seconds East, recrossing said driveway one hundred and twenty-nine and seventy one-hundredths feet the said Southwest side of Church Road, to the first mentioned point and place of beginning.

UNDER AND SUBJECT TO a proportionate part of the expense of keeping said driveways in good order and repair.

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.

TITLE TO SAID PREMISES IS VESTED IN Roseann Green and Rodney Green, her husband, by Deed from Randy G. Croy and Jill Marie Croy, his wife dated August 30, 2006 and recorded September 20, 2006 in Deed Book 05617, Page 016.

Parcel Number: 31-00-06685-00-7.

Location of property: 350 East Church Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roseann Green and Rodney Green** at the suit of Cenlar, FSB. Debt: \$240,568.47.

**Christine L. Graham**, Attorney.

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

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

13-00647

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf by Urwiler & Walter, Inc. dated January 25, 1968, revised April 8, 1968, as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point being the intersection of Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 4 with said center line; thence extending along Lot No. 3 North 44 degrees, 56 minutes, 55 seconds East, five hundred sixty-four and twenty-six one-hundredths feet to a point in line of Lot No. 6; thence extending along said Lot South 60 degrees, 15 minutes, 19 seconds East, 20 feet to an iron pin in line of Lot No. 5; thence extending along said lot the following two courses and distances: (1) South 22 degrees, 9 minutes West, 460 feet to an iron pin; (2) South 50 degrees, 4 minutes, 16 seconds West, one hundred fifty-four and thirty one-hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) North 41 degrees, 54 minutes West, 151 feet to a point; (2) North 45 degrees, 10 minutes West, 33 feet to the point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brent A. Stanek, by Deed from Robert I. Lomax, dated 03/23/1998, recorded 04/06/1998 in Book 5221, Page 1067.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Sumneytown, PA 18084.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$75,696.28.

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

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

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

13-01493

ALL THAT CERTAIN parcel of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows:

Lot No. 3 described according to a Final Site Plan of Chestnut Ridge made by Pro Tract Engineering, Inc. dated 5/20/2003 last revised 2/12/2004 and recorded in Plan Book 22, Page 471.

BEING the same property as conveyed from EAD Properties, LLC, a Pennsylvania Limited Liability Company to Ashley R. Turner, as described in Deed Book 5545, Page 274, dated 02/11/2005, recorded 03/01/2005 in Montgomery County Records.

Parcel Number: 13-00-24804-03-2.

Location of property: 418 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ashley R. Turner** at the suit of Green Tree Consumer Discount Company. Debt: \$205,815.77.

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

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

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

13-01712

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery, commonwealth of Pennsylvania, described in accordance with a survey and subdivision made for Vincenzo Di Santis by Donald H. Schurr Civil Engineer and Surveyor of Norristown, Pennsylvania, dated March 30, 1970, as follows, to wit:

BEGINNING at a point in the intersection of the Southwesterly side of Front Street (fifty feet wide) and the Northwesterly side of Cherry Alley (twenty-four feet wide); thence along the said side of Cherry Alley, South thirty degrees, twenty-one minutes West, seventy-three and sixty one-hundredths feet to a point a corner of land of Frank C. Tomczuk; thence North fifty-nine degrees, thirty-nine minutes West, seventeen and forty-seven one-hundredths feet along the Southwest face of an eight inch block wall to a point a corner of Parcel No. 2 on said plan; thence along Parcel No. 2 the three (3) following courses and distances: (1) North thirty degrees, twenty-one minutes East, forty-four and forty-two one-hundredths feet partly through an eight inch party wall to a point; (2) South fifty-nine degrees, thirty-nine minutes East through a party wall five and forty one-hundredths feet to a point; and (3) North thirty degrees, twenty-one minutes East, twenty-nine and eighteen one-hundredths feet still through a party wall to a point on the Southwesterly side of Front Street; thence along the same, South fifty-nine degrees, thirty nine minutes East, twelve and seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 12/13/2002, given by Michael J. Garrity to Jennifer L. Lukasavage, as sole owner and recorded 1/3/2003 in Book 5441, Page 0283, Instrument #000158.

Parcel Number: 02-00-02952-00-7.

Location of property: 20 West Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Lukasavage** 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: \$80,956.88.

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

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

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

13-03036

ALL THAT CERTAIN message and lot of land, known as No. 120 East Chestnut Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a distance of 59 feet, 6 inches Northwesterly from the West corner of Green and Chestnut Streets 14 feet, 6 inches and extending back of that width, between parallel lines parallel to said Green Street in length of depth Southwesterly 77 feet, 4 inches to a 3 feet wide alley extending from Green Alley to Polk Alley (laid out by Justus P. Leaver for the use of the owners and occupiers of these premises and his several other lots of ground bounding thereon, in common), bounded Southeasterly by another house and ground late of Justus P. Leaver the line passing through the middle of an alley for common use and through the middle of the partition wall above said alley for common use and through the middle of the partition wall above said alley between this and the adjoining house Southwesterly by said 3 feet wide alley Northwesterly by a house and ground now or late of Abraham S. Booz the line passing through the middle of the partition wall between this and said Booz's house and Northeasterly by Chestnut Street aforesaid.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, the provision shall not reinstate any expired or unenforceable restrictions or covenants.

BEING the same premises which Cornel M. Alb by Deed dated January 14, 2005 and recorded February 4, 2005 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5542, Page 2222, granted and conveyed unto Melissa Halfpenny, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph Guglielmucci and Richard Sites, by Deed from Melissa Halfpenny, dated 03/29/2007, recorded 05/16/2007 in Book 5647, Page 01025.

Parcel Number: 13-00-08440-00-7. Map #13028 031.

Location of property: 120 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph M. Guglielmucci a/k/a Joseph Guglielmucci and Richard J. Sites a/k/a Richard Sites** at the suit of Wells Fargo Bank, N.A. Debt: \$83,302.54 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.

13-03348

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a certain plan thereof know as Plan of Section #2, 'Sweetbriar', made by A. W. Martin Associates, Inc., Consulting Engineers under date of the Twenty-Eighth day of September, A.D., 1960, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bernard Drive (fifty feet wide) in the bed of a certain ten feet wide utility easement said point being the two following courses and distances from a point of curve on the Northeasterly side of

Abrams Mill Road (fifty feet wide): (1) leaving Abrams Mill Road on the arc of a circle curving to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Southeasterly side of Bernard Drive; and (2) North fifty-seven degrees, five minutes, fifteen seconds East along the Southeasterly side of Bernard Drive crossing the Southwesterly side of the aforesaid utility easement sixty-five feet to the point of beginning; thence extending from said point of beginning North fifty-seven degrees, five minutes, fifteen seconds East along the Southeasterly side of Bernard Drive crossing the Northeasterly side of the aforesaid ten feet wide utility easement sixty-eight feet to a point; thence extending South thirty-two degrees, fifty-four minutes, forty-five seconds East crossing the Northwesterly side of another certain ten feet wide utility easement one hundred twenty-seven and nine one-hundredths feet to a point in the bed of same; thence extending through the bed of the last mentioned utility easement the two following courses and distances: (1) South sixty-five degrees, four minutes West, forty-two and forty-four one-hundredths feet to a point an angle; and (2) South fifty-seven degrees, twenty minutes, Forty seconds West Twenty-five and Ninety-seven one-hundredths feet to a point; thence extending North thirty-two degrees, fifty-four minutes, forty-five seconds West through the bed of the first above mentioned ten feet wide utility easement one hundred twenty-one and eight one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN George Kelley, by Deed from George Francis Sanborn and Fiona Sanborn, h/w, dated 02/24/2006, recorded 03/16/2006 in Book 5593, Page 2110.

Parcel Number: 58-00-01486-00-4.

Location of property: 317 Bernard Drive, King of Prussia, PA 19406-1757.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George Kelley, Jr. a/k/a George Kelley** at the suit of Wells Fargo Bank, N.A. Debt: \$315,333.00.

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

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

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

13-03518

THIS land referred to in this Commitment is described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision known as "The Village at Newbury" prepared by W.B. Homes, Inc. by Schlosser & Clauss, Inc. dated 5/30/2000 and last revised 2/22/2001 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-60, Page 52, as follows, to wit:

BEING the same premises which Williamsburg Village Properties, L.P. by Deed dated 08/15/2002 and recorded 09/19/2002 in Montgomery County in Deed Book 5425, Page 264 granted and conveyed unto Margaret Chapman.

Parcel Number: 53-00-05717-22-4.

Location of property: 78 Newbury Way, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Margaret Chapman** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1. Debt: \$344,387.13.

**Michael J. Coskey**, Attorney. I.D. #311835

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

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

13-03694

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof, made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated July 10, 1951 and revised September 10, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Road, the Southeasterly side of which is now established 25 feet from original center line thereof, at the distance of 598.65 feet, measured Northeastwardly along said side of Cedar Road from a point of tangent, said point of tangent being at the distance of 15.70 feet, measured along the arc of a circle curving to the right, having a radius of 10 feet from a point of curve on the Northeasterly side of Loch Alsh Avenue (50 feet wide); thence from said point of beginning, extending North 38 degrees, 01 minute, 30 seconds East, along the Southeasterly side of Cedar Road, 100 feet to a point; thence South 51 degrees, 58 minutes, 30 seconds East, 206 feet to a point; thence South 38 degrees, 01 minute, 30 seconds West, 100 feet to a point; thence North 51 degrees, 58 minutes, 30 seconds West, 206 feet to the Southeasterly side of Cedar Road, the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ki C. Kim and Sa Soon Kim, h/w, by Deed from Hang Mook Cho, dated 04/30/2003, recorded 05/02/2003 in Book 5455, Page 575.

Parcel Number: 54-00-03952-00-8.

Location of property: 1223 Cedar Road, Ambler, PA 19002-4922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sa Soon Kim and Ki C. 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: \$343,398.99.

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

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

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

13-03989

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Lower Frederick Township**, Montgomery County, and State of Pennsylvania bounded and described according to a Final Plan of Subdivision made of Sylvio Corporation, made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 10/15/1986, said plan recorded in the Office for the recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-27, Page 97, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Zieglerville Road (no width given) point being measured these 3 following courses and distances from a point of curve on the Northwesterly side of Goshen Road (50 feet wide): (1) Leaving Goshen Road on the arc of a circle curving to the left having a radius of 20.00 feet and the arc distance of 30.37 feet to a point of tangent on the Southwesterly ultimate right-of-way line of Zieglerville Road; (2) North 72 degrees, 04 minutes, 22 seconds West, 87.59 feet to a point; and (3) North 68 degrees (erroneously referred to as 88 degrees in Deed Book 5612, Page 1602, 28 minutes, 19 seconds West, 71.91 feet to a point of beginning, said point of beginning being a point, a corner of Lot No. 2 as shown on above mentioned plan; thence extending along the aforesaid lot, South 14 degrees, 56 minutes, 00 seconds West, 140.79 feet to a point, a corner of Lot No. 70 as shown on above mentioned plan; thence extending along the aforesaid lot, North 75 degrees, 17 minutes, 35 seconds West, 46.00 feet (erroneously referred to as 48.00 feet in Deed Book 5612, Page 1602) to a point, a corner of lands now or late of Robert E. Little as shown on above mentioned plan; thence extending along the aforesaid lands, North 25 degrees, 47 minutes, 27 seconds West, 216.47 feet to a point on the Southwesterly ultimate right-of-way line of Zieglerville Road; thence extending along the same, South 68 degrees, 28 minutes, 19 seconds East, 188.61 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN David J. Licabinski, by Deed from Kondaur Capital Corporation, dated 04/05/2011, recorded 05/19/2011 in Book 5801, Page 1424.

Parcel Number: 38-00-03043-10-5.

Location of property: 111 Zieglerville Road, Schwenksville, PA 19473-2213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Liczbinski a/k/a David J. Licabinski** at the suit of Wells Fargo Bank, N.A. Debt: \$192,507.06.

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

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

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

13-04151

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated December 14, 1954, as follows:

BEGINNING at a point on the Northeasterly side of South Main Street (40 feet wide), at the distance of 328.67 feet measured on a bearing of North 26 degrees, 14 minutes West along the said side of South Main Street from a point of tangent in the same, said point of tangent being at the distance of 110.50 feet measured Northwestwardly partly along the Northerly side of Bannockburn Avenue and partly along the Northeasterly side of South Main Street on the arc of a circle curving to the right having a radius of 125 feet from a point of curve on the Northerly side of Bannockburn Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of South Main Street 16.10 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to South Main Street partly through the party walls 100 feet to the center line of a certain 20 feet wide driveway, said driveway extending from Bannockburn Avenue, Northeastwardly and Northwestwardly and communicating with another certain 12 feet wide driveway leading Southwestwardly into South Main Street.

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

TITLE TO SAID PREMISES IS VESTED IN James V. DelConte, Jr., by Deed from James V. DelConte, Jr., Executor Under the Will of Joann DelConte, deceased, dated 01/11/2007, recorded 02/09/2007 in Book 5635, Page 175.

Parcel Number: 01-00-02839-00-4.

Location of property: 235 South Main Street, Ambler, PA 19002-4807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James V. DelConte, Jr. a/k/a James V. DelConte** 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: \$153,724.86.

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

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

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

13-04161

Premises "A"

ALL THAT CERTAIN town, lot or piece of land, which the brick message or tenement thereon erected, situate on the Foulke Farm, in **Plymouth Township**, County of Montgomery and State of Pennsylvania, being Lot No. 32 in Block 3, on said Foulke Farm, bounded and described, as follows, viz:

BEGINNING at a stake on the Southwesterly side of Foulke Street at the distance of 280.00 feet Southeastwardly from Craven Street a corner of this and Lot No. 34 and through the middle of the partition wall dividing the house on this from the one on the adjoining premises South 63 degrees, West 140.00 feet more or less to land of the Pennsylvania Schuylkill Valley Railroad Company; thence along the Northeasterly side of said land Southeasterly 20.00 feet to a stake a corner of Lot No. 30; thence by said Lot No. 30 North 63 degrees, East 140.50 feet to Foulke Farm Street and along the Southwesterly side thereof, North 27 degrees, West 20.00 feet to the place of beginning.

BEING known as 530 New Elm Street.

Premises "B"

ALSO ALL THAT CERTAIN lot or piece of ground, being Lot No. 30 on the Foulke Farm, Block 3, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stake on the Southwesterly side of Foulke Street at the distance of 280.00 feet Northwesterly from Light Street a corner of Lot No. 28; thence by and along said Lot No. 28 Southwesterly at right angles to said Foulke Street 140.00 feet to a stake; thence Northwesterly parallel with said Foulke Street 20.00 feet to a stake a corner of Lot No. 32; thence by and along said Lot No. 32, Northeasterly parallel with said Light Street, 140.50 feet to Foulke Street, aforesaid and along the Southwesterly side thereof, Southeasterly 20.00 feet to the place of beginning.

Premises "C"

ALL THAT CERTAIN interior tract of land, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan dated August 14, 1961 and revised May 7, 1962 prepared by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, as follows, viz:

BEGINNING at a point a corner in line of lands of G. Pulver and lands of A. Toth, said point being at the distance of 140.00 feet measured South 62 degrees, 30 minutes West from a point a corner on the Southwest side of New Elm Street (50.00 feet wide) said last point being at the distance of 280.00 feet measured South 27 degrees, 30 minutes East from a point of intersection of the Southwest side of New Elm Street aforesaid and the Southeast side of Craven Street (50.00 feet wide not opened); thence from said beginning point and along other lands of A. Toth, South 27 degrees, 30 minutes East, 40.00 feet to a point a corner in line of lands of S. Andzyczuk; thence along lands of S. Andzyczuk and lands about to be conveyed to S. Andzyczuk, South 62 degrees, 30 minutes West, 73.00 feet to a point a corner on the Southwest side of a certain 20 feet wide alley and in line of lands of the Pennsylvania Railroad; thence along the Southwest side of a certain twenty feet wide alley and in line of lands of the Pennsylvania Railroad North 30 degrees, 19 minutes West, 40.01 feet to a point a corner in line of lands about to be conveyed to J. Bani; thence along lands about to be conveyed to J. Bani and crossing over said alley North 62 degrees, 30 minutes East, 74.06 feet to the place of beginning.

CONTAINING 2,959.20 square feet of land, be the same more or less.

BEING an interior tract of land comprising the rear of 528 and 530 New Elm Street.

TITLE TO SAID PREMISES IS VESTED IN Jerrel D. Bruno and Kimberly Dunacusk, by Deed from Keith Vellios, dated 01/05/2007, recorded 01/25/2007 in Book 5633, Page 58.

Parcel Numbers: 1: 49-00-03583-00-4; 2: 49-00-03586-00-1.

Location of property: 528-530 New Elm Street, Conshohocken, PA 19428-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerrel D. Bruno a/k/a Jerrel Dene Bruno and Kimberly Dunacusk a/k/a Kimberly K. Dunacusk** at the suit of HSBC Bank USA, National Association, as Trustee for PHH Alternative Mortgage Trust, Series 2007-2. Debt: \$178,651.38.

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

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

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

13-04545

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Hart Subdivision made for Rowland D. Hobson and Albert G. Newbold, Registered Professional Engineer dated February 18, 1976 recorded in Plan Book B-30, Page 69, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Street (50 feet wide) at the distance of 142.25 feet measured North forty degrees, twenty-four minutes, twenty seconds East from a point of intersection formed by center line of Swamp Pike (20 feet wide) and the extended Southeasterly side of Oak Street; thence extending from said point of beginning North forty degrees, twenty-four minutes, twenty seconds East along the Southeasterly side of Oak Street one hundred feet to a point a corner of lands now or late of Bruce G. Larvie; thence extending South forty-nine degrees, four minutes, twenty seconds East along said lands one hundred sixty feet to a point

in line of lands now or late of Edward Merkel; thence extending South forty degrees twenty-four minutes, twenty seconds West along said lands one hundred feet to a point; thence extending North forty-one degrees, four minutes, twenty seconds West, one hundred sixty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Casey L. Slaughter and Janell E. Slaughter, by Deed from Inside-Out Building and Remodeling, Inc., dated 04/30/2007, recorded 05/09/2007 in Book 5646, Page 1217.

Parcel Number: 32-00-04855-00-9.

Location of property: 10 Oak Street, Gilbertsville, PA 19525-9411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janell E. Slaughter and Casey L. Slaughter** at the suit of Nationstar Mortgage, LLC. Debt: \$230,773.20.

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

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

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

13-04562

ALL THAT CERTAIN lot or piece of ground, and designated as Lots Nos. 34, 35, 36 and 37, Block R on plan of revised portion of Norristown Park, recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 853 on Page 600, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Third Street (40.00 feet in width) at the distance of 260.00 feet Southeasterly from the Southeast side of Hillside Avenue, (40.00 feet in width); thence extending along the said Southwest side of Third Street, South 18 degrees, 09 minutes East, 80.00 feet to an old iron pin; thence extending South 71 degrees, 51 minutes West, 100.00 feet to a point, a corner of Lot No. 21, Block R on said plan; thence extending along said lot or Lot Nos. 20, 19, and 18, Block R, North 18 degrees, 09 minutes West, 80.00 feet to a point, a corner of Lot No. 33, Block R, on said plan; thence extending along said lot, North 71 degrees, 51 minutes East, 100.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Martin J. McLaughlin, by Deed from Martin J. McLaughlin and Tina L. McLaughlin, h/w, dated 10/02/2003, recorded 02/18/2004 in Book 5496, Page 581. Martin J. McLaughlin died on or about 12/28/2011, and upon information and belief his heirs are Dennis M. McLaughlin and Tara S. McLaughlin.

Parcel Number: 43-00-14575-00-7.

Location of property: 2919 Third Street, Norristown, PA 19403-1550.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis M. McLaughlin, in his Capacity as Heir of Martin J. McLaughlin a/k/a Martin McLaughlin, Deceased and Tara S. McLaughlin, in her Capacity as Heir of Martin J. McLaughlin a/k/a Martin McLaughlin, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Martin J. McLaughlin a/k/a Martin McLaughlin, Deceased** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$164,012.37.

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

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

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

13-04592

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania bounded and described according to a plan of property made for Robert J. Curtis made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated August 22, 1980 said plan is recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book B-38, Page 93, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (40 feet wide) said point being at the distance of 389.08 feet measured North 41 degrees, 55 minutes, 00 seconds East along the said side of Church Street from its intersection with the Northeasterly side of Moreland Road (62 feet wide); thence extending from said point North 48 degrees, 05 minutes, 00 seconds West, 163.50 to a point; thence extending North 41 degrees, 55 minutes, 00 seconds East, 14.00 feet to a point; thence extending North 48 degrees, 05 minutes, 00 seconds West, 150 feet to a point; thence extending North 41 degrees, 55 minutes, 00 seconds East, 11.00 feet to a point a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along Lot No. 2 as shown on the above mentioned plan the two following courses and distances: (1) South 49 degrees, 41 minutes, 04 seconds East 95.55 feet to a point; and (2) South 47 degrees, 48 minutes, 42 seconds East passing through a party wall between these premises and the premises adjoining to the Northeast 69.49 feet to a point on the Northwesterly side of Church Street; thence extending along the said South 41 degrees, 55 minutes, 00 seconds West, 27 3/4 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,406 square feet.

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

UNDER AND SUBJECT to use of common driveway as in Deed Book 3844, Page 286 and Deed Book 3844, Page 281.

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

TITLE TO SAID PREMISES IS VESTED IN Calvin W. Seward by Deed from Calvin W. Seward and Christine Seward, husband and wife dated 03/17/2010 recorded 03/23/2010 in Deed Book 5761, Page 02652.

Parcel Number: 59-00-02995-00-6.

Location of property: 30 Church Street, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin W. Seward and Christine Seward** at the suit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-A, Mortgage-Backed Certificates, Series 2006-A. Debt: \$250,164.87.

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

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

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

13-04610

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, known and designated as Lot No. 10 Section "C" on a certain Plan of Lots at Roslyn Terrace, surveyed by Chester E. Albright, Civil Engineer, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid in Deed Book 442, Page 500, described, as follows:

SITUATE on the Southwesterly side of Lynnwood Avenue, now Fairhill Avenue, at the distance of 176 feet 1/2 inch Southeastwardly from the Southeasterly side of Germantown and Willow Grove Turnpike, now Easton Road.

CONTAINING in front or breadth on the said Lynnwood Avenue, now Fairhill Avenue, 25 feet and extending of that width in length or depth Southwestwardly between lines parallel with Woodlyn Avenue 150 feet.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, known and designated as Lot 11, Section "C" on above mentioned Plan of Lots, described, as follows:

SITUATE on the Southwesterly side of Lynnwood Avenue, now Fairhill Avenue, at the distance of 201 feet 1/2 inch Southeastwardly from the Southeasterly side of Germantown and Willow Grove Turnpike now Easton Road.

CONTAINING in front or breadth on the said Lynnwood Avenue now Fairhill Avenue, 25 feet and extending of that width in length or depth Southwestwardly between lines parallel with Woodlyn Avenue 150 feet.

BEING the same premises which Ruth McCole, by Deed dated October 26, 2001 and recorded December 21, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5389, Page 1489, granted and conveyed unto Mary Ann Murphy a/k/a Maryann Brown.

Parcel Number: 30-00-18788-00-1.

Location of property: 2246 Fairhill Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Ann Murphy a/k/a Maryann Brown** at the suit of Wells Fargo Bank, N.A., Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$289,935.03.

**Sean P. Mays**, Attorney. I.D. #307518

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

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

13-04779

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, and State of Pennsylvania, being designated as Lot No. 1 and 1/2 of Lot No. 2 on a certain plan as surveyed by George S. Davis, Registered Surveyor, dated November 20, 1951, as follows, to wit:

BEGINNING at a point in the center line of Kriebel Road (33 feet wide) at the distance of 784 feet measured North 46 degrees, 30 minutes East along the center line of Kriebel Road from its intersection with the center line of Anders Road (33 feet wide); thence extending along the center line of Kriebel Road North 46 degrees, 30 minutes East, 315 feet to a point on the Southwest side of a 15 foot wide lane; thence extending along the Southwest side of said 15 foot wide lane South 42 degrees, 40 minutes East, 300 feet to a point in line of land now or late of L.H. Anders Estate; thence extending along the last mentioned land South 46 degrees, 30 minutes West, 315 feet to a point; thence extending North 42 degrees, 40 minutes West, 300 feet to the center line of Kriebel Road, the first mentioned point and place of beginning.

BEING Lot No. 1 and 1/2 of Lot No. 2 on Plan of George S. Davis, Registered Surveyor, dated November 20, 1951.

PREMISES 'B'

ALL THAT CERTAIN irregular tract or piece of ground, situate in **Towamencin Township**, County of Montgomery, and State of Pennsylvania, more particularly bounded and described as Tract #A on a plan of property surveyed by Herbert H. Metz, Inc., Inc., Registered Engineer, of Lansdale, Pennsylvania, dated July 19, 1960, as follows, to wit:

BEGINNING at a point in the center line of Kriebel Road, as laid out 33 feet wide, said point being at the distance of 770.86 feet as measured Northeastwardly from the point marking the center line of Kriebel Road aforesaid at its intersection with the constructed center line of Anders Road, as laid out 33 feet wide; thence extending from said first mentioned point and place of beginning along the center line of Kriebel Road aforesaid North 47 degrees, 43 minutes East, 10 feet to a point a corner of this and land now or late of Martha J. Peacock and Anna P. Frazer; thence along the same South 42 degrees, 40 minutes East, 300 feet to a point a corner in line of land of L.H. Anders Estate; thence along the same South 47 degrees, 43 minutes West, 30 feet to a point a corner of this and other land of the said Edward E. Mullin and Janet B. Mullin, his wife, of which this was formerly a part; thence along the same North 48 degrees, 52 minutes West, 300.49 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara A. Bernecker and Theresa B. Kelly and Pamela Kennedy and Leo W. Kelly, by Deed from Barbara A. Bernecker, dated 02/24/2010, recorded 03/17/2010 in Book 5761, Page 1113.

Parcel Number: 53-00-04356-00-1.

Location of property: 1691 Kriebel Road, Lansdale, PA 19446-4805.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa B. Kelly and Barbara A. Bernecker, Pamela Kennedy and Leo W. Kelly** at the suit of Wells Fargo Bank, N.A. Debt: \$270,204.57.

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

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

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

13-04957

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan of Plymouth Meeting Village made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated April 24, 1950 which plan is recorded in the Office for the Recording of Deeds, etc., at Norristown, Pennsylvania, in Deed Book 2160, Page 601 &c., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Germantown Pike (60 feet wide) which point is at the distance of 20 feet measured South 46 degrees, 24 minutes East along said side of Germantown Pike from its intersection with the Southeasterly side of Mayflower Road (50 feet wide) (both lines produced); thence extending from said beginning point along the said side of Germantown Pike South 46 degrees, 24 minutes East, 95 feet to a point; thence extending South 43 degrees 36 minutes West 130 feet to a point; thence extending North 46 degrees, 24 minutes West, 113.36 feet to a point on the Southeasterly side of Mayflower Road aforesaid; thence extending along the same on a line curving to the right having a radius of 125 feet the arc distance of 20.28 feet to a point of tangent in the same; thence still extending along same North 43 degrees, 36 minutes East, 89.81 feet to a point of curve in the same; thence extending on a line curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 144 as shown on said plan.

BEING the same premises which Daniel M. Mele, III and Janet R. Mele, his wife, by Deed dated June 28, 1991, and recorded July 3, 1991, in Deed Book 4980, Page 113, did grant and convey unto Kenneth J. Strychalski and Karen Kruse.

TITLE TO SAID PREMISES IS VESTED IN Shakespeare W. Harrison and Sonya Lott Harrison, h/w, by Deed from Kenneth J. Strychalski and Karen Kruse, n/b/m known as Karen Strychalski, h/w, dated 06/28/1999, recorded 09/29/1999 in Book 5290, Page 1197.

Parcel Number: 65-00-04669-00-9. Map #65029A136.

Location of property: 126 East Germantown Pike, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shakespeare W. Harrison and Sonya Lott Harrison** at the suit of Federal National Mortgage Association. Debt: \$237,991.04 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.

13-05357

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described in accordance with a Plan of Belair Park, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania dated May 22, 1950 and revised June 10, 1958, as follows, to wit:

BEGINNING at a point on the Southwest side of Belair Circle (60 feet wide) said point being at the distance of 115.59 feet measured Northwestwardly the 2 following courses and distances from a point of tangent on the Northwest side of Selma Street (60 feet wide): (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.02 feet; (2) North 43 degrees, 31 minutes, 27 seconds West, 92.57 feet; thence extending along the Southwest side of Belair Circle North 43 degrees, 31 minutes, 27 seconds West, 21.40 feet to a point of curve; thence on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 9.10 feet to a corner of Lot #6; thence along the same South 46 degrees, 28 minutes, 33 seconds West, 145.94 feet to a point; thence South 49 degrees, 38 minutes East, 30.67 feet to a corner of Lot #1; thence along the same and along Lots 2, 3 and 4 North 46 degrees, 28 minutes, 33 seconds East, 143.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 5.

UNDER AND SUBJECT to and together with all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Ian McIntyre, by Deed from Nina Stamenova, dated 05/30/2006, recorded 06/08/2006 in Book 5603, Page 1850.

Parcel Number: 13-00-04608-00-5.

Location of property: 709 Belair Circle, Norristown, PA 19401-4264.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ian McIntyre** 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: \$135,765.11.

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

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

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

13-05711

ALL THAT CERTAIN lot or parcel of land, situated in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot #99 as shown on plans entitled 'Subdivision Plan, Carriage Homes Section, River Crest' sheets #4 & #5 of 27 dated March 1, 1999 last revised March 15, 2002 prepared by Stout, Tacconelli & Associates, Inc. Pennsburg, Pennsylvania more particularly described, as follows:

BEGINNING at a common corner of Lots #98 and #99 on the Northerly side of Sterling Court (38 feet wide) thence: (1) along the Northerly side North 70 degrees, 06 minutes, 25 seconds West, a distance of 17.64 feet to a point of curve thence; (2) long the same, passing along an arc of a circle curving to the left having a radius of 94.00 feet, an arc distance of 20.05 feet to a corner of Open Space 'D' thence; (3) Along Open Space 'D' North 04 degrees, 37 minutes, 27 seconds East, a distance of 20.73 feet to a corner, thence; (4) Continuing along said Open Space North 19 degrees, 53 minutes, 36 seconds East a distance of 112.13 feet to a corner thence; (5) South 70 degrees, 06 minutes, 24 seconds East, a distance of 43.00 feet to a corner of Lot #98, thence; (6) along Lot #98 and passing through a common party wall, South 19 degrees, 53 minutes, 36 seconds West, a distance of 130.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,561 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Alkis Marland, by Deed from Al J. Marland, dated 03/15/2007, recorded 04/04/2007 in Book 5641, Page 2368.

THE SAID Alkis Marland departed this life on 03/06/2012, and upon information and belief, his surviving heir(s) are Alyssa L. Marland And Andrea M. Weber.

Parcel Number: 61-00-04841-03-9.

Location of property: 4 Starling Court, Phoenixville, PA 19460-1070.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alyssa L. Marland, in Her Capacity as Co-Administratrix CTA and Devisee of The Estate of Alkis Marland and Andrea M. Weber, in Her Capacity as Co-Administratrix and Devisee of The Estate of Alkis Marland** 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: \$532,689.90.

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

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

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

13-05725

ALL THOSE TWO CERTAIN lot or pieces or ground, together with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, situate on the Northwestern side of Ruscombe Avenue at the distance of five hundred and twenty-five feet Northeastwardly from the Northeastly side of Walnut Avenue.

CONTAINING in front or breadth on the said Ruscombe Avenue, fifty feet (each lot twenty-five feet) and extending in length or depth Northwestwardly between parallel lines at right angles to said Ruscombe Avenue one hundred and ten feet.

BEING known as Lots Numbers 952 and 953 on the revised plan of lots of the Edge Hill Land Association.

UNDER AND SUBJECT to building restrictions as of record.

BEING the same premises which Norman Raden and Marge Raden, husband and wife by Deed dated 2/17/1965 and recorded 2/23/1965 in the County of Montgomery in Deed Book 2370, Page 952, granted and conveyed unto Bert Jones and Louise Jones, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Samuel W. Rines, III, and Wendy J. Rines, husband and wife, as Tenants by the Entirety by Deed from Louise Jones, widow dated 02/27/2001 recorded 04/02/2001 in Deed Book 5354, Page 2335.

Parcel Number: 30-00-60752-00-4.

Location of property: 342 Ruscombe Avenue, Abington Township, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Wendy J. Rines and Samuel L. Rines, III** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc., Mortgage Pass-Through Certificates, Series 2002-5. Debt: \$196,204.64.

**Jordan David**, Attorney. I.D. #311968

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

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

13-05745

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereon made by Yerkes Engineering Company, Surveyors, of Bryn Mawr, Pennsylvania on 7/15/1956 and last revised January 11, 1974, as follows, to wit:

BEGINNING at a point in the title line in the bed of Youngs Ford Road measured the 2 following courses and distances from a spike set at the intersection of the title line in the bed of Youngs Ford Road with the title line in the bed of Monk Road, viz: (1) South 31 degrees, East 14.12 feet to a spike, an angle point and; (2) South 1 degree, 36 minutes West, 58.38 feet to the place of beginning; thence leaving Youngs Ford Road and extending by other land now or late of Casper W. Morris, Jr., the 13 following courses and distances, viz: (1) South 66 degrees, 53 minutes East, crossing the Easterly portion of the bed of Youngs Ford Road and the ultimate right-of-way line of the Easterly side of said road, 181.26 feet to a point; (2) South 61 degrees, 40 minutes East, 24.38 feet to a point; (3) South 68 degrees, 24 minutes East, 15.91 feet to a corner; (4) South 61 degrees, 8 minutes East, 36.05 feet to a corner; (5) South 57 degrees, 28 minutes East, 18.64 feet to a corner; (6) South 53 degrees, 32 minutes East, 16.64 feet to a corner; (7) South 49 degrees, 40 minutes East, 16.49 feet to a corner; (8) South 51 degrees, 1 minute East, 6.23 feet to a corner; (9) South 40 degrees, 50 minutes East, 8.26 feet to a corner; (10) South 31 degrees, 49 minutes East 8.32 feet to a corner; (11) South 26 degrees, 30 minutes East, 8.32 feet to a corner; (12) South 19 degrees, 39 minutes East, 16.32 feet to a corner; and (13) thence South 19 degrees, 09 minutes, 15 seconds East, 258.85 feet to a corner of Lot Number 4 as shown on the above mentioned plan; thence along the same the two following courses and distances: (1) South 60 degrees, 27 minutes, 35 seconds West, 25.33 feet to a point; and (2) South 41 degrees, 38 minutes, 40 seconds East and crossing the Northwesterly side of Rose Glen Road, 287.51 feet to a point in the title line in the bed of Rose Glen Road thence extending through the same South 73 degrees, 10 minutes West, 11.02 feet to a point a corner of lands now or late of Mason Jones, et ux.; thence extending along the same the 2 following courses and distances: (1) North 41 degrees, 38 minutes, 40 seconds West and crossing the Northwesterly side of Rose Glen Road 285.41 feet to a point; (2) North 68 degrees, 03 minutes, 10 seconds West, 125 feet to an iron pin; thence extending North 12 degrees, 10 minutes West (recrossing said run of water) 306.75 feet to a stone; thence extending North 57 degrees, 46 minutes West (recrossing said run of water) 306.75 feet to a stone; thence extending North 57 degrees, 48 minutes West (recrossing the ultimate right-of-way line 196.03 feet to a point in the title line in the bed of Youngs Ford Road; thence extending North 57 along the same North 1 degrees, 36 minutes East, 30 feet to the first mentioned point and place of beginning.

CONTAINING 1.23 acres more or less.

BEING the same premises which Kenneth R. Taylor and Joan Taylor by Deed recorded 11/23/2005 in Montgomery County in Deed Book 5580, Page 857 granted and conveyed unto Dasha R. Alexander Klein.

Parcel Number: 40-00-69480-00-5.

Location of property: 1157 Youngs Ford Road, Gladwyne, PA 19035.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dasha R. Alexander-Klein** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates, Series FHAMS 2005-FA10, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its Capacity as Agent for the Trustee Under the Pooling and Servicing Agreement. Debt: \$932,422.93.

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

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

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

13-05938

ALL THAT CERTAIN lot of land, situate in **West Pottsgrove Township**, County and State aforesaid, bounded, limited and described, as follows, to wit:

BEGINNING at an iron bolt at post standing on the side of the turnpike; and thence along side of the public road leading from Grosstown to the Schuylkill River, South forty degrees and eight minutes West, one hundred and fifty-eight feet and three inches to an iron bolt at the side of said road; thence along lands of Samuel Dewees South seventy-seven degrees and fifteen minutes East, sixty five feet to a corner of land of Mary Kirkhoff; thence along said land North twenty-eight degrees and ten minutes East, one hundred and forty feet to the South side of the said turnpike, twenty-five feet from the center line thereof; thence along the same North seventy-seven degrees and fifteen minutes West, thirty feet to the place of beginning.

CONTAINING six thousand six hundred and fifty square feet.

TITLE TO SAID PREMISES IS VESTED IN **Dennis R. Haslam**, sole owner, by Deed from Dennis R. Haslam and Georgia D. Haslam, h/w, dated 06/29/2007, recorded 07/27/2007 in Book 5657, Page 1551.

Parcel Number: 64-00-03805-00-1.

Location of property: 574 Old Reading Pike, Pottstown, PA 19464-3732.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis R. Haslam** at the suit of U.S. Bank, National Association as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5. Debt: \$111,266.60.

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

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

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

13-06175

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

BEGINNING at a point of intersection of the traveled ways of County Line and Pioneer Roads (both 33 feet wide); thence along the center line of said County Line Road, South 46 degrees, 16 minutes East, 361.46 feet to a corner; thence partly through the bed of a small stream and along grantor, South 04 degrees, 05 minutes East, 41.09 feet to a corner; thence along land now or late of Howard L. Goodwin, South 85 degrees, 55 minutes West, 229.64 feet to a corner in the center line of said Pioneer Road; thence along the same North 21 degrees, 53 minutes East, 124.88 feet to an angle and North 14 degrees, 53 minutes East, 255 feet to the point of beginning.

LESS AND EXCEPT that parcel conveyed to Tilgham Builders, Inc. by Deed recorded 10/13/00 in Book 335 and Page 0802.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert P. Pietrangelo by Deed from Robert P. Pietrangelo, Jr. and Kristen L. Pietrangelo dated 11/13/2007 recorded 11/27/2007 in Deed Book 5673, Page 291.

Parcel Number: 59-00-03514-00-9.

Location of property: 2539 Pioneer Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristen Dunham Pietrangelo a/k/a Kristen L. Pietrangelo and Robert Pietrangelo, Jr. a/k/a Robert P. Pietrangelo, Jr.** at the suit of Bank of America, N.A. Debt: \$377,148.85.

**Jordan David**, Attorney, I.D. #311968

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

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

13-06212

ALL THAT CERTAIN lot or piece of ground, being Lots Nos. 354 and 355 on a certain Plan of Lots of the Edgehill Land Association.

SITUATE on the Northwest side of Logan Avenue at the distance of 100 feet Northeastwardly from the Northerly side of Walnut Avenue in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on said Logan Avenue 50 feet (each lot being 25 feet wide) and extending in length or depth Northwestwardly between parallel lines at right angles to said Logan Avenue 110 feet.

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Muir by Deed from Donna M. Wiggins dated 02/08/2006 recorded 03/29/2006 in Deed Book 5595, Page 447.

Parcel Number: 54-00-11158-00-2.

Location of property: 304 Logan Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sharon L. Muir** at the suit of Bank of America, N.A. Debt: \$132,168.08.

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

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

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

13-06312

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate at Glenside Manor, **Abington Township**, Montgomery County, and State of Pennsylvania.

BEGINNING at a point on the Southeasterly line of Locust Road (40 feet wide) at the distance of South 60 degrees, 59 minutes West (erroneously set forth in prior deeds as East), 372 feet from a point (being a corner) formed by the intersection of the said Southeasterly line of Locust Road and the Southwesterly line of Hawthorne Road (50 feet wide).

CONTAINING in front or breadth on the said Locust Road 43 feet and extending of that width between parallel lines South 29 degrees, 01 minute East, on the Northeastery line thereof 123.67 feet and on the Southwesterly line thereof 122.94 feet and the rear line being 43.01 feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a survey made by Charles R. Mebus, Registered Engineer, Glenside, Pennsylvania, on 9/30/1937, as follows, to wit:

BEGINNING at a point on the Southeasterly line of Locust Road (40 feet wide) at the distance of 347.24 feet from a point, a corner formed by the intersection of the Southwesterly side of Hawthorne Road (50 feet wide); thence South 29 degrees, 01 minute East, 124.113 feet to a point; thence South 61 degrees, 58 minutes West, 24.76 feet to a point; thence North 29 degrees, 01 minute West, 123.66 feet to a point; thence North 60 degrees, 59 minutes East, 24.76 feet to the point and place of beginning.

Both "A" and "B"

BEING the same premises which Dan Shelikoff, et al., by Deed dated 01/21/1997 and recorded 01/30/1997 in Montgomery County, Pennsylvania in Deed Book 5175, Page 1913, granted and conveyed unto Don L. Tucker, in fee.

TITLE TO SAID PREMISES IS VESTED IN Don L. Tucker by Deed from Dan Shelikoff, Irvin E. Povlow, Al Martin and Morris Goltz dated 01/21/1997 recorded 01/30/1997 in Deed Book 5175, Page 1913.

Parcel Number: 30-00-39188-00-4.

Location of property: 355 Locust Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Don L. Tucker and Sharon Tucker** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1. Debt: \$249,250.30.

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

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

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

13-06355

PREMISES "A"

ALL THAT CERTAIN dwelling house and lot of land, situate in Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, being known as 571 Howard Street, bounded and described, as follows, to wit:

BEGINNING at a point in the West line of said Howard Street at the distance of 33 feet, 11 inches Southwardly from the Southwest corner of Howard and 5th Streets; thence Westwardly, a corner of this and Premises No. 573 Howard Street; thence Westwardly 140 feet to a 20 feet wide alley; thence by the same Southwardly 14 feet, 7 inches more or less to Premises known as 569 Howard Street; thence by the same Eastwardly passing in part of said course and distances through the middle of a brick partition wall of this and Premises No. 569 Howard Street, 140 feet to the West side of Howard Street, aforesaid; thence by the same Northwardly 14 feet, 7 inches more or less to the point or place of beginning.

PREMISES "B"

ALL THAT CERTAIN message and tract of land, situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of Howard Street at the distance of 43 feet, 6 inches Southwardly from the Southwest corner of Howard and 5th Streets, a corner of this and property designated No. 571 Howard Street; thence Westwardly 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of partition wall of this and house immediately adjoining to the North designated as No. 571 Howard Street; thence by the same Southwardly 14 feet to a point a corner of this and property No. 567 Howard Street; thence by the same Eastwardly 140 feet to the West side of Howard Street aforesaid; thence by the same Northwardly 14 feet to the place of beginning.

BEING the same premises which James P. McArdle and Kathleen A. McArdle, by Indenture dated 07-30-04 and recorded 08-04-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5520, Page 1163, granted and conveyed unto Rachell Townsend and Charles Townsend, II, as Tenants by the Entirety.

Parcel Numbers: 64-00-02671-00-1 and 64-00-02668-00-4.

Location of property: 569 East Howard Street, Pottstown, PA 19464 and 571 East Howard Street, Pottstown, PA 19464.

The improvements thereon are: Vacant land and a single family residential dwelling.

Seized and taken in execution as the property of **Charles Townsend, II and Rachell Townsend** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-25. Debt: \$162,317.43.

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

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

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

13-06394

ALL THAT CERTAIN lot or piece of ground, with the building and improvements, thereon erected, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a Subdivision Plan known as "Blue Bell Country Club" Pod "M" made by Eastern States Engineering, Inc., dated 5-23-94 and last revised 10-26-95 and recorded in Plan Book A-56, Page 14, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hazeltine Circle as shown on said plan a corner of Unit 505 on said plan; thence extending along the Southwesterly changing to the Southeasterly side of Hazeltine Circle on the arc of a circle curving to the left having a radius of 35.00 feet the arc distance of 30.25 feet to a point; thence extending along Unit 503 and through Use Restricted Area on said plan South 47 degrees, 03 minutes, 18 seconds East, 191.83 feet to a point; thence extending along lands of BBC South 36 degrees, 26 minutes, 57 seconds West, 145.25 feet to a point; thence extending along Unit 505 aforementioned North 31 degrees, 44 minutes, 51 seconds West, 188.43 feet to a point; thence still along the same North 13 degrees, 15 minutes, 15 seconds East, 78.21 feet to the point and place of beginning.

BEING the same premises which Jack S. Brayboy, III and Teta Banks Brayboy now known as Teta Banks by Deed dated 11/29/06 and recorded 1/16/07 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Teta Banks, as sole owner.

Parcel Number: 66-00-02519-35-8.

Location of property: 231 Hazeltine Circle, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Teta Banks** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21. Debt: \$1,010,274.64.

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

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

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

13-06406

ALL THAT PARCEL of land in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, being known and designated as Block 027, Section 006 and being more fully described as metes and bounds property in Deed Book 5358, Bundle 2019, dated 03/07/2001 and recorded 05/03/2001, Montgomery County Records, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James Mearkle by Deed from Bankers Trust Company of California, N.A., as custodian or trustee by virtue of POA rec. A204/1575 dated 03/07/2001 recorded 05/03/2001 in Deed Book 5358, Page 2019.

Parcel Number: 37-00-00787-00-4.

Location of property: 54 Fruitville Road, Township of Limerick, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Mearkle a/k/a James E. Mearkle** at the suit of Bank of America, N.A. Debt: \$174,236.96.

**J. Eric Kishbaugh**, Attorney. I.D. #33078

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

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

13-06773

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 51 on a certain Plan of Lots known as "Hatboro Heights" made by Herbert H. Metz, April 2, 1924 and recorded at Norristown, Pennsylvania, Deed Book No. 768, Page 600, bounded and described according thereto, as follows:

BEGINNING at a point in the Northeasterly side of Harding Avenue (forty feet wide) at a distance of two hundred fifty feet Northwestwardly from a point of tangent at the junction of Harding Avenue with Williams Lane (fifty feet wide); thence along the Northeasterly side of Harding Avenue North fifty-six degrees, ten minutes West, fifty feet to a corner of Lot No. 52 on said plan; thence by Lot No. 52 North thirty-three degrees, fifty minutes East, one hundred forty feet to a corner, thence by the rear of Lot No. 38 South fifty-six degrees, ten minutes East, fifty feet to a corner of Lot No. 50 on said plan; thence by Lot No. 50 South thirty-three degrees, fifty minutes West, one hundred forty feet to the first mentioned point and place of beginning.

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

BEING the same premises which Patricia I. Castelow, Individually and as Executrix Under the Will of William H. Wilson, Deceased, by Deed dated February 9, 2005 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5543, Page 2693, granted and conveyed unto John J. Castelow and Patricia I. Castelow, h/w, in fee.

Parcel Number: 08-00-01993-00-6.

Location of property: 30 Harding Avenue, Hatboro, PA 19040.

The improvements thereon are: A two story colonial dwelling containing 7 rooms, 3 bedrooms, 2 baths and a 2 car garage on a lot size of 0.16 acres.

Seized and taken in execution as the property of **John J. Castelow and Patricia I. Castelow, h/w** at the suit of Hatboro Federal Savings. Debt: \$160,913.98.

**Douglas G. Thomas**, Attorney.

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

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

13-06792

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a plan of subdivision according to a Plan of Subdivision of Stoneridge of Montgomery Phase II prepared for Stoneridge of Montgomery Limited Partnership made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania Job No. 86273 dated July 22, 1986 last revised August 24, 1988 and recorded in plan Book A-40, Page 365, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colwyn Terrace (50 feet wide) a corner of Lot No. 103 on said plan; thence extending from said point of beginning and along Colwyn Terrace North 35 degrees, 06 minutes, 14 seconds East, 80.00 feet to a point on the center line of a 20 feet wide storm sewer easement a corner of Lot No. 105 on said plan; thence extending from Colwyn Terrace and along Lot No. 105 on said plan and along the center line of the aforesaid Easement South 54 degrees, 53 minutes, 46 seconds East, 160.61 feet to a point in line of Open Space detention basin; thence along same and crossing over the aforesaid easement South 35 degrees, 06 minutes, 14 seconds West, 80.00 feet to a corner of Lot No. 103 on said plan; thence along same North 54 degrees, 53 minutes, 46 seconds West, 160.61 feet to a point on the Southeasterly side of Colwyn Terrace being the first mentioned point and place of beginning.

BEING Lots Nos. 104 on said plan.

BEING the same premises which Stone Ridge of Montgomery Associates, L.P., a Delaware Limited Partnership by Deed dated August 9, 1991 and recorded in Deed Book 4984, Page 1225 did grant and convey unto William A. Hartzell and Cathy L. Hartzell, his wife.

**TITLE TO SAID PREMISES IS VESTED IN** Robert J. Borolla and Rebecca S. Borolla, h/w, by Deed from William A. Hartzell and Cathy L. Hartzell, h/w, dated 07/24/1998, recorded 12/22/1998 in Book 5253, Page 713.

Parcel Number: 46-00-00544-47-2. Map #46014Y004.

Location of property: 114 Colwyn Terrace, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert J. Borolla, Rebecca S. Borolla and United States of America** at the suit of Mortgage America, Inc. Debt: \$352,140.01 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.

13-06858

ALL THAT CERTAIN parcel or tract of land, together with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Pottsgrove Gardens" now referred to as "Greengate" as previously laid out for Elmer M. Erb, by George F. Shaner, Registered Engineer as of October 2, 1956, and revised for Pottsgrove, Inc. by Ralph E. Shaner & Son Engineering Company as of March 22, 1968 latest revision August 21, 1972 and more fully described, as follows, to wit:

**BEGINNING** at the Southwesterly corner of Lot. No. 71 said point being on the Easterly property line of Heather Place (50 feet wide) distant along the same from a point marking the intersection of the terminus of said property line with lands now or late of Helen Boerner, South 5 degrees, 14 minutes, 19 seconds East, 197.27 feet; thence along the Southerly side of Lot. No. 71, North 84 degrees, 45 minutes, 41 seconds East, 200.00 feet to a corner on line of other lands of the grantor, Pottsgroves, Inc., a Pennsylvania Corporation; thence along the same South 5 degrees, 14 minutes, 19 seconds East, 100.00 feet to a corner of Lot No. 73; thence along the same, South 84 degrees, 45 minutes, 41 seconds West, 200.00 feet to a corner on the Easterly property line of aforesaid Heather Place; thence along the same, North 5 degrees, 14 minutes, 19 seconds West, 100.00 feet to a corner and place of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Lori S. Nixon by Deed from Timothy S. Woodruff and Theresa A. Woodruff, his wife dated March 15, 2002 and recorded March 20, 2002 in Deed Book 5400, Page 1019.

Parcel Number: 60-00-01480-00-8.

Location of property: 1520 Heather Place, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lori S. Nixon** at the suit of Nationstar Mortgage, LLC. Debt: \$284,277.96.

**Marc 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.

13-06961

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, Record Plan, Club View at Indian Valley, prepared for W.B. Homes, Inc. by Schlosser & Clauss, Consulting Engineers, Inc., dated 6/25/2003, last revised 1/31/2005 and recorded in Plan Book 25, Pages 76-79, as follows, to wit:

**BEGINNING** at a point on the Northeasterly side of Oakmont Drive West (50.00 feet wide), a corner of this and Lot No. 14 on said plan; thence extending from said point of beginning and along the Northeasterly side of Oakmont Drive West, aforesaid, North 52°, 57', 52" West, 175.00 feet to a point, a corner of Lot No. 12 on said plan; thence extending along the same, North 37°, 02', 08" East, 350.00 feet to a point in line of lands N/F (Indian Valley Country Club) Franconia Realty Company; thence extending along the same, South 52°, 57', 52" East, 175.00 feet to a point, a corner of Lot No. 14, aforesaid; thence extending along the same and through the bed of a proposed 30 foot wide Utility Easement in favor of lands of Franconia Realty Company, South 37°, 02', 08" West, 350.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on the plan.

BEING the same premises which Atlantis Properties L.P., by and through Atlantis Properties Development Corporation, by indenture bearing date August 29, 2007 and recorded November 20, 2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5672, Page 1787 etc., granted and conveyed unto Andrea L. Maras and Anthony Maras, in fee.

Parcel Number: 34-00-02854-14-3.

Location of property: 587 Oakmont Drive West, Telford, Franconia Township, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anthony Maras and Andrea Maras** at the suit of Customers Bank, Successor to Berkshire Bank. Debt: \$291,631.35.

**Phillip D. Berger**, Attorney.

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

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

13-06977

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a record plan, Melnyk Subdivision-503 Valley Road, made July 17, 1996 and last revised August 26, 1996 by Charles E. Shoemaker, Inc., Engineers and Land Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Valley Road (40 feet wide), said point being at the distance of 1,032.24 feet measured North 10 degrees, 26 minutes, 00 seconds West along the Northeasterly side of Valley Road from a point formed by the intersection which the said Northeasterly side of Valley Road makes with the Northwesterly side of Oak Road (33 feet wide); thence extending from the place of beginning along the Northeasterly side of Valley Road North 10 degrees, 26 minutes, 00 seconds West, 31.00 feet to a point; thence North 79 degrees, 34 minutes, 00 seconds East, 125.00 feet to a point; thence South 10 degrees, 26 minutes, 00 seconds East, 31.00 feet to a point; thence South 79 degrees, 34 minutes, 00 seconds West, 125.00 feet to a point on the aforementioned Northeasterly side of Valley Road, to the first mentioned point and place of beginning.

BEING Lot No. 3 on record plan, Melnyk Subdivision-503 Valley Road.

BEING the same premises which Francis Lewandowski and George J. Cenivia, Sr. and Gail Audrey Cenivia, husband and wife, by Indenture dated May 30, 2002 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5414, Page 1689 &c, granted and conveyed unto Robert M. Shumaker and Kyung-Yun Shumaker, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joshua Phillips by Deed from Robert M. Shumaker and Kyung-Yun Shumaker, husband and wife dated 07/28/2005 recorded 09/27/2005 in Deed Book 05572, Page 2189.

Parcel Number: 31-00-27151-00-7.

Location of property: 503 Valley Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joshua Phillips** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3. Debt: \$187,217.33.

**Nicole LaBletta**, Attorney.

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

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

13-07181

ALL THAT CERTAIN message and lot or piece of land, situate on the Eastward of **Lansdale Borough**, Montgomery County and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a stake set for a corner on the Southwest side of Fifth Street (forty-three feet wide) at the distance of twenty-five feet Northwestward from a stake set for a corner of land now or late of C. J. Hoppe or Lot No. 12 on said plan.

CONTAINING in front or breadth on said Fifth Street Northwestwardly twenty-five feet and extending of that width in length or depth between parallel lines at right angles to said Fifth Street Southwestward one hundred and fifty-three feet and six inches to an alley twenty-feet wide, dedicated to public use, the Southeast boundary line passing through the middle of the partition walls of this and the adjoining house on the Southeast.

BOUNDED on the Northeast by said Fifth Street, Southeast by other land of said Giovanni Mussuncoi, Southwest by said alley and Northwest by land now or late of John M. Harley.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Barone, by Deed from Michelle L. Barone and Sheran C. Barone, dated 08/13/2004, recorded 10/12/2004 in Book 5528, Page 2178.

Parcel Number: 11-00-05360-00-2.

Location of property: 222 West 5th Street, Lansdale, PA 19446-2206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle L. Barone** at the suit of Bank of America, N.A. Debt: \$144,167.76.

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

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

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

13-08103

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision made for Axelrod Construction Company by Urwiler and Walters Inc., Summeytown, Pennsylvania, dated and recorded in Plan Book B-23, Page 50 bounded and described, as follows, to wit:

BEGINNING at a point in the center line of State Street (50 feet wide) said point being a corner of this and Lot No. 410 on said plan; thence extending along said Lot No. 410, South 65 degrees, 53 minutes, 50 seconds West, 216.50 feet to a corner in line of other lands of Axelrod Construction Company; thence extending along lands North 24 degrees, 6 minutes, 10 seconds West, 20 feet to a corner of this and Lot No. 412 on said plan; thence extending along said Lot No. 412, North 65 degrees, 53 minutes, 50 seconds East, 216.50 feet to a point in the center line of State Street; thence extending along the said center line, South 24 degrees, 6 minutes, 10 seconds East, 20 feet to the place of beginning.

BEING Lot No. 411.

TITLE TO SAID PREMISES IS VESTED IN David G. Leinbach, by Deed from Steven A. Behmlander, dated 04/08/2011, recorded 04/11/2011 in Book 5797, Page 2597.

Parcel Number: 06-00-03288-00-9.

Location of property: 476 State Street, East Greenville, PA 18041-1702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David G. Leinbach** at the suit of Wells Fargo Bank, N.A. Debt: \$153,846.75.

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

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

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

13-08155

PREMISES 'A'

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

BEGINNING at a point on the Southwesterly side of Maple Street at the distance of 575 feet Westwardly from the Westerly side of Oak Lane; thence South 34 degrees, 40 minutes West, 153.65 feet to an iron pipe set in the side of an alley, 20 feet wide; thence by said side of said alley, North 54 degrees, 20 minutes West, 38.16 feet to a point, a corner in line of lands of the Ambler Spring Water Company; thence by said land of the Ambler Spring Water Company, North 36 degrees, 11 minutes East, 153.13 feet to an iron pipe set in the middle of Maple Street aforesaid and by the said side of Maple Street, South 55 degrees, 20 minutes East, 34.29 feet to an iron pipe, being the place of beginning.

BEING Lot No. 8 on plan of lots laid out for Howard J. Dager by James R. Gillin, C.E. And being the Northwesterly portion of Lot No. 25 on Plan of Lots of B.F. Hendricks, of record in the Office for the Recording of Deeds, in and for the County of Montgomery.

PREMISES 'B'

ALL THAT CERTAIN piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a Lot Location Plan, made for Keasbey and Mattison Company by C. Raymond Weir Associates, Inc., dated 11/14/1962, as follows, to wit:

BEGINNING at a point in the center line of Maple Avenue (40 feet wide), said point being at the distance of 204.73 feet measured South 48 degrees, 32 minutes East along the center line of Maple Avenue from its point of intersection with the center line of Mt. Pleasant Avenue (33 feet wide); thence extending from said point of beginning, South 48 degrees, 32 minutes East along the center line of Maple Avenue, 67.07 feet to a point, a corner of lands now or late of Bertha Q. Tindall; thence extending South 42 degrees, 39 minutes West along the aforesaid lands of Tindall, crossing the Southwesterly side of Maple Avenue, 172.34 feet to an iron pin; thence extending North 47 degrees, 28 minutes West, 57.04 feet to an iron pin; thence extending North 39 degrees, 18 minutes East, recrossing the Southwesterly side of Maple Avenue, 171.44 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cynthia L. White, by Deed from SPM Associates, L.P., a Pennsylvania Limited Partnership, dated 08/31/2007, recorded 09/04/2007 in Book 5662, Page 2646.

Parcel Number: 66-00-03346-00-8.

Location of property: 344 Maple Avenue a/k/a 344 West Maple Avenue, Ambler, PA 19002-5714.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia L. White** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$139,641.96.

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

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

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

13-08256

ALL THAT CERTAIN building lot or tract of land, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point at the intersection of Hendricks Road and the Welsh Road; thence along the middle of the Welsh Road, forty feet wide, South forty-two degrees and forty-six minutes East, one hundred and seven feet to an iron pin and lands about to be conveyed to Eli M. Wismer; thence along the same South forty-seven degrees and fourteen minutes West, two hundred and seventeen and eighty hundredths feet to an iron pin and lands of Jacob C. Rittenhouse, party hereto; thence along the same North forty-two degrees and forty-six minutes West, two hundred and twenty-three and sixty-two hundredths feet to an iron pin in the middle of Hendricks Road, aforementioned, thirty-three feet wide; thence along the middle thereof North seventy-five degrees, twenty-four minutes East, two hundred forty-seven and six-hundredths feet to the place of beginning.

CONTAINING eight hundred twenty-six thousandths of an acre of land, more or less.

Parcel Number: 53-00-09540-00-1.

Location of property: 1398 Welsh Road a/k/a 1398 West Main Street, Lansdale, PA 19446.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Timothy P. Specht** at the suit of First Priority Bank. Debt: \$256,646.37.

**Charles N. Shurr**, Attorney.

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

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

13-08371

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 plan and survey made by Milton R. Yerkes, Civil Engineer on October 12, 1916, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Terrace at the distance of one hundred fifty feet Northwestward from the intersection of the said side of Oakland Terrace with the Northwest side of Edgemoor Road; thence North sixty-four degrees, fifty minutes East, one hundred ninety feet; thence North twenty-five degrees, ten minutes West, forty-nine feet; thence South sixty-four degrees, fifty minutes West, forty feet; thence North twenty-five degrees, ten minutes West, one foot; thence South sixty-four degrees, fifty minutes West, one hundred fifty feet to a point on the said side of Oakland Terrace; thence along the said side of Oakland Terrace; South twenty-five degrees, ten minutes East, fifty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Pacella, Jr. by Deed William A. Clark and Jacqueline A. Clark, husband and wife dated 08/19/2004 and recorded 01/14/2005 in Book 5540, Page 1882.

Parcel Number: 40-00-43052-00-9.

Location of property: 37 Oakland Terrace, Bala Cynwyd, PA 19004-3140.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent A. Pacella, Jr.** at the suit of U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR8. Debt: \$634,063.20.

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

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

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

13-08456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Edward A. Cardwell, Registered Surveyor, under date November 29, 1949, for William C. Essick, Jr., whereon the tract hereinafter is designated as 'Lot 'A'.

BEGINNING at a point in the center line of Moreland Road (thirty-three feet wide) at a distance of five hundred ninety-two and eight-tenths feet more or less Southeast of the intersection with the center line of Norristown Road; and extending thence along the center line of said Moreland Road South forty-seven degrees, forty-five minutes East one hundred seventy-six and no one-hundredths feet to a corner in line of land of Lot 'B'; thence extending by the same North forty-two degrees, fifteen minutes East, two hundred eighty-two and thirty-nine one-hundredths feet to a corner; thence extending South seventy-four degrees, eleven minutes West, three hundred thirty-two and sixty-nine one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David K. Astad and Marie A. Astad, by Deed from Sam Braccia and Bertina Braccia, his wife, as Tenants by the Entirety a one-half interest and Sam Braccia, Jr., a one-half interest, to hold as Joint Tenants With the Right of Survivorship with his parents, dated 11/30/1994, recorded 12/12/1994 in Book 5099, Page 2418.

Parcel Number: 36-00-11449-00-8.

Location of property: 804 Welsh Road, Horsham, PA 19044-1020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David K. Astad and Marie A. Astad** at the suit of Nationstar Mortgage, LLC. Debt: \$208,859.57.

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

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

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

13-08464

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P. L. 196, by the recording in the Office for Recording of Deed, in and for Montgomery County, Pennsylvania, the Declaration of Valley Forge Tower South Condominium, dated 04/10/1974 and recorded 04/10/1974 in Deed Book 3933, Page 465 and Amendment thereto, dated 07/10/1974 and recorded in Deed Book 3959, Page 132, Second Amendment thereto dated 08/22/1979 and recorded in Deed Book 4461, Page 28 and Third Amendment thereto dated 03/19/1980 and recorded in Deed Book 4513, Page 407 and the Declaration Plan of Valley Forge Tower South Condominium, dated 04/10/1974 and recorded 04/10/1974 in Condominium Plan Book 2, Page 93, and the Code of Regulation of Valley Forge Tower South Condominium, dated 04/10/1974 and recorded 04/10/1974 in Deed Book 3933, Page 510 and Amendment, thereto dated 06/24/1977 and recorded in Deed Book 4221, Page 142 and Second Amendment, thereto dated 03/19/1980 and recorded in Deed Book 4513, Page 411, Third Amendment, thereto dated 04/7/1981 and recorded in Deed Book 4617, Page 165 and a Fourth Amendment, thereto dated 05/22/1985 and recorded in Deed Book 4769, Page 1105 and a Fifth Amendment, thereto dated 02/06/1998 and recorded in Deed Book 5222, Page 1530 and a Sixth Amendment thereto dated 05/04/1998 and recorded in Deed Book 5224, Page 757 and any Amendments thereto.

BEING AND DESIGNATED on the Declaration Plan as Unit #602, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Element (as defined in such Declaration of .345%).

TITLE TO SAID PREMISES IS VESTED IN Robert L. Mitchell, father, by Deed from Sean S. Mitchell, son, dated 08/23/2005, recorded 09/30/2005 in Book 5573, Page 1162.

Parcel Number: 58-00-19300-97-3.

Location of property: 10602 Valley Forge Circle a/k/a 10602 Valley Forge Circle, Condominium 602, King of Prussia, PA 19406-1182.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Mitchell a/k/a Robert L. Mitchell** at the suit of HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-1. Debt: \$228,927.70.

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

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

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

13-08630

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

BEGINNING at a point in the middle line of Old Lancaster Road at the distance of three hundred thirty-two and fifty one-hundredths feet, measured Northwesterly along the middle line of Old Lancaster Road, from its intersection with the middle line of Summit Grove Avenue; thence along the middle line of Old Lancaster Road, North sixty degrees, twenty-three minutes West, eighty-eight and seventy one-hundredths feet to a point; thence leaving Old Lancaster Road by and now or late of Frank M. McGrady, North thirty degrees, thirty-seven minutes East, two hundred fifty-nine and twenty-three one-hundredths feet to an iron pin; thence South fifty-eight degrees, eighteen minutes East, sixty-five and seventy-two one-hundredths feet to an iron pin; thence South fifty-one degrees, seven minutes East, nineteen and fifty-eight one-hundredths feet to an iron pin; thence by land now or late of William A. Hayden, South twenty-nine degrees, forty-eight minutes West, two hundred fifty-three and seventy-two one-hundredths feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT portion of the above described premises contained within the bed of Old Lancaster Road.

BEING the same premises which Erwin E. Dilworth, Jr. and Joan C. Dilworth, husband and wife, granted and conveyed to Timothy E. Dilworth and Kyle H. Dilworth, husband and wife by Deed dated November 16, 1998 and recorded December 21, 1998 in the Recorder's Office of Montgomery County, Pennsylvania in Deed Book, Volume 5253, Page 388.

Parcel Number: 40-00-44488-00-4.

Location of property: 843 Old Lancaster Road, Bryn Mawr, PA 19010.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Timothy E. Dilworth and Kyle H. Dilworth** at the suit of JP Morgan Chase Bank, National Association. Debt: \$235,354.01.

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

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

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

13-08639

PREMISES A:

BEGINNING at a stake on the Southwesterly side of a public road, situate in **West Conshohocken Borough**, formerly called the New River Road, now called Front Street, laid out through lands of William Davis, Sr., in a course running North 30 degrees, 30 minutes West at a corner of this and land conveyed to John Custer; thence continuing along said side of said road Southeasterly 40 feet; and thence extending of that width Southwesterly between parallel lines with said John Custer's land 153.5 feet, more or less, to a 20 feet wide alley called First Alley, being Lots No. 31 and 32 in a certain plan of two lots laid out by William Davis, Sr.

EXCEPTING thereout a piece of ground, beginning on the Southwesterly side of Front Street a corner of Lot No. 30; thence by said Lot No. 30 Southwesterly 44 feet to a stake; thence Northwesterly parallel with Front Street 5 feet to a stake; thence Northeasterly parallel with the first course 44 feet to the Southwest side of Front Street and along said side of Front Street Southeasterly 5 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of ground, being part of Lot No. 30 in a plan of lots laid out by William Davis, Sr., bounded and described, as follows:

BEGINNING at a stake in the line dividing Lots Nos. 30 and 31 on said plan and at the distance of 44 feet Southwesterly from the Southwest side of Front Street; thence extending along said line dividing said lots Southwesterly 109.5 feet to the Northeast side of First Alley; thence along said side of said alley Southeasterly 2 feet to a stake; thence Northeasterly 109.5 feet to a stake; thence Northwesterly parallel with said Front Street 3 feet to the place of beginning.

PREMISES B:

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

BEGINNING at a point on the Northeasterly side of First Alley (20 feet wide) a corner of land formerly of Joseph E. Ford, et ux., now of Stanley Sierotowicz, et ux.; thence along the same Northeasterly 40 feet to a point a corner of other land of Lawrence N. Blanche, et ux.; thence along the same the 2 following courses and distances viz: (1) Southeasterly 12 feet to a point a corner; and (2) thence Southwesterly 40 feet to a point a corner on the Northeasterly side of First alley; thence along the said side thereof Northwestwardly 12 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Bulat, by Deed from M. Jonathan Weiss, dated 06/05/2000, recorded 06/27/2000 in Book 5321, Page 813.

Parcel Number: 24-00-00748-00-2.

Location of property: 120 Powers Avenue, Conshohocken, PA 19428-2880.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Bulat** at the suit of JP Morgan Chase Bank, National Association. Debt: \$115,431.47.

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

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

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

13-08701

TRACT NO. 1

ALL THOSE TWO CERTAIN lots or pieces of land, situate in Sumneytown, in **Marlborough Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

No. 1 - BEGINNING at a stone, a corner in line of Samuel Barndt's land and a corner of F.H. Beltenman; thence by said Samuel Barndt's land South 36 1/2 degrees, West 151.8 feet to an iron pin in a public road; thence by said public road North 47 degrees, West 84.9 feet to an iron pin in said road; thence by other lands of the said James S. Miller North 42 1/2 degrees, East 155 feet to a post a corner of F.H. Beltenman's land; thence by the same South 43 1/2 degrees, East 70 feet to the place of beginning.

No. 2 - BEGINNING at an iron pin, a corner in the West side of the Sumneytown and Springhouse Turnpike Road and also in a line of Dr. Samuel Solliday's land, now Samuel Barndt's land; thence by the same South 38 degrees, West 150 feet to an iron pin a corner; thence by other land of the said Jacob Gilbert, North 43 degrees, West 70 feet to a stone a corner; thence by the same North 42 degrees, East 150 feet to a stone, a corner in said road side; thence by said road South 40 1/4 degrees, East 50 feet to the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN rectangular strip or piece of land lying contiguous to other lands of the said Grantees and on the West side of the Old Springhouse and Sumneytown Turnpike in **Marlborough Township**, County of Montgomery and State of Pennsylvania, the same being bounded on the North by other land of the said Grantees, on the West by Penny Road, and on the South by other lands of the said Grantor, and on the East by the said Turnpike.

CONTAINING in width or front along said pike 15 feet and extending in parallel lines in a Southwesterly direction a distance of 325.5 feet to said Penny Road.

TITLE TO SAID PREMISES IS VESTED IN David M. Mokros by Deed from Charles R. Snyder and Sara J. Snyder, husband and wife dated 05/24/2002 recorded 06/13/2002 in Deed Book 5412, Page 955.

Parcel Number: 45-00-02692-00-8.

Location of property: 3109 Sumneytown Pike a/k/a 3109 Main Street, Green Lane, PA 18084.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David M. Mokros** at the suit of PNC Bank, National Association. Debt: \$136,067.75.

**Jordan David**, Attorney. I.D. #311968

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

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

13-08773

ALL THAT CERTAIN lot or piece of ground, with me buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Property made for Jasper DiSanto by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania dated March 6, 1959 and last revised April 15, 1959, as follows, to wit:

BEGINNING at a point on the Northeast side of Tyler Street (50 feet wide) at the distance of 25.03 feet Northwestwardly from the Northwest side of Hamilton Street (66 feet wide).

CONTAINING in front or breadth on said side of Tyler Street Northwestwardly 16 feet and extending of that width in length or depth Northeastwardly at right angles to Tyler Street 75.95 feet to the Southwest side of a 20 feet wide alley the Northwest and Southeastly side lines passing for a part of the distance through the middle of the partition walls of the house erected hereon and the house erected on the adjoining lots.

BEING Lot No. 21 on said plan.

BEING the same premises which Joan Pugh by Deed dated July, 15, 2008 and recorded July 21, 2008 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5700, Page 2459, granted and conveyed unto Charles Hodges, Jr. and Tammy Hodges, in fee.

Parcel Number: 13-00-37112-00-9.

Location of property: 1203 Tyler Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles Hodges, Jr. and Tammy Hodges** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$132,214.87.

**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.

13-08804

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Stony Brook Condominium" a Condominium located at 333 North York Road, Hatboro, Pennsylvania 19040; in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, of a Declaration dated April 21, 1978 and recorded on April 24, 1978 in Deed Book No. 1295 Page 360, an Amending Declaration dated May 16, 1978 and recorded May 19, 1978 in Deed Book 4301, Page 550, a Declaration Plan dated April 12, 1978 and recorded in Condominium Plan Book 6, Page 9, on April 24, 1978 and in Supplemental Declaration Plan last revised May 4, 1978 and recorded May 19, 1978 in Condominium Plan Book 6, Page 10 and a Code of Regulations dated April 21, 1978 and recorded April 25, 1978, in Deed Book 4296, Page 1, being designated on such Declaration as Unit V-7 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements, as defined in such Amending Declaration and as shown on such Supplemental Declaration Plan, to wit; Each Unit in Stony Brook Condominium shall be possessed of and have appurtenant to it a percentage interest in the Common Elements of the Condominium equal to 1.91083 percent.

BEING the same premises which William J. Lahr and Joseph G. Boland by Deed dated 12/17/1992 and recorded 12/29/1992 in Montgomery County in Deed Book 5029, Page 443 granted and conveyed unto Mary P. Hoffman.

Parcel Number: 08-00-05717-06-2.

Location of property: 7 Village Place, Condominium 7-V, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary P. Hoffman** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$140,815.05.

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

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

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

13-08998

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Twin Ponds, prepared for Parec Realty Companies by Czop/Specier, Inc. Consulting Engineers & Surveyors, dated 11/21/88, last revised 6/14/1991 in Plan Book A-53, Pages 74 and 75, as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac at the end of Fairway Circle, a corner Lot No. 79 on said plan; thence from said point of beginning, extending along said Lot No. 79 South 18 degrees, 20 minutes, 40 seconds West, 200.15 feet to a point, a corner; thence extending South 49 degrees, 49 minutes, 26 seconds West, 274.82 feet to a point, a corner of Lot No. 81 on said plan; thence extending along the same North 82 degrees, 21 minutes, 55 seconds East, 230.56 feet to a point on the Southerly side of the cul-de-sac, aforesaid; thence extending along the same, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 50.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 80 on said plan.

CONTAINING 28,064 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN David E. Bickley and Nina M. Bickley, h/w, by Deed from Parec Twin Ponds Associates, a Pennsylvania Limited Partnership, dated 09/19/1994, recorded 09/23/1994 in Book 5092, Page 316.

Parcel Number: 32-00-01874-52-4.

Location of property: 340 Fairway Circle, Gilbertsville, PA 19525-8816.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nina M. Bickley and David E. Bickley** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$302,240.77.

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

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

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

13-09103

ALL THAT CERTAIN message and lot or piece of land, known as No. 509 East Basin Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Basin Street, at the distance of 238.55 feet Southeastly from the intersection of the middle line of Basin Street with the middle line of Violet Street, a corner of this and other property of Harper L. Bean. Being No. 507 East Basin Street; thence by the same, North 40 degrees, 25 minutes East, 125 feet to a point, a corner of this and land now or late of the Estate of Henry Scatchard; thence by the same, South 49 degrees, 20 minutes East, 32.72 feet to a point, a corner of this and other land of Harper L. Bean. Being No. 511 East Basin Street; thence by the same, South 40 degrees, 25 minutes West, the line for a portion of the distance passing through the middle of the partition wall between this and said adjoining premises, 125 feet to the middle line of Basin Street aforesaid; thence along the middle line of the said Basin Street, North 49 degrees, 20 minutes West 32.72 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William A. Ryder, III, as sole owner by Deed from B. Christer Hugosson and Ann Louise Hugosson dated 07/25/2008 Recorded 07/28/2008 in Deed Book 5701, Page 1655. Parcel Number: 13-00-04252-00-1.

Location of property: 509 East Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Ryder a/k/a William Ryder, III a/k/a William A. Ryder a/k/a William A. Ryder, III** at the suit of PNC Bank, National Association. Debt: \$115,776.68.

**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.

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13-09394

ALL THAT CERTAIN piece or lot of land, situate along the South side of the Pottstown Pennsburg Road, Route #663, just East of Perkiomen Heights, **Upper Hanover Township**, Montgomery County, Pennsylvania, according to a plan of building lots dated June 17, 1955 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Lot #3 on said plan.

BEGINNING at an iron pin in the center line of the Pottstown-Pennsburg Road, Route #663 said plan being the intersection of the center line of Kindred Road leading to Red Hill; thence along the center line of Kindred Road South 51 degrees, 20 minutes East, the distance of one hundred seventy-five feet to an iron pin; thence along Lot #4 on said plan South 38 degrees, 40 minutes West the distance of one hundred forty-two and five hundred feet to an iron pin a corner of Lot #2; thence along the same North 54 degrees, West the distance of one hundred sixty-eight and twenty-hundredths feet to the center line of the Pottstown-Pennsburg Road; thence along the same North 36 degrees, East the distance of one hundred fifty feet to the place of beginning.

BEING the same premises by which Alex L. Seidel and Keturah D. Seidel, husband and wife by Deed dated 7/21/2005 and recorded 7/29/2005 in Book 5564 on Page 1237 granted and conveyed unto David Chadwick, in fee.

Parcel Number: 57-00-02167-00-8.

Location of property: 1650 Layfield Road, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Chadwick** at the suit of Nationstar Mortgage, LLC. Debt: \$255,246.66.

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

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

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

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13-09399

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Aronimink, made for Fay Development Company, Inc. made by Bursich Associates, Inc. dated March 4, 1988, last revised May 24, 1989, said plan being recorded in Plan Book A-51, Page 74, as follows, to wit:

BEGINNING at a point on the Southerly side of Aronimink Drive (50 feet wide), said point of beginning being a corner of Lot #78 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southerly side of Aronimink Drive, North 73 degrees, 56 minutes, 16 seconds East, 43.69 feet to a point, a corner of Lot #80; thence extending along the same South 16 degrees, 03 minutes, 44 seconds East, 83 feet to a point in line of Lot #76; thence extending along the same, the two following courses and distances: (1) South 73 degrees, 56 minutes, 17 seconds West, 25.28 feet to a point; and (2) South 41 degrees, 52 minutes, 17 seconds West, 36.08 feet to a point a corner of Lot #78; thence extending along the same, North 09 degrees, 15 minutes, 50 seconds West, 102.80 feet to the first mentioned point and place of beginning.

BEING Lot #79 as shown on the above mentioned plan.

BEING the same premises which Fay Development Company, Inc., a Delaware Corporation, by Deed dated 12/30/1992 and recorded 1/12/1993 at Norristown, Pennsylvania in Deed Book 5030, Page 1774, granted and conveyed unto Sandra Ganski, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer D. Doyle and Scott H. Doyle by Deed from Sandra Ganski dated 11/13/2006 recorded 11/21/2006 in Deed Book 5624, Page 02498.

Parcel Number: 37-00-00068-07-5.

Location of property: 312 Aronimink Drive, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer D. Doyle and Scott H. Doyle** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$262,680.42.

**J. Eric Kishbaugh**, Attorney. I.D. #33078

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

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

13-09440

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward **Pottstown Borough**, Montgomery County, Pennsylvania. Being Lot No. 320 on a certain plan of lots called "Lincoln Manor Development" made for Earl M. Kerstetter, Inc., by Harry D. Wolfe, R.P.E. dated 9/4/1955 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Tenth Street (50 feet wide) said point of beginning measured South 54 degrees, 52 minutes East, 239 feet, 7 inches from the intersection of the said side of Tenth Street with the Southeast side of State Street (40 feet wide).

CONTAINING in front or breath on said Tenth Street measured Southeasterly 50 feet and extending of that width in length or depth between parallel lines at right angles to the said Tenth Street Southwesterly 140 feet to the Northeast side of a certain 20 feet wide alley.

ALL THAT certain lot or piece of ground, with the buildings and improvements thereon elected, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania. Being Lot No. 320 on a certain plan of lots called "Lincoln Manor Development" made for Earl M. Kerstetter, Inc. by Harry D. Wolfe, R.P.E. dated 9/4/1955 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Tenth Street (50 feet wide) said point of beginning measured South 54 degrees, 52 minutes East, 239 feet, 7 inches from the intersection of the said side of Tenth Street with the Southeast side of State Street (40 feet wide).

CONTAINING in front or breath on said Tenth Street measured Southeasterly 50 feet and extending of that width in length or depth between parallel lines at right angles to the said Tenth Street Southwesterly 140 feet to the Northeast side of a certain 20 feet wide alley.

BEING the same premises which Gabrielle E. Kummerer, a married woman by Deed recorded on 10/17/2006 in Montgomery County in Deed Book 5620, Page 463 granted and conveyed unto Gabrielle E. Ditorio, now by marriage Gabrielle E. Kummerer a married woman.

Parcel Number: 16-00-28900-00-1.

Location of property: 40 West 10th Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gabrielle E. Kummerer f/k/a Gabrielle E. Ditorio** at the suit of Nationstar Mortgage, LLC. Debt: \$115,360.09.

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

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

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

13-09600

ALL THAT CERTAIN message and lot or piece of land, situate in the East Ward of **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described as per plan of lots surveyed September 29, 1902 by A.D. Johnson, as follows, to wit:

BEGINNING at a stake set for a corner in the Southwest side of Fifth Street (forty-three feet wide) in a line of land now or late of C.J. Heppie, or Lot No. 12, containing in front or breadth on said Fifth Street Northwestward twenty-five feet and extending of that width in length or depth between parallel lines at right angles to said Fifth Street Southwestward one hundred and fifty-three feet and six inches to a twenty feet wide alley, the Northwest boundary line passing through the middle of the partition walls of the adjoining house on the Northwest.

BOUNDED on the Northeast by said Fifth Street, on the Southeast by land now or late of C.J. Heppie, or Lot No. 12, on the Southwest by said alley and on the Northwest by land now or late of Irwin G. Lukens.

TITLE TO SAID PREMISES IS VESTED in Jason M. Gabriel, an adult individual, by Deed from Virginia M. Hughes, Executrix of the Estate of William DiPietro, a/k/a, William A. DiPietro, late, dated 05/09/2008, recorded 05/14/2008 in Book 5692, Page 1796.

Parcel Number: 11-00-05356-00-6.

Location of property: 220 West 5th Street, Lansdale, PA 19446-2206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason M. Gabriel** at the suit of Wells Fargo Bank, N.A. Debt: \$181,264.13.

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

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

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

13-09702

ALL THAT CERTAIN message and tract of ground, in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeast side of Hamilton Street at the distance of 485 1/2 feet Southwestwardly from the South corner of Hamilton and Marshall Streets a corner of this and land now or late of J. Frank Boyer; thence along said land now or late of J. Frank Boyer, Southeastwardly 200 feet to the Northwest side of Vaughn Alley (heretofore called Prospect Alley) laid out 20 feet wide; thence along said side of said alley Northeastwardly 25 feet to a point a corner of this land and land now or late of Samuel Roberts, whereof this was a part; thence along said land now or late of said Samuel Roberts, Northwestwardly parallel with the first course and passing through the middle of the partition wall between the house on these premises and the house on said Robert's land 200 feet to Hamilton Street aforesaid; thence along the Southeast side of Hamilton Street Southwestwardly 25 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the said 20 feet wide street or alley as and for a passageway and watercourse at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Brock, by Deed from Andrew J. Brock and Cynthia Brock, dated 12/26/2008, recorded 02/19/2009 in Book 5722, Page 775.

Parcel Number: 13-00-14804-00-6.

Location of property: 526 Hamilton Street, Norristown, PA 19401-4207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew J. Brock** at the suit of Wells Fargo Bank, N.A.  
Debt: \$134,600.55.

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

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

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

13-09736

ALL THAT CERTAIN building lot and frame messuage, situate in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the South side of Lincoln Avenue at a corner of Lot No. 144; thence by the said lot Southwardly one hundred forty feet to Spruce Alley; thence by the same Eastwardly thirty feet to Lot No. 146, now or late belonging to Mary Hartenstine; thence by said lot Northwardly one hundred forty feet to Lincoln Avenue aforesaid and thence by said Lincoln Avenue, Westwardly thirty feet to the place of beginning.

BEING the same premises which David Hodges and Sharon C. Hodges, husband and wife by Deed dated September 26, 2008 and intended to be recorded herewith in the Montgomery County Recorder of Deeds Office in Norristown, Pennsylvania granted and conveyed unto Langston Watson and Samuel Watson, mortgagors herein.

Parcel Number: 16-00-18784-00-1.

Location of property: 442 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Langston Watson and Samuel Watson** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank.  
Debt: \$114,700.15.

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

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

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

13-09779

PREMISES "A"

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

BEGINNING at a point in the center line of the public road leading from State Highway Traffic Route No. 663 to Englesville in line of other lands now or late of Robert and Marie Z. Smith; thence extending along said lands the two following courses and distances: (1) North 55 1/2 degrees, West, 113 feet more or less to a point; (2) South 34 degrees, West, 150 feet, more or less to the center line of said road; thence extending along the same, North 55 1/2 degrees, West 113 feet, more or less, to the first mentioned point and place of beginning.

PREMISES "B"

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

BEGINNING at a corner in the center line of public road leading from State High Traffic Route No. 663 to Englesville; thence along the same, North 48 degrees, 30 minutes West, 20 feet to a corner of lands about to be conveyed to Richard H. Schott; thence along the same, North 41 degrees, 30 minutes East, 150 feet to a corner of other lands of Charles H. Silcox and wife; thence along the same, South 48 degrees, 30 minutes East, 20 feet to a corner of other lands of Robert Smith, along the same, South 41 degrees, 30 minutes West, 150 feet to the place of beginning.

CONTAINING 3,000 square feet of land.

BEING the same premises Loretta M. Hayes, Jeanine M. Hayes and Catherine M. Hayes, by Deed dated 04/21/00, recorded 04/23/00 in Deed Book Volume 8676, Page 1352, granted and conveyed unto Jeanine M. Hayes the Grantor herein.

ALSO being the same premises Jeanine M. Hayes by Deed dated 06/12/08, recorded 06/17/08 in Deed Book 5696, Page 1080, granted and conveyed unto William L. Stewart, III and Joyce A. Stewart, h/w, their heirs and assigns, in fee.

Parcel Number: 32-00-00736-00-6.

Location of property: 295 Buchert Road, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joyce A. Stewart and William L. Stewart, III** 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: \$228,335.31.

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

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

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

13-09886

ALL THAT CERTAIN tract or parcel of land, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Survey Draft No. 4365-L-C as prepared from partial field surveys, deeds, office records, etc., by Ralph E. Shaner & Son, Engineering Company, as follows, to wit:

BEGINNING at a corner set in the middle of East Third Street (40 feet wide) and being distant along the same from a point marking the center line intersection of aforesaid Third Street and the middle of Biting Alley (20 feet wide) South 47 degrees, 43 minutes East, 230.00 feet; thence from said point of beginning continuing along the middle of East Third Street South 47 degrees, 43 minutes East, 50.0 feet to a corner lands R. Bless; thence along the same South 42 degrees, 33 minutes, 30 seconds West, 198.70 feet to a corner on line lands now or about to be conveyed to Leone Construction Company; thence along the same North 86 degrees, 52 minutes, 14 seconds West, 64.86 feet to a corner on the Easterly property line proposed street to be known as Washington Street (50 feet wide); thence along the same North 42 degrees, 33 minutes, 30 seconds East, 239.01 feet to a corner and place of beginning.

CONTAINING 10,963 square feet of land, or 0.25167 acres.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by Clarence W. Kulp, Singleman, to Neshaminy Holding Corporation, a Pennsylvania Corporation by Deed dated 11/6/1975 and recorded in Deed Book 4070, Page 157 bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery Commonwealth of Pennsylvania as shown on plan prepared by Eckart & Malone, Inc., Sellersville, Pennsylvania dated October 3, 1975 and more fully described, as follows, to wit:

BEGINNING at a point said point being the intersection of the center line of 3rd Street, 40 feet right-of-way and the center line of Washington Street, 50 feet right-of-way; thence along the center line of Washington Street South 42 degrees, 33 minutes, 30 seconds West, a distance of 207.38 feet to a point; thence South 47 degrees, 26 minutes, 30 seconds East a distance of 25 feet to a point on the Southeasterly right-of-way line of Washington Street, said point being the true point of beginning; thence along an arc curving to the left in a Southerly direction having a radius of 224 feet and an arc length of 32.14 feet to a point; thence North 86 degrees, 43 minutes, 02 seconds West, a distance of 2.96 feet to a point; thence North 42 degrees, 33 minutes, 30 seconds East a distance of 33.91 feet to a point, said point being the true point of beginning.

CONTAINING 26.56 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN David L. Landis and Joy A. Landis, his wife, by Deed from Commercial Credit Corporation, dated 12/30/1993, recorded 01/18/1994 in Book 5067, Page 446.

Parcel Number: 17-00-00997-00-3.

Location of property: 50 East Third Street, Red Hill, PA 18076-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David L. Landis and Joy A. Landis** at the suit of Wells Fargo Bank, N.A. Debt: \$194,740.44.

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

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

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

13-09896

ALL THAT CERTAIN frame bungalow and four lots or pieces of ground with a trailer thereon being Lots Nos. 225, 226, 227 and 228 in a plan of lots at 'Rutter Heights' situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, the Northwest corner of Beech and Berks Streets; thence in a Northerly direction along the West side of Berks Street, a distance of one hundred twenty feet (120 feet) to a point, the dividing line of the hereby conveyed piece of land and Lot No. 229, now owned by W. S. Rhoads; thence in a Westerly direction along the South side of the aforesaid Lot No. 229, a distance of one hundred thirty feet (130 feet) to a twenty feet (20 feet) wide alley; thence along said alley in a Southerly direction a distance of one hundred twenty feet (120 feet) to Beech Street; thence along the same Beech Street, in an Easterly direction, a distance of one hundred and thirty feet (130 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy Washington, by Deed from Frank X. McLaughlin, dated 09/15/2010, recorded 09/17/2010 in Book 5779, Page 1944.

Parcel Number: 16-00-02508-00-5.

Location of property: 203 Berks Street, Pottstown, PA 19464-6303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Washington** at the suit of Wells Fargo Bank, N.A. Debt: \$140,415.46.

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

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

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

13-09907

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereon known as "Franklin Park Homes" made by Herbert H. Metz, Inc., Registered Engineers dated September 18, 1964 and last revised February 17, 1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jackson Street (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Franklin Street 950 feet wide: (1) leaving Franklin Street on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Southwesterly side of Jackson Street; and (2) South 47 degrees, 40 minutes East along the Southwesterly side of Jackson Street 128.25 feet to the point of beginning; thence extending from said point of beginning South 47 degrees, 40 minutes East along the Southwesterly side of Jackson Street 13.59 feet to a point of curve on the same; thence extending Southeastwardly and Southwestwardly partly along the Southwesterly and Northwesterly sides of Jackson Street (of irregular width) on the arc of a circle curving to the right having a radius of 230.00 feet the arc distance of 29.17 feet to a point of tangent on the Northwesterly side of Jackson Street (50 feet wide); thence extending along the Northwesterly side of Jackson Street (50 feet wide) the three following courses and distances: (1) South 24 degrees, 59 minutes, 30 seconds West, 79.89 feet to a point of curve; (2) Southwestwardly on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 18.16 feet to a point of tangent; and (3) South 42 degrees, 20 minutes West, 27.33 feet to a point; thence extending North 47 degrees, 40 minutes West, 61.75 feet to a point; thence extending North 42 degrees, 20 minutes East, 137.50 feet to the first mentioned point and place of beginning.

BEING Lot #20, as shown on the above mentioned plan.

BEING the same premises which Louis J. Salerno by his attorney in fact Barbara W. Frank, duly constituted and appointed by power of attorney filed in the Recorder of Deeds of Montgomery County in POA Book 195, Page 106 by Deed recorded 9/5/1996 in Montgomery County in Deed Book 5160, Page 342 granted and conveyed unto David B. Pyne.

Parcel Number: 11-00-08108-00-8.

Location of property: 614 Jackson Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephanie Pyne and David B. Pyne** at the suit of Nationstar Mortgage, LLC. Debt: \$168,188.60.

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

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

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

13-10036

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 survey and plan thereof made of Section 3, Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of North Hills Drive (50 feet wide) at the distance of 819 feet measured Northeastwardly along said side of North Hills Drive from its point of intersection with the Northeastly side of Glenn Valley Drive (50 feet wide) the 2 following courses and distances: (1) North 40 degrees, 46 minutes East, 577.60 feet; (2) on the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 241.94 feet; thence extending along the Northwesterly side of North Hills Drive on the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 23.80 feet to a corner of Lot No. 398; thence along the same North 2 degrees, 23 minutes, 15 seconds West, 120 feet to a point; thence extending South 89 degrees, 21 minutes West, 32.75 feet to a corner of Lot No. 396; thence along the same South 6 degrees, 34 minutes, 59 seconds East, 122.39 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maureen A. Gavlick by Deed from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2005-R4CGM under the Pooling and Servicing Agreement dated as of May 1, 2005, without recourse by Citi Residential Lending, Inc., its Attorney in Fact by a Power of Attorney recorded 5/30/2008 in Book 229, Page 125 dated 11/11/2008 and recorded 11/24/2008 in the Montgomery County Recorder of Deeds in Book 5714, Page 2951.

Parcel Number: 13-00-28564-00-7.

Location of property: 1755 North Hills Drive, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maureen A. Gavlick** at the suit of Nationstar Mortgage, LLC. Debt: \$158,768.01.

**Patrick J. Wesner**, Attorney.

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

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

13-10200

ALL THAT CERTAIN frame message and two adjoining lots of land, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner on the South side of a public road called Mill Road leading from the Chestnut Hill and Springhouse Township Road to the Wissahickon Mills; thence by land of Samuel V. Rex, the two following courses and distances South 11 degrees, East 110.00 feet to the corner stone; thence South 79 degrees, West 40.00 feet to a corner stone; thence by land of Charles VanWinkle, North 11 degrees, West 110.00 feet to a corner on the South side of Mill Road; thence along the South side thereof, North 79 degrees, East 40.00 feet to the place of beginning.

CONTAINING 16 square perches of land.

ALSO ALL THAT CERTAIN frame message and two adjoining lots of land, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake set for a corner in the Mill Road in the line of this and other land of Daniel Fulmer; thence along the line of said land above described Southeast 110.55 feet to a corner in the line of said Fulmer's land and land of Houpt and Ottinger; thence Northeast 10.00 feet to a stake set for a corner of this land and land of Houpt and Ottinger; thence Northwest in a parallel line with the first course 110.55 feet to Mill Road; thence along said Mill Road Southwest 10.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William B. Dant and Abigail Dant, h/w, by Deed from Lawrence A. Monte, dated 10/20/2006, recorded 11/03/2006 in Book 5623, Page 508.

Parcel Number: 52-00-11827-00-1.

Location of property: 4 West Mill Road, Flouertown, PA 19031-1908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Abigail Dant and William B. Dant** at the suit of Wells Fargo Bank, N.A. Debt: \$193,655.51.

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

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

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

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13-10236

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of parts of Lots 403 and 424 and all Lots 404 to 423 on Plan of Baederwood made by George B. Mebus, Inc. Engineers, Glenside, Pennsylvania, on 10/14/1955 and revised 8/13/1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 3,065.293 feet the arc distance of 1086.67 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3,060.29 feet the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder Road (formerly Whaton) (60 feet wide) as projected East partly passing through the party wall between this premises and the premises adjoining to the Northeast crossing the bed of a certain property driveway which extends Northeastwardly; thence Northwestwardly into Wanamaker Road and Southwestwardly; thence Northwestwardly into Wanamaker Road, and crossing the bed of a right-of-way for poles, 155 feet to a point on the Southeast side of said right-of-way; thence extending along the Southeast side of said right-of-way, along the arc of a circle curving to the left having a radius of 2,910.293 feet the arc distance of 26.82 feet to a point; thence extending North 35 degrees, 57 minutes, 54 seconds West recrossing the bed of the aforesaid right-of-way and recrossing the bed of aforesaid driveway 155 feet to a point on the Southeast side of Wanamaker Road; thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the right having a radius of 3,065.293 feet the arc distance of 30.35 feet to the first mentioned point and place of beginning.

BEING part of Lot 421 and part of Lot 422, Wanamaker Road, also known as Lot 38 Wanamaker Road.

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 lots of ground bounding thereon and entitled to the use thereof, at all times, hereafter, forever.

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

BEING the same premises which Catherine Cattie and Joseph B. McHugh, Co-Executors of the Estate of Madeline M. McHugh, Deceased granted and conveyed unto Sheila Williams by Deed dated August 21, 1998 and recorded September 21, 1998 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 5240, Page 2178.

Parcel Number: 30-00-70112-00-4.

Location of property: 567 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheila Williams** at the suit of U.S. Bank National Association not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust I. Debt: \$248,911.01.

**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.

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13-10536

ALL THAT CERTAIN tract or piece of land with the semi-detached dwelling and other improvements erected thereon, situate on the Northeast side of West Street and being Lot #3 of the West Street Subdivision in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, Designed 136409-05, as follows, to wit:

BEGINNING at a drill hole set in a low wall in the Northeastern ultimate right-of-way line of West Street (50 feet wide), a corner of Lot #2; thence leaving said right-of-way and along Lot #2, North 50 degrees 05 minutes, 01 seconds East, 140.00 feet to an iron pin in the Southwestern edge of unopened Yost Alley (20 feet wide);

thence along said alley, South 39 degrees, 64 minutes, 69 seconds East, 15.00 feet to an aluminum monument, a corner of lands of Domenic Vecchione, Jr.; thence along lands of Domenic Vecchione, Jr. South 50 degrees, 06 minutes, 01 seconds West, passing through a party wall, 140.00 feet to a point in a sidewalk in the Northeastern right-of-way line of West Street; thence along said right-of-way, North 39 degrees, 54 minutes, 59 seconds West, 16.00 feet to a drill hole, the place of beginning.

BEING Lot #3 of a 3 lot subdivision plan prepared by Kent Surveyors and Engineers recorded on June 26, 2006 in Montgomery County Recorder of Deeds Plan Book 27, Page 2.

BEING the same premises which John Lascik and Barbara Lascik, husband and wife as Tenants by the Entireties by Deed dated 11/16/2007 and recorded 12/26/2007 in Montgomery County in Deed Book 5672, Page 1893 granted and conveyed unto John Lascik.

Parcel Number: 16-00-32756-00-6.

Location of property: 537 West Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Lascik** at the suit of Midfirst Bank. Debt: \$161,230.45.

**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.

13-10659

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

BEGINNING at a point in the middle of a 30 feet wide lane called Jay Pee Lane, now Cedar Lane, two hundred ten and five-tenths feet Northeastwardly from the middle line of Willow Grove Avenue; thence extending along the middle line of said Cedar Lane, Northeastwardly forty-seven feet; thence extending of that width in length or depth between parallel lines at right angles to Cedar Lane, Northwestwardly one hundred thirty-six feet to land now or late of Alice Fleming.

TITLE TO SAID PREMISES IS VESTED IN Herve Desrosiers, by Deed from Hartford T. Jennings, Sr. and Sharon Jennings, Co-Executors of The Estate of Mildred Tappe, a/k/a Mildred L. Tappe, Deceased, dated 12/15/2010, recorded 01/06/2011 in Book 5790, Page 217.

Parcel Number: 31-00-04348-00-4.

Location of property: 7410 Cedar Lane, Elkins Park, PA 19027-1070.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Herve Desrosiers** at the suit of Wells Fargo Bank, N.A. Debt: \$155,285.09.

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

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

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

13-10965

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438, a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77, a Second Amendment to Declaration of Condominium dated October 24, 1974 and recorded November 6, 1974 in Deed Book 4066, Page 500, a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435, a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148, a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 241, a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded in Deed Book 4201, Page 140 a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded in Deed Book 4230, Page 97, and Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded in Deed Book 4235, Page 542, a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded in Deed Book 4262, Page 41 and a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded in Deed Book 4270, Page 291, and an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426 and a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66, and Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 11, 1979 in Deed Book 4453, Page 417, and Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63, and Fifteenth Amendment to Declaration dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265, and Sixteenth Amendment to Declaration dated August 22, 1980 and recorded August 28, 1980 in Deed Book 455, Page 377, and Seventeenth Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200, and an Eighteenth Amendment to Declaration

dated May 9, 1984 and recorded May 10, 1987 in Deed Book 4735, Page 2402, and an Amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735, Page 2402, and said Declaration Plan recorded September 24, 1979 in Condominium Plan Book 6, Page 69, being and designated on the Declaration Plan as Building 45, Unit 704, as more fully described in such Amendments to Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of 0.2493%, which interest may be reduced to not less than an undivided 0.1786% interest within seven years from the dated recordation of the Declaration of Condominium by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium.

BEING the same premises which Arnold S. Katz, granted and conveyed to Glen Y. Moyer and Carolyn Z. Moyer by Deed dated 05-31-85 in the Recorder of Deeds in and for Montgomery County, Pennsylvania in Record Book 4768, Page 1418, and recorded on 06-06-85.

\*Glen Y. Moyer deceased, date of death 11-15-04.

Parcel Number: 53-00-07564-00-6. Map #53006E020.

Location of property: 704 Springhouse Court, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francesco G. Panariello a/k/a Francesco Panariello** at the suit of Federal National Mortgage Association. Debt: \$238,972.32 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.

13-10985

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Professional Engineer, Urwiler and Walter, Inc., of Sumneytown, Pennsylvania dated 04/26/1978 and last revised 12/14/1978, recorded in Plan Book A-35, Page 38, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Clemens Road (T 419) (56.5 feet wide to the ultimate right-of-way line) said point being measured the five following courses and distances from a point of curve from the Easterly side of Shirley Drive (50 feet wide): thence (1) leaving the aforesaid Shirley Drive on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 37.63 feet to a point a compound curve on the Northerly side of the aforesaid Clemens Road; thence (2) extending along the same on the arc of a circle curving to the left having a radius of 740 feet, the arc distance of 17.09 feet to a point of tangent on the same; thence (3) extending along the same North 74 degrees, 06 minutes, 14 seconds East, 174.76 feet to a point; thence (4) extending along the same North 76 degrees, 44 minutes, 37 seconds East, 81.23 feet to a point; thence (5) extending along the same North 78 degrees, 30 minutes, 59 seconds East, 40.26 feet to the point of beginning; thence extending from said point of beginning along Lot No. 2 as shown on the above mentioned plan passing through a partition wall and passing through the 100 year Flood Plain, North 11 degrees, 29 minutes, 01 second West, 260 feet to a point, a corner of part of Lot No. 14 as shown on the above mentioned plan; thence extending along part of Lot No. 14 and along Lot No. 15 as shown on the said plan and along the Flood Plain, North 67 degrees, 22 minutes, 50 seconds East, 98.65 feet to a point, a corner of part of Lot No. 16 as shown on said plan; thence extending along part of Lot No. 16 and extending through a 20 feet wide sanitary sewer easement South 32 degrees, 00 minutes East, 137.76 feet to a point a corner of part of lands now or late of Bruce A. Sames; thence extending along the aforesaid lands the three following courses and distances: thence (1) South 49 degrees, 41 minutes, 49 seconds West, 90 feet to a point of curve in the same; thence (2) extending along the same on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 100.59 feet to a point of tangent on the same; thence (3) extending along the same South 11 degrees, 29 minutes, 01 second East, 10 feet to the Northerly side of the aforesaid Clemens Road; thence extending along the same South 78 degrees, 30 minutes, 59 seconds West, 91 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 1, as shown on the above mentioned plan.

BEING the same premises which James P. Barbacow, Jr. and Mary Ann V. Barbacow, husband and wife, by Deed dated 12/30/05 and recorded 01/08/06 in Montgomery County Deed Book 5585, Page 2209, granted and conveyed unto Brian M. Shalinsky and Sharon C. Shalinsky, husband and wife.

Parcel Number: 50-00-00386-00-5.

Location of property: 329 Clemens Road, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling, as indicated above, being Lot No. 1 on the Final Plan of Subdivision prepared for Clover Diversified Investments Corporation, recorded in Montgomery County Plan Book A-35, Page 38.

Seized and taken in execution as the property of **Sharon C. Shalinsky and Brian M. Shalinsky** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$247,124.54 (total amount of judgment).

**Leon P. Haller**, Attorney. I.D. #15700

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

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

13-11131

ALL THAT CERTAIN lot or piece of ground with message, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, described together as one lot in accordance with a Plan of Nelmor Park, made by Paul G. Breinig, Registered Civil Engineer dated August 6, 1926, and recorded at Norristown, Pennsylvania in Deed Book 1001, Page 600, as follows, to wit:

BEGINNING at a point on the Northeast side of Nelmor Boulevard (80 feet wide), at the distance of 65.85 feet Southeastwardly from the Southeast side of Werstler Avenue (60 feet wide); thence extending along the Northeast side of Nelmor Boulevard South 19 degrees, 43 minutes East, 80 feet to a corner of Lot No. 173; thence along Lot No. 173, North 70 degrees, 17 minutes East, 120 feet to a point on the Southwest side of James Street (20 feet wide); thence along the Southwest side of James Street North 19 degrees, 43 minutes West, 80 feet to a corner of Lot No. 168; thence along Lot No. 168, South 70 degrees, 17 minutes West, 120 feet to the first mentioned point and place of beginning.

BEING Lot Nos. 169, 170, 171, and 172 on said plan.

ALSO, ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, described together as one lot in accordance with a plan of Nelmor Park, made by Paul G. Breinig Registered Civil Engineer, dated August 6, 1926, and recorded at Norristown, Pennsylvania, in Deed Book 1001, Page 600, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Werstler Avenue (50 feet wide) with the Northeast side of Nelmor Boulevard (80 feet wide); thence along the Southeast side of Werstler Avenue North 70 degrees, 17 minutes East, 120 feet to a point on the Southwest side of James Street (20 feet wide); thence along the Southwest side of James Street South 19 degrees, 43 minutes East, 65.85 feet to a corner of Lot No. 169; thence along Lot No. 169 South 70 degrees, 17 minutes West, 120 feet to a point on the Northeast side of Nelmor Boulevard; thence along said side of Nelmor Boulevard, North 19 degrees, 43 minutes West, 65.85 feet to the first mentioned point and place of beginning.

BEING Lot Nos. 166, 167 and 168 on said plan.

BEING Parcel No. 32-00-04496-00-8, Block 39B, Unit 84-85-86.

BEING the same premises which Gary M. Sutowski and Sandra F. Sutowski, husband and wife by Deed dated 8/16/1991 and recorded 8/23/1991 at Norristown, Pennsylvania in Deed Book 4984, Page 1928, granted and conveyed unto Jeffrey S. Gallie and Rosemary L. Gallie, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN James West by Deed from Jeffrey S. Gallie and Rosemary L. Gallie, husband and wife dated 08/17/2004 recorded 08/30/2004 in Deed Book 05523, Page 1496.

Parcel Number: 32-00-04496-00-8.

Location of property: 149 Nelmor Boulevard, Douglass, PA 19525-9015.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James West a/k/a James L. West** at the suit of Wells Fargo Bank, N.A., as Trustee for Pooling and Servicing Agreement dated as of October 1, 2004 Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MH01. Debt: \$225,504.87.

**J. Eric Kishbaugh**, Attorney. I.D. #33078

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

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

13-11409

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

BEGINNING at a point on the Southwesterly side of Bayberry Drive, said being a corner of this and Lot No. 70, as shown on said plan; thence extending from said beginning, along Lot No. 70, South 44 degrees, 01 minute, 04 seconds East, 85.04 feet to a point a corner of Lot No. 68; thence extending along Lot No. 65 South 45 degrees, 59 minutes, 10 seconds West, 104.97 feet to a point on the Northeasterly side of Larchwood Drive; thence extending along the same the next two following courses and distances viz: (1) North 44 degrees, 02 minutes, 04 seconds West, 65.03 feet to a point of curve; (2) along an arc of a curve, curving to the right, having a radius 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Bayberry Drive; thence extending along the same North 45 degrees, 58 minutes, 56 seconds East, 84.99 feet to said point and place of beginning.

BEING Lot No. 69, as shown on said plan.

UNDER AND SUBJECT to declaration of restrictions, covenants, and easements for Heatherglen and Heatherglen Homeowners Association.

TITLE TO SAID PREMISES IS VESTED IN William F. Robinson, by Deed from Heatherglen, Inc., dated 10/15/1998, recorded 11/04/1998 in Book 5247, Page 1486.

Parcel Number: 37-00-01447-26-2.

Location of property: 422 Larchwood Drive, Royersford, PA 19468-1261.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William F. Robinson** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$345,987.05.

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

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

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

13-12052

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on May 24, 1957, and last revised 2/28/58, as follows, to wit:

BEGINNING on the Southeasterly side of St. Charles Place (50 feet wide) at the distance of 434.36 feet Northeastwardly from the Northeastly side of Woodland Road (40 feet wide).

CONTAINING in front or breadth on said St. Charles Place 40.63 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said St. Charles Place 110 feet the Southwestly line thereof partly passing through the party wall between this premises and the premises adjoining on the Southwest and the Northeastly line thereof partly passing through the bed of a certain driveway which extends Northwestwardly into St. Charles Place.

BEING House No. 1375, Lot No. 307-A St. Charles Place and also being part of Lot 23, all of Lot 24 and part of Lot 25, Block "H" on a Plan of Roslyn Heights.

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

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

BEING the same premises which Richard W. Elliott and Alice C. Elliott, husband and wife, by Deed dated March 31, 1999, and recorded in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5267, Page 675, granted and conveyed unto Carter L. Duncan, in fee.

Parcel Number: 30-00-63236-00-4.

Location of property: 1375 St. Charles Place, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Carter L. Duncan** at the suit of Household Finance Consumer Discount Company. Debt: \$308,764.99.

**Christina D. Viola**, Attorney.

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

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

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 30, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

#### 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.*

**COMMADRENALINE 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.

**Home Appraisal, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

#### CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 5, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **A Little Wish**

The purposes for which it was organized are: exclusively for charitable purposes within the meaning of Section 501(c)(3) of the IRS Code.

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 August 7, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **St. Michael's Old Catholic Church**

The purposes for which it was organized are: exclusively for the purpose of operating a church in accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code of 1986 and as a corporation whose contributions are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986. Upon dissolution of the corporation, or the winding of its affairs, the assets of the corporation shall be distributed to charitable, religious, scientific or educational organizations which would then qualify under the provisions of Section 501(c)(3) of the Internal Revenue Code of 1986.

**Douglas M. Johnson, Esquire**  
**Buschman & Johnson**  
228 North Main Street  
Souderton, PA 18964

## 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

#### **DuBOIS, WINIFRED, dec'd.**

Late of Worcester Township.  
 Executrix: CAROL D. ARNOLD,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

#### **FISHER, WILLIAM WARD also known as W.W. FISHER, dec'd.**

Late of Abington Township.  
 Administratrix: MARGERY CALVARESE,  
 806 Falcon Lane,  
 West Chester, PA 19382.

#### **HOESLE, RUTH E., dec'd.**

Late of Montgomery County, PA.  
 Executrix: NANCY LEE CURRY,  
 c/o Bowen & Burns,  
 530 Street Road,  
 P.O. Box 572,  
 Southampton, PA 18966.  
 ATTORNEY: GERALD L. BOWEN, JR.,  
 BOWEN & BURNS,  
 530 Street Road,  
 P.O. Box 572,  
 Southampton, PA 18966

#### **KRAMER, JAMES, dec'd.**

Late of Skippack Township.  
 Executrix: SARA J. RYAN,  
 211 West Street,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

#### **LANDIS, RALPH H., dec'd.**

Late of Franconia Township.  
 Executrix: LINDA M. LANDIS,  
 484 Allentown Road,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 E. Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

#### **MANCINI, EUGENE LEONARD also known as GENE MANCINI, dec'd.**

Late of Abington Township.  
 Co-Executrices: LINDA M. JONES,  
 2159 Oakdale Avenue,  
 Glenside PA 19038,  
 SUSAN E. GOULD,  
 43 Orchard Road,  
 Hatboro, PA 19040.

#### **METZ, ROBERT D., dec'd.**

Late of Towamencin Township.  
 Joint Executors: ROBERTA L. METZ AND  
 RICHARD A. METZ,  
 22 Greenbriar Court,  
 Harleysville, PA 19438.  
 ATTORNEY: BARRY O. BOHMUELLER,  
 29 Mainland Road,  
 Harleysville, PA 19438

#### **MOONAN, JENNIFER M., dec'd.**

Late of Upper Moreland Township.  
 Administratrix: KIMBERLY CONVERY,  
 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 N. Easton Road,  
 P.O. Box 459,  
 Willow Grove, PA 19090-0459

#### **PIROLI, CAROL RITA also known as CAROL PIROLI, dec'd.**

Late of Upper Moreland Township.  
 Executor: JOHN PIROLI,  
 434 Wagon Wheel Road,  
 Lititz, PA 17543.

#### **ROSS, E. LOIS also known as**

**ELIZABETH E. ROSS, dec'd.**  
 Late of West Norriton Township.  
 Executor: DEAN ROSS,  
 117 W. 9th Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: DANIEL T. McGRORY,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 East DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

#### **WILLIAMS, ROGER MILLER, dec'd.**

Late of Springfield Township.  
 Executor: GEORGE MEYERS,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: JEFFREY A. KROBERGER,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

#### **WILLIS, MAEOLA, dec'd.**

Late of Plymouth Township.  
 Executrix: STEPHANIE SLOAN,  
 666 W. Germantown Pike, Apt. 2713,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: BARRY M. MILLER,  
 54 East Penn Street,  
 Norristown, PA 19401

**Second Publication****BEITZ, MARGARET R. also known as  
MARGARET S. BEITZ and  
MARGARET SEPRISH BEITZ, dec'd.**

Late of West Norriton Township.  
Executrix: TERESA H. CONTE,  
10 Ferndale Lane,  
Linfield, PA 19468.

**BLAIR, MARY LOU, dec'd.**

Late of Upper Frederick Township.  
Executor: THOMAS A. BLAIR,  
3225 Rockhill Road,  
Perkiomenville, PA 18074.

**BRODKIN, PHOEBE DORIS also known as  
PHOEBE L. BRODKIN, dec'd.**

Late of Lower Merion Township.  
Administratrix: ABBY S. BRODKIN,  
202 Cardinal Drive,  
Conshohocken, PA 19428.

**BROWN, ALICE MARIE, dec'd.**

Late of Borough of Conshohocken.  
Executor: JOHN NEIL BROWN,  
43 Tinsmith Court,  
Marlton, NJ 08053.

**CARIOLA, VERA MARIE, dec'd.**

Late of Upper Merion Township.  
Administrator: FRANCIS J. CARIOLA,  
601 Boxford Circle,  
King of Prussia, PA 19406.

**CHELAK, WASSIL B. also known as  
WASSIL CHELAK, JR. and  
WASSIL CHELAK, dec'd.**

Late of Perkiomen Township.  
Executrix: DEBRA A. CONLIN,  
1346 Reed Street,  
Coatesville, PA 19320.

**CLAUSON, WILMA, dec'd.**

Late of Whitemarsh Township.  
Executrix: BETSY H. FILTON,  
c/o Harvey Ballard & Bornstein.  
ATTORNEY: RYAN BORNSTEIN,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312

**COSTELLO, BETTY V., dec'd.**

Late of Borough of Jenkintown.  
Executrix: VIRGINIA A. FIRTH,  
c/o Law Offices of Gerhard & Gerhard,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, JR.,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038

**COUTTS, JAMES DAVID also known as  
JAMES D. COUTTS, SR., dec'd.**

Late of Upper Dublin Township.  
Administratrix: JANE F. AMBROSE,  
239 S. Washington Street,  
Baltimore, MD 21231.

**DERSTINE, IRENE B., dec'd.**

Late of Franconia Township.  
Executors: TERRY S. DERSTINE,  
130 N. School Lane,  
Souderton, PA 18964,  
WILLIAM S. DERSTINE,  
639 Landis Road,  
Telford, PA 18969,  
RAY S. DERSTINE,  
76 Hunsberger Road,  
Telford, PA 18969.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**DUNLAP, THOMAS also known as  
THOMAS JAMES DUNLAP and  
THOMAS J. DUNLAP, dec'd.**

Late of Hatfield Township.  
Executor: DAVID D. DUNLAP,  
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

**EDELMAN, MARTHA, dec'd.**

Late of Abington Township.  
Executrix: BRENDA EDELMAN,  
c/o Nancy M. Cohen, Esquire,  
121 South Broad Street, Suite 800,  
Philadelphia, PA 19107.  
ATTORNEY: NANCY M. COHEN,  
121 South Broad Street, Suite 800,  
Philadelphia, PA 19107

**GROSS, ALBERT, dec'd.**

Late of Upper Moreland Township.  
Executor: MAURICE D. GROSS,  
c/o Robert A. Cohen, Esquire,  
P.O. Box 1265,  
Exton, PA 19341.  
ATTORNEY: ROBERT A. COHEN,  
RILEY RIPER HOLLIN & COLAGRECO,  
P.O. Box 1265,  
Exton, PA 19341

**HAGGERTY, ARTHUR J., dec'd.**

Late of Upper Merion Township.  
Executrices: JO H. VARGO AND  
SANDRA L. HAGGERTY,  
c/o Robert L. Bast, Esquire,  
110 Spruce Lane,  
Ambler, PA 19002.  
ATTORNEY: ROBERT L. BAST,  
110 Spruce Lane,  
Ambler, PA 19002

**HAYDU, JOHN, dec'd.**

Late of Borough of Lansdale.  
Executrix: KAREN L. YATTO,  
c/o Albert L. Chase, Esquire.  
ATTORNEY: ALBERT L. CHASE,  
2031 N. Broad Street, Suite 137,  
Lansdale, PA 19446-1003

**HILL, PATRICIA GUARD also known as****PATRICIA G. HILL and  
PATRICIA HILL, dec'd.**

Late of Upper Gwynedd Township.

Executrix: ELIZABETH HILL BROWN,

c/o Jay C. Glickman, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,

RUBIN, GLICKMAN, STEINBERG &amp; GIFFORD,

2605 N. Broad Street,

P.O. Box 1277,

Lansdale, PA 19446

**JORSKI, CHRISTINE S. also known as****CHRISTINE JORSKI, dec'd.**

Late of Hatfield Township.

Executor: PAUL EDWARDS,

c/o John T. Dooley, Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,

DISCHELL, BARTLE &amp; DOOLEY, PC,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

**LAURIE, DOROTHY T. also known as****DOROTHY LAURIE, dec'd.**

Late of Wyndmoor Township.

Co-Executors: DEBORAH LEWIS AND

KEITH R. LAURIE,

c/o Hope Bosniak, Esquire,

Dessen, Moses &amp; Rossitto,

600 Easton Road,

Willow Grove, PA 19090.

ATTORNEYS: DESSEN, MOSES &amp; ROSSITTO,

600 Easton Road,

Willow Grove, PA 19090

**LEHNER, PAUL EDWARD, dec'd.**

Late of Huntingdon Valley, PA.

Executor: JAMES P. LEHNER,

10220 Ambridge Place,

Philadelphia, PA 19114.

**MATA, ELA I., dec'd.**

Late of Whitpain Township.

Executor: BRUCE HARVEY,

c/o John F. Walsh, Esquire,

653 Skippack Pike, Suite 116,

P.O. Box 445,

Blue Bell, PA 19422-0702.

ATTORNEY: JOHN F. WALSH,

653 Skippack Pike, Suite 116,

P.O. Box 445,

Blue Bell, PA 19422-0702

**McCOURT, HYLDA, dec'd.**

Late of Borough of Schwenksville.

Executor: BRIAN McCOURT.

ATTORNEY: MARK A. HOFFMAN,

MARK A. HOFFMAN ASSOCIATES, P.C.,

430 Main Street,

Harleysville, PA 19438

**McGOLDRICK, JOSEPH J., dec'd.**

Late of Borough of Jenkintown.

Co-Executors: JOSEPH J. McGOLDRICK, JR.,

THOMAS M. McGOLDRICK AND

ANNE MARIE LAWENCE,

c/o Charles G. Cheleden, Esquire,

21 A East Ashland Street,

Doylestown, PA 18901

**MORRISON, THOMAS W. also known as****THOMAS MORRISON, dec'd.**

Late of Upper Pottsgrove Township.

Administrators: JOAN A. MORRISON AND

MARGARET M. MORRISON,

4038 Clubhouse Court,

Center Valley, PA 18034.

ATTORNEY: JOHN A. KOURY, JR.,

O'DONNELL, WEISS &amp; MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

**ORLOFF, WILLIAM ROBERT, dec'd.**

Late of Hatfield Township.

Co-Administrators: KERRY M. BAKER AND

MICHAEL C. ORLOFF,

c/o Janet E. Amacher, Esquire,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454.

ATTORNEY: JANET E. AMACHER,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454

**PARKS, JEAN T. also known as****JEAN TERESA PARKS and****JEAN PARKS, dec'd.**

Late of Whitemarsh Township.

Executor: STEVEN P. SHERBERT,

431 Militia Hill Road,

Fort Washington, PA 19034

**PENTONY, MARION H., dec'd.**

Late of Lower Merion Township.

Executors: AGNES P. NICHOLAS,

CLAUDIA PENTONY BLACK AND

JAMES J. BLACK, III,

1617 John F. Kennedy Boulevard, Suite 1575,

Philadelphia, PA 19103.

ATTORNEY: JAMES J. BLACK, III,

BLACK and GERNGROSS,

1617 John F. Kennedy Boulevard, Suite 1575,

Philadelphia, PA 19103

**PILEGGI, JOSEPH also known as****JOSEPH A. PILEGGI, dec'd.**

Late of Borough of Norristown.

Executrix: MARY-RITA DALESSANDRO,

c/o Francis Recchuiti, Esquire,

319 Swede Street,

Norristown, PA 19401.

ATTORNEY: FRANCIS RECCHUITI,

319 Swede Street,

Norristown, PA 19401

**PIROSCHAK, SUSAN D., dec'd.**

Late of Douglass Township.

Co-Executors: JASON DIFFENDAL,

2345 Diane Court,

Pottstown, PA 19464,

KATHY L. DARRAH,

1331 Cherry Street,

Pottstown, PA 19464.

ATTORNEY: JOHN A. KOURY, JR.,

O'DONNELL, WEISS &amp; MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

**PITTMAN, ALPHONSO HOMER also known as****ALPHONSO H. PITTMAN, JR., dec'd.**

Late of Dresher, PA.

Executor: MICHAEL A. PITTMAN,

73 Perryville Road,

Pittstown, NJ 08867.

**RANDALL, DEBRA JEAN also known as****DEBRA J. RANDALL and  
DEBRA RANDALL, dec'd.**

Late of Lower Providence Township.

Executor: DAVID A. RANDALL,  
c/o M. Howard Vigderman, Esquire,  
123 S. Broad Street, 25th Fl.,  
Philadelphia, PA 19109.ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY, McCRACKEN, WALKER &  
RHOADS, LLP,123 S. Broad Street, 25th Fl.,  
Philadelphia, PA 19109**RICE, RUTH S. also known as****RUTH SHELLY RICE and  
RUTH RICE, dec'd.**

Late of Abington Township.

Executors: TIMOTHY A. RICE AND

HOWARD B. STREDLER,  
c/o Mark Silow, Esquire,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222.ATTORNEY: MARK SILOW,  
FOX ROTHSCHILD LLP,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222**ROBERTS, AGNES L., dec'd.**

Late of Abington Township.

Executors: PATRICIA ANN SIEDENTOPF AND

BERNARD J. McLAFFERTY,  
c/o McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038.ATTORNEY: BERNARD J. McLAFFERTY,  
McLafferty & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038**RODGERS, FRANCES C., dec'd.**

Late of West Norriton Township.

Administrator: KEVIN FRAWLEY,  
c/o Robert M. Slutsky, Esquire,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.ATTORNEY: ROBERT M. SLUTSKY,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462**SHAFFER, CATHERINE M. also known as****CATHERINE MERIEL SHAFFER and  
MERIEL SHAFFER, dec'd.**

Late of Abington Township.

Executrix: PAULINE M. SHAFFER,  
c/o Gilbert P. High, Jr., Esquire,  
40 East Airy Street,  
Norristown, PA 19401.ATTORNEY: GILBERT P. HIGH, JR.,  
HIGH SWARTZ LLP,  
40 East Airy Street,  
Norristown, PA 19401**SHEARER, MARIE B. also known as****MARIE C. SHEARER, dec'd.**

Late of Lower Providence Township.

Executor: CAROLYN ANDRUSIW,  
c/o Steven F. Reilly, Esquire,  
509 Swede Street,  
Norristown, PA 19401.ATTORNEY: STEVEN F. REILLY,  
509 Swede Street,  
Norristown, PA 19401**SWIFT, GLORIA S., dec'd.**

Late of Lower Merion Township.

Executor: THEODORE S. ALBANY,  
c/o Andrew H. Dohan, Esquire,  
460 East King Road,  
Malvern, PA 19355-3049.ATTORNEY: ANDREW H. DOHAN,  
LENTZ, CANTOR & MASSEY, LTD.,  
460 East King Road,  
Malvern, PA 19355-3049**WALKER, CHARLES E., dec'd.**

Late of Abington Township.

Executrix: BARBARA WALKER,  
631 Lindley Road,  
Glenside, PA 19038-2029.ATTORNEY: JETTIE D. NEWKIRK,  
3600 Conshohocken Avenue, Unit 2001,  
Philadelphia, PA 19131**WARNER, PAUL, dec'd.**

Late of Upper Moreland Township.

Administratrix: WENDY ASHBY, ESQUIRE,  
246 West Broad Street, Suite 3,  
Quakertown, PA 18951**Third and Final Publication****BOSWELL, ROBERT H., dec'd.**

Late of Franconia Township.

Executor: MARC B. DAVIS,  
c/o Michael J. Maransky, Esquire,  
Ten Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001.ATTORNEY: MICHAEL J. MARANSKY,  
FOX ROTHSCHILD LLP,  
Ten Sentry Parkway, Suite 200,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001**DIPAULO, FLORENCE L., dec'd.**

Late of Cheltenham Township.

Executor: GEORGE M. DEMPSTER, ESQUIRE,  
Fenningham, Stevens & Dempster LLP,  
Five Neshaminy Interplex, Suite 315,  
Trevose, PA 19053.ATTORNEY: GEORGE M. DEMPSTER,  
FENNINGHAM, STEVENS & DEMPSTER LLP,  
Five Neshaminy Interplex, Suite 315,  
Trevose, PA 19053,  
215-639-4070**FREER, ESTELLA MARIE also known as****ESTELLA M. FREER and  
ESTELLA FREER, dec'd.**

Late of Cheltenham Township.

Executor: KEVIN FREER,  
c/o Lewis Goodman, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446.ATTORNEY: LEWIS GOODMAN,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street,  
P.O. Box 1277,  
Lansdale, PA 19446

**GOLL, CHRISTIAN W., 3RD, dec'd.**

Late of Lower Providence Township.  
 Executrix: BETTY J. SMILEY,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404-0150

**HARPER, KENNETH S. also known as KENNETH HARPER, dec'd.**

Late of Abington Township.  
 Executrix: EDITH B. HARPER,  
 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

**LEWIS, MARY ANN, dec'd.**

Late of Lower Merion Township.  
 Administrator CTA: JOHN H. LEWIS, JR.,  
 c/o M. Howard Vigderman, Esquire,  
 123 South Broad Street,  
 Philadelphia, PA 19109.  
 ATTORNEY: M. HOWARD VIGDERMAN,  
 MONTGOMERY McCracken Walker &  
 Rhoads LLP,  
 Avenue of the Arts,  
 123 South Broad Street,  
 Philadelphia, PA 19109

**MANN, JOHN H., dec'd.**

Late of Upper Merion Township.  
 Executor: JUDITH A. TOEPFFER,  
 c/o Robin S. Holmes, Esquire,  
 Yardley Legal Services, PC,  
 301 Oxford Valley Road, Suite 603B,  
 P.O. Box 338,  
 Yardley, PA 19067

**MENDEZ, DOMINGO also known as DOMINGO MONTANES and DOMINGO M. MONTANEZ, dec'd.**

Late of Borough of Pennsburg.  
 Executrix: JODELL R. MENDEZ,  
 503 Jackson Street,  
 Pennsburg, PA 18073.

**MILNER, RUTH C., dec'd.**

Late of Borough of Norristown.  
 Administrator: TERRY CHRISTOPHER,  
 40 Conley Road,  
 Lewisberry, PA 17339.  
 ATTORNEY: DUANE P. STONE,  
 8 N. Baltimore Street,  
 Dillsburg, PA 17019

**O'CONNELL, ELEANOR C., dec'd.**

Late of Borough of Pottstown.  
 Executor: RALPH J. O'CONNELL,  
 4 Academy Way S, Unit 323,  
 St. Petersburg, FL 33711.  
 ATTORNEY: PETER J. DOLAN,  
 1800 E. High Street, Suite 150,  
 Pottstown, PA 19464

**PIFER, L. ESTHER also known as****ESTHER PIFER and ESTHER L. PIFER, dec'd.**

Late of Lower Providence Township.  
 Executor: GARY PIFER,  
 c/o Nina B. Stryker, Esquire,  
 1617 JFK Blvd., 19th Fl.,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER, REBMANN, MAXWELL &  
 HIPPEL, LLP,  
 1617 JFK Blvd., 19th Fl.,  
 Philadelphia, PA 19103-1895

**RAMSAY, ELEANOR also known as ELEANOR B. RAMSAY, dec'd.**

Late of Whitmarsh Township.  
 Executrix: BARBARA PETROLATI,  
 c/o Paul C. Vangrossi, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: PAUL C. VANGROSSI,  
 319 Swede Street,  
 Norristown, PA 19401

**SHELLY, KATHRYN E. also known as KATHRYN SHELLY, dec'd.**

Late of Lower Providence Township.  
 Executrix: JANET A. STOKES,  
 91 Souder Road,  
 Royersford, PA 19468.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street,  
 P.O. Box 698,  
 Pottstown, PA 19464

**STOKES, MARGARET T. also known as****PEGGY T. STOKES, MARGARET STOKES and PEGGY STOKES, dec'd.**

Late of West Norriton Township.  
 Executrix: PATRICIA S. DUFFY,  
 110 Rose Point Road,  
 Glenmoore, PA 19343.

**WEIL, WILLIAM L. also known as WILLIAM WEIL, dec'd.**

Late of Borough of Lansdale.  
 Executor: ROBERT J. WEIL,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**WILDE, CLARE E., dec'd.**

Late of Whitpain Township.  
 Executrix: KAREN MARTIN,  
 c/o Michael S. Connor, Esquire,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

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## 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*

**3 D Investment** with its principal place of business at 1203 Wellsley Court, Ambler, PA 19002.

The name and address of the person owning or interested in said business is: Peter Chang.

The application was filed on July 10, 2013.

**Dennis J. Morello, Esquire**

385 E. Valley Forge Road  
King of Prussia, PA 19406

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**8th Street Barber Shop** with its principal place of business at 138 East Eighth Street, Pottstown, PA 19464.

The name of the person owning or interested in said business is: Gary W. Martin.

The application was filed on August 22, 2013.

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## PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on May 28, 2013, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **F. Craig La Rocca Attorney At Law, P.C.**

**F. Craig La Rocca, Esquire**

800 N. Broad Street  
Lansdale, PA 19446

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## TRUST NOTICES

### First Publication

**MARION H. KOSTENBAUDER TRUST  
TRUST UNDER AGREEMENT**

**DATED 08/23/1995,**

**MARION H. KOSTENBAUDER, DECEASED  
07/29/2013**

**Late of Telford Borough,  
Montgomery County, PA**

All persons having claims or demands against the Trust of Marion H. Kostenbauder, deceased, are requested to make known the same and all persons indebted to said trust or the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 North Main Street  
P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney: Jeffrey K. Landis, Esquire**  
Bricker, Landis, Hunsberger & Gingrich, LLP

114 East Broad Street  
P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

### Second Publication

**THE HARRY S. KLINGLER AND  
RUTH L. KLINGLER TRUST**

**UNDER TRUST AGREEMENT**

**DATED 06/30/2005, AS AMENDED,**

**HARRY S. KLINGLER DECEASED 05/24/2010  
AND**

**RUTH L. KLINGLER DECEASED 8/2/2013**

**Late of Philadelphia, PA and Harleysville,  
Montgomery County, PA**

All persons having claims or demands against The Harry S. Klingler and Ruth L. Klingler Trust under trust agreement dated 06/30/2005, as amended, Harry S. Klingler and Ruth L. Klingler, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

Michael Halvorsen, Trustee

P.O. Box 106

Red Hill, PA 18076

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### Third and Final Publication

**L. LEROY HEPBURN, JR.,**

**IRREVOCABLE TRUST**

**DATED MARCH 8, 1999, AS AMENDED**

**L. LeRoy Hepburn, Jr., Deceased**

**Late of Worcester Twp.,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Dale E. Stockbower, Trustee

c/o Theodore S. Cox, Jr., Esq.

919 Conestoga Rd., Bldg. Two, Ste. 309

Rosemont, PA 19010-1353

**Or to his Atty.: c/o Theodore S. Cox, Jr., Esq.**

919 Conestoga Rd., Bldg. Two, Ste. 309

Rosemont, PA 19010-1353

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## EXECUTIONS ISSUED

**Week Ending August 27, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

ABRAMS, CHRISTINE: MICHAEL, BLUM, GRNSH. -

Eagle Homeowners, Inc.; 201325091; \$1,217.60.

BOLINE, LONNY: SUZANNE - First Niagara Bank Na,  
et al.; 201219431; \$199,176.40.

BROWN, NEAL: NEAL: UNIVEST BANK AND  
TRUST CO, GRNSH. - Torrente, John; 201326036;  
\$10,134.84.

CAMPISI CONSTRUCTION IN: CAMPISI, ANTHONY:  
VANTAGE POINT BANK, GRNSH. - Eci, LLC;  
201112517; \$174,047.35.

CAUSEY, DONNA - Pottsgrove School District;  
201218858; WRIT/EXEC.

CONINCK, ALTAIR: SANTOS, ALLESSANDRA -  
Deutsche Bank National Trust Company, et al.;  
201314515; \$237,519.01.

COOK, WILLIAM: JULIET: RAYMOND, CALVITTI, GRNSH. - East Metro, Inc., et al.; 201119368; WRIT/EXEC.

DEVITIS, JOSEPH: CITIZENS BANK, GRNSH. - Advantage Assets II, Inc.; 200932519; WRIT/EXEC.

DIDOMENICO, LOUIS: CHRIS - Perkiomen Valley School District; 201215259; WRIT/EXEC.

DIPIETRO, JOANNE: MICHAEL: JOSEPH - Wells Fargo Bank National Association Trustee; 201306772.

FEDERICO, CHERYL - Us Bank National Association, et al.; 201321131.

GIRARD FINANCE COMPANY: RICHTER, THOMAS: GIRARD FINANCE COMPANY, GRNSH. - Pennsylvania Human Relations Commission, et al.; 201326452; \$36,716.73.

GRASSO, JOSEPH: DONNA - Abw Pa, Inc.; 201313957.

GRAY, CHARLES: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201304558; \$6,177.06.

GULTANOFF, BARRY - Pnc Bank National Association; 201208882; WRIT/EXEC.

HOUCK, WILLIAM: ANTANETTE: TD BANK, GRNSH. - Stony Brook Condominium Asso; 200917651; WRIT/EXEC.

ITPBIZ: MEDRECALL NEWS: PNC BANK, GRNSH. - Notifymd, Inc.; 201326315; \$7,885.18.

JONES, NATHAN: DENISE: UNITED STATES OF AMERICA - Jpmorgan Chase Bank National Association, et al.; 201314428; \$858,020.24.

KAISER, DAVID: LAYMAN, ROBERT - Deutsche Bank National Trust Company, et al.; 200919486; \$776,921.91.

KNAPP, EVELYN - Wells Fargo Bank Na; 201305849; \$211,164.98.

LAI, WING - Ability Recovery Services, LLC; 201203023; WRIT/EXEC.

MARSHALL, NETA: POLICE & FIRE FEDERAL CREDIT UNION, GRNSH. - Lvnv Funding, LLC; 201109023; \$1,110.85.

MC FARLANE, MAURINE: SOVEREIGN BANK/ SANTANDER, GRNSH. - Mitzi Cooper Associates, Inc., et al.; 201304120.

MESSNER, ROY: RT PLUMBING SERVICES: PNC BANK, GRNSH. - American Express Bank Fsb A Federal Savings Bank; 201232986; WRIT/EXEC.

ORIGINAL FRANKS PIZZA, INC.: ORIGINAL FRANKS PIZZA: FRANKS PIZZA & CATERING: TD BANK NA, GRNSH., ET AL. - Us Foodservice, Inc.; 201326292; \$9,870.85.

PARK, JEONG - Deutsche Bank National Trust Company, et al.; 201214790.

PEARSON, PATRICK - Deutsche Bank National Trust Company; 201306988; \$139,134.85.

PIETRZAK, DANIEL - Pnc Bank National Association; 201316201.

PINYARD, WILLIAM: MARY - Us Bank National Association, et al.; 201300085; WRIT/EXEC.

REISER, DALE: DCR ENVIR SERVICES, INC.: PNC BANK, GRNSH. - Borzor, Danielle, et al.; 201116234; WRIT/EXEC.

REISER, DALE: DCR ENVIR SERVICES, INC.: PNC BANK, GRNSH. - Borzor, Danielle, et al.; 201116234; WRIT/EXEC.

RUCH, KENNETH: AMERICAN HERITAGE FCU, GRNSH. - North Star Capital Acquisition, LLC, et al.; 200829405.

WISNIEWSKI, MARYA - Wilmington Trust Company, et al.; 201213726; \$127,289.36.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending August 27, 2013**

### The Defendant's Name Appears First in Capital Letters

BARONE, MICHELLE - Lvnv Funding; 201325578; Judgment fr. District Justice; \$6454.97.

BROWN, YASMEEN: BYRD, NICOLE - Jmmmpc Company; 201325340; Judgment fr. District Justice; \$2887.27.

DORR, PAT - Lvnv Funding Llc; 201325992; Certification of Judgment; \$1,481.48.

ELLISON, SAMUEL - Brown, Catharine; 201323865; Certification of Judgment; \$1041.54.

GAYLE, KEITH - Lvnv Funding Llc; 201325580; Judgment fr. District Justice; \$1636.31.

MANNING, ALBERT: ESTATE OF THOMAS MANNING - 1600 Church Road Condominium Association; 201323006; Judgment fr. District Justice; \$7944.60.

RUCH, NANCY: RAYMOND: SHEEHAN, EDWARD, ET.AL. - Hatch, Edward; 201325242; Writ of Certiorari.

### ABINGTON SCHOOL DIST. - entered municipal claims against:

Clark, Samuel: Effie; 201325979; \$5,265.30.

Heirs Unknown Heirs Successor Or Assigns Of Oscar Beverly; 201325620; \$2517.31.

Heirs Unknown Heirs Successors Or Assigns Of Clara Epps; 201325978; \$4,547.31.

Lebeau, Jack: Sharon; 201325605; \$10,050.30.

### ABINGTON TWP. - entered municipal claims against:

Dijoseph, Louis: Beverly: Deborah; 201325972; \$6,791.05.

Gaber, Ramon: Ilene; 201325613; \$28,053.30.

### CHELTENHAM TWP. - entered municipal claims against:

Bower, Robert; 201325722; \$954.43.

Dillon, Anna; 201325720; \$1,201.31.

Frazier, John: Marionette; 201325644; \$1,807.31.

Heller, Harvey; 201325982; \$1,185.31.

### CHELTENHAM TWP. SCHOOL DIST. - entered municipal claims against:

Frazier, John: Marionette; 201325647; \$9,706.31.

Home Sweet Home Property Management Co Llc; 201325970; \$4,062.31.

### LOWER POTTS GROVE TWP. - entered municipal claims against:

Dillion, Julia: Estate Of Fowler J Dillan; 201325603; \$219.08.

### PENNA. DEPT. OF REV. - entered claims against:

415 W Cheltenham Inc; 201361709; \$534.18.

Almeklafi Inc; 201361679; \$1283.77.

Alwine, Steven; 201361723; \$887.11.

Aramingo Diner Inc; 201361666; \$15918.21.

Arnolds Used Office Furniture Llc; 201361673; \$1101.01.  
 Athena Restaurant Inc; 201361711; \$1089.58.  
 Athens Reproduction; 201361701; \$549.76.  
 Audiobahn Inc; 201361688; \$564.18.  
 Austin, Steven; Michele; 201361776; \$807.87.  
 Autumn Restaurant Group; 201361644; \$3551.44.  
 Barnes, Carmen; Jr, Howard; 201361635; \$1070.11.  
 Barry M Rothman Pc; 201361680; \$575.63.  
 Barsdale, Gregory; 201361743; \$5747.98.  
 Belardo, Monica; 201361745; \$1083.62.  
 Bella Vista Landscape Services Inc; 201361647; \$1127.08.  
 Bergin, Matthew; 201361750; \$1442.32.  
 Bergin, Matthew; Amy; 201361734; \$332.80.  
 Best Credit Service Inc; 201361664; \$424.49.  
 Body Transit Inc; 201361728; \$339.90.  
 Branded Productions Llc; 201361655; \$1005.55.  
 Briggs, Mitchell; Michelle; 201361762; \$898.62.  
 Brooke, Jon; 201361756; \$1229.63.  
 Carpenter, Marilyn; 201361674; \$934.91.  
 Castillo Boot Company; 201361682; \$799.76.  
 Castillo, Renato; 201361637; \$1887.81.  
 Cg & K Inc; 201361662; \$1255.37.  
 Chang, Suk; 201361638; \$3036.78.  
 Chriskel Corporation; 201361671; \$22896.18.  
 Ciavarelli, Carl; 201361691; \$10873.01.  
 Community Housing Services; 201361729; \$17800.87.  
 Concate Technologies Inc; 201361704; \$18022.98.  
 Crooker, Kevin; 201361765; \$5194.32.  
 Darkwing Llc; 201361708; \$30015.39.  
 Davis, Charles; Joan; 201361761; \$3604.34.  
 Deelux Hoagies Inc; 201361705; \$1191.50.  
 Dh Window Coverings Inc; 201361698; \$7900.38.  
 Digiacomo, Robert; Paula; 201361748; \$2360.55.  
 Divaker, Shashi; Paul, Grace; 201361733; \$1044.83.  
 Dove Lake Landscaping Inc; 201361713; \$339.24.  
 Drummond, Martin; 201361742; \$8630.22.  
 Duca, Anthony; 201361721; \$347.94.  
 Era Atomica Llc; 201361707; \$1015.21.  
 Falco, Todd; 201361634; \$1490.48.  
 Fellinis Cafe Inc; 201361700; \$2520.13.  
 Firinji Corporation; 201361726; \$5889.26.  
 Fisher, Greg; Deborah; 201361747; \$2410.07.  
 Fletchers Bbq Llc; 201361699; \$2251.94.  
 Flips Llc; 201361658; \$1164.09.  
 Food Service Concepts Inc; 201361661; \$2914.39.  
 Friel, Michael; 201361684; \$3291.22.  
 Gelband, Charles; Amy; 201361736; \$3256.54.  
 Gigliotti, John; 201361771; \$11794.70.  
 Gilligan, James; Sherri; 201361720; \$1607.97.  
 Gittleman, David; Stacy; 201361722; \$483.73.  
 Green Grass Lawncare Inc; 201361695; \$385.58.  
 Hatfield Floral & Gift Co Inc; 201361652; \$347.94.  
 Hayes, W.; 201361769; \$1753.24.  
 Heller, Edward; Linda; 201361724; \$369.84.  
 Hertzler, Richard; 201361760; \$553.38.  
 High, Curt; 201361735; \$6783.31.  
 Hockaday, Kevin; 201361773; \$2941.21.  
 Huston, John; 201361741; \$6083.26.  
 Internet Fitness Com Inc; Gym Sources Inc;  
     Smooth Fitness; 201361675; \$1810.02.  
 It & E Inc; 201361686; \$10082.81.  
 J D Fedebe Construction Demolition Inc; 201361714;  
     \$6160.77.  
 Jackson, Frank; 201361759; \$1146.28.  
 Jamain, Claude; Marilyn; 201361770; \$1400.60.  
 Jamieson, Larry; 201361737; \$20723.19.  
 Jung, Il; Soon; 201361766; \$2099.34.  
 Jvr Land Design Inc; 201361656; \$552.99.  
 Katsigiannis, Paul; Jennifer; 201361767; \$935.50.  
 Keil Welding Inc; 201361676; \$620.89.  
 Keystone Grill & Family Bistro Inc; 201361670;  
     \$939.27.  
 Kratz, Gary; Gale; 201361757; \$1492.99.  
 Kuterbach, Donald; 201361681; \$1206.57.  
 Kwl Exploration & Development Llc; 201361687;  
     \$1442.03.  
 La Campagnola Inc; 201361730; \$15186.20.  
 Landes Diversified Services Llc; 201361697; \$1336.32.  
 Lane, Anne; 201361752; \$881.92.  
 Lattanzio, Lillie; 201361690; \$681.84.  
 Lees At Northtowne Inc; 201361668; \$463.07.  
 Liberty Credit Law Pc; 201361716; \$3431.70.  
 Lima, Paul; Vanizia; 201361639; \$1453.07.  
 M & N Art Expo Inc; 201361660; \$703.12.  
 Malak Walid Llc; 201361683; \$6212.71.  
 Market 24 Llc; 201361669; \$10410.72.  
 Martin, Jon; 201361718; \$4147.05.  
 Mcclinnham, James; 201361719; \$6262.84.  
 Merchant Services & Products Llc; 201361703; \$931.76.  
 Mmn Sales; 201361702; \$11017.40.  
 Ojedaflores, Oscar; 201361744; \$7585.78.  
 Penn Insurance & Annuity; 201361715; \$699.77.  
 Petka, Edward; 201361650; \$3918.64.  
 Pool Tech Service Company Inc; 201361710; \$2174.10.  
 Quality Car Repair Llc; 201361712; \$1340.53.  
 R T Tuning Inc; 201361654; \$432.26.  
 Raab, Kevin; 201361651; \$3364.98.  
 Red Lion Wireless Llc; 201361706; \$613.16.  
 Rieger, Louis; 201361740; \$585.17.  
 Rieger, Louis; Maureen; 201361774; \$611.57.  
 Robizza Inc; Dominos Pizza; 201361685; \$2993.15.  
 Roelipsky Enterprise Inc; 201361667; \$3021.07.  
 Rubright, Mark; 201361646; \$2634.64.  
 Ruggiano, Mark; 201361653; \$1402.99.  
 Rumer, Grace; Grace Irene Window Fashions Llc;  
     201361640; \$1835.64.  
 Santora, George; 201361645; \$434.40.  
 Santos, Rita; 201361754; \$5826.25.  
 Schwandt, Mark; Wanda; 201361753; \$1853.30.  
 Seaquay Architectural Mllwrk; 201361677; \$1057.07.  
 Severino Addesso & Son Inc; 201361694; \$463.11.  
 Sheppard, Ronald; Milsop, Melissa; 201361764; \$1580.43.  
 Simply Good Cafe Llc; 201361659; \$286.99.  
 Simpson, Harry; 201361692; \$6952.15.  
 Smart, William; Lisa; 201361725; \$487.03.  
 Stecker, Robert; 201361768; \$911.52.  
 Stephanoff, Alexander; Emilie; 201361633; \$828.44.  
 Sulpizio, James; Ibanez, Maria; 201361636; \$2081.75.  
 Superior Cleaning Solutions Llc; 201361689; \$1188.06.  
 Sweeney, Thomas; 201361732; \$11545.22.  
 Sweet, Brian; Kelly; 201361763; \$1616.28.  
 Ted Guarna Enterprises Llc; 201361727; \$6095.74.  
 Tires Etcetera Inc; 201361657; \$569591.87.  
 Vanguard Garage Door Sales & Svc Inc; 201361693;  
     \$11532.03.  
 Vicalo Inc; 201361649; \$2039.03.  
 Vouladas, Irene; 201361775; \$1019.58.  
 Vp Jewelers Corp; 201361665; \$323.34.  
 Warmington, Michael; 201361717; \$306.53.  
 Wayne Melt Down Llc; 201361731; \$13953.54.  
 Webbs Crossing Inc; 201361648; \$6285.52.  
 Weikel, James; 201361738; \$6998.96.  
 Wicker, Thomas; 201361772; \$1000.77.  
 Williamson Hospitality Services Inc; 201361678; \$384.15.  
 Worman Investments; 201361696; \$28770.82.  
 Yetter, Howard; 201361672; \$456.56.  
 Yoo, Han; Yae; 201361758; \$2215.94.  
 Zeleznock, Joseph; Cari; 201361749; \$2620.03.

**POTTSGROVE SCHOOL DIST. -  
entered municipal claims against:**

Baker, Betty; 201325640; \$6,106.38.  
Greer, Dennis; 201325634; \$2,597.09.  
Longo, Angeline; 201325630; \$5,358.33.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Community Housing Service; 201325975; \$684.28.  
Heirs Unknown Heirs Successors Or Assigns Of  
Hildegard H Bo; 201325988; \$499.79.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Haraczka, Stanley; 201325984; \$659.79.  
Heirs Successors And Assigns Of Mary S Hettrick;  
201325977; \$500.83.  
Rubright, Mark; Grove, Shelley; Rubright, Shelley;  
201325723; \$698.40.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Tanner, Douglas; Betty; 201325976; \$1,320.20.  
Unknown Heirs Successors Or Assigns Of Donald L.  
Pompino; Unknown Heirs Successors Or Assigns Of  
Lois A Seltman; 201325981; \$3,791.30.  
Weber, Kenneth; 201325616; \$2,785.57.  
Wilson, Donald; Gallagher, Dewi; 201325621;  
\$1,825.88.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Fontana, Lucio; 201325974; \$4,180.45.  
Mcquinn, Bruce; 201324769; \$4,220.70.  
Schnell, Rosemary; Estate Of Rosemary O Barclay;  
201324753; \$5,319.91.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Wilson, Mary; 201325980; \$621.66.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 26, 2013**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ANDERSON, ANNE M. - Upper Hanover Township;  
Anderson, Raymond J., Sr., 1074 E Second Street  
Red Hill, PA 18076.  
BADIS, HELEN M. - Whitmarsh Township;  
Badis, Richard, 138 Davenport Road  
Kennett Square, PA 19348.  
BOERNER, ALBERT, JR. - Pottstown Borough;  
Brynan, Wendy, 204 Develin Dr  
Phoenixville, PA 19460.  
FERGUSON, FRANCIS R. - Lower Pottsgrove Township;  
Clemente, Michael A., 121 Ivy Ln  
King Of Prussia, PA 19406.  
KINGKINER, WILLIAM J. - Upper Merion Township;  
Kingkiner, Rosanne, 212 Crest Way  
King Of Prussia, PA 19406.

KRATZ, PERRY H. - Collegeville Borough;  
Kirk, June D., 81 Gleneagles Road  
Limerick, PA 19468.  
REID, PATRICK T., JR. - Upper Dublin Township;  
Reid, James P., 136 North Bread Street  
Philadelphia, PA 19106.  
RODGERS, FRANCES C. - West Norriton Township;  
Frawley, Kevin, 1610 Greenhill Road  
Collegeville, PA 19426.  
SCHILLING, JAMES I. - Upper Dublin Township;  
Schilling, John M., 4086 N. Mallard Lane  
Doylestown, PA 18902.  
SHAFFER, DAVID H., JR. - Montgomery Township;  
Shaffer, Barbara A., 3501 Elizabeths Court  
North Wales, PA 19454; Shaffer-Nace, Tanya,  
809 Balata Street Easton, PA 18042.  
SITTLER, E. J. - Upper Merion Township;  
Castaldi, Felix F., 1321 Robynwood Ln  
West Chester, PA 19380.  
SKAPNIT, ELSIE E. - Pottstown Borough;  
Skapnit, James R., Jr., 2318 E. High Street  
Pottstown, PA 19464.  
TORRENCE, MARY A. - Abington Township;  
Culbert, Mary W., 541 Valley View Road  
Merion Stateion, PA 19066.

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**SUITS BROUGHT**

**Week Ending August 26, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

BENTLEY, FABIAN - Thelwell, Monifa; 201325436;  
Complaint for Custody/Visitation; Winter, Michelle.  
BLIESATH, MARVIN - Vasquez, Carmen; 201325752;  
Defendants Appeal from District Justice.  
BOARD OF ASSESSMENT APPEALS - Weber, Joan;  
201325861; Appeal from Board of Assessment.  
BREWER, KENYATTA: ARTHUR, JAMAR -  
Mims, Carole; 201325402; Complaint for  
Custody/Visitation.  
CHAVEZ, FIDEL - Sagastume, Gloria; 201324750;  
Complaint for Custody/Visitation; Palmero, Lauren M.  
CRAWFORD, DONALD - Eustache, Sabine;  
201325127; Complaint for Custody/Visitation;  
Mitchell, Joseph S. Iii.  
DEPUY ORTHOPEDICS INC - Macdonald, Deborah;  
201325111; Foreign Subpoena.  
DERUSSO, PEGGY - Derusso, Gregory; 201325831;  
Complaint Divorce.  
DIPIETRO, MICHAEL - Miner, Sheldon;  
201325748; Civil Action; Palazzo, Nicholas.  
DOE, JOHN - Houseknecht, Jamie; 201325609;  
Civil Action.  
ELIFF, ROSE - Portfolio Recovery Associates Llc;  
201325341; Civil Action; Brown, Carrie A.  
ENDY, JENNIFER - Portfolio Recovery Associates Llc;  
201325587; Civil Action; Brown, Carrie A.  
FOSTER, ALLEN - Wells Fargo Bank Na;  
201325594; Complaint In Mortgage Foreclosure;  
Wooters, Meridith H.  
FULTON, BONNIE: TRIEBEG, ROBERT: ROBERT -  
Citimortgage Inc; 201325929; Complaint In  
Mortgage Foreclosure; Davis, Adam.

- GIANT FOOD STORES INC: GIANT FOOD STORE:  
GIANT FOOD STORES LLC - Hairston, Tina;  
201325852; Civil Action; Murphy, Frank P.
- GIFOLI, FRANCIS - Peco Energy Company;  
201325840; Civil Action; Eisenberg, Todd.
- GILMAN, JILL - Discover Bank; 201325784;  
Plaintiffs Appeal from District Justice.
- GOCK, MICHAEL: RUDOLPH, JENNIFER -  
Wells Fargo Bank Na; 201325939; Complaint In  
Mortgage Foreclosure; Wooters, Meridith H.
- GRAHAM, RODNEY - Graham, Patricia; 201325708;  
Complaint Divorce; English, William I., Jr.
- GULICK, BARBARA - Sheehan, Richard; 201325718;  
Civil Action.
- HIMES, DAVID - Himes, Heather; 201325819;  
Complaint Divorce.
- JIANO-GOODMAN, SUSAN - Goodman, Jon;  
201325266; Complaint Divorce; Fox, Leon H., Jr.
- KARCEWSKI, TIMOTHY - Discover Bank;  
201325221; Civil Action; Dougherty, Michael J.
- KIPER, DEBRA - Kiper, James; 201325830;  
Complaint Divorce; McCreary, Heather A.
- KRAJCSIR, WESLEY - Adams, Nichole;  
201323081; Complaint for Custody/Visitation.
- KRYGER, DANE - Myers, Michelle; 201325762;  
Complaint for Custody/Visitation.
- LIBERTY MUTUAL INSURANCE - Venezia, Vince;  
201325867; Civil Action; Haskins, John F., Jr.
- LOWENSTEIN, LYNNE - Lowenstein, Roger;  
201325582; Complaint Divorce; Lefkowitz, Larry H.
- LOWERY, CRYSTAL - Portfolio Recovery  
Associates Llc; 201325601; Civil Action;  
Brown, Carrie A.
- MARLEY, WILLIAM - Portfolio Recovery  
Associates Llc; 201325318; Civil Action;  
Polas, Robert N., Jr.
- MESSNER, JOSHUA - Santillo, Brittany;  
201324900; Complaint for Custody/Visitation.
- MISTER, JOSH - Hume, Dana; 201324973;  
Complaint for Custody/Visitation.
- MURRAY, ROBERT - Murray, Jennifer; 201325704;  
Complaint Divorce; Feeney, Maria D.
- NOETZEL, ANGELA - Noetzel, Thomas;  
201325692; Complaint Divorce; Gatto, Michael N.
- OKEKE, CHARLES - Midland Funding Llc;  
201325960; Civil Action; Weinstein, Yale D.
- PANTANO, JENNIFER - Pantano, Raymond;  
201325958; Complaint Divorce.
- PANTANO, MARK - Burke, John; 201325495;  
Defendants Appeal from District Justice.
- PARKER, TROY: SAUNDRA: UNITED STATES OF  
AMERICA - Wells Fargo Bank Na; 201325652;  
Complaint In Mortgage Foreclosure;  
Federman, Thomas M.
- PECO ENERGY CORPORATION:  
EXELON CORPORATION: PECO ENERGY  
COMPANY - Wilkie, Robert; 201325851;  
Civil Action; Dengler, Cynthia Love.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Grzegorzczek, Joanna;  
201325435; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Shankin, Daniel; 201325490;  
Appeal from Suspension/Registration/Insp;  
Frumer, Richard.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - McLaughlin, Christopher;  
201325585; Appeal from Suspension/Registration/  
Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Buckwalter, Brian; 201325559;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Granoff, Erik; 201325690;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Gregoire, Fitzroy; 201325496;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dorazio, Theresa; 201325828;  
Appeal from Suspension/Registration/Insp.
- PETERSON, CHARLES - Wells Fargo Bank Na;  
201325999; Complaint In Mortgage Foreclosure;  
Zuckerman, Allison F.
- POLLARD, ASHLEY - Mckinney, Ahkaer;  
201325044; Complaint for Custody/Visitation.
- RUSSO, CHRISTINA - Portfolio Recovery  
Associates Llc; 201325997; Civil Action;  
Brown, Carrie A.
- SAMUEL, FITZROY: EVETTE - Bank Of America Na;  
201325927; Complaint In Mortgage Foreclosure;  
Zuckerman, Allison F.
- SANTOS, CONRADO - Santos, Lorna; 201325850;  
Complaint Divorce; Makos, Francis S.
- SAYED-AHMED, TAREK - Abou-Elalla, Safaa;  
201325842; Complaint Divorce.
- SIMS, BRENDEN - Waters, Jazmine; 201325188;  
Complaint for Custody/Visitation.
- SINGER, SYBIL: WALTER - Meadowbrook Apartments;  
201325709; Defendants Appeal from District Justice.
- SOMBERS, JOSEPH - Wells Fargo Bank Na;  
201325964; Complaint In Mortgage Foreclosure;  
Davis, Adam.
- SPIRKO, HEATHER - Spirko, Willaim; 201325817;  
Complaint Divorce.
- SSL GROUP LP: CUTTERS MILL - Cpbp I Llc;  
201325360; Civil Action; Utain, Daniel R.
- TULISH, BRIAN - Cush, Catherine; 201325236;  
Complaint for Custody/Visitation.
- VOSBURGH, RODERICK - Capital One Bank Usa Na;  
201325990; Plaintiffs Appeal from District Justice;  
Ratchford, Michael F.
- WALLACE, DONALD: LEISTER, DONALD -  
Wells Fargo Bank Na; 201325987; Complaint In  
Mortgage Foreclosure; Zuckerman, Allison F.
- WALTERS, JOSEPH - Walters, Tammie; 201325725;  
Complaint Divorce; Medvesky, Dawn M.
- WILLIAMS, BARBARA - Midland Funding Llc;  
201325961; Civil Action; Weinstein, Yale D.
- WILLIAMS, FRANK - Dunn, Chiara; 201324965;  
Complaint for Custody/Visitation.

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**WILLS PROBATED**
**Granted Week Ending August 26, 2013****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

- BEALER, GRACE - Upper Frederick Township;  
Maxwell, Robert P., 8 Woodlawn Dr  
Blooming Glen, PA 18911.
- BROWN, BERTHA B. - Pottstown Borough;  
Reyes, Tiffany M., 602D Lake Drive  
Douglassville, PA 19518.
- BUTLER, EDITH M. - Springfield Township;  
Butler, John R., Jr., 58 Downey Drive  
Horsham, PA 19044-2038.
- CHAMBERS, MARY L. - Upper Gwynedd Township;  
Chambers, John C., P O Box 793  
Worcester, PA 19490.
- CHELAK, WASSIL, JR. - Perkiomen Township;  
Conlin, Debra A., 1346 Reed Street  
Coatesville, PA 19320.
- COOPER, DAVID Y. - Lower Merion Township;  
Hamilton, Allison C., 1099 Pebble Hill Road  
Doylestown, PA 18901; Karlsson, Lucy C.,  
856 Conestoga Road Berwyn, PA 19312;  
Thomas, Regina O., 1735 Market Street  
Philadelphia, PA 19103.
- COSTELLO, BETTY V. - Abington Township;  
Firth, Virginia A., 377 Choice Court  
Westminster, MD 21157.
- DIPAULO, FLORENCE L. - Abington Township; ,  
Fenningham, Stevens & Dempster, Llp  
Trevose, PA 19053-6941.
- DITTER, JOHN W. III - Towamencin Township;  
Ditter, Deanna H., 2030 Spring Valley Road  
Lansdale, PA 19446.
- DRAUSCHAK, THEODORE G. -  
Upper Providence Township; Drauschak, Mark E.,  
1330 Randy Dr Pottstown, PA 19464;  
Drauschak, Max W., 4 H C Dr  
Port Alleghany, PA 16743.
- DUNLAP, THOMAS - Hatfield Township;  
Dunlap, David D., 1893 Sassafras Lane  
Quakertown, PA 18951.
- EDELMAN, MARTHA - Abington Township;  
Edelman, Brenda, 8222 Manor Road  
Elkins Park, PA 19027.
- FATKIN, ELEANOR I. - Plymouth Township;  
Strouse, Eileen E., 124 Kings Road  
Plymouth Meeting, PA 19462.
- FRIEDMAN, HERBERT A. - Lower Merion Township;  
Zucker, Natalie, 819 Frisco Avenue  
Far Rockaway, NY 11691.
- FRUEH, GEORGE H. - Lower Gwynedd Township; ,  
2040 Market Street Phila, PA 19133-3302.
- GALLAGHER, PAUL V., JR. - Upper Dublin Township;  
Gallagher, Emily C., 1735 Clinton Drive  
Maple Glen, PA 19002.
- GOTTLIEB, SARA Y. - Lansdale Borough;  
Gottlieb, Keith A., 2525 Sumneytown Rd  
Harleysville, PA 19438; Gottlieb, Robert H.,  
2905 Truman Dr Hatfield, PA 19440.
- HAGGERTY, ARTHUR J. - Upper Merion Township;  
Haggerty, Sandra L., 3313 Arcola Road  
Collegeville, PA 19426; Vargo, Jo H.,  
1131 Maple Court Mountainside, NJ 07092.
- HAYDU, JOHN - Lansdale Borough; Yatto, Karen L.,  
C/O A. Chase Esq. Lansdale, PA 19446.
- HILL, PATRICIA G. - Upper Gwynedd Township;  
Brown, Elizabeth H., 2637 Anthony Drive  
Colmar, PA 18915.
- HOCH, STELLA M. - Lower Gwynedd Township;  
Hoch, Martin M., 998 High Vista Trail  
Webster, NY 14580; Weaver, Jacalyn M.,  
47 Ridge Run Road Sellersville, PA 18960.
- JAMISON, GLADYS E. - Upper Frederick Township;  
Jamison, James L., 764 Lee Road  
Perkiomenville, PA 18074.
- JOHNSON, ROXANNE W. - Ambler Borough;  
Johnson, Matt, 203 East Park Avenue  
Ambler, PA 19002; Williams, Walter D.,  
2078 Cutleaf Creek Road Grayson, GA 30017.
- JORSKI, CHRISTINE S. - Hatfield Township;  
Edwards, Paul W., 215 Keiso Circle  
Collgeville, PA 19426.
- KINGKINER, ALICE B. - Upper Merion Township;  
Kingkiner, Rosanne, 212 Crest Way  
King Of Prussia, PA 19406.
- LANDIS, RALPH H. - Franconia Township;  
Landis, Linda M., 484 Allentown Road  
Souderton, PA 18964-0769.
- LONGOBARDI, LUCIA - Upper Providence Township;  
Longobardi, Angelo E., 1840 Butler Avenue  
Norristown, PA 19403.
- MASCARO, FRANCESCO A. -  
Upper Providence Township; Mascaro, Pasquale N.,  
120 N. Park Avenue Norristown, PA 19403-1339.
- MOSCOW, HARRIET B. - Lower Merion Township;  
Cohen, Fred S., C/O Cohen Engel & Company  
Jenkintown, PA 19046; Moscow, Neil L.,  
1224 Knox Road Wynnwood, PA 19096.
- ROBERTS, AGNES L. - Abington Township;  
McLafferty, Bernard J., 807 Bethlehem Pike  
Erdenheim, PA 19038; Siedentopf, Patricia A.,  
1659 Somerset Avenue Dighton, MA 02715.
- ROGERS, NATHANIEL H. - Springfield Township;  
Rogers, William, 1358 Harris Ave  
Dresher, PA 19025.
- SABESTINAS, CAROLYN - Limerick Township;  
Glowach, Andrew L., 62 Atherholt Drive  
Wyoming, PA 18644-9375.
- SERAPHIN, RUTH M. - Abington Township;  
Attiani, Ruth E., 935 Central Avenue  
Glenside, PA 19038.
- SHAWCROSS, LUCRETIA B. - Abington Township;  
Birbeck, Elizabeth A., 1407 Hollywood Avenue  
Langhorne, PA 19047; Peterson, Diane,  
108 Brooks Avenue Bayville, PA 08721.
- SMALL, RICHARD - Whitpain Township;  
Kratzer, Traci S., 2310 Megann Court  
East Norriton, PA 19401.
- SMITH, STANLEY R. - North Wales Borough;  
Smith, Patsy A., 903 East Prospect Avenue  
North Wales, PA 19454.
- STETLER, HELEN T. - Lower Pottsgrove Township;  
Swinehart, Frank H., 3000 E. High Street #52  
Pottstown, PA 19464.
- STEWART, JOHN A. - Cheltenham Township;  
Sweeney, Robin A., 8042 Elberon Avenue  
Philadelphia, PA 19111.
- WATERS, THOMAS E., JR. - Lower Gwynedd Township;  
Waters, Edna S., 618 Greycliffe Lane  
Lower Gwynedd, PA 19002.
- WILLIAMS, ROGER M. - Springfield Township;  
Meyers, George W., Jr., 27 Stark Road  
Tunkhannock, PA 18657.

## RETURN DAY LIST

September 16, 2013  
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCB electronic directory for assigned courtroom.

1. American Express Centurion Bank v. Kostyuckek - Petition to Withdraw as Counsel (Seq. 6) - **A. Doyle - F. Velter.**
2. Antonas v. Vassiliadis - Motion to Compel Plaintiff's Responses to Request for Production of Documents (Seq. 153 D) - **J. Pearson.**
3. Antonas v. Vassiliadis - Motion to Strike Verification (Seq. 152) - **J. Pearson.**
4. Aquino v. Kay - Motion for Sanctions (Seq. 20) - **S. McIntosh.**
5. Arrow Financial Services, LLC v. Belmonte - Motion to Amend Caption (Seq. 10) - **D. Apothaker.**
6. Atkinson v. Karley - Motion to Compel (Seq. 5 D) - **B. Tabakin - D. Dean.**
7. Bac Home Loans Servicing, L.P. v. Goodger - Motion to Reassess Damages (Seq. 44) - **L. Tabas - M. Cantwell.**
8. Bank of America, N.A. v. Knaak - Motion to Amend Complaint (Seq. 6) - **L. Tabas.**
9. Bank of America, N.A. v. Petaccio - Motion to Reassess Damages (Seq. 14) - **M. Brushwood - R. Angst.**
10. Blakely v. Dennis - Motion to Strike (Seq. 11) - **J. Taylor.**
11. Blue v. Accurate Collision - Petition to Withdraw as Counsel (Seq. 15) - **P. Kahn - J. Fox.**
12. Bocella v. Keratin Complex Management, LLC - Motion to Compel Defendant Copomon Enterprises, LLC to Provide Full and Complete Responses to Third Request for Production of Documents, et al. (Seq. 119D) - **G. Williams - B. Remick.**
13. Bocella v. Keratin Complex Management, LLC - Motion to Compel Defendant Peter Coppola to Provide Full and Complete Responses to Plaintiffs' Second Request for Production of Documents (Seq. 120 D) - **G. Williams - B. Remick.**
14. Bocella v. Keratin Complex Management, LLC - Motion to Compel Defendant Raylon Corporation to Provide Full and Complete Responses to Plaintiffs' Third Request for Production of Documents (Seq. 121 D) - **G. Williams - B. Remick.**
15. Bolden v. Monteiro - Petition to Withdraw as Counsel (Seq. 233) - **K. Gunter - L. Koletas.**
16. Brokerage Concepts, Inc. v. AML Florida Services, Inc. - Motion for Admission Pro Hac Vice of Mitchell J. Banas, Esquire (Seq. 319 II) - **J. Adler - L. Marone.**
17. Calabretta v. Dowling - Motion to Compel Discovery Requests (Seq. 9 D) - **D. Schwarz - P. Gambone.**
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19. Caskey v. Mrs. Mazz, LLC - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 11 D) - **D. Schreiber - P. Lamb.**
20. Chang v. More Shopping Center, L.P. - Motion to Compel Plaintiff's Discovery Responses (Seq. 19 D) - **K. Wenge - K. Blake.**
21. Charter v. Goldberg - Motion to Compel (Seq. 28 D) - **M. Rubenstein - J. Rubin - D. Maher.**
22. Chase Home Finance, LLC v. Domenichetti - Motion to Strike Jury Trial (Seq. 42 II) - **C. Dunn - E. Carreiro - M. Cantwell.**
23. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Plaintiff's Answer to Discovery (Seq. 39 D) - **M. Richards - E. McGinn - K. Lynch.**
24. Chubb National Insurance Company v. Creative Touch Interiors, Inc. - Motion to Compel Co-Defendant's Answer to Discovery (Seq. 40 D) - **M. Richards - E. McGinn - K. Lynch.**
25. Citimortgage, Inc. v. Favors-Watson - Motion to Reassess Damages (Seq. 15) - **J. Kolesnik.**
26. Clark v. Atlantic Lead Consultants, Inc. - Motion to Strike Objections and Motion for More Specific Discovery Responses (Seq. 34 D) - **M. Manta - S. Vilardi.**
27. Clarke v. Anderson - Motion to Compel (Seq. 7 D) - **A. Getson - T. Stoner.**
28. Commonwealth Financial Systems v. Golden - Motion to Compel (Seq. 2 D) - **A. Mege.**
29. Continental Bank v. Philomeno - Petition to Open and/or Strike Confessed Judgment (Seq. 7) - **S. Shectman.**
30. Continental Bank v. Philomeno - Petition to Open and/or Strike Confessed Judgment (Seq. 11) - **J. Kurtzman.**
31. Continental Bank v. Salamone - Petition to Open and/or Strike Confessed Judgment (Seq. 7) - **J. Kurtzman.**
32. Continental Bank v. Salamone - Petition to Open and/or Strike Confessed Judgment (Seq. 9) - **S. Shectman.**
33. Dale Waterproofing Systems, Inc. v. Stewart & Conti Development Company - Petition to Break and Enter (Seq. 10) - **E. Flail - J. Pizonka.**
34. Deutsche Bank National Trust Company v. Dana Capital Group - Motion to Equitably Assign Mortgage (Seq. 9) - **L. Tabas - R. Ashodian.**
35. Deutsche Bank National Trust Company v. Delisser - Motion for Reassessment of Damages (Seq. 40) - **M. Gairo.**
36. Duna v. Duna - Petition to Withdraw as Counsel (Seq. 82) Only Docket #200610659 - **C. Mullaney.**
37. Erie Insurance Company v. Shearer - Motion to Enforce Subpoena (Seq. 5 D) - **R. Gaul.**
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39. Estate of Augustus Ragusa v. Andorra Woods Healthcare Center - Motion to Compel (Seq. 27 D) - **R. Lebovits - R. Dillon.**
40. Estate of David Deasy v. Abington Memorial Hospital - Motion to Compel Discovery (Seq. 61 D) - **M. D'Aniello - T. Fitzpatrick - M. McGilvery.**
41. Euro Motorcars Main Line, Inc. v. Wells Fargo Bank, N.A. - Petition for Interpleader (Seq. 7) - **J. Scafaria - J. St. Hill.**
42. Falconio v. Kowalski - Motion to Compel Plaintiffs to Make Themselves Available
43. for Deposition (Seq. 15 D) - **K. Cohen - J. Godin.**
44. Feeley v. Bucci - Plaintiffs' Motion to Compel Defendant's Discovery Responses (Seq. 7 D) - **C. O'Donnell - K. McNulty.**

45. *Festa v. Powell* - Motion to Compel Cellular Phone Records (Seq. 24 D) - **G. Mullaney - E. Tuite.**
46. *First Niagra Bank National Association v. Giangreco* - Motion to Amend Complaint (Seq. 6) - **L. Vitt.**
47. *First American Title Insurance v. Joseph* - Motion to Compel Depositions (Seq. 63 D) - **J. Caprara - E. Igwe.**
48. *First Cornerstone Bank v. Scherer* - Motion to Compel Deposition of Defendants Edmund Miarecki and Patricia Miarecki and Production of Documents (Seq. 28 D) - **S. Sullivan - A. Panza.**
49. *Fox v. Bae* - Motion to Compel (Seq. 19 D) - **J. Shorr - T. Simmons.**
50. *Galarza v. Feingold* - Motion to Compel Discovery (Seq. 10 D) - **K. Saffren - P. Gibbons.**
51. *Gallagher v. Teleflex, Inc.* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 64 D) - **W. Carr - P. Bausinger - B. Remick.**
52. *Gambone Brothers Organization, Inc. v. Reassure America Life Insurance* - Motion for Protective Order to Defendant Jackson National Life Insurance Company (Seq. 242 D) Only Docket #200937480 - **H. Pass - S. Baker.**
53. *Golf Ridge Homeowners Association v. Pellicore* - Motion to Break and Enter (Seq. 2) - **M. Sheridan.**
54. *Gorman v. Alderfer Auction Company* - Motion to Compel Answer to Interrogatories and Production of Documents (Seq. 3 D) - **E. Smith - M. Kvetan.**
55. *Green Lane Marlborough Joint Authority v. Arro Group, Inc.* - Motion to Compel and Continue Discovery (Seq. 103 D) - **M. Kearney - R. Abell.**
56. *Grover v. Daly* - Motion to Withdraw as Counsel (Seq. 72) - **M. Watson.**
57. *Hammond v. Touey* - Motion to Compel Plaintiff's Discovery Deposition (Seq. 90 D) - **D. Abrams - D. Camhi.**
58. *Harrington v. Dinnis* - Petition to Withdraw as Counsel (Seq. 56) - **M. Nocchi - K. Krzyzaniak.**
59. *Hathboro Federal Savings v. Brown* - Petition for Reassessment of Damages (Seq. 15) - **D. Thomas.**
60. *Hauk v. Commonwealth of Pennsylvania State* - Motion to Compel Answer to Discovery (Seq. 7 D) - **J. Flood - A. Ells.**
61. *Hoffman v. Pell* - Motion to Compel Expert Reports (Seq. 49 D) - **R. Morris - J. Shusted - S. O'Neal.**
62. *Hollars v. Hollars* - Petition to Withdraw as Counsel (Seq. 42) - **D. Zitomer - J. Park.**
63. *HSBC Bank, USA v. Anthony* - Motion to Reassess Damages (Seq. 11) - **M. Brushwood.**
64. *HSBC Bank USA National Association v. Lavanga* - Motion to Dismiss (Seq. 10) - **R. Cusick.**
65. *Illingworth v. Illingworth* - Petition to Withdraw as Counsel (Seq. 28) - **C. Graff - S. Raie.**
66. *Jones Lang LaSalle Americas, Inc. v. Luff* - Motion to Compel Discovery (Seq. 4 D) - **J. Gulash.**
67. *Jordan Kitt Music, Inc. v. Behrens* - Motion to Permit Entry to Conduct Levy (Seq. 8) - **M. Ratchford.**
68. *Joseph Rizzo & Sons Construction Company v. Ewing & Kreiser, P.C.* - Motion to Compel More Specific Discovery Responses of Defendant (Seq. 35 D) - **W. Bennett - J. McCarron.**
69. *JP Morgan Chase Bank National Association v. Kailash* - Motion to Reassess Damages (Seq. 13) - **A. Zuckerman.**
70. *Keidat v. Horrocks* - Motion for Contempt (Seq. 56) - **S. Wilson.**
71. *Kim v. Walter* - Motion to Compel More Specific Responses (Seq. 75 D) - **R. Birch - L. James.**
72. *Kodroff v. Ehrmann* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 4 D) - **K. Malloy - F. Mackin.**
73. *Lantium, Inc. v. Edward* - Motion for Sanctions (Seq. 37 II) - **H. Goldner - M. Dolchin.**
74. *Lind v. Cafe La Fontana, Inc.* - Motion to Compel Plaintiff's Interrogatories Answer (Seq. 7 D) - **R. Slota - J. Shaffer.**
75. *Long v. George* - Motion to Compel Deposition of Sun Huck Yous and Darany Long (Seq. 89 D) Only Docket #201017041 - **A. Grutzmacher - A. Zabicki - R. Ostriak.**
76. *Loopez, Inc. v. Frebowitz* - Motion to Consolidate (Seq. 8 II) Both Docket Numbers - **D. Picker.**
77. *Louis v. Gattenby* - Motion to Compel Records (Seq. 12 D) - **M. Lerner - L. Borelli.**
78. *Main Line Paving v. Ralph E. Shaner & Son Engineering Company* - Motion to Break and Enter (Seq. 7) -
79. *Major v. Cliff* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 5 D) - **T. Gibbons - T. Delevie.**
80. *McCorristin v. Blacksmith Pointe Condominium Association* - Motion to Strike and Compel Answer to Expert Interrogatories to Defendant Blacksmith Pointe Condominium Association (Seq. 274 D) - **B. Mulligan - A. Costigan.**
81. *McCorristin v. Blacksmith Pointe Condominium Association* - Motion to Strike and Compel Answer to Expert Interrogatories to Defendant John DeMarco (Seq. 275 D) - **B. Mulligan - A. Costigan.**
82. *McCurdy v. Jaggars* - Motion to Compel Discovery (Seq. 42 D) - **A. Aigeldinger - J. Kearney.**
83. *Meitner v. Stone* - Motion to Compel (Seq. 12 D) - **P. McMonagle - W. Auxer.**
84. *Mitwalli v. Mitwalli* - Petition to Withdraw as Counsel (Seq. 10) - **D. Nussey - S. McGeever.**
85. *Muchler v. Estate of Edward K. Achuff, Jr.* - Motion to Compel Independent Medical Exam (Seq. 46 D) - **N. Sagot.**
86. *Nationstar Mortgage, LLC v. Yost* - Motion to Reassess Damages (Seq. 9) - **M. Brushwood.**
87. *O'Berry v. Fairfield Residential, LLC* - Motion to Compel Responses to Interrogatories (Set I) Directed to Defendant Fairfield Residential, LLC, et al. (Seq. 10 D) - **J. Rosen.**
88. *Ocwen Loan Servicing, LLC v. Finkelston* - Motion for Reassessment of Damages (Seq. 20) - **K. Fialkoff.**
89. *Palisades Collect, LLC v. Powell* - Motion to Compel Answer to Interrogatories (Seq. 14 D) - **D. Galloway.**
90. *Pehlivanian v. Penns Associates, LLC* - Motion to Compel Depositions of Defendants (Seq. 27 D) - **M. Shapiro - W. Byrne - S. Kapustin.**
91. *Pham v. Upper Merion Township Zoning Hearing Board* - Motion to Remand to The Upper Merion Township Zoning Hearing-Board (Seq. 16 II) - **F. Bartle - M. Jonas.**
92. *PNC Bank, N.A. v. McConnell* - Motion to Allow Issuance of Corrective Act 91 Notices (Seq. 29) - **M. Thomas.**
93. *PNC Bank National Association v. Higgs* - Motion to Reassess Damages (Seq. 22) - **M. Brushwood.**
94. *Prater v. Salvatore* - Motion to Compel Plaintiffs' Discovery Responses (Seq. 10 D) - **S. Bruccoleri - S. Vilardi.**
95. *Rhmro v. Pons* - Motion to Compel Answer to Discovery (Seq. 10 D) - **D. Denenberg - J. Gilman.**
96. *Richardson v. Bryn Mawr Hospital* - Plaintiffs' Motion for Leave to Amend Civil Action Complaint (Seq. 15) - **L. Parks - R. Schnall.**

97. Robinson v. Reed - Motion to Compel Production of Documents (Seq. 24 D) - **J. Cooper - F. Makos.**
98. Robinson v. Reed - Praecipe for Rule to Effect Involuntary Substitution of Successor (Seq. 23) - **J. Cooper - F. Makos.**
99. Rockett v. McKeon - Motion of Defendants to Compel Plaintiffs' Answers to Discovery (Seq. 33 D) - **D. Stutman - J. Proko.**
100. Roslyn Supply Company v. Taylor - Petition to Break and Enter (Seq. 28) - **E. Flail.**
101. Rotell v. Sandler - Motion to Compel Discovery (Seq. 5 D) - **P. Gardner - R. Geller.**
102. Samanns v. Samanns - Petition to Withdraw as Counsel (Seq. 24) - **C. Badali - M. Nocchi.**
103. Schwarz v. DiGuseppe - Motion to Compel Answer to Interrogatories and Document Requests (Seq. 10 D) - **K. Kelly - P. Gibbons.**
104. Skinner v. A. C. Moore Arts & Crafts, Inc. - Motion to Compel Additional Defendant More's Complete Answer to Discovery (Seq. 7-1 D) - **K. Greenbaum - S. Sinkway - J. Decinti.**
105. Sovereign Bank, N.A. v. Quevada - Motion to Reassess Damages (Seq. 12) - **J. Kolesnik.**
106. Stewart Title Guaranty Company v. Eisenhauer - Motion to Compel Discovery (Seq. 14 D) - **R. Dickman - E. Greene.**
107. Stout v. Podolyan - Motion to Compel Discovery (Seq. 26 D) - **H. Brahlin - M. Moore.**
108. Suder v. Backe - Motion to Compel Answer and Responses to Discovery (Seq. 10 D) - **D. Sherman - H. Gillespie.**
109. Swan v. Smith - Motion to Compel Discovery Answer (Seq. 10 D) - **B. Baldwin - K. McNulty.**
110. Total Rental, Inc. v. Rockhill Site & Demolition Contractors, LLC - Plaintiff's Motion to Compel Deposition (Seq. 56 D) - **A. Sager - W. Roark.**
111. Tyre v. Aloia Distribution, Inc. - Motion to Compel Directed to Plaintiff to Answer Interrogatories (Seq. 5 D) - **B. Swartz - G. Ricketti.**
112. Upper Moreland Township School District v. Montgomery County - Motion to Compel Discovery (Seq. 25 D) - **J. McAlee.**
113. Vangas v. Shulman - Motion to Remove from Deferred Status and Restore Matter to Active Status (Seq. 21) - **M. MacDonald.**
114. Warren v. Murphy - Motion to Compel Discovery Responses (Seq. 7 D) - **M. Simon - J. Thome.**
115. Wells Fargo Bank, N.A. v. Wolf - Motion to Reassess Damages (Seq. 12) - **J. Kolesnik.**
116. Wells Fargo Bank, N.A. v. Kathy Cole Francis Trust - Motion to Reassess Damages (Seq. 31) - **M. Brushwood - A. Zuckerman - A. Bramblett.**
117. Wells Fargo Bank, N.A. v. Kelley - Motion to Reassess Damages (Seq. 8) - **J. Lobb.**
118. Wells Fargo Bank, N.A. v. Knapp - Motion to Reassess Damages (Seq. 14) - **A. Zuckerman.**
119. Wells Fargo Bank, N.A. v. Nguyen - Motion to Reassess Damages (Seq. 25) - **R. Cusick - J. Lubon.**
120. Wells Fargo Bank, N.A. v. Pio - Motion to Reassess Damages (Seq. 13) - **R. Cusick.**
121. Wells Fargo Bank, N.A. v. Wallin - Motion to Reassess Damages (Seq. 36) - **R. Cusick.**
122. Wells Fargo Bank, N.A. v. Zlotnick - Motion to Reassess Damages (Seq. 15) - **A. Zuckerman.**
123. Whitmore v. Vandergrift - Motion to Compel Discovery of Defendants (Seq. 38 D) - **M. Greenfield - K. Blake.**
124. Wiedl v. Deer Run at Limerick Homeowners Association - Motion to Compel Plaintiffs' Deposition (Seq. 89 D) - **P. Barbieri - R. Pugh - W. Swayze - K. Lynch.**
125. Wunsch v. Reese - Motion to Compel Deposition of Defendant Timothy Turner (Seq. 2 D) - **S. Feldman.**
126. Yoshimura v. Grasso - Motion to Compel (Seq. 30 D) - **R. Braker - A. Bunker.**