

## 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 July 25, 2012 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 29, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

09-06278

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, Montgomery County, Commonwealth of Pennsylvania.

BEGINNING at a point in the Southwesterly side of Walnut Avenue (50 feet wide) at the distance of 334.94 feet Southeastwardly from the Southeasterly side of Mill Road (33 feet in width); thence extending along the said Southwesterly side of Walnut Avenue, South 78 degrees, 28 minutes East 25 feet to a point; thence passing through land now or late of Edgar S. Rhoads of which this was a part, South 11 degrees, 32 minutes West, 110 feet to a point; thence still by land now or late of Edgar S. Rhoads, North 78 degrees, 28 minutes West, 25 feet to a point; thence North 11 degrees, 32 minutes East, 110 feet passing through the party wall of a twin house to the place of beginning.

BEING the same premises which John P. Clinefelter and Contance K. Clinefelter by Deed dated 3/24/2006 and recorded 6/7/2006 in Montgomery County in Deed Book 6603, Page 1254, Instrument #2006068802 granted and conveyed unto John P. Clinefelter and Kelly A. Clinefelter, husband and wife.

Parcel Number: 52-00-17791-00-4.

Location of property: 1706 Walnut Avenue, Oreland, PA 19075.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kelly A. Clinefelter and John P. Clinefelter** at the suit of JP Morgan Chase Bank, National Association. Debt: \$157,690.78.

**David Fein**, Attorney. I.D. #82628

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

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

09-09926

ALL THAT CERTAIN lot or piece of land with the buildings and improvements erected thereon, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "Gallo Tract", prepared for Erin Kingsbury, drawn by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, Project No. 2453, dated 12/22/2006, last revised 2/6/2007 and recorded in Plan Book 28, Page 222, as follows, to wit:

BEGINNING at a point in the title line of the bed of Erb's Mill Road and the intersection of the Northeasterly side of Township Line Road (SR 3001); thence extending from said point of beginning and extending along the title line of the bed of Erb's Mill Road, North 58 degrees, 12 minutes, 00 seconds East, 141.68 feet to a point in line of lands now or late of Whitpain Greens Swim Club, Block 1, Unit 59 as shown on said plan; thence extending along the line of said Whitpain Greens Swim Club, South 44 degrees, 07 minutes, 00 seconds East, 105.82 feet to a point in line of Lot No. 2 as shown on said plan; thence extending along the line of said Lot No. 2 the three following courses and distances, viz: (1) South 45 degrees, 53 minutes, 00 seconds West, 110.25 feet to a point; (2) South 00 degrees, 22 minutes, 41 seconds West, 12.54 feet to a point; and (3) South 46 degrees, 00 minutes, 36 seconds West, 19.71 feet to a point on the Northeasterly side of Township Line Road, aforesaid; thence extending along the said Northeasterly side of Township Line Road the four following courses and distances, viz: (1) North 43 degrees, 59 minutes, 24 seconds West, 40.13 feet to a point; (2) South 54 degrees, 54 minutes, 34 seconds West, 5.44 feet to a point; (3) North 35 degrees, 14 minutes, 15 seconds West, 35.33 feet to a point; and (4) North 43 degrees, 59 minutes, 24 seconds West, 69.05 feet to the point of intersection of the Northeasterly side of Township Line Road (SR 3001) and the title line of the bed of Erb's Mill Road, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Erin Kingsbury, by Deed from Anthony Gallo, dated 01/31/2007, recorded 03/05/2007 in Book 5637, Page 1827.

Parcel Number: 66-00-07690-00-2.

Location of property: 1751 West Township Line Road, Road, Blue Bell, PA 19422-3583.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erin Kingsbury** at the suit of Wells Fargo Bank, N.A. Debt: \$325,047.41.

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

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

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

09-16329

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan of Sunset Ridge made by Bursich Associates, Inc. dated 4/25/1996, last revised 5/12/1997 and recorded in Plan Book A-58, Page 6, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pebble Beach Lane, said point being a corner of Lot 2, as shown on above mentioned plan; thence extending from said beginning point along Lot 2, South 47 degrees, 41 minutes, 10 seconds West, 90.04 feet to a point; thence extending North 42 degrees, 18 minutes, 50 seconds West, 124.14 feet to a point on the Southeasterly side of Kepler Road; thence extending along the same North 43 degrees, 56 minutes, 35 seconds East, 56.30 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 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Pebble Beach Lane; thence extending along the (2) following courses and distances: (1) South 46 degrees, 03 minutes, 25 seconds East, 83.97 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 20.80 feet to the first mentioned point and place of beginning.

CONTAINING in area 10,703 square feet.

BEING Lot No. 1, as shown as above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Alexander Yirenkyi, by Deed from Gambone Brothers Development Company, a Pennsylvania Corporation, by William Murdoch, by Power of Attorney dated 08/1/1974, recorded 08/08/1974, Book 157, Page 560, dated 07/27/2001, recorded 09/05/2001 in Book 5374, Page 641.

Parcel Number: 42-00-03279-00-3.

Location of property: 91 Pebble Beach Lane, Sanatoga, PA 19464-7200.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexander Yirenkyi** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Bear Stearns Asset-Backed Securities Trust 2004-SD3, Asset-Backed Certificates, Series 2004-SD3. Debt: \$205,052.55.

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

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

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

09-22142

ALL THAT CERTAIN message and lot or piece of land, hereditaments and appurtenances, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Hiltner and Hitchcock, Civil Engineers, October, 1921, as follows, to wit:

BEGINNING at a point in the center line of Marshall Street at the distance of 747.7 feet more or less from the center line of Marshall Street and the center line of Whitehall Road, said point being opposite the middle of the partition wall of the house erected on this lot and house adjoining lot now or late of James J. Carr and Anson B. Evans; thence along said land, the line for a portion of the distance passing through the middle of the partition wall of this house and the one on the adjoining lot North 48 degrees, 57 minutes East, 190 feet to a point a corner of this and other land of J. J. Carr and A. B. Evans; thence along said land North 43 degrees, 28 minutes West, 33.3 feet to a point a corner of this and land recently conveyed to Frank H. White; thence along said land South 46 degrees, 57 minutes West, 190 feet to the middle line of Marshall Street, and thence along the middle line of Marshall Street South 43 degrees, 28 minutes East, 33.3 feet to the first mentioned point and place of beginning.

TITLE IS VESTED IN Brian Novitski, by that Deed dated 08/30/2006 and recorded on 09/27/2006 in Book 05617 at Page 2149, of the Montgomery County, Pennsylvania Records.

Parcel Number: 63-00-04978-00-8.

Location of property: 1859 West Marshall Street, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Brian Novitski** at the suit of U.S. Bank N.A., as Trustee for the Registered Holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI by its Attorney-in-Fact Ocwen Loan Servicing, LLC. Debt: \$229,663.58.

**Kevin P. Diskin**, Attorney.

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

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

09-23818

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, and Commonwealth of Pennsylvania, as shown on a Subdivision Plan known as "Renninger Tract" made by Robert E. Blue, dated 6/8/1994 and last revised 9/1/1995 and recorded in Plan Book A-55, Page 62 described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Crosshill Road (50 feet wide) a corner of Lot 95 on said plan; thence extending along the Northeasterly side of Crosshill Road, North 24 degrees, 06 minutes, 40 seconds West, 141.50 feet to a point; thence extending along Lot 34 and through a pipeline easement on said plan, North 65 degrees, 53 minutes, 20 seconds East, 176.05 feet to a point on the Southwesterly side of Thomas Road as shown on said plan; thence extending along the same, South 08 degrees, 31 minutes, 20 seconds East, 16.93 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 430.00 feet the arc distance of 64.63 feet to a point of tangent; thence still along the same, South 17 degrees, 08 minutes, 00 seconds East, 62.34 feet to a point; thence extending along Lot 95 aforementioned South 65 degrees, 53 minutes, 20 seconds West, 151.30 feet to the point and place of beginning.

BEING Lot 94 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bernard A. Ward, by Deed from Carol M. Simon, dated 02/16/2005, recorded 03/02/2005 in Book 5545, Page 813.

Parcel Number: 61-00-01211-23-1.

Location of property: 664 Crosshill Road, Royersford, PA 19468-2982.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bernard A. Ward** at the suit of Wells Fargo Bank, N.A. Debt: \$280,915.31.

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

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

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

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09-23858

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Franconia Township**, bounded and described according to a Preliminary/Final Land Development Plan set Over Record Plan of Westport Farm made for TH Properties L.P. made by Carroll Engineering Corporation dated 6/29/2006 and last revised 1/8/2007 and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot 128 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Mahbuboor R. Ansary and Rumaina Ezaz, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 05/17/2007, recorded 05/23/2007 in Book 5648, Page 887.

Parcel Number: 34-00-03580-83-4.

Location of property: 56 Barlow Drive, Souderton, PA 18964-2282.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mahbuboor R. Ansary and Rumaina Ezaz** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$272,588.43.

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

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

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

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09-26131

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey made in May, 1965, by A.G. Newbold, Registered Engineer, as follows:

BEGINNING at a point on the center line of Snyder Road (formerly Township Line Road) leading from New Hanover Square to Green Lane, said point being a corner with lands now or late of Ralph J. Fluharty; thence North 45 degrees, 45 minutes East, 185 feet to an iron pipe; thence North 44 degrees, 15 minutes West, 731.60 feet to an iron pipe; thence North 44 degrees, East 253.80 feet to an iron pipe; thence North 44 degrees, 15 minutes West, 321.60 feet to a point; thence North 46 degrees, 48 minutes East, 1420.21 feet to a point; thence South 32 degrees, 30 minutes East, 54.35 feet to a post; thence North 46 degrees, 30 minutes East, 1228.40 feet to a post, a corner in line of lands now or late of Thomas Wilke; thence South 43 degrees, 15 minutes East, 268.95 feet to a post; thence South 38 degrees, West 910.80 feet to a stone in a fence line; thence South 25 degrees, 45 minutes West, 551.10 feet to a point; thence South 18 degrees, 30 minutes West, 171.60 feet to a stone; thence South 37 degrees, 45 minutes West, 391.05 feet to an iron pipe; thence South 54 degrees, 15 minutes East, 131 feet to an iron pipe; thence North 48 degrees, 15 minutes East, 33 feet to an iron pipe; thence South 71 degrees, 30 minutes East, 16.50 feet to an iron pipe; thence North 39 degrees, East 278.03 feet to an iron pipe; thence South 47 degrees, 15 minutes East, 841.56 feet to a point on the center line in the aforementioned public road; thence along the center line thereof, South 45 degrees, 45 minutes West, 1494 feet to the place of beginning.

CONTAINING 67.78 one-hundredths acres more or less.

BEING the same premises which John C. Matthews a/k/a John S. Matthews and Mary C. Matthews, his wife by Deed dated 11/29/95 and recorded 12/4/95 in Montgomery County in Deed Book 5133, Page 0581 conveyed unto John S. Matthews and Mary C. Matthews, his wife, in fee.

Parcel Number: 47-00-06744-00-4.

Location of property: 399 Township Line Road, Frederick, PA 19435.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John S. Matthews and Mary C. Matthews** at the suit of Susquehanna Bank, Successor by Merger to Patriot Bank. Debt: \$950,961.65.

**Thomas M. Federman**, Attorney.

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

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

09-33787

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

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

UNDER AND SUBJECT as to restrictions as of record.

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

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

Location of property: 196 Conshohocken State Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

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

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

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

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

09-35788

ALL THAT CERTAIN message or tenement and lot or piece of land, situate on the Northeasterly side of Elm Street, in **Norristown Borough**, in Montgomery County and Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at the distance of 18 feet Northwesterly from the North corner of Elm and Willow Streets and containing in front or breadth on said Elm Street Northwesterly twenty-two feet, four inches and extending back of that width in length or depth Northeasterly between parallel lines at right angles to said Elm Street one hundred forty feet to Scott Alley; bounded Northwesterly by ground of Mrs. Mark Thompson, Northeasterly by said Scott Alley; Southeasterly by a house and ground of Elizabeth Hewhinney, the line passing, through the middle of the partition wall between the house hereby granted and the said Elizabeth Hewhinney adjoining house and Southwesterly by Elm Street aforesaid.

BEING the same premises which Blue Water, Inc., by Deed dated 1/23/2007 and recorded 2/5/2007 in Book 5634, Page 1066 granted and conveyed unto Francis Peri.

Parcel Number: 13-00-10524-00-2.

Location of property: 23 East Elm Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Francis Peri** 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: \$109,043.77.

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

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

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

09-36183

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 of Betzwood Hills, made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 9/3/1954 and revised 10/18/1955, as follows, to wit:

BEGINNING at a point on the Northerly side of Betzwood Drive (60 feet wide) which point is measured South 87 degrees, 15 minutes East, 97 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 20.42 feet from a point on the Easterly side of Hillside Lane (50 feet wide); thence extending North 2 degrees, 45 minutes East, 135.21 feet to a point; thence extending North 83 degrees, 10 minutes East, 58.39 feet to a point; thence extending South 26 degrees, 20 minutes East, 177.92 feet to a point on the Northerly side of Betzwood Drive; thence extending along the Northerly side of Betzwood Drive along the arc of a circle curving to the left having a radius of 40 feet the arc distance of 61.56 feet to a point of reverse curve; thence extending along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 23.79 feet to a point of tangent; thence extending North 87 degrees, 15 minutes West, 67.87 feet to the first mentioned point and place of beginning.

BEING Lot #15.

TITLE TO SAID PREMISES IS VESTED IN James Sanders, Jr., by Deed from Francesco Violante and Domenica Violante, his wife, dated 10/31/2005, recorded 11/02/2006 in Book 5577, Page 2757.

Parcel Number: 63-00-00412-00-2.

Location of property: 961 Betzwood Drive, Norristown, PA 19403-3601.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Sanders, Jr.** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$187,037.02.

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

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

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

09-39111

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey Showing Final Plan of Building Lots prepared for Appelwood-Sawmill Valley, Section 2, by Urwiler & Walter, Inc., dated April 6, 1984 and last revised March 26, 1986, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 10 on said plan, said point being the 3 following courses and distances from the centerline of Sawyers Way (60.00 feet wide): (1) North 07 degrees, 38 minutes, 18 seconds East, 89.94 feet to a point on Macintosh Court; thence (2) South 78 degrees, 42 minutes, 06 seconds West, 53.94 feet to a point; thence (3) North 07 degrees, 42 minutes, 30 seconds East, 90.00 feet to a point, a corner of Lot No. 10, said point being the first mentioned point and place of beginning; thence (1) from the point and place of beginning, North 07 degrees, 42 minutes, 30 seconds East, 18.00 feet to a point in the division line of Lot Nos. 9 and 10; thence (2) along said division line South 82 degrees, 17 minutes, 30 seconds East, 60.00 feet to a point; thence (3) South 07 degrees, 42 minutes, 30 seconds West, 18.00 feet to a point in the division line of Lot Nos. 10 and 11; thence (4) along said division line North 82 degrees, 17 minutes, 30 seconds West, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on aforementioned plan.

BEING the same premises which Anthony P. Sanna, Jr. by Deed dated 12/28/04 and recorded 1/13/05 in Montgomery County in Deed Book 05540, Page 1419, Instrument #2005008369 granted and conveyed unto Anthony P. Sanna, Jr. and Gwen Sanna

Parcel Number: 36-00-00855-21-6.

Location of property: 81 Black Watch Court, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gwen Sanna and Anthony P. Sanna, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for the Holders of Soundview Home Loan Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1. Debt: \$175,655.83.

**Kristina Murtha**, Attorney. I.D. #61858

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

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

09-43752

ALL THAT CERTAIN lot or piece of land together with the dwelling house erected thereon, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Ralph E. Shaner & Sons, Registered Engineers, August 26, 1938, as follows, to wit:

BEGINNING at a corner in the center of Swamp Grove Road at the distance of 571.5 feet measured along the center line of said road on a course of North 35 degrees, 07 minutes West from the point of the intersection of the center line of Swamp Grove Road with the center line of Lutheran Church Road; thence leaving the center line of said Swamp Grove Road by other land now or formerly of Katie A. Reinert, South 41 degrees, 20 minutes West, 450 feet to a corner in line of land now or formerly of said Katie A. Reinert; thence along the same North 35 degrees, 07 minutes West, 100 feet to a corner; thence North 41 degrees, 20 minutes East, 450 feet to a corner in the center line of Swamp Grove Road; thence along said road South 35 degrees, 07 minutes East, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John M. Watkins and Anita M. Watkins, h/w, by Deed from John M. Watkins and Anita M. Fanus, n/k/a, Anita M. Watkins, h/w, dated 10/24/2002, recorded 11/04/2002 in Book 5432, Page 2285.

Parcel Number: 47-00-07648-00-9.

Location of property: 522 Swamp Picnic Road, Gilbertsville, PA 19525-9710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John M. Watkins a/k/a John Watkins and Anita M. Watkins, a/k/a Anita Watkins** 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: \$142,931.40.

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

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

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



09-44723

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

BEGINNING at a point on the North side of Chestnut Street at the distance of 90 feet measured on a course of North 74 degrees, 50 minutes West from the intersection of the said side of Chestnut Street with the Westerly side of Adams Street; thence extending along the said side of Chestnut Street North 74 degrees, 50 minutes West, 21 feet to a point; thence leaving Chestnut Street running on a course of North 15 degrees, 35 minutes East, 139 feet, 8-1/2 inches to a point on the Southerly side of a 20 feet wide alley known as Rowan Alley; thence running along Rowan Alley South 74 degrees, 50 minutes East, 20 feet to a point; thence running South 15 degrees, 10 minutes West, 139 feet 8-1/2 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Felisha Mitchell, by Deed from Triple R. Net, a Pennsylvania Limited Liability Company, dated 04/10/2007, recorded 08/09/2007 in Book 5659, Page 1920.

Parcel Number: 16-00-06384-00-8.

Location of property: 623 Chestnut Street, Pottstown, PA 19464-5705.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Felisha Mitchell** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$88,965.84

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

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

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

10-04076

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate at Ardmore, in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania, being the Southwesterly one-half of Lot No. 31 on a certain plan of lots made for the heirs of James A. Holland, Deceased, which said plan is on record in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 259, Page 6, and described, as follows, to wit:

BEGINNING at a point in the middle line of Holland Avenue, 121.97 feet Northeastwardly from the intersection of the center lines of Locust Avenue and the said Holland Avenue.

CONTAINING in front along the middle line of Holland Avenue 25 feet and extending in depth Northwestwardly between parallel lines at right angles to said Holland Avenue 160 feet to land now or late of Walter W. Hood, et al.

UNDER AND SUBJECT to restrictions now of record.

TITLE TO SAID PREMISES IS VESTED IN William E. Manns, by Deed from Arleen Hearn Means, dated 06/25/1984, recorded 08/08/1984 in Book 4744, Page 1494.

Parcel Number: 40-00-25956-00-5.

Location of property: 78 Holland Avenue, Ardmore, PA 19003-1210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Manns** at the suit of Chase Home Finance, LLC, s/b/m Chase Manhattan Bank USA, N.A. a/k/a Chase Bank USA, N.A. Debt: \$190,795.08.

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

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

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

10-04813

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a Plan known as Norriswood Homes made by Damon and Foster, Civil Engineers, dated July 24, 1955 and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dartmouth Drive (fifty feet wide) which point is measured on the arc of a circle on a line curving to the left, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Southeasterly side of Arch Street (sixty-six feet wide); thence extending from said beginning point South thirty-eight degrees, forty minutes East, along said Dartmouth Drive thirty feet to a point; thence extending North fifty-one degrees, twenty minutes East, along line of Lot No. 26, on said plan and passing through the title line in the party wall of the house erected on this lot and the house erected on lot adjoining to the Southeast one hundred feet to a point; thence extending North thirty-eight degrees, forty minutes West, fifty feet to a point on the Southeasterly side of Arch Street; thence extending South fifty-one degrees, twenty minutes West, along said Arch Street eighty feet to a point of curve in the same; thence extending on the arc of a circle on a line curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point on the Northeasterly side of Dartmouth Drive, being the first mentioned point and place of beginning.

BEING known as Lot No. 25, on said plan.

UNDER AND SUBJECT to agreement of record.

TITLE TO SAID PREMISES IS VESTED IN Anna Maria Boccella, n/k/a Anna Maria Morgado, by Deed from Augusto L. Morgado and Anna Maria Boccella, n/k/a Anna Maria Morgado, dated 05/10/1996, recorded 09/17/1996 in Book 5161, Page 1363.

Parcel Number: 13-00-09280-00-4.

Location of property: 301 Dartmouth Drive, Norristown, PA 19401-5408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna Maria Morgado, a/k/a Anna Maria Boccella** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$134,379.79.

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

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

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

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10-07074

ALL THOSE LOTS or pieces of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adee Road (40 feet wide) measured North 36 degrees, 23 minutes, 30 seconds East, 125.00 feet from Northeasterly side of Dora Avenue (40 feet wide); thence extending in a Northwesterly direction along Lots Nos. 15, 10, 9, 8, 7, 6, 5, and 4, 289.38 feet to a point on the Southeasterly side of Johnson Road (35 feet wide); thence extending North 36 degrees, 53 minutes, 15 seconds East, 89.14 feet to a point on the Southwesterly side of a 20 feet wide alley; thence extending along the same South 52 degrees, 34 minutes, 30 seconds East, 288.88 feet to a point on the Northwesterly side of Adee Road; thence extending along the same, South 36 degrees, 23 minutes, 30 seconds West, 57.93 feet to the first mentioned point and place of beginning.

BEING known as Lots Nos. 1, 2, 3, 16, 17 and 18.

TITLE TO SAID PREMISES IS VESTED IN Gerard Selinovic, by Deed from Gerard Selinovic and Marina Bagdasarova, dated 07/12/2007, recorded 09/04/2007 in Book 5662, Page 2894.

Parcel Number: 36-00-06070-00-5.

Location of property: 405 Johnson Road, Horsham, PA 19044-2412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerard Selinovic** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$267,720.24.

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

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

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

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10-08283

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with plan of subdivision made for Sara R. Kramlik by Urviler and Walter, Inc., dated September 6, 1973, being Lot No. 1 on said plan, as follows, to wit:

BEGINNING at a point on the Northeasterly side line of Penn Avenue (forty-four feet wide), said point being the intersection of herein described Lot No. 1 and Lot No. 2 with said line, said point being located one hundred eighty-one and forty-nine one-hundredths feet more or less measured Northwesterly from the intersection of said side line with the Northerly side of Church Street; thence extending along said side line of Penn Avenue North twenty-four degrees, twelve minutes West, thirty-nine and ninety-eight one-hundredths feet to a point in line of lands of John R. McLaughlin; thence extending along said lands North sixty-five degrees, forty-eight minutes East, two hundred one and thirty-one one-hundredths feet to an iron pin on the Southwesterly side line of a sixteen feet wide alley; thence extending along said side line South twenty-nine degrees, twenty-one minutes East, forty and thirteen one-hundredths feet to an iron pin in line of Lot No. 2; thence extending along said lot the following three courses and distances: (1) South sixty-six degrees, two minutes, four seconds West, one hundred forty-three and sixty-four one-hundredths feet to a point; (2) passing through a party wall of a two story brick dwelling South sixty-five degrees, forty-three minutes, fifteen seconds West, thirty-six and no one-hundredths feet to a point; (3) South sixty-four degrees, thirty-three minutes, eleven seconds West, twenty-five and twenty-eight one-hundredths feet to the point and place of beginning.

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

BEING the same premises which Charles A. Gallagher and John J. Snyder, by Deed dated May 31, 2006 and recorded in the Montgomery County Recorder of Deeds Office on June 13, 2006 in Deed Book 5604, Page 694, granted and conveyed unto Carlos Turcios and Maria Esther Abdala.

Parcel Number: 21-00-05692-00-2.

Location of property: 319 Penn Avenue, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Carlos Turcios and Maria Esther Abdala** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset-Backed Pass-Through Certificates, Series 2006-CH2. Debt: \$167,116.22.

**Christopher A. DeNardo**, Attorney.

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

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

10-08389

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

BEGINNING at a point on the Southwesterly side of Forest Avenue (38 feet wide) at the distance of 418.41 feet measured on a bearing of South 52 degrees, 19 minutes, 00 seconds East along the said side of Forest Avenue from a point of tangent in the same, said point of tangent being at the distance of 15.52 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Southeasterly side of Church Street (40 feet wide).

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

TITLE TO SAID PREMISES IS VESTED IN Brian F. Duross by Deed from Brian F. Duross and Edward F. Duross and Dolores M. Duross dated 11/28/1997, recorded 12/03/1997 in Deed Book 5208, Page 1600.

Parcel Number: 59-00-07882-00-6.

Location of property: 114 Forest Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian F. Duross** at the suit of U.S. Bank National Association, as Trustee for the GSAMP Trust 2006-HE6 Mortgage Pass-Through Certificates, Series 2006-HE6. Debt: \$364,605.53.

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

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

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

10-08628

PREMISES 1: ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 375 feet Southeasterly from the Southeasterly side of Franklin Avenue, a corner of this and other premises of said Samuel Roberts; thence Northeasterly parallel with Franklin Avenue, the line passing through the middle of the partition wall between the house on these premises and the house on the other premises of said Samuel Roberts, 151.25 feet to a point, a corner of this and still other premises late of Samuel Roberts; thence, South 56 degrees, 20 minutes East, 34.90 feet to a point, a corner of this and premises now or late of R. K. March; thence along said premises now or late of said March, South 39 degrees, 17 minutes West, 152.09 feet to the Northeasterly side of Lafayette Street, aforesaid; and thence along said side of Lafayette Street, Northwesterly 19.05 feet to the place of beginning.

PREMISES 2: ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made in September, 1923, by Hiltner and Hitchcock, Civil Engineers, as follows, to wit:

BEGINNING at a point, a corner of this and land of August Gotzsch and which point is at the distance of 217.05 feet on a course, South 56 degrees, 20 minutes East from a 15 feet wide alley running Northeasterly from Lafayette Street and which alley intersects an alley running Southeasterly from Franklin Avenue and which point is also at the distance of 151.25 feet on a course, North 33 degrees, 40 minutes East from Lafayette Street; thence continuing on the same course, North 33 degrees, 40 minutes East, 24.57 feet to a point, a corner of this and land now belonging to the Moose Home Association; thence along said Moose Home Association land, South 57 degrees, 34 minutes East, 36.85 feet to a point, a corner of this and land now or late of Charles D. McAvoy; thence along said McAvoy's land and land now or late of R. P. March, South 39 degrees, 17 minutes West, 25.43 feet to a corner of other land of the said Samuel Troutman; thence along the same, North 56 degrees, 20 minutes West, 34.36 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Specht and Deborah P. Specht, h/w, by Deed from Robert Specht and Deborah H. Specht, h/w, dated 11/21/2006, recorded 12/05/2006 in Book 5626, Page 02278.

Parcel Number: 13-00-19908-00-5.

Location of property: 611 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah P. Specht and Robert Specht** at the suit of Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1. Debt: \$95,972.33.

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

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

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

10-11119

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 29 Block '0' on the plan of Sunnybrook Country Club Section, made for Conrad J. Getler by Barton and Martin, Engineers on the 24th day of April 1944 and recorded at Norristown in the Office for Recording of Deeds in and for the County of Montgomery in Plan Book 1106, Page 600 and more particularly bounded and described, as follows, to wit:



SITUATE on the Northwestern side of Lorraine Avenue at the distance of 392 feet measured North 35 degrees, 53 minutes, 30 seconds East from a point of curve which said point of curve is at the arc distance of 15 feet and 71.01 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point on the Northeastly side of Ascot Road as laid out on said plan 50 feet wide.

CONTAINING in front or breadth on the said Northwestern side of Lorraine Avenue 65 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Lorraine Avenue 135 feet bounded on the Northeast by Lot Number 28, on the Northwest, partly by Lot Numbers 7 and 6, on the Southwest by Lot Number 30 and on the Southeast by Lorraine Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Alison Elmer, by Deed from Thomas W. Casey and Kathleen Casey, Life Tenant by her Attorney in Fact Jeffrey C. Pelletier, dated 03/09/2009, recorded 04/08/2009 in Book 5726, age 01570.

Parcel Number: 52-00-10363-00-7.

Location of property: 403 Lorraine Avenue, Oreland, PA 19075-2240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alison Elmer** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$207,740.27.

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

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

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

10-11585

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of Belmont Terrace, Section II, as prepared by Earle M. Frankhouser Associates, Inc., dated December, 1951, and recorded at Norristown, in Deed Book 1970, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodland Drive (50 feet wide) a corner of this and Lot #29; thence along said Lot #28 Southwesterly 119.37 feet to a point in line of Lot #33; thence partly along said Lot #33 and Lot #34 Northwesterly 60.11 feet to a point a corner of this and Lot #26; thence along said Lot #26 Northeastwardly 120 feet to the aforesaid Southwesterly side of Woodland Drive; thence along the said side of Woodland Drive Southeastwardly 50 feet to a point of curve; thence still along said side of Woodland Drive Southeastly on the arc of a circle curving to the right having a radius of 200.73 feet the arc distance of 25 feet to the point and place of beginning.

BEING Lot #27 on the aforesaid plan of lots.

TITLE TO SAID PREMISES IS VESTED IN Keith Gillam, by Deed from Keith Gillam and Michelle Gillam, a/k/a, Michelle Gilliam, dated 06/24/2008, recorded 07/03/2008 in Book 5698, Page 2231.

THE SAID Keith Gillam died on 05/21/2009 leaving a will dated 12/12/2008. Letters testamentary were granted to Kimberly C. Milander on 06/24/2009 in Montgomery County No. 46-09-2105. Decedent's surviving heir(s) at law and next-of-kin are Kimberly C. Milander, Rebecca Gillam and Calvin Gillam.

Parcel Number: 42-00-05395-00-8.

Location of property: 652 Woodland Drive, Pottstown, PA 19464-2833.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly C. Milander, in her Capacity as Administratrix, CTA and Devisee of the Estate of Keith D. Gillam a/k/a Keith David Gillam, Rebecca Gillam, in her Capacity as Devisee of Keith D. Gillam a/k/a Keith David Gillam and Calvin Gillam, in his Capacity as Devisee of Keith D. Gillam a/k/a Keith David Gillam** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$170,209.15.

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

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

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

10-11722

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, Pennsylvania, and described according to a certain plan thereof known as Final Plan of Section 3 of "Albidale" made for Victor and Milton Cutler by Engineering and Planning Associates, Inc., dated February, 1966, and last revised August 24, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 86, as follows, to wit:

BEGINNING at a point on the Northeastly side of Oriole Lane (50 feet wide), said point being the two following courses and distances from a point of curve on the Southeastly side of Meadow Lark Drive (50 feet wide): (1) leaving Meadow Lark Drive on the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, to a point of tangent on the Northeastly side of Oriole Lane; and (2) South 55 degrees, 09 minutes, 15 seconds East along the Northeastly side of Oriole Lane 345.00 feet to the point of beginning; thence extending from said point of beginning, North 34 degrees, 50 minutes, 45 seconds East, 142.00 feet to a point; thence extending South 55 degrees, 09 minutes, 15 seconds East, 26.01 feet to a point; thence extending South 55 degrees, 26 minutes, 05 seconds East, 92.12 feet to a point; thence extending South 34 degrees, 13 minutes, 55 seconds West, 142.00 feet to a point on the Northeastly side of Oriole Lane aforesaid; thence extending along the Northeastly side of Oriole Lane, the two following courses and distances: (1) North 55 degrees, 26 minutes, 05 seconds West, 92.47 feet to a point, an angle; and (2) North 55 degrees, 09 minutes, 15 seconds West, 26.36 feet to the first mentioned point and place of beginning.

BEING Lot Number 162, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregg Madnick and Elyn Madnick, h/w, by Deed from Lawrence S. Kirch and Faye Kirch, h/w, dated 11/16/1992, recorded 12/03/1992 in Book 5026, Page 1177.

Parcel Number: 41-00-06334-00-6.

Location of property: 871 Oriole Lane, Huntingdon Valley, PA 19006-3432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elyn Madnick and Gregg Madnick** at the suit of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Flex Trust Series 2007-1. Debt: \$375,937.68.

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

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

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

10-21149

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 Plan of Subdivision made for L.W.T. Waller, Jr., by Russell S. Lyman, Registered Professional Engineer, dated June 30, 1966 and last revised November 15, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-10, Page 26, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac (of irregular width) at the end of Waller Road (50 feet wide) said point being the six following courses and distances from a point of curve on the Southwesterly side of Welsh Road (L.R. 46098) (46.50 feet wide): (1) leaving Welsh Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 41.15 feet to a point of tangent on the Northwesterly side of Waller Drive; (2) South 39 degrees, 09 minutes, 20 seconds West along the Northwesterly side of Waller Drive 517.75 feet to a point of curve; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Waller Drive and partly along the Northeasterly side of Waller Drive (50 feet wide) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 198.68 feet to a point of tangent on the Northeasterly side of Waller Drive; (4) North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of Waller Drive 103.61 feet to a point of curve at beginning of said cul-de-sac; (5) Northwestwardly, Northwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.31 feet to a point of reverse curve; and (6) Northwardly and Northwestwardly still along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 19.50 feet to a point of beginning; thence extending from said point of beginning Northwestwardly and Southwestwardly along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 98.19 feet to a point on the Northeasterly side of the future extension of Waller Drive; thence extending North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of the future extension of Waller Drive 67.03 feet to a point; thence extending North 44 degrees, 02 minutes, 15 seconds East crossing the Southwesterly side of a certain 30 feet wide right-of-way for drainage 150.33 feet to a point in the bed of said right-of-way; thence extending South 49 degrees, 46 minutes, 36 seconds East through the bed of the aforesaid right-of-way 140.10 feet to a point; thence extending South 40 degrees, 13 minutes, 24 seconds West recrossing the Southwesterly side of said 30 feet wide right-of-way for drainage 122.22 feet to the first mentioned point and place of beginning.

TOGETHER with all of the grantor's right, title and interest in and to that portion of the future extension of Waller Drive abutting premises described above (as shown on said plan) bounded by the aforementioned cul-de-sac, (on the Southeast) the Northwesterly line of the above described Lot Number 12 as produced (on the Northwest), the center line of the said proposed extension of Waller Drive (on the Southwest) and the Northeasterly line of the proposed extension of Waller Drive (on the Northeast).

TOGETHER with the right (in common with the owners or occupiers of the other lots in the aforementioned Plan of Subdivision) to use all of the proposed extension of Waller Drive (as shown on said plan) for access to the premises conveyed hereby, provided however, that Grantees shall have no responsibility for the maintenance of the proposed extension of Waller Drive until such time as is made thereof.

TITLE TO SAID PREMISES IS VESTED IN Viktor Vasilenko, by Deed from Yuriy Mazik and Tatyana Mazik, dated 11/13/2009, recorded 11/17/2009 in Book 5750, Page 1746.

Parcel Number: 41-00-09322-00-6.

Location of property: 1269 Waller Drive a/k/a 1269 Waller Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tatyana Mazik and Yuriy Mazik and Viktor Vasilenko** 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: \$352,174.95.

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

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

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

10-21706

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

BEGINNING at a point in the center line of Limekiln Turnpike (50 feet wide) at the distance of 324.02 feet Southeastwardly from the center of Glenside Avenue (33 feet wide); thence by the same, South 06 degrees, 45 minutes, 30 seconds East, 104.00 feet to a point; thence South 78 degrees, 06 minutes, 52 seconds West, 487.82 feet to a point in line of land now or late of Norristown Trust Company; thence by the same, North 23 degrees, 51 minutes West, 154.41 feet to a point; thence North 83 degrees, 14 minutes, 30 seconds East, 531.25 feet to the place of beginning.

Parcel Number: 31-00-17440-00-7.

Location of property: 200 Limekiln Pike, Cheltenham, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Gwynedd Dev. Co., Inc.** at the suit of Cheltenham Township School District. Debt: \$12,285.43.

**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.

10-25939

ALL THAT CERTAIN tract of land as shown on a plan of survey made by F. Richard Urwiler dated March 8, 1968, situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the center line of Hales Road, said point being located South 45 degrees, 59 minutes, 21 seconds East, 508.17 feet from the intersection of said center line with lands of the Commonwealth of Pennsylvania; thence extending along the center line of Hales Road South 45 degrees, 59 minutes, 21 seconds East, 342.00 feet to a point, thence extending South 47 degrees, 00 minutes West, 152.46 feet to a point in line of lands of n/l Mary Ann Keirstead; thence extending along same North 46 degrees, 00 minutes West, 342.00 feet to a point; thence extending along Lot 1 North 47 degrees, 00 minutes East, 152.52 feet to a point and place of beginning.

CONTAINING 1.195 acres of land, more or less.

Parcel Number: 51-00-00367-00-5.

Location of property: 4347 Hale Road, Creamery, PA 19430.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James D. Shainline** at the suit of Perkiomen Valley School District. Debt: \$6,463.43.

**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.

10-25981

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Certain Erosion Control Plan for Hankin and Robinson, made by Howard W. Doran, Inc., dated February 5, 1973 and last revised June 21, 1975, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Laurel Drive (irregular width) said point being measured the five following courses and distances from a point of curve on the Northwesterly side of Route 113: (1) leaving Route 113 on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 36.85 feet to a point of tangent on the Northeasterly side of the aforementioned Laurel Drive; (2) North 53 degrees, 33 minutes, 48 seconds West, 193.12 feet to a point of curve; (3) Northwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 12.34 feet to a point of tangent; (4) North 27 degrees, 50 minutes, 00 seconds East, 28.00 feet to a point, a corner; and (5) North 62 degrees, 10 minutes, 00 seconds West, 54.00 feet to the point of beginning; thence extending from said point of beginning, North 62 degrees, 10 minutes, 00 seconds West along the Northeasterly side of the aforementioned Laurel Drive 31.00 feet to a point, a corner; thence extending North 27 degrees, 50 minutes, 00 seconds East, 172.80 feet to a point, a corner; thence extending South 55 degrees, 32 minutes, 49 seconds East, 31.21 feet to a point, a corner; thence extending South 27 degrees, 50 minutes, 00 seconds West, 169.20 feet to the first mentioned point and place of beginning.

BEING Lot Number 34 as shown on the above mentioned plan.

Parcel Number: 23-00-00500-37-7.

Location of property: 309 Laurel Drive, Trappe, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Catherine E. Lutz** at the suit of Perkiomen Valley School District. Debt: \$3,779.74.

**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.

10-27424

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision made for "Brooke Road Associates" by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania, dated 5/17/1989 and last revised 10/2/1989 and recorded in Plan Book A-1, Page 356, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Briarwood Lane (50 feet wide) a corner of this and Lot #2 on the above mentioned plan; thence extending from said point of beginning along Lot #2, South 36 degrees, 43 minutes, 02 seconds West, 284.58 feet to a point a corner of Lot #4 on the above mentioned plan; thence extending along the same the two following courses and distances: (1) North 40 degrees, 58 minutes, 23 seconds West, 130.63 feet to a point; and (2) North 36 degrees, 43 minutes, 02 seconds East, 172.33 feet to a point of curve on the cul-de-sac (of irregular width) at the terminus of Briarwood Lane; thence leaving said cul-de-sac along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 39.88 feet to a point of reverse curve on the Southerly side of Briarwood Lane; thence extending along the same the two following courses and distances: (1) Eastwardly along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 51.35 feet to a point of tangent; and (2) South 85 degrees, 29 minutes, 15 seconds East, 63.97 feet to the first mentioned point and place of beginning.

CONTAINING 29,627 square feet of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN John A. Hagner and Shirley M. Hagner, husband and wife by Deed from Rock A. Paolucci and Barbara A. Paolucci, husband and wife dated 11/5/1999, recorded 11/22/1999 in Deed Book 5297, Page 1213.

Parcel Number: 42-00-00364-20-6.

Location of property: 1514 Briarwood Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John A. Hagner and Shirley M. Hagner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$199,252.87.

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

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

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

10-28431

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

BEGINNING at a corner other lands of William A. McElroy, said point being in the middle of a State Highway, Traffic Route 663 and distant along the same from a corner lands of Bruno Dasher, North 39 degrees, 51 minutes East, 100.00 feet; thence from said point of beginning, continuing along the middle of said road, North 39 degrees, 51 minutes, 100.00 feet to a corner, other lands of William A. McElroy; thence along the same, South 51 degrees, East 250.03 feet and continuing along the same by a course parallel to the said state highway, South 39 degrees, 51 minutes West, 100.00 feet and North 51 degrees, West 250.03 feet to the place of beginning.

CONTAINING 0 acres and 91.83 perches of land.

BEING the same premises which Phillip A. Levitz and Margaret Levitz his wife by Indenture dated 3/25/1968 and recorded 3/27/1968 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 3505, Page 177 granted and conveyed unto Curtis C. Horn and Ruth R. Horn, his wife in fee.

AND THE SAID Curtis C. Horn has since departed this life on 5/30/1998 whereby title to the above premises vested in Ruth R. Horn by reason of survivorship.

TITLE TO SAID PREMISES IS VESTED IN Deborah J. Harris, by Deed from E. Richard Horn, and John R. Horn, agents for Ruth R. Horn, dated 10/19/2006, recorded 10/30/2006 in Deed Book 5622, Page 154.

Parcel Number: 47-00-03268-00-6.

Location of property: 402 Layfield Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah J. Harris** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$285,986.47.

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

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

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

10-34289

ALL THAT CERTAIN unit, designated as Unit No 601, being a unit in Middleton Place Town Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029 etc., and plats and plans for Middleton Place Townhomes Condominium bearing dated the 6th day of January A.D. 1982 and recorded as Exhibit "A" of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674, Page 1029.

TOGETHER with all right, title and interest being a 86957% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Tyrone Edward Howard, Jr., by Deed from Dorothy A. Griffith, dated 11/14/2005, recorded 11/26/2005 in Book 5580, Page 1380.

Parcel Number: 63-00-05210-50-5.

Location of property: 601 Middleton Place, Norristown, PA 19403-2836.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Tyrone Edward Howard, Jr.** at the suit of GMAC Mortgage, LLC. Debt: \$117,895.30.

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

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

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

10-35484

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made William T. Muldrew, dated October 21, 1927, as follows:

BEGINNING at a point on the Easterly side of Mountain Avenue (forty feet wide) at the distance of sixty-nine and sixty-seven hundredths feet South from the radius corner formed by the intersection of the said side of Mountain Avenue with the South side of Union Avenue; thence extending North eighty-nine degrees, thirty minutes East, one hundred twenty and fifty-two hundredths feet to a point in line of land of the Philadelphia and Reading Railroad Company; thence extending along same on a line curving to the right with a radius of twenty-eight hundred, four and ninety-three hundredths feet, the distance of sixty and one one-hundredths feet to a point; thence South eighty-nine degrees, thirty minutes West, one hundred twenty and ten one-hundredths feet to the Easterly side of said Mountain Avenue; thence along the same, North thirty minutes, West, sixty feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Domenic Magliaro, as sole owner, by Deed from Jerro F. Dalal and Fram R. Dalal dated 8/3/2006, recorded 8/11/2006 in Deed Book 5612, Page 575.

Parcel Number: 31-00-19804-00-1.

Location of property: 7619 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Domenic Magliaro** at the suit of OneWest Bank, FSB. Debt: \$372,007.76.

**Stuart Winneg**, Attorney. I.D. #45362

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

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

10-37056

ALL THAT CERTAIN lot or piece of land, (being No. 37) with the buildings and improvements thereon erected, situate at Bryn Mawr, in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made by Milton R. Yerkes, Civil Engineer under date of June 28, 1919 which plan is recorded in the Office for Recording of Deeds etc., in and for the County of Montgomery in Deed Book 736, Page 600 etc., as follows, to wit:

BEGINNING at a point in the middle of Markee Terrace at the distance of 144.83 feet Southeastwardly from the point where the middle of Markee Terrace meets the middle of Roberts Road, which latter point is distant 325.06 feet measured North 48 degrees, 16 minutes East along the middle of Roberts Road from the point of intersection of the middle of Roberts Road with the middle of Lancaster Avenue; thence along the middle of said Markee Terrace South 52 degrees, 30 minutes East, 16 feet to a point in line of Lot No. 38 on said plan; thence along Lot No. 38 passing through the middle of the party wall separating the house on these premises from the house adjoining on the Southeast North 37 degrees, 30 minutes East, 64.58 feet to a point in line of land of the Pennsylvania Railroad Company; thence by said Railroad Company's land North 57 degrees, 35 minutes West, 16.6 feet to a point in line of Lot No. 36; thence by said Lot No. 36 passing through the middle of the party wall separating the house on these premises from the house adjoining on the Northwest South 37 degrees, 30 minutes West, 63.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary M. Bibeault and Denise Welsh, by Deed from Mary C. McDonald, a/k/a Mary M. Bibeault, dated 09/24/2002, recorded 01/16/2003 in Book 5442, Page 1833.

Mary M. Bibeault was a co-record owner of the mortgaged premises as a joint tenant with right of survivorship. By virtue of Mary M. Bibeault's death on or about 08/31/2008, her ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 40-00-35320-00-1.

Location of property: 1053 Markee Terrace, Bryn Mawr, PA 19010-3003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Welsh** at the suit of Citimortgage, Inc. Debt: \$188,262.08.

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

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

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



10-37149

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a proposed subdivision part of Ogontzet made for Benjamin H. Dyschel by George B. Mebus, Inc., Engineers, dated May 26, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-5, Page 8, as follows, to wit:

BEGINNING at a point in the center line of Meetinghouse Road (44 feet wide), said point being the two following courses and distances measured along the center line of Meetinghouse Road from its point of intersection with the center line of Briar (formerly Chestnut Avenue) Road (40 feet wide): (1) leaving Briar Road, Northeastwardly on the arc of a circle curving to the left having a radius of 143.58 feet, the arc distance of 122.64 feet to a point of reverse curve on the same; and (2) Northeastwardly on the arc of a circle curving to the right having a radius of 1,023.75 feet the arc distance of 46.29 feet to the place of beginning; thence extending from said point of beginning, North 20 degrees, 12 minutes West crossing the Northwest side of Meetinghouse Road, 240.32 feet to a point; thence extending South 69 degrees, 48 minutes West crossing the Northeast side of Briar (formerly Chestnut Avenue) Road, also crossing the Northeast side of a certain 20 feet wide right-of-way for drainage 140 feet to a point in the center line of Briar Road, said last mentioned point being the Southwest side of the above right-of-way; thence extending along the center line of Briar Road and also along the West side of the said right-of-way, the five following courses and distances: (1) North 20 degrees, 12 minutes West, 89.89 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 170 feet the arc distance of 129.17 feet to a point, an angle in said road; (3) North 26 degrees, 16 minutes East, 338.81 feet to a point of curve on the same; (4) Northeastwardly on the arc of a circle curving to the right having a radius of 123.83 feet the arc distance of 112.17 feet to a point of tangent on the same; and (5) North 78 degrees, 10 minutes East, 136.01 feet to a point, a corner of land now or late of Benjamin H. Buchsbaum; thence extending South 11 degrees, 50 minutes East along the aforesaid land of Buchsbaum, 278.85 feet to a point, a corner of land now or late of Maurice C. Cahan, et ux.; thence extending along the aforesaid lands of Cahan, the two following courses and distances: (1) South 56 degrees, 07 minutes, 45 seconds West, 222.40 feet to a point; and (2) South 20 degrees, 12 minutes East re-crossing the Northwest side of Meetinghouse Road, 326.15 feet to a point in the center line of Meetinghouse Road, aforesaid; thence extending Southwestwardly along the center line of Meetinghouse Road on the arc of a circle curving to the left having a radius of 1,023.75 feet the arc distance of 55.99 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Sarah Block and Michael Block by Deed from Richard A. Schmeltzer and Barbara B. Schmeltzer, husband and wife dated February 22, 2005 and recorded March 29, 2005 in Deed Book 5548, Page 407.

AND THE SAID Sarah Block has departed this life on March 16, 2009, leaving title vested in Michael Block by operation of law.

Parcel Number: 31-00-25705-00-4.

Location of property: 730 Sural Lane, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Block** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$377,173.07.

**Margaret Gairo**, Attorney.

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

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

10-37486

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery, State of Pennsylvania being known as No. 259 North Manatawny Street, bounded and described, as follows, to wit:

BEGINNING at a stake, a point on the West side of Manatawny Street at the distance of 37 feet, more or less, West from a large elm tree, marking the corner of land now or late of Samuel F. Miller and H. & J. Gabel, and at a stake, a point in the line marking the middle of the partition or division wall of the hereby granted frame message and message now or late of Samuel F. Miller; thence in a Southwesterly direction 100 feet, more or less, to a point in line of land now or late of Arastus Hartranft, said line passing in part of said course and distance through the middle of the partition or division wall of the hereby granted frame message and frame message now or late of Samuel F. Miller; thence by said Hartranft's land Northwestwardly 21 feet to a stake, a point in line of this and land now or late of Felix McCarthy; thence Northeastwardly by said land 100 feet, more or less to Manatawny Street, aforesaid; thence Southeastwardly along said Manatawny Street 21 feet to the point or place of beginning, a point in the line marking the middle of the division or partition wall of the hereby granted frame message now or late of Samuel F. Miller.

BEING the same premises conveyed to Jason R. Cleveland from Angela K. Blood by Fee Simple Deed dated 6/27/2001 and recorded 7/3/2001 as Instrument or Book/Page No. 5365/2182 of the Montgomery County Clerk's Office.

SHOWN for Informational Purposes Only.

TITLE TO SAID PREMISES IS VESTED IN Jason R. Cleveland and Melinda Cleveland, h/w, as Tenants by the Entirety, with Right of Survivorship, by Deed from Jason R. Cleveland, a married man, dated 09/27/2006, recorded 02/28/2007 in Book 5637, Page 111.

Parcel Number: 16-00-20056-00-7.

Location of property: 259 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Jason R. Cleveland and Melinda Cleveland** at the suit of MetLife Home Loans, et al. Debt: \$87,721.22.

**Katherine E. Knowlton**, Attorney.

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

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

11-07135

ALL THAT CERTAIN tract or parcel of land and premises, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, more particularly described in accordance with a plan titled "ALTA/ACSM Land Title Survey", 510 Township Line Road, T.M.P. #49-00-11983-001, as prepared by Monarch Surveying & Engineering, LLC, dated March 27, 2007, last revised April 4, 2007, Project No. 207024, as follows:

**BEGINNING** at a point in the center line of Township Line Road (SR 3001), (33 feet wide), said point being the following two (2) courses from the intersection of the Easterly right-of-way line of the Northeast Extension of the Pennsylvania Turnpike, and the center line of Township Line Road, as follows:

**EXTENDING** along the aforesaid center line of Township Line Road, South 55 degrees, 03 minutes, 07 seconds East, a distance of 133.92 feet, to an angle point in said road; thence continuing along the aforesaid road, South 55 degrees, 09 minutes, 37 seconds East, a distance of 190.91 feet, to a point in the common division line of Lot 103, Block 28, to the point of aforesaid point of beginning; thence (1) Extending along the aforesaid center line of Township Line Road, South 55 degrees, 09 minutes, 37 seconds East, a distance of 682.33 feet, to a point in the common division line of Lot 104, Block 28; thence (2) Departing said center line, and extending along the aforesaid common division line of Lot 104, Block 28, South 34 degrees, 50 minutes, 23 Seconds West, a distance of 800.82 feet, to a point in the Easterly right-of-way line of the Northeast Extension of the Pennsylvania Turnpike; thence (3) Along the aforesaid Easterly right-of-way line of the Pennsylvania Turnpike, North 17 degrees, 11 minutes, 06 Seconds West, a distance of 288.92 feet, to an angle point in the same; thence (4) Continuing along the aforesaid Easterly right-of-way line of the Pennsylvania Turnpike, North 08 degrees, 41 minutes, 15 seconds West, a distance of 101.12 feet, to an angle point in the same; thence (5) Continuing along the aforesaid Easterly right-of-way line of the Pennsylvania Turnpike, North 19 degrees, 28 minutes, 32 seconds West, a distance of 250.20 feet, to an angle point in the same; thence (6) Continuing along the aforesaid Easterly right-of-way line of the Pennsylvania Turnpike, North 14 degrees, 19 minutes, 21 seconds West, a distance of 200.25 feet, to an angle point in the same; thence (7) Continuing along the aforesaid Easterly right-of-way line of the Pennsylvania Turnpike, North 22 degrees, 54 minutes, 57 seconds West, a distance of 35.72 feet, to a point in the common division line of Lot 103, Block 28; thence (8) Along the common division line of Lot 103, Block 28, North 34 degrees, 50 minutes, 23 Seconds East, a distance of 253.77 feet, to the point and place of beginning.

**BEING** known as Lot 101, Block 28 on the Tax Map of Plymouth Township, Montgomery County, Commonwealth of Pennsylvania, T.M.P. #49-00-11983-001.

**CONTAINING** +359,072 square feet or +8.243 acres.

**TOGETHER** with access and drainage rights and easements granted in that Reciprocal Easement Agreement as in Deed Book 5378, Page 521.

Parcel Number: 49-00-11983-00-1.

Location of property: 510 Township Line Road, Plymouth Township, PA.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **510 East Township Line Owner, LLC** at the suit of Wells Fargo Bank, N.A. as Trustee for the Registered Holders of Comm. 2007-C9 Commercial Mortgage Pass-Through Certificates. Debt: \$19,603,657.61.

**Jennifer E. Smith**, Attorney.

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

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

11-09022

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to the Map Section "A" of the Land of Center Square Green Inc., by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, dated March 3, 1955 and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery, Pennsylvania, in Plan Book B-2, Page 52 and further described, as follows, to wit:

**BEGINNING** at the Westernmost terminus of a radial round corner connecting the Northeastly side of Pulaski Drive (fifty feet wide) with the Northwesterly side of Stirling Way (sixty feet wide); thence extending North forty-nine degrees, nine minutes West along the Northeastly side of Pulaski Drive, one hundred two feet to a point; thence extending North forty degrees, fifty-one minutes East, three hundred thirty-one and sixty-six one-hundredths feet to a point on the Southwesterly side of Yost Road (fifty feet wide); thence extending South forty-nine degrees, nine minutes East along the Southwesterly side of Yost Road, one hundred two feet to a point of curve, said point of curve being the Northernmost terminus of a radial round corner connecting the Southwesterly side of Yost Road and with the Northwesterly side of Stirling Way; thence in Southwesterly direction, on the arc of a circle, on a line curving to the right having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a monument, a point of tangent on the Northwesterly side of Stirling Way, said point of tangent being the Southernmost terminus of the last mentioned radial round corner; thence extending South forty degrees, fifty-one minutes West, along the Northwesterly side of Stirling Way, one hundred two and thirty-three one-hundredths feet to a point of curve, being the Easternmost terminus of the first mentioned radial round corner; thence in a Westwardly direction, on the arc of a circle, on a line curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a monument on the Northeastly side of Pulaski Drive, the first mentioned point and place of beginning.

BEING the same premises that Estate of Harry Engro, Joseph Engro, Executor, an Individual, by Deed dated 9/23/2005 and recorded 10/12/2005 in the County of Montgomery (in Book 5574, Page 2188) (as Document No. 2005147785) granted and conveyed unto Joseph Engro, an individual, unmarried, his/her heirs and assigns, in fee.

Parcel Number: 66-00-05572-00-5.

Location of property: 1601 Pulaski Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Joseph Engro** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB. Debt: \$229,053.58.

**Thomas M. Federman**, Attorney.

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

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

11-11368

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Northerly side of Jefferson Street (forty feet wide) at the distance of three hundred twenty-five feet Eastwardly from the Easterly side of Highland Avenue (forty feet wide) in **Lower Merion Township**, in the County of Montgomery and State of Pennsylvania aforesaid.

CONTAINING in front or breadth on the said Northerly side of Jefferson Street measured Eastwardly fifty feet and extending of that width in length or depth Northwardly between parallel lines at right angles to the said Jefferson Street two hundred feet to the Southerly side of Jones Street (forty feet wide).

EXCEPTING THEREOUT AND THEREFROM the following:

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, according to a survey and plan of property for subdivision made by Thomas W. Burns, Registered Surveyor of Lansdowne, Pennsylvania, on April 19, 1967, revised July 30, 1968, as follows, to wit:

BEGINNING at a point on the Northerly side of Jefferson Street (forty feet wide) at the distance of three hundred twenty-five feet measured Northwardly seventy-nine degrees, forty minutes, thirty seconds East from the Easterly side of Highland Avenue (forty feet wide); thence North ten degrees, nineteen minutes, thirty seconds West, one hundred feet to a point; thence North seventy-nine degrees, forty minutes, thirty seconds East, fifty feet to a pipe; thence South ten degrees, nineteen minutes, thirty seconds East, one hundred feet to a point on the Northerly side of Jefferson Street; thence South seventy-nine degrees, forty minutes, thirty seconds West, fifty feet to the point and place of beginning (Lot No. 123 and 125).

TITLE TO SAID PREMISES IS VESTED IN Robert Loss, single person, as sole owner by Deed from Elizabeth Bisignaro and Michael Bisignaro, married and Agnes Passarella, Individually and Agnes Passarella, Administratrix of the Estate of Donald A. Passarella, Deceased dated 5/7/2007 and recorded 8/30/2007 in Deed Book 5662, Page 1247.

Parcel Number: 40-00-27872-00-6.

Location of property: 124 Jones Street, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Loss** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o Seterus, Inc. f/k/a IBM Lender Business Process Services, Inc., as Servicer. Debt: \$250,566.29 plus interest to sale date.

**Jacqueline F. McNally**, Attorney.

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

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

11-11768

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan of "Indian Creek" made by Bursich Associates, Inc. dated 12/4/92 and last revised 5/12/97, and recorded in plan Book A-57, Page 57, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Katie Circle (36 feet wide) a corner of open space on said plan; thence extending along the Northwestern side of Katie Circle, South 58 degrees, 04 minutes, 38 seconds West, 35.00 feet to a point; thence extending along Lot 82 on said plan, North 31 degrees, 55 minutes, 22 seconds West, 100.00 feet to a point; thence extending along open space aforementioned, North 58 degrees, 04 minutes, 38 seconds East, 35.00 feet to a point; then still along the same South 31 degrees, 55 minutes, 22 seconds East, 100.00 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry J. Dean, Jr. from Harry J. Dean Jr. and Benjamin J. Knorr dated 12/07/2005 and recorded on 12/21/2005 under Book 5583, Page 2652.

Parcel Number: 61-00-02802-06-2.

Location of property: 913 Katie Circle, Royersford, PA 19468.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Harry J. Dean, Jr. and The United States of America**, Department of Justice at the suit of Wells Fargo Bank, et al. Debt: \$288,428.99.

**Chandra M. 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.

11-13785

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 Plan of Lots for Max Chipin and Sons, by Damon & Foster, Civil Engineers, dated 9/28/1959 and last revised 7/28/1960, as follows, to wit:

BEGINNING at a point on the Northeastly side of Ashbourne Road (46.50 feet wide) (formerly 33 feet wide but since widened 13.50 feet on the Northeastly side thereof) said point being the two following courses and distances from a point of compound curve on the Westerly side of Waltham Road (50 feet wide): (1) leaving Waltham Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Northeastly side of Ashbourne Road; and (2) North 80 degrees, 43 minutes West along the Northeastly side of Ashbourne Road 165.49 feet to a point of beginning; thence extending from said point of beginning North 80 degrees, 43 minutes West along the Northeastly side of Ashbourne Road 83.00 feet to a point; thence extending North 01 degree, 28 minutes East, 150.00 feet to a point; thence extending South 80 degrees, 43 minutes East, 81.40 feet to a point; thence extending South 03 degrees, 17 minutes, 49 seconds East, 19.05 feet to a point; thence extending South 01 degree, 28 minutes West, 131.22 feet to the first mentioned point and place of beginning.

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

Parcel Number: 31-00-00673-00-7.

Location of property: 617 Ashbourne Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John B. Alexanian and Selma Alexanian** at the suit of Cheltenham Township School District. Debt: \$7,296.22.

**James R. Wood**, Attorney.

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

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

11-15767

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, dated 3/24/1948 and known as Whitemarsh Downs, which plan is recorded at Norristown, Pennsylvania in Deed Book No. 1905, Page 600, as follows, to wit:

BEGINNING at a point on the Northeastly side of Pheasant Lane (50 feet wide) at the distance of 90.71 feet measured on the arc of a circle curving to the right having a radius of 245 feet along the said side of Pheasant Lane from a point of curve in the same, said point of curve being at the distance of 38.52 feet measured on a bearing of South 76 degrees, 25 minutes, 28 seconds East along the said side of Pheasant Lane from a point of tangent in the same, said point of tangent being at the distance of 87.27 feet measured on the arc of a circle curving to the left having a radius of 195 feet along the said side of Pheasant Lane from a point of curve in the same, said point of curve being at the distance of 2.43 feet measured on a bearing South 50 degrees 47 minutes East along the said side of Pheasant Lane from a point of tangent in the same; said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southwestly side of Toll Road (50 feet wide); thence extending North 30 degrees, 13 minutes East, 132.04 minutes to a point; thence extending South 55 degrees, 31 minutes, 20 seconds East, 83.95 feet to a point; thence extending South 30 degrees, 13 minutes West, 138.25 feet to a point on the Northeastly side of Pheasant Lane aforesaid; and thence extending North 50 degrees, 47 minutes West along the said side of Pheasant Lane 64.75 feet to a point of curve in the same; thence extending still along the said side of Pheasant Lane on the arc of a circle curving to the left having a radius of 245 feet the arc distance of 18.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 448 as shown on the above mentioned plan.

BEING the same premises which Dorothy G. Massingham by Deed dated 9/28/2000 and recorded 10/19/2000 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 335, Page 2090, granted and conveyed unto Lauren Copeland and Juanita Smith.

Parcel Number: 52-00-14116-00-7.

Location of property: 1017 Pheasant Lane, Orelan, PA 19075.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Juanita Smith and Lauren Copeland** at the suit of PNC Bank National Association. Debt: \$163,893.68.

**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.

11-17613

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, in the County of Montgomery and State of Pennsylvania and described in accordance with a survey and plan thereof made January 10, 1920 by Charles D. Conklin, Jr., Civil Engineer, as follows:

BEGINNING at a point on the Northeasterly side of Beecher Avenue at the distance of 225 feet Southeastwardly from the Southeastery side of Elm Avenue.

CONTAINING in front or breadth on the said Beecher Avenue 25 feet and extending of that width in length or depth North 38 degrees, 58 minutes East between parallel lines at right angles to said Beecher Avenue 150 feet and known as Number 321 Beecher Avenue.

UNDER AND SUBJECT nevertheless, to the express conditions and restrictions that there shall not be erected thereon any building which shall be used at any time forever or occupied for the manufactory, brewing, distilling or sale of any malt or spirituous liquors nor be used as a bone-boiling establishment, soap or candle manufactory, glue, starch or iron, black manufactory, poudrette or neats foot oil manufactory, white lead works or chemical laboratories or establishments for keeping pigs or a gunpowder manufactory or any other offensive business; and that no building shall ever be erected within sixteen feet of any street or avenue upon which the said lot shall front, and that no privy or cesspool shall ever be erected or any lot within five feet of the line of any adjoining property nor dug into the earth unless encased or lined with tight boxes and bricked and cemented and the condition that the same shall always be kept clear and odorless.

TITLE TO SAID PREMISES IS VESTED IN Nicole M. Follmer, by Deed from Michael T. Follmer and Nicole M. Follmer, h/w, dated 03/02/2011, recorded 04/06/2011 in Book 5797, Page 1456.

Parcel Number: 31-00-01939-00-1.

Location of property: 321 Beecher Avenue, Cheltenham, PA 19012-2001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael T. Follmer and Nicole M. Follmer** at the suit of Nationstar Mortgage, LLC. Debt: \$109,655.14.

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

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

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

11-18798

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, State of Pennsylvania, described according to a plan thereof known as "Abington Woods" Section Number 4, made by George B. Mebus, Inc., Registered Professional Engineers, dated 1/6/1956, said plan being recorded in the Office of the Recorder of Deeds, etc., at Norristown, Pennsylvania, in Plan Book A-2, Page 142 on 4/20/1956, as follows, to wit:

BEGINNING at a point on the Southeastery side of Partridge Road, 50 feet wide, said point being the 3 following courses and distances from a point of curve on the Southwesterly side of Joyce Road, 60 feet wide: (1) measured on the arc of a circle curving to the left having a radius of 40 feet the arc distance of 62.83 feet to a point of tangent on the Southeastery side of Partridge Road, (2) South 42 degrees, 28 minutes, 30 seconds West measured along the said side of Partridge Road 202.72 feet to a point of curve in the same; and (3) Southwestwardly measured still along the said side of Partridge Road on the arc of a circle curving to the left having a radius of 390 feet the arc distance of 140.74 feet to the point of beginning; thence extending from said point of beginning South 68 degrees, 12 minutes, 06 seconds East, 114.77 feet to a point; thence extending South 31 degrees, 05 minutes, 11 seconds West, 36.19 feet to a point; thence extending South 04 degrees, 15 minutes, 21 seconds West, 20.95 feet to a point; thence extending North 79 degrees, 39 minutes, 39 seconds West, 109.65 feet to a point on the Southeastery side of Partridge Road aforesaid; thence extending Northeastwardly measured along the said side of Partridge Road on the arc of a circle curving to the right having a radius of 390 feet the arc distance of 78 feet to the first mentioned point and place of beginning.

BEING Lot Number 229 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James V. Antonucci and Denise M. Antonucci, h/w, by Deed from Joseph F. Guarneri and Pauline L. Guarneri, h/w, dated 06/14/2007, recorded 07/05/2007 in Book 5654, Page 82.

Parcel Number: 30-00-51968-00-4.

Location of property: 1347 Partridge Road, Abington, PA 19001-2807.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James V. Antonucci a/k/a James Antonucci and Denise M. Antonucci a/k/a Denise Antonucci** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$207,376.94.

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

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

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

11-21877

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point on the Southeast side of Oak Avenue at the distance of 83 feet Northeastward from the Northeast side of City Line or Cheltenham Avenue.

CONTAINING in front or breadth on said Oak Avenue 71 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to said Oak Avenue 75 feet.

TITLE TO SAID PREMISES IS VESTED IN Belinda Lyles by Deed from Stephanie R. Summers, dated December 28, 2004 and recorded February 4, 2005 in Deed Book 05542, Page 2330.

Parcel Number: 31-00-20773-00-4.

Location of property: 7209 Oak Avenue, Elkins Park, PA 19027.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Belinda Lyles** at the suit of Wells Fargo Bank, N.A., as Trustee for MASTR Asset-Backed Securities Trust 2005-OPT1. Debt: \$191,177.34.

**Margaret Gairo**, Attorney.

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

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

11-25439

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

BEGINNING at a point in the South line of Walnut Street, at the Northwest corner of property about to be conveyed to Edward L. Hartenstine and extending along the West line of said property in a Southwardly direction 135 feet to a twenty feet wide alley; thence Westwardly along said alley 20 feet to a corner in the line of property, now or late of Huit and Knod; thence along said property Northwardly 135 feet to Walnut Street aforesaid; thence 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Melvenna Santiago, as a Tenant-in-Common with Edith C. Glenn, by Deed from Edith C. Glenn, a widow, dated 12/22/2009, recorded 1/12/2000, in Book 5303, Page 1295; and by Deed in Distribution from Edith C. Glenn, dated 10/24/2005 recorded 11/30/2005 in Book 5581, Page 333.

Parcel Number: 16-00-30272-00-6.

Location of property: 640 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Melvenna C. Santiago a/k/a Melvenna L. Santiago** at the suit of Lex Special Assets, LLC. Debt: \$92,384.25.

**Chandra M. 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.

11-28709

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey performed by Tracy J. Borsiewicz, Professional Land Surveyor on March 31, 1995, as follows, to wit:

BEGINNING at a point on the Northeastly side of Old Elm Street (50 feet wide) at the distance of seventy-four feet, nine inches Southerly from Light Street; thence from said point of beginning, extending Southeastwardly along Old Elm Street, twenty feet to a point; thence extending Northeastly at right angles to Old Elm Street one hundred feet to a point; thence extending Northwesterly parallel with Old Elm Street, twenty feet to a point; thence extending Southwestly parallel with Light Street, one hundred feet to a point on the aforementioned Northeastly side of Old Elm street, said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda Collier, by Deed from Rossi Construction Company, a Partnership, dated 03/12/2001, recorded 02/25/2003 in Book 5447, Page 1431.

Parcel Number: 49-00-02833-00-7.

Location of property: 471 Old Elm Street, Conshohocken, PA 19428-1831.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Collier** at the suit of Citimortgage, Inc. Debt: \$229,092.62.

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

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

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

11-28799

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, being further known as Lot No. 19 as shown on Plan of "Hillcrest Village" said plan being recorded in the Recorder's Office of Montgomery County at Norristown, Pennsylvania, in Deed Book Volume 1444, Page 601, more particularly bounded and described, as follows:

BEGINNING at a point in the Easterly line of Hawthorne Avenue distance one hundred forty-three and forty-three one-hundredths feet, Northeastly from the Northeast corner of Hawthorne Avenue and South Hills Boulevard and at a corner of Lot 171; thence along the Easterly line of Hawthorne Avenue North forty-six degrees, fifty-eight minutes East, thirty-five and twenty-seven one-hundredths feet to a corner of Lot 811; thence along said lot South forty-three degrees, two minutes East, eighty-four and eighty-six one-hundredths feet to a line of Lot No. 181; thence along line of Lots Nos. 18 and 16 South forty-five degrees, forty minutes, twenty seconds West, thirty-five and twenty-seven one-hundredths feet to a corner of Lot No. 171; thence along said lot North forty-three degrees, two minutes West, eighty-five and ninety-one hundredths feet to the place of beginning, and passing in said last course through the middle of the brick partition wall adjoining dwelling houses on this and the lot adjoining.

TITLE TO SAID PREMISES IS VESTED IN Steven Nagy, by Deed from Eric Sandoe, dated 08/11/2006, recorded 08/22/2006 in Book 5613, Page 1343.

Parcel Number: 16-00-13504-00-7.

Location of property: 666 Hawthorne Avenue, Pottstown, PA 19464-4306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven Nagy** at the suit of Wells Fargo Bank, N.A. Debt: \$94,622.39.

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

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

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

11-29087

ALL THAT CERTAIN lot or piece of land with the frame bungalow thereon erected, situate in **Lower Providence Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, in November 1945, as follows, to wit:

BEGINNING at a point in the center line of Gertrude Street at a distance of sixty-five feet and fifty-nine hundredths of a foot measured Northeastwardly along the center line of Gertrude Street on the arc of a circle curving to the right having a radius of seven hundred seventy-five feet from a point in line of land now or late of Martha Smith Webb; thence from said beginning point along land now or late of Harry S. Chassey and Pauline, his wife, North forty-one degrees, fifty-seven minutes, twenty seconds West, one hundred fifty-nine feet and seventy-five one-hundredths of a foot to a stake a corner; thence by land now or late of Harry S. Chassey and Pauline, his wife and land now or late of Abraham Hersham and Sarah, his wife, North fifty-four degrees, fifty-six minutes East, two hundred eighteen feet and five-tenths of a foot to a stake in line of Lot No. 3 Section B on Plan of "Little Farms and Estates Company;" thence along the line of said lot, South twenty-eight degrees, two minutes East, one hundred sixty-one feet to a point in the center line of Gertrude Street, aforesaid; thence extending along the center line of Gertrude Street, Southwestwardly on a line curving to the left with a radius of seven hundred seventy-five the arc distance of one hundred eighty feet and thirty-four one-hundredths of a foot to the place of beginning.

SUBJECT to the free and common use, right, liberty and privilege of a certain driveway beginning at a point in the middle of Gertrude Street (as shown on said plan) and line of Lot No. 3 (now formerly of A. Addis Yerkes) which joins part of Lot No. 4 Section "B" on said plan; thence extending Southwestwardly along the said middle line of Gertrude Street and along land now or late of said Thomas J. O'Reilly and Marie W. O'Reilly, his wife, and parallel with the line of Lot No. 3 one hundred sixty-one feet, more or less to a point of land conveyed by Harry S. Chassey and Pauline, his wife, to Abraham Hersham, and Sara, his wife, forever.

TITLE TO SAID PREMISES IS VESTED IN Suzanne S. Valdivia, by Deed from Steven R. Schaad, dated 01/20/2006, recorded 01/27/2006 in Book 5588, Page 909.

Parcel Number: 43-00-05440-00-7.

Location of property: 1519 Gertrude Avenue a/k/a 1519 Gertrude Street, Phoenixville, PA 19460-1451.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Suzanne S. Valdivia** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$209,174.53.

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

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

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

11-29201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Subdivision of "Windermere" made by Stout, Taconnelli and Associates, Inc., dated 8/12/1996, last revised 9/30/1998 and recorded in Plan Book A-58, Page 170, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Windermere Drive said point being a Common Corner of Lots #52 and #50; thence from point of beginning and along Lot #50 South 29 degrees, 28 minutes, 12 seconds West, 240.00 feet to a point in line of Lot #57; thence along Lot #57 North 60 degrees, 31 minutes, 48 seconds West, 90.95 feet to a point and corner of Lot #53; thence along Lot #53 North 15 degrees, 03 minutes, 53 seconds East, 240.00 feet to a point on the Southwesterly side of Windermere Drive; thence along same on the arc of a circle curving to the right, having a radius of 240.00 feet the arc distance of 60.34 feet to a point; thence still along same South 60 degrees, 31 minutes, 48 seconds East, 90.95 feet to the first mentioned point of beginning.

BEING Lot No. #52 on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank S. Pileggi and Serafina A. Pileggi, as Tenants by the Entirety, by Deed from Anne M. Vaughan, dated 1/23/2003, recorded 2/10/2003 in Book 5445 Page 1623, Instrument #002930. Parcel Number: 66-00-00084-30-9.

Location of property: 60 Windermere Drive, Blue Bell, PA 19422-1448.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank S. Pileggi and Serafina A. Pileggi** at the suit of Bank of America, N.A., s/b/m to BAC Home Loans Servicing, L.P. Debt: \$702,791.45.

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

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

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

11-29513

ALL THOSE CERTAIN lots or pieces of ground, situated in **Upper Merion Township**, Montgomery County, Pennsylvania, known and designated as Lots Number 21 and 22, Block G, of "Gulph Terrace."

BEING forty (40) feet front facing Rebel Hill Road, forty (40) feet wide in rear by one hundred (100) feet in depth, as any survey map may show, as shown and laid out on a Certain Plan of Lots "Map Number One (1) of Gulph Terrace", surveyed by James Cresson, Civil Engineer and Surveyor, of Norristown, Pennsylvania, dated July 1924; said map being on file in the Recorder's Office of Montgomery County, State of Pennsylvania in Deed Book 945, Page 600, &c.

BEING known as No. 145 Rebel Hill Road and also known as No. 145 Belfont Avenue.

BEING the same premises which Dolores J. Corley a/k/a Dolores Whitfield Corley by D 9/8/2000 and recorded 9/22/2000 in Montgomery County in Book 5332 on Page 2220 then granted and conveyed to Jerome Corley.

TITLE TO SAID PREMISES IS VESTED IN Jerome Corley by Deed from Dolores J. Corley a/k/a Dolores Whitfield Corley dated 09/08/2000, recorded 09/22/2000 in Deed Book 5332, Page 2220.

Parcel Number: 58-00-01348-00-7.

Location of property: 145 Rebel Hill Road, West Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jerome Corley** 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: \$194,864.55.

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

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

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

11-29564

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania as shown on a plan of subdivision prepared for John Wayne Miller by Urviler & Walter, Inc., dated November 11, 1996 bounded and described, as follows, to wit:

BEGINNING at a point on the ultimate right-of-way line of Summit Avenue (25 feet from center line) said point being a common property corner of Lot 1 of the above mentioned subdivision and lands now or late of Jerry A. and Esther R. Knechel; thence from said point of beginning extending along lands now or late Jerry A. and Esther R. Knechel and lands now or late of Richard A. Herielkson, South 46 degrees, 56 minutes, 11 seconds East, 333.73 feet to a point a common property corner of lands now or late of Jacob M. and Helen M. Ruth; thence from said point extending along lands now or late of Jacob M. and Helen M. Ruth and lands now or late of Curtis D. and Cheryl K. Nyce, South 50 degrees, 13 minutes, 10 seconds West, 63.60 feet to a point a corner; thence from said point extending along the common property line which Lots #1 and #2 of the above mentioned subdivision the following three courses and distances: (1) North 42 degrees, 15 minutes, 53 seconds West, 185.41 feet to a point a corner; (2) South 43 degrees, 03 minutes, 49 seconds West, 2.00 feet to a point a corner; (3) North 46 degrees, 56 minutes, 11 seconds West, 145.26 feet to a point on the ultimate right-of-way line of Summit Avenue, a corner; thence from said point extending along Summit Avenue right-of-way line North 47 degrees, 55 minutes, 00 seconds East, 50.18 feet to the point and place of beginning.

CONTAINING 17,672 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Marino A. Tambourino and Jessica Tambourino, h/w, by Deed from Phuong Nguyen, dated 03/31/2006, recorded 04/17/2006 in Book 5597, Page 1199.

Parcel Number: 21-00-07036-04-4.

Location of property: 224 East Summit Street, Souderton, PA 18964-1341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marino A. Tambourino and Jessica Tambourino** at the suit of Bank of America, N.A., s/b/m to BAC Home Loan Servicing, L.P. Debt: \$312,610.94.

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

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

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

11-29836

PARCEL NO. 1:

ALL THAT CERTAIN lot or piece of land, being Lot No. 248 on plan of lots made by C. Raymond Weir, R.S. for Abraham Dektor on May 31, 1929 (being premises No. 250 Summit Street) situate on the Southeast side of Summit Street, **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner on the Southeast side of Summit Street (fifty feet wide) at the distance of two hundred twenty-nine feet Southwest from the intersection of the Southwest side of Third Street (fifty feet wide) with the Southeast side of Summit Street aforesaid; thence along said Southeast side of Summit Street, South forty-seven degrees, fifty-five minutes West having a frontage of sixteen feet; thence extending of that width in length or depth South forty-two degrees, five minutes East, (incorrectly described in previous deed) between two parallel lines and crossing a ten foot private driveway the distance of one hundred twenty-five feet to other land formerly of Abraham Dektor. Bounded on the Northwest by said Summit Street; on the Northeast by Lot No. 250; on the Southeast by land formerly of Abraham Dektor and on the Southwest by Lot No. 246.

BEING Lot No. 248.

EXCEPTING AND RESERVING thereout a private driveway of ten feet in width, the Northerly side of which is at the distance of eighty-five feet from the intersection of the Southwesterly side of Third Street with the Southeasterly side of Summit Street, and leading from Third Street to a private driveway ten and four one-hundredths feet in width which last mentioned alley leads into Summit Street, for the use and benefit of the owners and occupiers of the land abutting thereon. Also excepting and reserving the private driveway ten and four one-hundredths feet in width leading from Summit Street and extending of that width one hundred twenty-five and forty-five one-hundredths feet along Lot No. 228, for the use and benefit of the owners and occupiers of the land abutting thereon. Both of said alleys more fully described on the aforesaid plan. The aforesaid plan dated May 31, 1929, was revised August 14, 1929, and said revised plan is recorded in the Recorder of Deeds Office at Norristown aforesaid in Deed Book 1051, Page 600.

PARCEL NO. 2:

ALL THAT CERTAIN small building lot lying South of and to the rear of No. 250 East Summit Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to plan of properties dated February 9, 1943, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Parcel No. 11 on said plan, as follows, to wit:

BEGINNING at a point, a rear corner of Lot No. 250 East Summit Street, said point being South forty-two degrees, five minutes East the distance of one hundred twenty-five feet from the South side of East Summit Street, fifty feet wide; thence along Parcel No. 12 on said plan South forty-two degrees, five minutes East the distance of one hundred twenty-five feet to a corner of other land of now or late Jacob K. Krupp; thence along the same South forty-seven degrees, fifty-five minutes West the distance of sixteen feet to a corner thence along Parcel No. 10 on said plan North forty-two degrees, five minutes West the distance of one hundred twenty-five feet to a corner of Lot No. 248 and No. 250 East Summit Street on said plan; thence along the rear of Lot No. 250 East Summit Street North forty-seven degrees, fifty-five minutes East the distance of sixteen feet to the place of beginning.

CONTAINING two thousand square feet of land, more or less.

Parcel Number: 21-00-06992-00-7.

Location of property: 250 East Summit Street, Souderton, PA 18964-1341.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Karen L. Myers and Marvin M. Myers, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$149,447.85.

**Ashleigh L. Marin**, Attorney.

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

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

11-30413

ALL THAT CERTAIN one-half of double brick house and lot or land, situate in the North ward of **Pottstown Borough**, Montgomery County, Pennsylvania, limited, bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly line of Quinter Street, distant one hundred thirty-seven feet, eight inches Northerly from the Northwest corner of Quinter Street and Buttonwood Alley; thence passing through the middle of the partition wall of a double frame dwelling house North seventy-five degrees and twenty-two minutes West, one hundred twenty-eight feet, ten inches to the Easterly line of Glasgow Street fifty feet wide; thence along said Glasgow Street North five degrees and fifty-eight minutes East, seventy-seven feet, nine inches to a corner of land formerly of Axel Sabliu; thence along said land South seventy-five degrees and twenty-two minutes East, one hundred feet, eight inches to the Westerly line of Quinter Street twenty-five feet; thence along said street South fourteen degrees and twenty-three minutes East, seventy-two feet, four inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Longenecker and Sarah J. Longenecker, h/w, by Deed from Barbara A. Speaker, dated 04/29/2003, recorded 06/04/2003 in Book 5458, Page 1046.

Parcel Number: 16-00-24252-00-5.

Location of property: 9 Quinter Street, f/k/a 11 Quinter Street, Pottstown, PA 19464-6513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Longenecker and Sarah J. Longenecker a/k/a Sarah J. Longencker** at the suit of Citimortgage, Inc. Debt: \$80,254.39.

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

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

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

11-30449

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain plan, thereof made known as Plan of "Rolling Hills", made by Charles E. Shoemaker Registered Professional Engineer dated August 18, 1964, said plan being recorded in the Office for the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-8, Page 51, as follows, to wit:

BEGINNING at a point on the Southeast side of Susan Drive (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Township Line Road (50 feet wide): (1) leaving Township Line Road on the arc of a circle curving to the right having a radius of 20 feet in the arc distance of 32 feet to a point of tangent on the Southeasterly side of Susan Drive; (2) North 41 degrees, 12 minutes East along the Southeasterly side of Susan Drive, 188.27 feet to the point of beginning; thence extending from said point of beginning,

North 41 degrees, 12 minutes East along the Southeasterly side of Susan Drive 50 feet to a point; thence extending South 48 degrees, 48 minutes East crossing the head of a certain 20 foot wide easement for drainage 164.96 feet to a point on the Southeasterly side of said easement; thence extending South 41 degrees, 12 minutes West along the Southeasterly side of the aforesaid easement for drainage 50 feet to a point; thence extending North 48 degrees, 48 minutes West, recrossing the bed of the aforesaid 20 foot wide easement for drainage 164.96 feet to the first mentioned point and place of beginning.

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

TOGETHER with the free and common use, right, liberty and privilege of a certain 18 foot wide driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners tenants and occupiers of the premises adjoining on the Southwest subject to the proportionate part of the expense of keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Inman Han, by Deed from Hee Min Lee and Inman Han, dated 12/08/2006, recorded 01/03/2007 in Book 5629, Page 2575.

Parcel Number: 30-00-64252-00-5.

Location of property: 121 Susan Drive, Elkins Park, PA 19027-1830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hee M. Lee a/k/a Hee Min Lee and Inman Han a/k/a In Man Han** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$265,530.27.

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

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

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

11-30450

ALL THAT CERTAIN lot of land, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania in accordance with a subdivision/lot line change plan, prepared by John H. Leapson, Professional Land Surveyor, dated October 20, 2010, last revised November 23, 2010, as follows, to wit:

BEGINNING at a corner of Tax Parcel Lot 4, Block 69 in line of land of Tax Parcel Lot 5, Block 69, also located in the Southwesterly side of Byberry Road, 40 feet Southwest of the title line in the bed of Byberry Road; thence from point of beginning along said Southwesterly side of Byberry Road South 43 degrees, 30 minutes, 00 seconds East, 65.06 feet to a point, a corner of Lots 2 and 6, Block 69; thence along the same South 40 degrees, 53 minutes, 00 seconds West, 256.53 feet to a point, also a corner of Lot A-1 on said plan; thence along the same North 48 degrees, 15 minutes, 00 seconds West, 68.72 feet to a point, a corner of Lot 4, Block 69; thence along the same North 41 degrees, 45 minutes, 00 seconds East, 261.89 feet to the first mentioned point and place of beginning.

CONTAINING 17,303 square feet 0.4 acres of land, more or less.

BEING Remaining Lot A on said plan.

SUBJECT TO the free and common use, right, liberty and privilege of an easement for driveway by the owner of Lots 2 and 5, Block 69, as set forth in Deed dated May 29, 1946 and recorded in Deed Book 1737, Page 451, as said easement is modified as to Meyer only by Indenture dated July 31, 1956, and recorded in Deed Book 2708, Page 449, as more fully described, as follows:

ALL THAT CERTAIN easement for driveway, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania bounded and described according to a plan of property made for Thomas J. Russe by Charles E. Shoemaker, Inc., Engineers and Surveyors dated July 17, 1980, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Byberry Road (46.5 wide), said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Betz Road (50 feet wide): (1) leaving Betz Road on the arc of a circle curving to the left having a radius of 24.92 feet the arc distance of 39.22 feet to a point of tangent; and (2) North 43 degrees, 30 minutes, 00 seconds West, 43.22 feet to the point of beginning; thence extending from said point of beginning South 51 degrees, 07 minutes, 30 seconds West, 84.08 feet to a point; thence extending South 46 degrees, 40 minutes, 30 seconds West, 132.36 feet to a point; thence extending North 43 degrees, 19 minutes, 30 seconds West, 19.00 feet to a point; thence extending South 49 degrees, 43 minutes, 00 second West, 99.00 feet to a point; thence extending South 51 degrees, 07 minutes, 30 seconds West, 117.65 feet to a point on the aforesaid Southwesterly side of Byberry Road; thence extending along the same South 43 degrees, 30 minutes, 00 seconds East, 11.04 feet to the first mentioned point and place of beginning.

TOGETHER with an easement granting the owner of Tax Parcel Lot 5, Block 69 the right to use Lots A-1 and B-1 on said plan for purposes of installing and maintaining water and sanitary service lines, more fully described on said plan as follows:

BEGINNING at a point, a corner of Tax Parcel Lot 1, Block 69 and corner of Lot B-1 as shown on plan; thence from point of beginning, North 48 degrees, 15 minutes, 00 seconds West, 144.38 feet to a point; thence North 41 degrees, 45 minutes, 00 seconds East, 44.00 feet to a point; thence South 48 degrees, 15 minutes, 00 seconds, 148.72 feet East to the Northwesterly side of Betz Road, 50 feet wide; thence along the same South 40 degrees, 53 minutes, 00 seconds West, 44.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia M. Webb, by Deed from Patricia M. Webb, dated 01/24/2011, recorded 02/02/2011 in Book 5792, Page 888.

Parcel Number: 59-00-01834-00-6.

Location of property: 2910 Byberry Road, Hatboro, PA 19040-3556.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Webb a/k/a Patricia M. Webb a/k/a Patricia N. Webb** at the suit of Flagstar Bank, F.S.B. Debt: \$230,019.59.

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

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

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

11-31940

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

BEGINNING at a point on the Southwesterly side of Willow Brook Lane (52 feet wide) which point of beginning is common to this lot and Lot No. 40 as shown on said plan; thence extending from said point of beginning along Lot No. 40, South 39 degrees, 29 minutes, 06 seconds West, 83.66 feet to a point, a corner of Lot No. 41 as shown on said plan; thence extending along the same North 50 degrees, 30 minutes, 54 seconds West, 109.67 feet to a point on the Southeasterly side of Willow Brook Lane; thence extending along the same the three following courses and distances, viz: (1) North 39 degrees, 29 minutes, 06 seconds, 9.66 feet to a point; (2) Northeastwardly on the arc of a circle curving to the right having a radius of 74.00 feet the arc distance of 116.24 feet to a point of tangent thereon; and (3) South 50 degrees, 30 minutes, 54 seconds East, 35.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Reice, III and Alice Reice, by Deed from Nick & Les, Inc. a Pennsylvania Corporation, dated 7/28/1999, recorded 8/13/1999 in Book 5283, Page 1761, Instrument #017304. Parcel Number: 47-00-07832-33-8.

Location of property: 2560 Willow Brook Lane, Pottstown, PA 19464-1016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alice Reice and William J. Reice, III** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1. Debt: \$201,365.95.

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

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

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

11-32006

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 of 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 1,086.67 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 Beader Road (formerly Whoton) (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.

BEING known as No. 567 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.

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: \$234,066.29.

**M. Troy Freedman**, Attorney.

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

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

11-32276

ALL THAT CERTAIN lot with a house erected thereon, situate on the South side of West Race Street, in **West Pottsgrove Township**, County of Montgomery, State of Pennsylvania and bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania and dated July 10, 1992, and revised September 10, 1992, more fully described, as follows, to wit:

BEGINNING at a corner on the South side of West Race Street, 50 feet wide and said point being located on a line, North 69 degrees, 18 minutes East, 275 feet from the Southwest corner of Howard Street and West Race Street; thence from said point of beginning and along the Southerly side of West Race Street, North 69 degrees, 18 minutes East, 29.99 feet to a point of deflection; thence continuing along the South side of West Race Street, 45 feet wide, North 16 degrees, 15 minutes East, 65.12 feet to a corner; thence leaving said street and along lands of Jonathan Zeleznick, South 67 degrees, 28 minutes East, 140.85 feet to the North side of a 20 foot wide alley; thence along the Northerly side of the alley, South 16 degrees, 15 minutes West, 119.58 feet to a corner; thence leaving said alley and along lands of Susan Cioa, North 60 degrees, 02 minutes, 24 seconds West, 172.56 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edwin V. Berg, Jr., by Deed from Helen Cioa, by her Attorneys in Fact Joseph A. Cioa, Jr. and Colleen J. Breyer by virtue of a Power of Attorney intended to be forthwith recorded, dated 04/27/2001, recorded 05/14/2001 in Book 5360, Page 219.

Parcel Number: 64-00-04267-00-7.

Location of property: 304 West Race Street, Stowe, PA 19464-6730.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edwin V. Berg, Jr.** 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: \$94,132.94.

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

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

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

11-32477

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

BEGINNING at a point on the Northerly side of Kingwood Road (50 feet wide) at the distance of 20.42 feet measured on a line curving to the right having a radius of 13 feet from a point of curve on the westerly side of Patriot Road (50 feet wide); thence extending from said beginning point along said side of Kingwood Road South 82 degrees, 53 minutes West, 98 feet to a point; thence extending North 7 degrees, 7 minutes West, 90 feet to a point; thence extending North 82 degrees, 53 minutes East, 111 feet to a point on the Westerly side of Patriot Road aforesaid; thence extending along the same South 7 degrees, 7 minutes East, 77 feet to a point of curve on the same; thence extending on a line curving to the right having a radius of 13 feet the arc distance of 20.42 feet to the first mentioned point and place of beginning.

BEING Lot 11 on Block C on said plan.

TITLE TO SAID PREMISES IS VESTED IN David F. Spencer and Tracy C. Spencer, their heirs and assigns, as Tenants by the Entireties, deeded by Rose J. DeFalco and Robert E. DeFalco, husband and wife, dated 07/27/99, recorded 08/17/99, in Book 5284, Page 0068, Instrument #017532.

Parcel Number: 58-00-12118-00-1.

Location of property: 564 Kingwood Road, King of Prussia, PA 19406-3051.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David F. Spencer and Tracy C. Spencer** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$120,066.34.

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

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

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

11-32946

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Unit 1 of Building B on a certain plan known as "The Eagle" made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated 7/15/1975 and last revised 2/18/1976, recorded in the Office for the Recording of Deeds in Plan Book A- , Page.

THE HEREIN described premises shall include the full wall thickness of all external walls which enclose the premises referred to herein and shall include one-half of all exterior walls which enclose an adjoining unit.

UNDER AND SUBJECT to Declaration of Covenants, Restrictions, Easements, Charges and Liens set out in Deed Book 4199, Page 367 and any amendments/supplements thereto.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Susan W. Munga, by Warranty Deed from S. Barbara Crowle, dated 07/17/06, and recorded 06/15/06, in Book 05612, Page 1478, Instrument #2006101307.

Parcel Number: 43-00-00341-06-6.

Location of property: 1014 Anders Place a/k/a 1014 Anders Place Building 2 Condominium B-1, Norristown, PA 19403-1461.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Susan W. Munga** at the suit of PNC Bank, N.A. s/b/m to National City Mortgage Company, a Subsidiary of National City Bank. Debt: \$149,252.49.

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

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

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

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11-33292

ALL THAT CERTAIN unit, designated as Building Number 9, Unit Number 38WEX, being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D. 1988 in Deed Book 4895, Page 955 & c.

TOGETHER with all right, title and interest, being a .2390 percent undivided interest, of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

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

TITLE TO SAID PREMISES IS VESTED IN Charlene Ryan, by Deed from John Theodossiou and Irene Theodossiou, dated 03/21/2008, recorded 03/24/2008 in Book 5686, Page 1232.

Parcel Number: 56-00-09788-54-2.

Location of property: 38 Wexford Drive, North Wales, PA 19454-4024.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Charlene Ryan** at the suit of Wells Fargo Bank, N.A. Debt: \$149,829.06.

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

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

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

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11-33302

ALL THAT CERTAIN unit designated as Unit 115-A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172; a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406; a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169; a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877; a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106; a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936; a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336; a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427; and Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938; a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 13, 1988 in Deed Book 4870, Page 399; a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 483, and any and all amendments/supplements thereto.

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

UNDER AND SUBJECT, however, to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium together with Plats and Plans, dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on November 27, 1985 in Deed Book 4785, Page 1772, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810, Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820, Page 770.

TITLE TO SAID PREMISES IS VESTED IN Christopher Martin, by Deed from Todd E. Bick, dated 03/25/2008, recorded 03/26/2008 in Book 5686, Page 2035.

Parcel Number: 63-00-05514-60-6.

Location of property: 818 Northridge Drive, Unit 115-A a/k/a 818 Northridge Drive, Condominium 115-A, Norristown, PA 19403-2990.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Christopher Martin** at the suit of Wells Fargo Bank, N.A. Debt: \$142,942.26.

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

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

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

11-33938

ALL THAT CERTAIN unit in the property known, named and identified as "Chesterview Condominium", situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania which property has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa. C.S. 3101 et seq. by Declaration creating and establishing Chesterview Condominium dated 6/14/2007 and recorded 6/21/2007 in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5651, Page 1977 and re-recorded 7/26/2007 in Deed Book 5657, Page 604, designated as Unit No. 101 and 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 1.19%.

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

TITLE TO SAID PREMISES IS VESTED IN Lorraine Capetola, by Deed from Chester View/Galman Associates, L.P., a Pennsylvania Limited Partnership, dated 09/25/2008, recorded 10/08/2008 in Book 5710, Page 869.

Parcel Number: 37-00-01288-01-6.

Location of property: 101 Horseshoe Drive, Royersford, PA 19468-3330.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Lorraine Capetola** at the suit of Wells Fargo Bank, N.A. Debt: \$173,474.88.

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

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

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

11-34034

ALL THAT CERTAIN 1/2 of a double dwelling house and lot appurtenant thereto, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey of Earl R. Ewing, Inc. dated 6/16/1964, as follows, to wit:

BEGINNING at an iron pin set on the Southwesterly margin of Second Avenue (57 feet wide); thence along the said Southwesterly side of Second Avenue, South 44 degrees, 21 minutes East, 20.82 of a foot to an iron pin; thence by lands of George L. Yerger and Kenneth R. Yerger, the 2 following courses and distances South 45 degrees, 39 minutes West, 11.58 of a foot to an iron pin; South 46 degrees, 28 minutes East, 57.37 of a foot to an iron pin; thence South 45 degrees, 46 minutes West, 52.72 of a foot to a rail monument; thence along lands of the Reading Railroad Company North 43 degrees, 58 minutes West, 83.22 of a foot to a point, a corner of lands of George L. Yerger and Kenneth R. Yerger; thence by the same, North 46 degrees, 46 minutes East, 48.38 of a foot and passing for a part of the said distance through a party wall dividing the house herein conveyed and dwelling house known as No. 503 Second Avenue, Royersford; thence still by lands of George L. Yerger and Kenneth R. Yerger, North 47 degrees, 48 minutes East, 113.16 of a foot to an iron pin set on the Southwest side of Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis F. Dempsey, III, their son, by Deed from Dennis F. Dempsey, Jr. and Lorraine M. Dempsey, his wife, dated 12/28/1999, recorded 12/30/1999 in Book 5302, Page 354.

Parcel Number: 19-00-03280-00-4.

Location of property: 505 2nd Avenue, Royersford, PA 19468-2210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis F. Dempsey, III** at the suit of Wells Fargo Bank, N.A. Debt: \$57,811.23.

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

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

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

11-34390

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Walter, Jr., Registered Engineer, dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on 7/23/1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (50 feet wide) at the following two courses and distances measured along the said side of Jefferson Street from a point of curve on the Southeasterly side of 7th Street (50 feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent in same; thence (2) South 21 degrees, 47 minutes, 30 seconds East, 100 feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South 21 degrees, 47 minutes, 30 seconds East, 20 feet and extending of that width in length or depth measured South 68 degrees, 12 minutes, 30 seconds West, 155 feet to a 20 feet wide alley running Northwestwardly into 7th Street.

BEING Lot No. 44 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Taylor, III and Joni M. Taylor, h/w, by Deed from John Dehelian and Gail E. Dehelian, h/w, dated 03/26/2001, recorded 03/30/2001 in Book 5354, Page 1850.

Parcel Number: 17-00-00148-03-3.

Location of property: 681 Jefferson Street, Red Hill, PA 18076-1303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Taylor, III and Joni M. Taylor** at the suit of Wells Fargo Bank, N.A. Debt: \$118,372.06.

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

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

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

11-34407

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

BEGINNING at a point in the center line of Mill Road (40.00 feet wide) at the distance of 176.55 feet Northeasterly from the intersection of the said center line of Mill Road with the center line of Hewett Road (40.00 feet wide); thence through land of Morris A. Cloud, of which this was a part, the two following courses and distances, to wit: North 64 degrees, 21 minutes, 30 seconds West, 72.55 feet to an angle and North 60 degrees, 42 minutes, 12 seconds West, 197.93 feet to a corner; thence North 13 degrees, 15 minutes, 45 seconds East, 18.88 feet to a corner in line of land now or late of Wm. T. B. Roberts; thence along same South 76 degrees, 38 minutes, 45 seconds East, 313.11 feet to a point on the aforesaid center line of Mill Road; thence along the center line of said Mill Road South 43 degrees, 40 minutes, 12 seconds West, 102.74 feet to the first mentioned point of beginning.

EXCEPTING such part of the above described premises as was conveyed to the Township of Cheltenham, Montgomery County, Pennsylvania, by Deed of Dedication from Laura Agard, bearing the date of the 26th of August 1952 and recorded at Norristown, Pennsylvania in Deed Book No. 2986, Page 493, as follows, to wit:

BEGINNING at a point at the Northeasterly side of Rice's Mill Road, as originally laid out having a width of 40.00 feet said point being at the distance of 70.14 feet measured Southwest from the intersection of the aforesaid side of Rice's Mill Road with the Southwest side of Brookdale Avenue (40.00 feet wide); thence along the original side of Rice's Mill Road South 43 degrees, 40 minutes, 12 seconds West, 97.56 feet to a point; thence along land now or late of Raymond L. Quailley North 64 degrees, 21 minutes, 30 seconds West, 5.26 feet to a point; thence along the proposed new side of Rice's Mill Road (50.00 feet wide) North 43 degrees, 40 minutes, 12 seconds East, 96.16 feet to a point; thence along land now or late of Wm. T. B. Roberts South 76 degrees, 38 minutes, 45 seconds East, 5.79 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Earl S. Ross and Anna Liza P. Ross, h/w, by Deed from Earl S. Ross and Anna Liza P. Ross, his wife, dated 09/10/2004, recorded 09/13/2004 in Book 5525, Page 680.

Parcel Number: 31-00-22954-00-1.

Location of property: 110 Rices Mill Road, Wyncote, PA 19095-1117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna Liza P. Ross and Earl S. Ross, Sr. a/k/a Earl S. Ross** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$294,714.65.

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

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

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

11-34511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, being Lot 34 on a certain Plan of Lots of Chestnut Hill Heights as laid out by J. Walter Ruddach, Civil Engineer, said plan being recorded at Norristown in Deed Book 623, Page 500, being known as 34 Whitemarsh Avenue and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitemarsh Avenue (40 feet wide) at the distance of 50 feet measured South 54 degrees, 10 minutes East along the said side of Whitemarsh Avenue from an angle in the same which angle is at the distance of 115.92 feet measured Southwestwardly along the said side of Whitemarsh Avenue from its intersection with the Southwesterly side of Gordon Lane (33 feet wide).

CONTAINING in front or breadth on the said side of Whitemarsh Avenue 50 feet and extending of that width in length of depth Southwestwardly between parallel lines at right angles to said Whitemarsh Avenue 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Stephen Steinbrook and Katherine D. Steinbrook, by Deed from Alexander Viele and Louisa Lee, dated 07/28/2004, recorded 09/02/2004 in Book 5524, Page 367.

Parcel Number: 52-00-18094-00-7.

Location of property: 34 Whitemarsh Avenue, Erdenheim, PA 19038-8230.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Steinbrook and Katherine D. Steinbrook** at the suit of Wells Fargo Bank, N.A. Debt: \$295,591.30.

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

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

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



11-34608

ALL THAT CERTAIN unit, designated as Building Number 37, Unit Number 206ARB, being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st of November A.D., 1983 and recorded in the Office for Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the second day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

TOGETHER all right, title and interest, being a .2448% undivided interest, of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same property conveyed to Christine M. Maier by Deed from Janet E. Amacher recorded 08/13/2004 in Deed Book 5521, Page 2625 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

Parcel Number: 56-00-00224-05-3.

Location of property: 206 Arbour Court, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christine M. Maier** at the suit of Citizens Bank of Pennsylvania. Debt: \$136,830.19.

**Christopher A. DeNardo**, Attorney.

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

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

11-34672

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to a plan prepared by Bursich Associates recorded in Plan Book 27, Pages 412 to 415, as follows, to wit:

BEGINNING at a point on the Northerly side of Stone Hill Drive said point being a corner of Lot 217 as shown on the above mentioned plan; thence extending from said point of beginning along the Northerly side of Stone Hill Drive the two following courses and distances: (1) North 84 degrees, 26 minutes, 13 seconds West, 26 feet to a point of curve; and (2) Westwardly along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 5.05 feet to a point a corner of Open Space "A1"; thence extending along the same the two following courses and distances: (1) North 05 degrees, 33 minutes, 47 seconds East, 119.36 feet to a point; and (2) South 84 degrees, 26 minutes, 13 seconds East, 31 feet to a point a corner of Lot 217; thence extending along the same South 05 degrees, 33 minutes, 47 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING Lot 218 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sylvia Randazzo by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated February 16, 2007 and recorded March 1, 2007 in Deed Book 5637, Page 00723.

Parcel Number: 60-00-01342-65-4.

Location of property: 53 Stone Hill Drive, Upper Pottsgrove, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sylvia Randazzo** at the suit of U.S. Bank N.A., as Trustee for the Certificateholders of Bank of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2007-6. Debt: \$304,404.75.

**Margaret Gairo**, Attorney.

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

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

11-34875

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George H. Shaner, Registered Engineer dated January 19, 1948, and known as Brookside Homes, Inc. which said plan is recorded at Norristown, Pennsylvania in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Northwestern side of Adams Street (50 feet wide) at the distance of 329 feet, 3 1/4 inches Northeastwardly from a point of tangent in the said side of Adams Street, which said point of tangent is at the distance of 24 feet, 9 inches measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeasterly side of Wilson Street (40 feet wide); thence from said point of beginning along Lot 87 North 28 degrees, 18 minutes West, 100 feet to a point in the center line of a certain 10 feet wide utility easement; thence extending along the center line of same North 61 degrees, 42 minutes East, 50 feet to a point; thence extending along Lot 89 South 28 degrees, 18 minutes East, 100 feet to a point on the said Northwestern side of Adams Street; thence extending along the same South 61 degrees, 42 minutes West, 50 feet to the first mentioned point and place of beginning.

BEING Lot 86 on the above mentioned plan.

THE FOLLOWING limitations, reservations, restrictions, covenants, agreements and provisions are hereby established by Brookside Homes, Inc., a Pennsylvania Corporation, to govern the subdivision and future use of tract of land known as Tract No. 1, Brookside Manor, in the Borough of Pottstown, and are to apply to all lots as shown on Tract No. 1, with the exception of lots Numbered 63 and 64, on the controlled map of Brookside Manor property, dated 3/29/48, and recorded in Deed Book 1898, Page 600, said plan having been approved by the proper officials of the Borough of Pottstown on December 3, 1947.

THE LAND for which these articles apply shall be used for Presidential purposes only, except in such instances where land may be taken for use by the county or state for government buildings and also except for the office of a resident member of a recognized profession.

ALL LOTS in the tract shall be known and described as residential lots with exception of Lots 63 and 64, which are designated for a business center and playground.

NO noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood. No signs, except the usual flat wall sign for the professional offices shall be used or permitted on any part of the said premises.

NO trail, basement, tent, shack, garage, or other but building erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any structure or temporary character be used as a residence.

NO cesspools will be permitted on any lots in the development but sewage disposal on any lot on this tract shall be provided by means of connections to the public sewage mains and no private sewage disposal system be permitted.

NO livestock shall be maintained on the premises except watchdog and/or other unusual family pet.

NO signs shall be permitted on any lots or building except such as may be necessary to announce the sale or rental of the property in which event the sold sign shall not be offensive in size, shape, or character and shall not exceed in size 12 inches high and 13 inches long.

THE RIGHT to modify, change, waive or annul in whole or in part, these foregoing articles is expressly reserved by the Brookside Homes, Inc., in its absolute discretion at any time as to land.

IF THE parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situate in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

THESE covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until 1975 at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

THAT the invalidation of anyone of the covenants by judgments of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

TITLE TO SAID PREMISES IS VESTED IN Ellen M. Hartz, by Deed from Dorothy M. Johnson, dated 07/14/05, recorded 08/05/05, in Book 05565, Page 0767, Instrument #2005109175.

Parcel Number: 16-00-00272-00-9.

Location of property: 843 North Adams Street, Pottstown, PA 19464-4340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ellen Hartz a/k/a Ellen M. Hartz** at the suit of HSBC Bank USA, N.A., as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AP1. Debt: \$87,851.55.

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

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

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

11-34903

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of "Hillside Estates" made for Land Development Company, Inc. by Charles F. Shoemaker, Registered Professional Engineer dated August 20, 1959 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-5, Page 24, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cloverly Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Chapel Hill Lane (50 feet wide): (1) leaving Chapel Hill Lane on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Cloverly Lane; and (2) North 40 degrees, 50 minutes East along the Southeasterly side of Cloverly Lane 405.00 feet to the point of beginning; thence extending from said point of beginning North 40 degrees, 50 minutes East along the Southeasterly side of Cloverly Lane 90.00 feet to a point of curve on the same; thence extending Northeastwardly and Southeastwardly partly along the Southeasterly and Southwestly sides of Cloverly Lane on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 196.35 feet to a point of tangent on the Southwestly side of same; thence along South 59 degrees, 10 minutes East along the Southwestly side of Cloverly Lane 27.00 feet to a point; thence extending South 40 degrees, 50 minutes West, 215.00 feet to a point; thence extending North 49 degrees, 10 minutes West, 152.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 36 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniele Desantis, Jr., by Deed from Harold Gudenrath, by his Attorney-in-Fact, Marion G. Gudenrath, by Power of Attorney dated 06-01-05, and intended to be forthwith recorded and Marion G. Gudenrath, dated 06/01/2005, recorded 07/12/2005 in Book 5561, Page 1971.

Parcel Number: 36-00-02278-00-8.

Location of property: 423 Cloverly Lane, Horsham, PA 19044-1811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniele Desantis, Jr.** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$226,222.19.

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

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

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

11-35079

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as 133 and 145 Kulp Road prepared for Lorene D. Nyce made by Fore Site Land Services, Inc. Civil Engineers and Land Surveyors dated 11/10/1998 and last revised on 07/08/1999 and recorded on 02/02/2000 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-59, Page 100, as follows, to wit:

BEGINNING at a point on the Northwestern side of Kulp Road (60 feet wide), said point of beginning being at a corner of Lot Number 2 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Northwestern side of Kulp Road South 38 degrees, 12 minutes, 35 seconds West, 160.29 feet to a concrete monument to be set a corner of lands now or late of Ailene Nase; thence extending along the aforesaid lands and lands now or late of Dianne Gruber and lands now or late of Ronald Brown and lands now or late of Richard and Janet Palladino and long part of lands now or late of Johanna Shorr and Clara Romiszewski and also crossing over iron pipes found North 51 degrees, 47 minutes, 25 seconds West, 207.92 feet to a concrete monument to be set a corner of lands now or late of Anthony and Carolyn Seitz; thence extending along part of the aforesaid land and lands now or late of Adam and Eva Linicki and lands now or late of Kevin and Janet Bair and long lands now or late of Steven and Tamara Steinberg and lands now or late of Patricia Eister and also crossing over iron pipes found North 38 degrees, 12 minutes, 35 seconds East, 160.29 feet to a corner of Lot Number 2; thence extending along the aforesaid Lot South 51 degrees, 47 minutes, 25 seconds East, 207.92 feet to the aforesaid Northwestern side of Kulp Road to the first mentioned point and place of beginning.

CONTAINING 33,327 square feet of land more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Ann P. Corley and Lynne Innerst, by Deed from David J. Fox and Keith Dobson, dated 05/25/2006, recorded 06/16/2006 in Book 5604, Page 2504.

Parcel Number: 50-00-01405-10-2.

Location of property: 145 Kulp Road, Harleysville, PA 19438-1819.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann P. Corley and Lynne Innerst** at the suit of GMAC Mortgage, LLC. Debt: \$419,094.12.

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

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

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

11-35086

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan Section No.1 Brentwood Village" made by C. Raymond Weir, Registered Professional Engineer, dated January 25, 1961 and revised February 27, 1961, as follows, to wit:

BEGINNING at a point on the Southwest side of Patricia Avenue (50 feet wide) in the center line of a certain 20.00 feet wide sewage right-of-way said point being the two following courses and distances from a point of curve on the Northwestern side of Brentwood Drive (50 feet wide): (1) leaving Brentwood Drive on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Southwest side of Patricia Avenue; and (2) North 47 degrees, 23 minutes West along the Southwest side of Patricia Avenue crossing the Southeast side of the aforesaid 20.00 feet wide sanitary sewage right-of-way 160.25 feet to the point of beginning; thence extending from said point of beginning South 42 degrees, 37 minutes West along the center line of the aforesaid right-of-way 148.47 feet to a point in the bed of another certain 20.00 feet wide sanitary sewage right-of-way; thence extending North 38 degrees, 53 minutes, 36 seconds West partly through the last mentioned right-of-way crossing the Northeast side of same 119.05 feet to a point; thence extending North 16 degrees, 41 minutes, 23 seconds West, 8.90 feet to a point; thence extending North 63 degrees, 04 minutes East, 148.31 feet to a point on the Southwest side of Patricia Avenue aforesaid; thence extending along the Southwest side of Patricia Avenue the two following courses and distances: (1) Southeastly on the arc of a circle curving to the left having a radius of 200.00 feet crossing the Northwest side of the first mentioned 20.00 feet wide sanitary sewage right-of-way the arc distance of 71.38 feet to a point of tangent in the bed of the aforesaid right-of-way; and (2) South 47 degrees, 23 minutes East, through the bed of the aforesaid right-of-way 3.73 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 08/31/2004, given by Elizabeth D. Harper to Shai Tzabari and Andrea J. Tzabari, as Tenants by the Entireties and recorded 9/16/2004 in Book 05525, Page 1801, Instrument #2004185982.

Parcel Number: 54-00-13015-00-8.

Location of property: 1610 Patricia Avenue, Willow Grove, PA 19090-3722.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shai Tzabari and Andrea J. Tzabari** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA11, Mortgage Pass-Through Certificates, Series 2006-OA11. Debt: \$444,131.95.

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

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

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

11-35184

ALL THAT CERTAIN, unit in the property known, named and identified as Sawmill Village Condominium II, located in **Horsham Township**, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. by the recording in the Office of Recording of Deeds, Montgomery County, Department of Records of a Declaration dated 4/22/1985, recorded on 5/7/1985 in Deed Book 4765, Page 2295, and by-laws for said condominium dated 4/15/1985 and First Amendment thereto dated 9/23/1985 and recorded, 10/1/1985 in Deed Book 4780, Page 62 and a Second Amendment thereto dated 1/27/1986 and recorded, 1/27/1986 in Deed Book 4790, Page 1832, a Third Amendment thereto dated 4/24/1986 and recorded 4/28/1986 in Deed Book 4797, Page 1836 and Fourth Amendment thereto dated 6/19/1986 and recorded 7/2/1986 in Deed Book 4804, Page 617, and the Declaration Plan dated 4/18/1985 and amended Declaration Plan recorded as part of the Declaration being and designated as Unit No. M-8, together with a proportionate undivided interest in the Common Elements (as Defined in such Declaration), of 1.1905%.

TITLE TO SAID PREMISES IS VESTED IN Erik Walz, by Deed from Dianne J. Kelvin, now by marriage known as, Dianne J. Leatherman, dated 04/30/2003, recorded 05/13/2003 in Book 5456, Page 138.

Parcel Number: 36-00-11962-66-5.

Location of property: 59 Woodbine Court, Horsham, PA 19044-1961.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Erik Walz** 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: \$100,460.08.

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

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

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

11-35451

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for Daniel Pellechio by Urwiler and Walter, Inc. dated February 3, 1983, last revised April 12, 1983 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-44, Page 445, as follows, to wit:

BEGINNING at a point on the Southerly side of Game Farm Road (LR 46018) originally 33 feet wide but since being widened at this point to width of 30 feet on the Southerly side of the original center line thereof at a corner of Lot No. 6 as shown on said plan which point is at the distance of 509.89 feet measured North 86 degrees, 58 minutes, 37 seconds East along the said Southerly side of Game Farm Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 33.57 feet measured on the arc of a curve curving to the right having a radius of 25 feet from a point of curve on the Easterly side of Smith Road (originally 33 feet wide but since being widened at this point to a width of 25 feet on the Easterly side of the original center line thereof); thence extending from said point of beginning along the said side of Game Farm Road the 2 following courses and distances, viz: (1) extending North 86 degrees, 58 minutes, 37 seconds East the distance of 00.05 feet to an angle point; and (2) thence extending North 88 degrees, 39 minutes, 49 seconds East the distance of 19.95 to a point a corner of Lot No. 8 as shown on said plan; thence extending South 01 degrees, 20 minutes, 11 seconds East along Lot No. 8 also for a portion of the distance extending through the party wall as shown on said plan and also crossing a 20 feet wide common easement as shown on said plan the distance of 178.08 to a point a corner in line of Lot No. 25 as shown on said plan and also being in the bed of Mine Run as shown on said plan; thence extending South 81 degrees, 40 minutes West along Lot No. 25 and also along the bed of Mine Run the distance of 20.15 feet to a point a corner of Lot No. 6 aforesaid; thence extending North 01 degrees, 20 minutes, 11 seconds West along Lot No. 6 also leaving Mine Run also recrossing the aforesaid common easement and also for a portion of the distance extending through the party wall as shown on said plan the distance of 180.54 feet to a point on the said Southerly side of Game Farm Road being the first mentioned point and place of beginning. The Northerly 20 feet thereof abutting the said Southerly side of Game Farm Road being the bed of a 20 feet wide sanitary sewer easement as shown on said plan.

BEING Lot No. 7 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John F. Singer and Theresa T. Singer, his wife, by Deed from John F. Singer and Theresa T. Reeves, n/b/m, Theresa T. Singer, his wife, dated 12/13/2007, recorded 12/27/2007 in Book 5676, Page 2231.

Parcel Number: 38-00-02703-34-6.

Location of property: 35 Game Farm Road, Schwenksville, PA 19473-1754.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa T. Singer and John F. Singer** at the suit of Citimortgage, Inc. Debt: \$131,717.07.

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

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

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

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11-35544

ALL THAT CERTAIN unit, designated as Building Number 5, Unit Number 15DON, being a Unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Gwynedd Club, a Condominium, including plats and plans bearing dated the 21st day of November, A.D., 1988 and recorded in the Office for the Recording of Deeds, in the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all right, title and interest, being a .3277 percent undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

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

AND THE SAID GRANTOR represents and warrants to the said Grantee that the said Grantor has complied with the provisions of Section 3410 (b) of the said Pennsylvania Uniform Condominium Act.

TITLE TO SAID PREMISES IS VESTED IN June M. Bomboy, by Deed from Jonathan J. McGuire and Tracy M. McGuire, h/w, dated 05/26/2000, recorded 06/05/2000 in Book 5318, Page 1778.

Parcel Number: 56-00-01916-07-1.

Location of property: 15 Donovan Court, North Wales, PA 19454-4009.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **June M. Bomboy** at the suit of Aurora Loan Services, LLC. Debt: \$121,122.95.

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

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

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

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11-35560

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

BEGINNING at a stake in the Easterly side of Skippack Turnpike Road and in the middle of the Plymouth Road; thence along the Easterly side of said Turnpike Road, North forty-nine degrees, West ten and five one-hundredths perches to a stake; thence North forty degrees, East four and thirty-six one-hundredths perches to a stake; thence North forty-nine degrees, West five and four one-hundredths perches to a stake in line now or late of David DeHaven's land; thence by the same, North forty degrees, East fourteen and sixth-tenths perches to a stake, a corner of this and land now or late of John F. Rumer; thence South fifty-three degrees, thirty minutes East, seven and six-tenths perches to a stone in the said Plymouth Road; thence along said road South twenty degrees, thirty minutes West, twenty and eight-tenths perches to the place of beginning.

CONTAINING one acre and fifty-five perches of land more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Hiltner and Hitchcock, Civil Engineers, in May 1925, as follows, to wit:

BEGINNING at a stake in the Easterly side of Skippack Turnpike Road one hundred sixty-five and eighty-two one-hundredths feet Northwest from the middle line of the Plymouth Road, a corner of other land of the said party of the first part; thence along said land North forty degrees, East seventy-three feet to a point, a corner; thence continuing along said land, North forty-nine degrees, West eighty-one and seventy-five one-hundredths feet to a point, a corner in line of land of John A Bauer; thence along said land, North forty degrees, East sixty-eight feet to a point, a corner in line of land of the said Rose Prischmann; thence along said land of Rose Prischmann, the two following courses and distances; South forty-nine degrees, East ninety-two and twenty-five one-hundredths feet to a point, a corner and South forty degrees, West one hundred forty-one feet to a point in the Easterly side of the Skippack Turnpike Road aforesaid and along said side thereof North forty-nine degrees, West ten and five-tenths feet to place the beginning.

UNDER AND SUBJECT to reservations as appear of record.



BEING the same premises which Johann Lamprecht and Barbara Lamprecht by Deed dated 11-20-78. and recorded 12-5-78 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4367, Page 335, granted and conveyed unto John H. Lamprecht, in fee.

Parcel Number: 66-00-06535-00-5.

Location of property: 601 Skippack Pike, Blue Bell, PA 19422.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **John H. Lamprecht** at the suit of Beneficial Mutual Savings Bank. Debt: \$1,832,333.64 plus interest to the date of the sheriff's sale, plus costs.

**William J. Levant**, Attorney.

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

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

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11-35593

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Northwoods Condominium, located in **Cheltenham Township**, County of Montgomery, and Commonwealth of 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 Recorder of Deeds Office for Montgomery County of a Declaration dated November 9, 1976 and recorded on November 9, 1976 in Deed Book 4156, Page 8 and Declaration Plan dated December 1, 1962 and last revised September 27, 1976 and recorded on November 9, 1976 in Condominium Plan Book 4, Page 77 and a Code of Regulations dated November 9, 1976 and recorded November 9, 1976 in Deed Book 4156, Page 46, being and designated on Declaration Plan as Unit Number B-11 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as described in such Declaration of 3.9827%.

BEING the same premises which Tara L. McSherry by Deed dated 2/25/2009 and recorded in Montgomery County on 4/6/2009, in Book 5726, Page 00557, granted and conveyed unto Camala Seymore.

Parcel Number: 31-00-03306-10-1.

Location of property: 650 Brooke Road, B11, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Camala M. Seymore a/k/a Camala Seymore** at the suit of Susquehanna Bank. Debt: \$135,520.49.

**Thomas M. Federman**, Attorney.

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

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

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12-00382

ALL THAT CERTAIN message and lot or piece of land, situate in the Village of Wyncote, **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Greenwood Avenue said avenue originally thirty-three feet in width, but lately widened to the width of forty feet by the addition of seven feet on the South side thereof, at the distance of sixty-four add five one-hundredths feet Southwest from the West side of Fernbrook Avenue, forty feet wide, said point being a corner of land lately conveyed unto James W. Hunsberger; thence by and along said land South eighteen degrees, nineteen minutes East, one hundred forty-three and seventy-three one-hundredths feet to a corner of land now or lately owned by D. B Slifer; thence by and along said land South seventy-five degrees, fifty minutes West, fifty-seven and sixty-nine one-hundredths feet to a stone a corner of land now or late owned by Patrick Coonahan but now of the Beechwood School Incorporated; thence by and along said land North twenty degrees, nineteen minutes West, one hundred thirty-eight and twelve one-hundredths feet to a point on the South side of Greenwood Avenue aforesaid; thence along said side of Greenwood Avenue North seventy degrees, twelve minutes East, sixty-two and sixty-eight one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John D. Rich, Jr. and Erin Grier Rich by Deed from John C. McClelland, John V. Hasson and Richard Geppert, Co-Partners, dated January 16, 2003 and recorded February 18, 2003 in Deed Book 5446, Page 1493.

Parcel Number: 31-00-12676-00-1.

Location of property: 148 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John D. Rich, Jr. and Erin Grier Rich** at the suit of Federal National Mortgage Association. Debt: \$205,920.66.

**Margaret Gairo**, Attorney.

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

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

12-00885

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

BEGINNING at a point on the Southwest side of Wood Street at the distance of 188 feet, 3 inches Northwest from the West corner of Wood and Willow Streets a corner of this and house and lot formerly of Daniel E. Houpt; thence Southwesterly at right angles to said Wood Street the line passing through the middle of the partition wall between this house and the house adjoining 110 feet to a point a corner; thence Northwesterly 18 feet, 9 inches to a point a corner of this and land late of Laura M. Shaw; thence Northeasterly and parallel with the first line 110 feet to the Southwest side of Wood Street and along said side street Southwesterly 18 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith Jefferson and Vanesta Jefferson, h/w, by Deed from Coretha Custis, dated 01/03/2005, recorded 01/12/2006 in Book 5586, Page 1898.

Parcel Number: 13-00-39232-00-4.

Location of property: 10 East Wood Street, Norristown, PA 19401-3307.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Jefferson and Vanesta Jefferson** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association. Debt: \$89,836.69.

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

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

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

12-00889

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Subdivision Plan Webb Road Lots" made by Franklin and Lindsey Registered Engineers, dated November 3, 1949 and recorded in Deed Book 2158, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Webb Road (40 feet wide) at the distance of 46.2 feet measured on the arc of a circle curving to the right having a radius of 1160 feet along the said side of Webb Road from a point of reverse curve in the same, said point of reverse curve being at the distance of 157.05 feet measured on the arc of a circle curving to the left having a radius of 1200 feet along the said side of Webb Road from a point of curve in the same, said point of curve being at the distance of 337.45 feet Southeastwardly measured along the said side of Webb Road from a point of tangent in the same, said point of tangent being at the distance of 31.37 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Whitewood Road (40 feet wide); thence extending along the said side of Webb Road on the arc of a circle curving to the right having a radius of 1160 feet the arc distance of 106.12 feet to a point of tangent in the same; thence extending South 45 degrees, 17 minutes, 40 seconds West, 201.69 feet to a point; thence extending North 52 degrees, 20 minutes, 50 seconds West, 93.19 feet to a point; thence extending North 41 degrees, 36 minutes, 10 seconds East, 202.88 feet to the first mentioned point and place of beginning.

BEING known as Lot #9 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Shelley Ferguson, by Deed from Prudential Relocation, Inc., a Colorado Corporation, dated 08/28/2007, recorded 09/25/2007 in Book 5666, Page 235.

Parcel Number: 31-00-28291-00-1.

Location of property: 604 Webb Road, Elkins Park, PA 19027-2538.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shelley Ferguson** at the suit of Nationstar Mortgage, LLC. Debt: \$362,810.26.

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

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

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

12-00967

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

BEGINNING at a point on the Southwesterly side of Melrose Avenue (50 feet wide) at the distance of 558 feet Southeast of the intersection of the Southwesterly side of Melrose Avenue with the Southeasterly side of Mill Avenue (40 feet wide); thence along the Southwesterly side of Melrose Avenue South 52 degrees, no minutes, 33 seconds East, 55 feet to a point; thence along Lot Number 16 South 37 degrees, 59 minutes, 27 seconds West, 165 feet to a point; thence North 52 degrees, no minutes, 33 seconds West, 55 feet to a point; thence along Lot Number 14 North 37 degrees, 59 minutes, 27 seconds East, 165 feet to the Southwesterly side of Melrose Avenue and the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Devenny and Dawn Devenny, by Deed from Melinda Spencer, dated 09/22/2005, recorded 11/02/2005 in Book 5577, Page 2691.

Parcel Number: 31-00-18862-00-7.

Location of property: 912 Melrose Avenue, Elkins Park, PA 19027-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Devenny and Dawn Devenny** 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: \$322,189.01.

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

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

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

12-01592

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a Plan Subdivision of Barclay Hill, by Charles E. Shoemaker, Inc., dated January 3, 1986, last revised July 23, 1986 and recorded in Plan Book A-48, Page 151, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Wyndrise Drive said point being measured on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 20.27 feet from a point of curve on the Northwesterly side of Penlllyn Blue Bell Pike; thence extending along Wyndrise Drive North 48 degrees, 56 minutes, 24 seconds West, 150.19 feet to a point, said point being a corner of Lot #2 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 41 degrees, 03 minutes, 36 seconds East, 210 feet to a point, said point being along lands now or formerly of Samuel and Lois B. Cooper; thence extending along the aforesaid lands and also along lands now or formerly of Vincent and Mary Talese, South 48 degrees, 56 minutes, 24 seconds East, 165.52 feet to a point on the Northwesterly side of Penlllyn Blue Bell Pike; thence extending along the same South 41 degrees, 44 minutes, 15 seconds West, 197.17 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 20.27 feet to a point of tangent on the Northeasterly side of Wyndrise Drive the first mentioned point and place of beginning.

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

CONTAINING in area 34,463 square feet.

TITLE TO SAID PREMISES IS VESTED IN Maria T. Ciccarone, by Deed from M. Terry Ciccarone, Administratrix of the Estate of Joseph J. Mancini, deceased, dated 10/24/2003, recorded 12/16/2003 in Book 5486, Page 723.

Parcel Number: 66-00-08477-00-7.

Location of property: 605 Wyndrise Drive, Blue Bell, PA 19422-2902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria T. Ciccarone** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$362,905.07.

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

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

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

12-01595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ardmore, **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan and survey thereof made by Milton R. Yerkes, C.E., Bryn Mawr, Pennsylvania on November 22, 1922 and more fully described, as follows, to wit:

BEGINNING at a point in the middle line of School House Lane (40 feet wide) at the distance of 295.83 feet measured North 16 degrees, 40 minutes East along the said middle line of School House Lane from a spike set at its intersection with the middle line of Montgomery Avenue (66 feet wide); thence North 73 degrees, 20 minutes West passing through the center of the partition wall dividing these from the premises to the Southwest, 249.69 feet to a point in line of land of J. C. Chaffe; thence along the same the two following courses and distances: (1) North 65 degrees, 20 minutes East, 6.81 feet; and (2) North 25 degrees, 35 minutes West, 20 feet to a point, a corner of land of C. C. Madeira; thence along the same North 65 degrees, 20 minutes East, 16.2 feet to a point; thence South 73 degrees, 20 minutes East, 245.76 feet to a point in the middle of School House Lane; thence along the same South 16 degrees, 40 minutes West, 30 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith J. Ford and Noreen A. Ford, h/w, as Tenants by the Entirety with Rights of Survivorship and not as Tenants in Common, by Deed from Noreen Ann Duffy, n/k/a, Noreen A. Ford, dated 02/25/2004, recorded 03/01/2004 in Book 5498, Page 395.

Parcel Number: 40-00-53944-00-7.

Location of property: 114 School House Lane a/k/a 114 Schoolhouse Lane, Ardmore, PA 19003-3310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Noreen Ann Duffy a/k/a Noreen A. Ford and Keith J. Ford** at the suit of Citimortgage, Inc., s/b/m to First Nationwide Mortgage Corporation. Debt: \$96,025.66.

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

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

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

12-01627

ALL THAT CERTAIN lot or piece of ground and detached dwelling and other improvements erected thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with "Pottsgrove Manor Plan of Lots", made by George F. Shaner, Registered Engineer, dated December 24, 1951 and developed by Pottsgrove Manor, Inc., as follows, to wit:

BEGINNING at the Southeastly corner of Lot Number 69, said point being on the Northerly right-of-way line of West King Street (70.00 feet wide) and being distant along said street from the Northeastly property line intersection (as projected) of West King Street and Potts Drive (50.00 feet wide) measured South 77 degrees, 35 minutes East, 210.00 feet; thence along the Easterly side of Lot Number 69 North 12 degrees, 25 minutes East, 150.00 feet to a corner in the middle of a ten feet wide utility easement on the Southerly line of Lot Number 108; thence along the Southerly sides of Lot Numbers 108 and 107, South 77 degrees, 35 minutes East, 50.00 feet to the Northwestly corner of Lot Number 67; thence along the Westerly side of Lot Number 67 and along the middle of a joint driveway easement (10.00 feet wide) South 12 degrees, 25 minutes West 150.00 feet to a corner on the Northerly side of the aforesaid West King Street; thence along said street North 77 degrees, 35 minutes West, 50.00 feet to the first mentioned point and place of beginning.

RESERVING therefrom and thereout unto the owners, tenants and occupiers of the adjoining premises to the East the free and unobstructed use, right, liberty and privilege of entrance and exit of a width of five feet into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway to and from the garage now or hereafter to be erected on each of said premises in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so such automobiles shall be able to have the use of said passageway planned for a total width of ten feet.

TOGETHER with the free and common use, right, liberty and privilege of entrance and exit of a width of five feet into and from the garage erected or be erected on the within described premises of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the east at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises but not otherwise, and subject to the payment of one-half of the proper costs, charges and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of said passage way as planned for a total width of ten feet.

TITLE TO SAID PREMISES IS VESTED IN Tim Dunning and Robin Dunning, by Deed from Kevin Fisher and Michelle Fisher, his wife, dated 05/28/2004, recorded 07/01/2004 in Book 5514, Page 1974.

Parcel Number: 16-00-18312-00-5.

Location of property: 365 West King Street, Pottstown, PA 19464-6321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tim Dunning and Robin Dunning** at the suit of Wells Fargo Bank, N.A. Debt: \$130,363.71.

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

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

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

12-01665

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 of property of Frank H. Gallo made by Donald H. Schurr, Civil Engineer and Surveyor.

BEGINNING at a point on the Southeast side of New Hope Street (sixty-six feet wide) at the distance of three hundred and forty feet Southwestwardly from the Southwest side of North View Boulevard (fifty feet wide); thence along the Southeast side of New Hope Street, South thirty-nine degrees, forty-four minutes West, one hundred and twenty feet to a point; thence by other land of Frank Gallo, Jr. and Mary R. Gallo, his wife of which this was part, South fifty degrees, sixteen minutes East, one hundred ninety and thirty-one one-hundredths feet to a point; thence by lands of Sullivan Branco, North thirty-nine degrees, forty-four minutes East, ninety-three and twenty-three one one-hundredths feet to a point; thence by land of T. A. Weideman, North thirty-six degrees, twenty-one minutes East, twenty-six and eighty-three one-hundredths feet to a corner of land of Lillian Feliciani; thence along said land, North fifty degrees, sixteen minutes West, one hundred ninety-six and seventy-two one-hundredths feet to the first mentioned place of beginning.

SUBJECT to all restrictions of record.

CONTAINING three hundred and twenty-four one thousands of an acre of land.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Krueger and Melissa Krueger, h/w, by Deed from Frank R. Gallo, dated 08/15/2002, recorded 08/16/2002 in Book 5420, Page 1421.

Parcel Number: 13-00-27016-00-7.

Location of property: 1612 New Hope Street, Norristown, PA 19401-3551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa Krueger and Kenneth Krueger** at the suit of Citimortgage, Inc. Debt: \$192,538.50.

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

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

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

12-01680

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

BEGINNING at a point on the Southeast line of Stanbridge Street at the distance of three hundred eighty and five-tenths feet Southwesterly from Marshall Street; thence at right angles to said Stanbridge Street, Southeasterly the line passing through the middle of the partition wall between this and the adjoining house the property of the said Elliston M. Daniels one hundred fifty-two and thirty-three one-hundredths feet to a twenty-five feet wide alley; thence along the Northwest side of said alley Southwesterly nineteen feet, five inches more or less to land of William B. Gross; thence along the same Northwesterly parallel with the first line one hundred fifty-two and thirty-three one-hundredths feet to the Southeast line of said Stanbridge Street; and thence along the same Northeasterly nineteen feet, five inches more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sarah J. Carkhuff, single woman, by Deed from Michael F. Sosik, Sr., widower, by his Power of Attorney Michael F. Sosik, Jr. to be forthwith recorded, dated 03/24/2001, recorded 04/16/2001 in Book 5356, Page 915.

Parcel Number: 13-00-34620-00-8.

Location of property: 548 Stanbridge Street, Norristown, PA 19401-5526.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sarah J. Carkhuff** at the suit of Nationstar Mortgage, LLC. Debt: \$154,935.28.

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

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

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

12-02089

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Summerdale Estates", drawn by Bursich Associates, Inc., Engineers, Planners and Surveyors, Pottstown, Pennsylvania, Job No. 013748, dated 6/8/2001, last revised 12/17/2001 and recorded in Plan Book A-60, Page 338, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rosewood Trail, said point of beginning is being at a point a corner of Lot No. 8 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 8, North 37 degrees, 58 minutes, 11 seconds West, 120.00 feet to a point in line of Open Space Area "B" as shown on said plan; thence extending along the line of said Open Space Area "B", North 52 degrees, 01 minute, 49 seconds East, 90.51 feet to a point in line of Lot No. 10 and also being in the bed of a Sanitary Sewer Easement, both as shown on said plan; thence extending along the line of said Lot No. 10 and also extending through the bed of said Sanitary Sewer Easement, South 34 degrees, 40 minutes, 03 seconds East, 120.82 feet to a point on the Northwesterly side of Rosewood Trail, aforesaid; thence extending along the said Northwesterly side of Rosewood Trail the two following courses and distances, viz: (1) measuring in a Southwesterly direction along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 21.61 feet to a point of tangent; and (2) South 52 degrees, 01 minute, 49 seconds West, 61.95 feet to a point a corner of Lot No. 8, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 9 on said plan.

BLOCK 23 B, Unit 9.

ALSO UNDER AND SUBJECT to a Declaration of Planned Community entitled "Summerdale Estates, A Planned Community", by Heritage-Summerdale Estates, L.P. the Declarant, dated 3/14/2002 and recorded 9/6/2002 in Deed Book 5422, Page 2398, and any amendments that may be recorded from time to time.

BEING the same premises that Heritage-Summerdale Estates, L.P., a Pennsylvania Limited Partnership, by Indenture dated 5-28-03 and recorded 06-19-03 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5460, Page 1821, granted and conveyed unto Keith M. Berry and Kathleen M. Berry, husband and wife.

Parcel Number: 37-00-04290-11-9.

Location of property: 2424 Rosewood Trail, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith M. Berry and Kathleen Berry** at the suit of Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A. and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$277,470.19.

**Thomas M. Federman**, Attorney.

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

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



12-02284

ALL THAT CERTAIN one half of a double frame house and lot of land, situate #13 West Fourth Street, **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described according to a survey thereof made by George F. Shaner, R. E., 2/11/1947, as follows, to wit:

BEGINNING at a point on the Northerly property line of Fourth Street (50 feet wide), a corner of lands now or about to be conveyed by the Grantors to Wilmer J. Ewing and Anna C. Ewing; thence by the same and on said course passing through the middle of a joint frame partition wall of a double frame dwelling, North 35 degrees, 34 minutes East, 140 feet to a corner of the same on the Southerly side of a 20 feet wide alley; thence along the same North 54 degrees, 26 minutes West, 15 feet 4 1/2 inches to a corner; thence by a course at right angles to the same, South 35 degrees, 34 minutes West, 140 feet to a point on the Northerly property line of the aforesaid Fourth Street; thence along the same, South 54 degrees, 26 minutes East, 15 feet 4 1/2 inches to the place of beginning.

BEING the remaining portion of Lot #74 on a plan of lots laid out by Mathias G. Yergey.

TITLE TO SAID PREMISES IS VESTED IN Amy K. Smith, by Deed from Ross C. Bercik, dated 05/16/2008, recorded 06/04/2008 in Book 5694, Page 2096.

Parcel Number: 16-00-09964-00-1.

Location of property: 13 West 4th Street, Pottstown, PA 19464-5219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy K. Smith** at the suit of Wells Fargo Bank, N.A. Debt: \$69,593.35.

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

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

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

12-02289

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of "Country Wood Estates", made by Edward B. Blumrick, Registered Surveyor and Robert Foster Associates dated May 27, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 7, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pleasant Hill Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Countrywood Lane: (1) leaving Countrywood Lane 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 Southwesterly side of Pleasant Hill Road; and (2) South 55 degrees, 20 minutes East along the Southwesterly side of Pleasant Hill Road 127.72 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Pleasant Hill Road the three following courses and distances: (1) South 55 degrees, 20 minutes East, 55.00 feet to a point of curve; (2) Southeastwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 41.54 feet to a point of tangent; and (3) South 39 degrees, 28 minutes, 01 seconds East crossing the bed of a certain 20.00 feet wide Drainage Easement 33.00 feet to a point on the Southeasterly side of said Easement; thence extending South 62 degrees, 43 minutes, 20 seconds West along the Southeasterly side of said Easement 220.06 feet to a point; thence extending North 36 degrees, 54 minutes, 30 seconds West recrossing the bed of the aforesaid 20.00 feet wide Drainage Easement 89.04 feet to a point; thence extending North 53 degrees, 05 minutes, 30 seconds East, 190.55 feet to the first mentioned point and place of beginning.

BEING Lot Number 13 Section, Number 2 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Harry W. House and Kim D. Zawislak, by Deed from The Estate of Carmen A. Lanzetta, a/k/a, Carmen A. Lanzetta, Sr., dated 07/08/2009, recorded 07/16/2009 in Book 5737, Page 740.

Parcel Number: 59-00-14455-00-3.

Location of property: 2620 Pleasant Hill Road, Hatboro, PA 19040-2922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kim D. Zawislak and Harry W. House** at the suit of Colonial Savings, F.A. Debt: \$233,822.98.

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

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

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

12-02413

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to an "As Built Survey Lot #56-59" of Linfield Knoll, made for Linfield Knoll Partnership by Bursich Associates, Inc., Pottstown, Pennsylvania, dated 7/18/2000 bounded and described, as follows, to wit:

BEGINNING at an interior point a corner of this Lot No. 56 on the above mentioned plan, which point is measured the two following courses and distances from a point in the center line of Road "C" (24 feet wide) on the above mentioned plan: (1) leaving Road "C" South 62 degrees, 34 minutes, 38 seconds West, 61.34 feet to a point a corner of Lot No. 56; (2) North 07 degrees, 44 minutes, 48 seconds East, 24.00 feet to said point of beginning; thence extending from said point of beginning the following three courses and distances: (1) North 82 degrees, 15 minutes, 12 seconds West, 42.33 feet to a point; (2) North 07 degrees, 44 minutes, 48 seconds East, 24.00 feet to a point a corner of Lot No. 56; (3) South 82 degrees, 15 minutes, 12 seconds East, 36.66 feet to a point; thence extending South 07 degrees, 44 minutes, 48 seconds West, 12.00 feet to a corner of Lot No. 56 the first mentioned point and place of beginning.

BEING Lot No. 57.

TITLE TO SAID PREMISES IS VESTED IN Christina Brentum, as Sole Owner by Deed from Hemang Shah dated 01/22/2007, recorded 04/04/2007 in Deed Book 5641, Page 02115.

Parcel Number: 37-00-03589-12-7.

Location of property: 305 Stonebach Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina Brentum** at the suit of PNC Bank, National Association. Debt: \$271,845.87.

**Sherri J. Braunstein**, Attorney.

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

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

12-02523

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania dated February 20, 1928, as follows, to wit:

BEGINNING at a point in the middle line of Jenkintown Road at a distance of 1549.80 feet Southwestwardly from the Southwesterly side of Church Road; thence extending North 85 degrees, 41 minutes, 30 seconds East, along land now or late of P.C. Hutchinson, 174.22 feet to a point marked by a stone, a corner of lands now or late of Edward Wain Estates; thence along land now or late of said Edward Wain Estates, South 04 degrees, 52 minutes, 30 seconds West, 58.40 feet to a point a corner of lands now or late of Thomas Rowland's Sons; thence along said land of Thomas Rowland's Sons, North 84 degrees, 44 minutes, 40 seconds West through the center of a certain party wall, 91.37 feet to a point; thence extending South 08 degrees, 30 minutes, 30 seconds West, 9.03 feet to a point; thence still along said land now or late of Thomas Rowland's Sons, North 81 degrees, 29 minutes, 29 seconds West partly through the center of a party wall, 83.01 feet to the middle line of said Jenkintown Road; thence extending North 09 degrees, 36 minutes, 30 seconds East along the middle line of said Jenkintown Road, 33.85 feet the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen Magoon, by Deed from Ronald E. Schlecht, Jr. and Coleen M. Schlecht, h/w, dated 10/20/2006, recorded 11/20/2006 in Book 5624, Page 2083.

Parcel Number: 31-00-15448-00-1.

Location of property: 8009 Jenkintown Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen Magoon** at the suit of Citimortgage, Inc. Debt: \$158,033.09.

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

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

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

12-02541

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, being Lot No. 107 on a plan of "Ideal Building Lots", situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Noble Street at the distance of 345 feet Northeasterly from the Northeast side of Oak Street, a corner of this and Lot No. 108 on said plan; thence along said Lot No. 108, Northwestly 170 feet, 8-3/8 inches to the Southeast side of an alley laid out (20 feet wide); thence along said side of said alley, Northeasterly 25 feet to a corner of Lot No. 106 on said plan; thence along said Lot No. 106 Southeasterly the line passing through the middle of the partition wall between the house erected on this lot and the one erected on said Lot No. 106, 170 feet, 8-3/8 inches to the Northwest side of Noble Street aforesaid; thence along said side of Noble Street, Southwesterly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew F. Kay-Conway and Karla S. Kay-Conway, husband and wife, deeded by Anthony R. Alessandrini, dated 9/1/06, recorded 10/03/06, in Book 5618, Page 00284, Instrument #2006122421.

Parcel Number: 13-00-28008-00-5.

Location of property: 727 Noble Street, Norristown, PA 19401-5532.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karla S. Kay-Conway and Matthew F. Kay-Conway** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$219,180.99.

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

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

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

12-02545

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Whitpain Township**, County of Montgomery, 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 (7) following courses and distances from a point of reverse curve on the Northwestern side of Copper Beech Drive (28 feet wide): (1) leaving Copper Beech Drive on the arc of a circle curving to the right having a radius of 24.00 feet the arc distance of 34.52 feet to a point of tangent on the Northwestern 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; (5) South 86 degrees, 00 minutes, 00 seconds West, 18 29 feet to a point of curve; and (6) on the arc of a circle curving right having a radius of 188.00 feet the arc distance of 7,205 feet to the point; and (7) South 11 degrees, 17 minutes, 00 seconds East, 34.71 feet to said point of beginning, said point of beginning being a corner of Lot No. 352 as shown on above mentioned plan; thence extending along the aforesaid lot South 11 degrees, 17 minutes, 00 seconds East, 75.00 feet to a point; thence extending from said point South 78 degrees, 43 minutes, 00 seconds West, 32.00 feet to a point; thence extending from said point the 2 following courses and distances: (1) North 11 degrees, 17 minutes, 00 seconds West, 75.00 feet to a point; and (2) North 78 degrees, 43 minutes, 00 seconds East, 32.00 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 2,400 square feet, more or less.

BEING Lot No. 351 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gerard A. McAleenan and Melissa M. Kromdyk, by Deed from Louis C. Tulio and Alison H. Tulio, f/k/a Alison H. Cole, dated 10/29/2004, recorded 11/08/2004 in Book 5531, Page 2408.

Parcel Number: 66-00-04943-68-8.

Location of property: 169 Orchard Court, Blue Bell, PA 19422-2824.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerard A. McAleenan a/k/a Gerard Arthur McAleenan and Melissa M. Kromdyk** at the suit of Central Mortgage Company. Debt: \$242,121.97.

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

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

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

12-02614

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

BEGINNING at a point on the Southeasterly side of Noble Street, at the distance of 125 feet Northeasterly from the Northeast side of Blackberry Alley, laid out 20 feet wide; thence Southeasterly parallel with Blackberry Alley along land now or late belonging to Morris H. Shoemaker, 170 feet to the Northwest side of Rapp Alley; thence along said side of said alley, Northeasterly 21 feet more or less to a point, a corner of land now or late belonging to Harry Watson; thence by the last mentioned land, Northwesternly parallel with the first course, the line part of the distance passing through the middle of the partition wall of the house on this property and the house on the adjoining property belonging to said Watson, 170 feet to the Southeasterly side of Noble Street and along said side of said Noble Street, Southwesterly 21 feet more or less to the place of beginning.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Angela Smith, by Deed from Timothy E. Dyer, Jr., dated 08/16/2005, recorded 09/08/2005 in Book 5569, Page 2470.

Parcel Number: 13-00-27504-00-5.

Location of property: 612 Noble Street, Norristown, PA 19401-5531.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Smith** at the suit of Wells Fargo Bank, N.A. Debt: \$100,686.63.

**Christina C. Viola**, Attorney. I.D. #308909

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

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

12-02746

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Robert Russell Homes, Inc., made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 3/17/66 and last revised 11/21/68, as follows, to wit:

BEGINNING at a point on the Northwestern side of Garrison Way (50 feet wide) measured along the Northwest side of Garrison Way and cul-de-sac from line of Belfort Corporation, the six following courses and distances, said last mentioned point being 57.73 feet measured North 30 degrees, 36 minutes West along land of Belfort Corporation from a corner of land of Dolores T. Fordyce, et ux: (1) Northwestwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 123.74 feet to a point of reverse curve; (2) Southwestwardly on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 52.36 feet; (3) South 67 degrees, 36 minutes, 30 seconds West, 148.83 feet; (4) Southwestwardly on the arc of a circle curving to the left having a radius of 210 feet the arc distance of 116.58 feet to a point of tangent; (5) South 35 degrees,

48 minutes West, 51.28 feet to a point of curve; and (6) Southwestwardly on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 112.50 feet; thence from said point of beginning along Northwesterly side of Garrison Way, the two following courses and distances: (1) Southwestwardly on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 81.81 feet; and (2) South 67 degrees, 36 minutes, 30 seconds West, 101.55 feet to a point, a corner of Lot #29; thence along Lot #29, North 3 degrees, 36 minutes East, 367.13 feet to a point in line of land now or formerly of Robert G. Dreslin; thence along said land North 67 degrees, 36 minutes, 30 seconds East, 178 feet to a point a corner of Lot #27; thence along Lot #27 South 3 degrees, 36 minutes, West 356.53 feet to a point on the Northwesterly side of Garrison Way being the first mentioned point and place of beginning.

BEING Lot #28.

TITLE TO SAID PREMISES IS VESTED IN Stuart S. Levick and Julie Levick, h/w, by Deed from Richard DePiano, Jr. and Caryn DePiano, a/k/a Caryn M. Lindsey, dated 12/08/2005, recorded 12/22/2005 in Book 5584, Page 371.

Parcel Number: 58-00-07762-00-1.

Location of property: 320 Garrison Way, Gulph Mills, PA 19428-2514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stuart S. Levick and Julie Levick** at the suit of Wells Fargo Bank, N.A. Debt: \$451,878.63.

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

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

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

12-02777

ALL THAT CERTAIN lot or piece of land, with the dwelling thereon erected, hereditaments and appurtenances, situate in "Maplewood" in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, designated as Lot No. 19 on a plan of lots prepared by Albright and Friel, Inc., Civil Engineers, Philadelphia, Pennsylvania, dated 7/15/1940, and revised 1/22/1941, and described, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Maplewood Drive (50 feet wide) said point being located at a distance of 341 feet measured South 45 degrees, 33 minutes East from a stone located at the intersection of the Southeasterly side of Feist Avenue (50 feet wide) with the Northeasterly side of the above mentioned Maplewood Drive; thence along the dividing line between Lots No. 19 and 18 North 44 degrees, 27 minutes East, 121.45 feet to a corner of Lots No. 18, 9 and 6; thence along the line of Lots No. 19 and 6, South 44 degrees, 33 minutes East, 65 feet to a corner of Lots No. 6, 7 and 20; thence along the dividing line between Lots No. 19 and 20, South 44 degrees, 27 minutes West, 121.45 feet to a point in the Northeasterly side of Maplewood Drive; thence along the Northeasterly side of Maplewood Drive, North 45 degrees, 33 minutes West, 65 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angela D. Cimino, by Deed from Michael J. Taylor and Kimberly Z. Taylor, h/w, dated 02/25/2002, recorded 03/12/2002 in Book 5399, Page 1236.

Parcel Number: 16-00-20636-00-3.

Location of property: 251 Maplewood Drive, Pottstown, PA 19464-3949.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela D. Cimino** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$105,707.02.

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

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

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

12-02848

ALL THAT CERTAIN unit in the property known, named and identified as "Light Foundry Condominium", located at Walnut and York Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which was heretofore submitted to the Provisions of the Uniform Condominium Act, 68 C.S.A. 3101 et seq.; B the recording in the Office of the Recorder of Deeds, of Montgomery County, at Norristown, Pennsylvania, a Declaration dated April 17, 1991 and recorded in Deed Book 4973, Page 1612 & C, an amendment thereto dated September 3, 1991 and recorded in Deed Book 4992, Page 184 & C.

BEING designated as Townhouse Unit No. 4.

TOGETHER with a proportionate undivided interest in the common elements as defined in the Declaration of 0.0620%.

THE Grantee, for and on behalf of the grantee, the Grantee's heirs, personal representatives and assigns by the acceptance of this deed, covenants and agrees to pay such charges for maintenance of, repairs to replacement of and other expenses in connection with the common elements appurtenant to said unit, as may be assessed against him, them or said unit, from time to time by the Light Foundry Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania.

AND further covenants and agrees that the unit conveyed by this Deed shall be subject to a lien for all amounts so assessed, except in so far as Sections 3407 of the said act or the declaration may relieve a subsequent unit owner for prior unpaid assessments this covenant shall run with and find the Unit hereby conveyed and all subsequent owners thereof.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Vince Roach and Carola Samper-Roach, h/w, by Deed from Faithful Ventures, LLC, dated 04/08/2005, recorded 04/15/2005 in Book 5550, Page 1382.

Parcel Number: 16-00-30508-24-7.

Location of property: 107 Walnut Street, Unit 4, a/k/a 107 Walnut Street 4, Pottstown, PA 19464.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Vince Roach and Carola Samper-Roach** at the suit of Wells Fargo Bank, N.A. Debt: \$54,369.22.

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

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

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

12-02926

ALL THAT CERTAIN lot or tract of land, with dwelling thereon erected on the East side of Rosedale Drive, situate in the 7th Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the East line of Rosedale Drive, a distance of 124 feet, 9 inches Northerly from the North line of Jackson Road (now Beech Street); thence Eastwardly at right angles to said Rosedale Drive 120 feet; thence Southerly and parallel with said Rosedale Drive 123 feet, 3-1/2 inches to the North line of Jackson Road (now Beech Street); thence along said road, Westerly 115 feet to a stake, thence by a line curving to the right, having a radius of 5 feet a distance of 7 feet, 10-1/2 inches to the Easterly line of Rosedale Avenue; thence along the said driveway, Northerly 119 feet, 9 inches to the place of beginning.

BEING Lots 26, 25 and the Southerly half of Lot 24 on a plan of lots known as Rosedale Terrace, known on present city numbering as 306 Rosedale Drive, Pottstown, Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Michael C. Galvin and Megan Galvin, h/w, by Deed from Kevin S. Padmos and Angela K. Padmos, h/w, dated 08/29/2005, recorded 11/17/2005 in Book 5579, Page 2113.

Parcel Number: 16-00-25040-00-9.

Location of property: 306 Rosedale Drive, Pottstown, PA 19464-4446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Galvin and Megan Galvin** at the suit of Wells Fargo Bank, N.A. Debt: \$283,906.39.

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

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

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

12-03316

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

BEGINNING at a point on the Northwestern side of Kohn Street at the distance of 91.7 feet Southwestwardly from the Southwest side of Oak Street; thence along said Kohn Street on the Northwestern side of Southwest 19 feet to a point of this and property of Debbie J. Rowland; thence along said Rowland's property Northwestern 119 feet to a point of this and land of Nathan Schultz; thence along said Schultz's land, Northeast parallel with said Kohn Street 19 feet to a point of this and other property of James A. Hurst; thence along said Hurst's other property Southeast and through the middle partition wall of brick house belonging to said Hurst 119 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Korey J. Constable, by Deed from George W. Grote and Barbara L. Grote, h/w, dated 05/30/2007, recorded 06/29/2007 in Book 5653, Page 434.

Parcel Number: 13-00-18928-00-4.

Location of property: 661 Kohn Street, Norristown, PA 19401-3753.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Korey J. Constable** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$116,579.78.

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

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

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

12-03317

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery, State of Pennsylvania and described according to a subdivision plan made by Oscar Corson, Registered Professional Engineer, dated August 13, 1953, as follows, to wit:

BEGINNING at a point on the Northwestern side of Penllyn Road (County Highway) (60 feet wide) at the distance of 180 feet measured on a bearing of North 43 degrees, 4 minutes East along the said side of Penllyn Road from a point of tangent in the same, said point of tangent being at the distance of 31.42 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeast side of Holly Road (50 feet wide).

CONTAINING in front or breadth on the said side of Penllyn Road 200 feet and extending of that width in length or depth northwestwardly between parallel lines at right angles to Penllyn Road 200 feet.

BEING known as Lot No. 11 as shown on the above mentioned plan.



TITLE TO SAID PREMISES IS VESTED IN Harvey L. Fell, III and Joanne H. Fell, husband and wife, Deeded by C. Phillip Ettinger a/k/a Phillip Ettinger and Carole M. Ettinger, husband and wife, dated 07/12/06, recorded 07/18/06, in Book 05608, Page 1779, Instrument #2006087600.

Parcel Number: 66-00-05197-00-2.

Location of property: 465 Penllyn Blue Bell Pike, Blue Bell, PA 19422-1627.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harvey L. Fell, III and Joanne H. Fell** at the suit of Deutsche Bank National Trust Company, as Trustee for FFMLT 2006-FF13. Debt: \$408,867.52.

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

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

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

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12-03339

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan Raffaele and Linda K. Raffaele** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$167,864.85.

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

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

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

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12-03428

ALL THOSE FOUR CERTAIN 4 1/2 lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, being Lots Nos. 404, 405, 406 and 407 and the Westerly one-half of Lot No. 408 on a Plan of Lots of Ardsley which plan is recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 527, Page 500, and herein described as one tract of ground according to a survey thereof made by Charles E. Shoemaker, Registered Professional Engineers dated March 6, 1953, as follows:

BEGINNING at a point on the Southeasterly side of Tyson Avenue (79 feet wide) at the distance of 265.04 feet measured Southwestwardly along the said side of Tyson Avenue from its point of intersection with the Westerly side of Edgecomb Avenue (50 feet wide); thence South 21 degrees, 02 minutes, 11 seconds West, 190.18 feet to a point in line of Lot No. 363 on said plan; thence by the rear of Lots 363, 364, 365 and 367, South 68 degrees, 57 minutes, 04 seconds West, 112.5 feet to a point, a corner of Lot No. 403, on said plan; thence along Lot No. 403, North 21 degrees, 02 minutes, 11 seconds West, 174.74 feet to the Southeasterly side of Tyson Avenue aforesaid and along the same along the arc of a circle bearing to the right, having a radius of 1745.85 feet, the arc distance of 113.57 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert A. White, by Deed from Joseph R. Mulholland, dated 06/24/2005, recorded 06/30/2005 in Book 5560, Page 1219.

Parcel Number: 30-00-68540-00-1.

Location of property: 625 North Tyson Avenue a/k/a 625 Tyson Avenue, Glenside, PA 19038-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. White** at the suit of Wells Fargo Bank, N.A. Debt: \$209,797.90.

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

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

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

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12-03587

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated 6/12/1958, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Grandview Road (40 feet wide) at the distance of 139.80 feet measured along the said Northwesterly side of Grandview Road from the point of intersection with the center line of Appledale Road (33 feet wide); thence from said beginning point and extending along the said Northwesterly side of Grandview Road South 77 degrees, 8 minutes West, 93 feet to an angle iron; thence leaving the said side of Grandview Road and extending along land now or late of Harry Meyers, North 13 degrees, 25 minutes West, 175 feet to a pipe; thence extending along land now or late of Howard Fitzgerald, North 77 degrees, 68 minutes East, 90.31 feet to an iron pin; thence extending along land now or late of Durrell W. Smith, South 14 degrees, 18 minutes East, 175.04 feet to a pipe on the said Northwesterly side of Grandview Road, the first mentioned point and place of beginning.

UNDER AND SUBJECT to building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Maryann C. Debickes and Joshua E. Debickes, by Deed from Maryann C. Debickes, w/h and Edwin F. Debickes, Deceased, dated 05/23/2003, recorded 06/04/2003 in Book 5458, Page 1168.

Parcel Number: 43-00-05680-00-1.

Location of property: 706 Grandview Avenue, Norristown, PA 19403-1766.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maryanne C. Debickes and Joshua E. Debickes** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$157,112.85.

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

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

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

12-03599

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Veronica H. Mateja and John W. Mateja, Jr.** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$185,656.27.

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

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

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

12-04498

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof entitled "Plan of Lots, Hollowell" made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2201, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (56.5 feet wide) at the distance of four hundred forty (440) feet measured South 48 degrees, 16 minutes East along the said side of County Line Road from its intersection with the Southeasterly side of a proposed unnamed road (60 feet wide) (both lines produced).

CONTAINING in front or breadth on the side of County Line Road one hundred twenty (120) feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said County Line Road one hundred fifty (150) feet.

BEING Lots Nos. 27 and 28 on the above mentioned plan.

BEING the same premises which Vincent Piazza by deed dated 8/13/2010 and recorded 8/17/2010 in Montgomery County Deed Book 5776, Page 02337 granted and conveyed unto Paul F. Brock.

Parcel Number: 36-00-02872-00-8.

Location of property: 643 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Paul F. Brock** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$192,880.96.

**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.

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12-04523

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on March 21, 1964 and last revised on June 26, 1964, as follows, to wit:

SITUATE on the Northwestern side of Kohn Street (fifty feet wide) at the distance of 325 feet Northeastwardly from the Northeastly side of Elm Street (50 feet wide); thence extending North 50 degrees, 11 minutes West (extending partly through the party wall erected between these premises and the premises adjoining to the Southwest) crossing the bed of a certain 20 foot wide alley, 136.78 feet to a point; thence extending North 40 degrees, East (along the Northwestern side of said 20 foot wide alley) 21 feet to a point; thence extending South 50 degrees, 11 minutes East (recrossing the bed of said alley) 136.72 feet to a point on the Northwestern side of Kohn Street; thence extending South 39 degrees, 49 minutes West (along the Northwestern side of Kohn Street) 21 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

BEING the same premises which Cheryl Owens by deed dated 5/24/10 and recorded 6/4/10 in Montgomery County Deed Book 5769, Page 00067, granted and conveyed unto Michelle L. Davis-Govan.

Parcel Number: 13-00-19084-00-1.

Location of property: 835 Kohn Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Michelle L. Davis-Govan** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$128,532.58.

**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.

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12-04527

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, described according to a plan thereof, made by Barton and Martin, Engineers on the 20th day of August, A.D., 1946, as follows, to wit:

SITUATE on the Southeastly side of Tennis Avenue (40 feet wide) at the distance of 49.60 feet Northeastwardly from the Northeastly side of Jenkintown Road (50 feet wide) in **Abington Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said side of Tennis Avenue 42 feet and extending of that width in length or depth between parallel lines at right angles to the said Southeastly side of Tennis Avenue 100 feet.

BEING the same premises which Darian Parkinson by deed dated 5/27/10 and recorded 6/8/10 in Montgomery County Deed Book 5769, Page 01096, granted and conveyed unto Bernard Fisher.

Parcel Number: 30-00-66416-00-1.

Location of property: 605 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Bernard Fisher** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$200,392.70.

**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.

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12-04566

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

BEGINNING at a point on the Southeast side of George Street, at the distance of three hundred forty-five feet Northeastly from Marshall Street, a corner of this and a certain five feet wide alley; thence extending along said five feet wide alley, laid out and reserved by Andrew Yeager for the use and benefit of the George Street houses and; thence extending along said five feet wide alley, Southeastly one hundred four feet to a twelve feet wide alley; thence along the Northwest side of said twelve feet wide alley, Northeastly fifteen feet to a corner of a house and lot of ground now or late of Charles M. Garner; thence by the same Northwestly one hundred four feet to George Street, aforesaid, the line running through the middle of the partition wall between this and the adjoining house; thence along the Southeast side of said George Street, Southwestly fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Miller and Helen M. Miller by Deed from John Joseph Pecharo, Jr. and Mary B. Pecharo, his wife, dated May 9, 1997 and recorded May 16, 1997 in Deed Book 5186, Page 0039.

Parcel Number: 13-00-13064-00-9.

Location of property: 638 George Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy J. Miller and Helen M. Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for Quest Trust 2006-X2, Asset Backed Certificates, Series 2006-X2. Debt: \$48,580.93.

**Margaret Gairo**, Attorney.

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

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

12-04594

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 434, on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc. by Hopkins and Scott, Inc., Registered Surveyors dated August 8, 1974 and revised August 23, 1974, said plan being recorded in Plan Book A-23, Page 32, and further revised according to a Conveyance Plan of Birchwood Section 2, made by Hopkins and Scott, Inc., Registered Surveyors, dated July 6, 1983 as attached to Deed recorded in Deed Book 4720, Page 1737.

AND the grantee, for themselves, their heirs and assigns, by acceptance of this Indenture agree with the grantor, its successors and assigns, that the covenants, restrictions, easements, charges, liens, terms and conditions as set forth in the Declaration by Bess Enterprises, Inc., the Developer, dated August 1, 1983 and recorded at Norristown, Pennsylvania in Deed Book 4717, Page 1024, shall be covenants running with the land and that in any Deed of Conveyance of said premises, or any part thereof to any person or persons, said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this Indenture and the record hereof or as fully as the same are contained herein.

BEING the same premises which Donald R. Peters by his Attorney in Fact, Wayne M. Davidson by Deed dated 9/30/1997 and recorded 10/2/1997 in Montgomery County in Deed Book 5201, Page 2067 granted and conveyed unto Deborah A. Watts, in fee.

Parcel Number: 48-00-00224-33-1.

Location of property: 434 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Deborah Watts a/k/a Deborah A. Watts, Deceased** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC, Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$123,532.96.

**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.

12-04629

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and numbered according to the Plan of Numbering Houses in said Borough No. 327 Boulevard and bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the Boulevard at the distance of two hundred eighty-nine and eighty-two one-hundredths feet Northwesterly from the North corner of Markley Street and the Boulevard, being the corner between premises No. 325 Boulevard and the premises hereby conveyed known as No. 327 Boulevard; thence running Northwesterly along the Northeast side of the Boulevard a distance of twenty-one and thirty one-hundredths feet to a curved line whose radius is three hundred twenty and seven one-hundredths feet; thence Northeasterly a distance of ninety-seven and ninety-six one-hundredths feet to a bend in the division line between premises hereby conveyed known as No. 327 Boulevard and premises adjoining known as No. 329 Boulevard; and thence running Northeasterly a distance of fifty-seven and eighty-two one-hundredths feet to the rear line of lots facing James Street; thence Southeasterly along the rear line of lots facing James Street, twenty-one feet to the line of premises adjoining known as No. 325 Boulevard; thence Southwesterly along along the line of the adjoining premises known as No. 325 Boulevard sixty feet (incorrectly given in prior deed as sixty and sixty one-hundredths feet) to a bend in the division line between these premises known as No. 327 Boulevard and the premises adjoining known as No. 325 Boulevard; thence still Southwesterly the line passing through the middle of the partition wall herein the premises hereby conveyed known as No. 327 Boulevard and the premises adjoining known as No. 325 Boulevard, one hundred four and five-tenths feet (incorrectly given in prior deeds as one hundred thirty and thirty one-hundredths feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Merle Hicks by Deed from Harry M. Natalini and Virginia M. Natalini, his wife, dated November 24, 1982 and recorded November 26, 1982 in Deed Book 4696, Page 738.

Parcel Number: 13-00-15508-00-4.

Location of property: 327 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Merle Hicks** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-3, c/o Bank of America, N.A. Debt: \$151,162.27.

**Christine L. Graham**, Attorney.

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

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

12-04990

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Plan of "Upland Village" made by Coventry Associates dated 1/27/1978 and last revised 3/18/1982 and recorded in Montgomery County in Plan Book A-44, Page 235, A, B, C, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Upland Street (50.00 feet wide) which point of beginning is common to this lot and Lot No. 17 as shown on said plan; thence extending from said point of beginning, along Lot No. 17 North 50 degrees, 13 minutes, 58.4 seconds West, 100.00 feet to a point; thence extending North 39 degrees, 46 minutes, 01.6 seconds East, 40.00 feet to a point, a corner of Lot No. 19 as shown on said plan; thence extending along the same, South 50 degrees, 13 minutes, 58.4 seconds East, 100.00 feet to a point on the said Northwestern side of Upland Street, aforesaid; thence extending along the same, South 39 degrees, 46 minutes, 01.6 seconds West, 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lisa Anne Zinar, by Deed from Howard E. Miller and Kathryn M. Sugg, n/k/a Kathryn M. Miller, dated 02/28/2003, recorded 04/07/2003 in Book 5452, Page 761.

Parcel Number: 16-00-29665-77-5.

Location of property: 629 Upland Street, Pottstown, PA 19464-5186.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Anne Zinar** at the suit of Wells Fargo Bank, N.A. Debt: \$113,035.61.

**Christina C. Viola**, Attorney. I.D. #308909

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

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

12-05002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 577 and 578 on a Certain Plan of Lots of Glenside Highlands, recorded in Norristown in Deed Book No. 465, Page 500, bounded and described together as one lot according the, as follows, to wit:

BEGINNING at the point intersection of the Northeasterly side of Oakdale Avenue (50 feet wide) with the Southeasterly side of Sylvania Avenue 155 feet, 6-3/8 inches to a point in line of Lot No. 601; thence extending Southeasterly along same and Lots No. 600, 599, 598, and 597, 130 feet, 6-1/4 inches to a point in line of Lot No. 579; thence extending Southwestwardly along same 150 feet to a point in said side of Oakdale Avenue; thence extending Northwestwardly along same 90 feet to place of beginning.

BEING the same premises which E. Parry Warner and James A. Warner, Administrators CTA of the Estate of Elizabeth T. Warner, Deceased, by Trustee's Deed dated November 24, 1993 and recorded November 29, 1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5063, Page 543, granted and conveyed unto Patrick Grubb and Marjorie G. Grubb, his wife.

Parcel Number: 30-00-47348-00-7.

Location of property: 2329 Oakdale Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Patrick Grubb and Marjorie G. Grubb** at the suit of Deutsche Bank National Trust Company. Debt: \$403,610.98.

**Steven K. Eisenberg**, Attorney.

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

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

12-05115

BEGINNING at a drill hole, situated in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, set in the Southwesterly curb line of Main Street (33 feet wide), at a distance of 273 feet measured Southeasterly along said curb line, extended from its intersection with the center line of 3rd Street a corner of lands now or late of U and W Realty Company; thence extending from said beginning point along the Southwesterly curb line of Main Street, South 15 degrees, 54 minutes East, 43 feet to a drill hole a corner of lands now or late of Wilmer G. Dimming; thence extending along the last mentioned lands South 74 degrees, West crossing a water line as shown on said plan



99.07 feet to an iron pin, a corner of lands now or late of Brunner Bakery; thence extending along the last mentioned lands North 16 degrees, West 43 feet to an iron pin on a corner of lands now or late of U and W Realty Company; thence extending along the last mentioned lands North 74 degrees, East crossing over a sanitary sewer pipe extending from the premises herein described across lands now or late of Brunner Bakery to School Alley and re-crossing the aforesaid water line 99.15 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

Parcel Number: 06-00-02684-00-1.

Location of property: 238 Main Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Peter Faraco and Colleen Rodenberger** at the suit of Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2. Debt: \$219,369.35.

**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.

12-05265

LAND referred to in this commitment is described as all that certain property situated in City of Norristown, in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated 04/27/2004 and recorded 05/16/2004 in Book 5007, Page 2236 among the land records of the County and State set forth above and referenced, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan made by William V. Reeder, Registered Engineer, Upper Darby, Pennsylvania, January 20, 1960, as follows, to wit:

BEGINNING at a point on the Southwest side of James Street (50 feet wide) at the distance of 795.62 feet measured North 48 degrees, 6 minutes West along said side of James Street from a corner formed by the intersection of the said side of James Street and the Northwest side of Forrest Avenue (50 feet wide) (both extended); thence extending South 41 degrees, 64 minutes West, 132.34 feet to a point; thence extending North 49 degrees, 40 minutes West, 50.02 feet to a point; thence extending North 41 degrees, 54 minutes East, 133.71 feet to a point on the Southwest side of James Street; thence extending South 48 degrees, 6 minutes East along said side of James Street 50 feet to the first mentioned point and place of beginning. Being known as Lot No. 91. Being the same premises which Charles T. Welsh and Rosa M. Welsh, husband and wife by Deed dated 6-11-2003 and recorded 6-24-2003 in Montgomery County in Deed Book 5461, Page 1016, conveyed unto Charles T. Welsh and Rose M. Welsh, husband and wife and Charles T. Welsh, III, a two-thirds (2/3) undivided interest to Rose M. Welsh and Charles T. Welsh, as Tenants by the Entireties and a one-third (1/3) interest to Charles L. Welsh, III and as between Charles T. and Rose M. Welsh and Charles T. Welsh, III Joint Tenants With Right of Survivorship and not at Tenants in Common in Fee and the said Rose M. Welsh died on 2-10-2004.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Costa, a married woman, Her Heirs and Assigns, forever by Deed from Elizabeth Metzger, Her Heirs and Assigns, forever dated 04/11/2007, recorded 05/21/2007 in Deed Book 5647, Page 2808.

Parcel Number: 63-00-03802-00-5.

Location of property: 1460 West James Street, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Costa and Elizabeth Metzger** 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: \$190,279.19.

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

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

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

12-05383

ALL THAT CERTAIN property, in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, UPI #62-00-01891-00-9, being more fully described in Deed dated September 15, 1999, and recorded October 18, 1999, in the land records of the County and State set forth above, in Deed Book 5292, Page 2146.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Wynn by Deed from Doris Jean Sperling, Executrix Under the Will of Myron O. Sterner, Deceased dated 09/15/1999, recorded 10/18/1999 in Deed Book 5292, Page 2146.

Parcel Number: 62-00-01891-00-9.

Location of property: 983 Old Skippack Pike, Salfordville, PA 18958.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Joseph Wynn a/k/a Joseph P. Wynn** 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: \$382,678.26.

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

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

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

12-05426

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey of properties for Frank McAdams on April 27, 1951 by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwest side of Stanbridge Street (66 feet wide) at the distance of 82.70 feet measured along said side of Stanbridge Street, South 45 degrees, 41 minutes, 30 seconds West, from its intersection with the Southwest side of Washington Street (50 feet wide).

CONTAINING in front or breadth on the said Stanbridge Street 15.80 feet and extending of that width in length or depth, South 44 degrees, 18 minutes, 30 seconds East, between parallel lines at right angles to the said Stanbridge Street, the Northeast line thereof and the Southwest line thereof extending partly through party walls between these premises adjoining to the Northeast and Southwest, respectively, 100 feet.

BEING Lot No. 6 on said plan.

BEING the same premises Delores Allison, Damon D. Thomas and Dina Thomas, husband and wife, by Deed dated 12/3/2011 and recorded 12/15/2011 in Montgomery County in Deed Book 5822, Page 1029 granted and conveyed unto Delores Allison.

Parcel Number: 13-00-34388-00-6.

Location of property: 28 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Delores Allison a/k/a Delores Allison f/k/a Delores Thomas** at the suit of Midfirst Bank. Debt: \$47,641.76.

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

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

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

12-05496

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Suburban Square Condominium, 48 Llanfair Road, **Lower Merion Township**, County of Montgomery, Commonwealth of 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 the Recording of Deeds, in and for the County of Montgomery, of a Declaration of Condominium dated January 31, 1979 and recorded May 29, 1979 in Deed Book 4413, Page 353, a Code of Regulations, dated January 31, 1979 and recorded May 29, 1979 in Deed Book 4413, Page 377 and a Declaration Plan dated March 13, 1979 and recorded June 16, 1979 in Condominium Plan Book 6, Page 50, being and designated on such Declaration Plan as Unit No. 3 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) 8.6% per unit.

UNDER AND SUBJECT to a certain right-of-way and restrictions now of record.

TITLE TO SAID PREMISES IS VESTED IN George R. Hatfield, by Deed from Charles Stephen Ward, dated 10/22/2004, recorded 11/01/2004 in Book 5531, Page 482.

Parcel Number: 40-00-33150-04-7.

Location of property: 48 Llanfair Road, Unit 3 a/k/a 48 Llanfair Road Condominium 3, Ardmore, PA 19003-2413.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **George R. Hatfield** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Loan Obligation Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$175,229.10.

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

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

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

12-05595

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Poplar Manor" made for Robert H. Kett and Kenneth E. Dennis, Jr. by Ralph E. Shaner and Son Engineering Company, dated December 15, 1981 and revised January 28, 1984 and recorded in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book B-40, Page 254, as follows, to wit:

BEGINNING at a point on the Northwestern side of Poplar Street (50 feet wide) said point being measured North 27 degrees, 49 minutes East, 33.00 feet from a point of intersection on the Northwestern side of Poplar Street and the Northeast side of Wilson Street (50 feet wide); thence extending from said point of beginning and along Lot No. 10 as shown on the above mentioned plan, North 62 degrees, 11 minutes West, 140.00 feet to a point, a corner on the Southeast side of a certain 20 feet wide alley; thence extending along the same North 27 degrees, 49 minutes East, 27.00 feet to a point, a corner in line of Lot No. 8 as shown on the above mentioned plan; thence extending along the same South 62 degrees, 11 minutes East, 140.00 feet to a point, a corner on the Northwestern side of Poplar Street; thence extending along the same South 27 degrees, 49 minutes West, 27.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Heather M. Miller (formerly Heather M. Stoudt) and Guy R. Miller, her husband, by Indenture bearing date the 14th day of August, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5239, Page 2109, granted and conveyed unto Guy R. Miller and Heather M. Miller, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Easi by Deed from Guy R. Miller and Heather M. Miller, husband and wife dated 05/25/2006, recorded 06/06/2006 in Deed Book 05603, Page 0535.

Parcel Number: 16-00-22340-00-9.

Location of property: 803 Poplar Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Easi** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of August 1, 2006, GSAMP Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5. Debt: \$125,795.56.

**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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12-05724

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

ALL THAT CERTAIN lot or piece of ground, situate in Lower Pottsgrove Township, Montgomery County, Pennsylvania, bounded and described according to a Revised Lot Plan made by Ralph E. Shaner dated October 24, 1981 and recorded in Plan Book B-40, Page 85, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wooded Way in line with the Southeasterly line of Lot #15, which point of beginning is measured the distance of 470 feet on a course of South 44 degrees, 30 minutes East from cul-de-sac; thence extending from said point of beginning and continuing along the said side of Wooded Way South 44 degrees, 30 minutes East, 80 feet to a point in line of Lot #13; thence extending along line of Lot #13 South 45 degrees, 30 minutes West, 323.55 feet to a point; thence North 43 degrees, 19 minutes West, 80.08 feet to a point in line of Lot #15; thence extending along line of Lot #15 North 45 degrees, 30 minutes East, 321.90 feet to the first mentioned point and place of beginning.

BEING Lot 14 as shown on the above mentioned plan.

BEING the same premises which Keith N. Brennan and Margaret A. Brennan, his wife, by Deed dated April 2, 1987 and recorded on April 10, 1987, in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 4834, Page 1086, granted and conveyed unto Keith N. Brennan, in fee.

TITLE TO SAID PREMISES IS VESTED IN James M. Yochem, as sole owner by Deed from Keith N. Brennan dated 01/31/2008, recorded 02/15/2008 in Deed Book 5682, Page 1789.

Parcel Numbers: 42-00-05360-40-3 and 42-00-05360-41-2.

Location of property: 1252 Wooded Way, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James M. Yochem** 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: \$253,844.58.

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

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

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

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12-05896

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Franklin and Lindsey, Civil Engineers, dated August 16, 1944, as follows, to wit:

BEGINNING at a point of curve on the Southeast side of Earl Lane at the intersection of the Northeasterly side of Overbrook Road; thence extending along the Southeast side of Earl Lane North 37 degrees, 54 minutes, 50 seconds East, 23 feet to a point; thence extending South 52 degrees, 05 minutes, 10 seconds East, passing partly through the center of the party wall between this and the premises adjoining on the Northeast the distance of 120 feet to a point; thence extending South 37 degrees, 54 minutes, 50 seconds West, 48 feet to the Northeast side of Overbrook Road (50 feet wide); thence extending along the said Northeast side of Overbrook Road, North 42 degrees, 05 minutes, 10 seconds West, 100 feet to a point of tangent; thence continuing along Overbrook Road on a line curving to the right with a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 96 on said plan.

BEING the same premises which William J. Morris and Hennetta Ann Morris, his wife by Deed dated 10/31/1967 and recorded 11/1/1967 in Montgomery County in Deed Book 3490, Page 350 conveyed unto Edward J. Carey and Mary A. Carey, his wife, in fee.

AND the said Mary A. Carey died on 10/6/96.

And the said Edward J. Carey died on 2/26/2005 leaving a Will probated and registered at Montgomery County as Will No. 051098, wherein he appointed Dolores Runkle as Executrix to whom Letters Testamentary were granted on 3/31/2005.

TITLE TO SAID PREMISES IS VESTED IN Gia Miller by Deed from Dolores Runkle, Executrix of the Estate of Edward J. Carey, Deceased dated 06/28/2005, recorded 07/14/2005 in Deed Book 05562, Page 0302.

Parcel Number: 08-00-01510-00-3.

Location of property: 142 Earl Lane, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gia Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE5, Pooling and Servicing Agreement dated as of November 1, 2005. Debt: \$183,007.29.

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

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

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

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12-06547

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

NAMED AND IDENTIFIED in the Declaration Plan referred to below as Georgetown of Philadelphia Condominium located on Old Penllyn Pike and Penambler Road in Lower Gwynedd Township, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated 8/29/79 and recorded 9/12/79 in Deed Book 4452, Page 33, and a First Amendment to the Declaration dated 1/29/80 and recorded 1/29/80 in Deed Book 4496, Page 411, and a Second Amendment to the Declaration dated 5/2/88 and recorded 6/10/88 in Deed Book 4875, Page 2066, and a Third Amendment to the Declaration dated 4/18/89 and recorded 6/2/89 in Deed Book 4912, Page 2067 and Declaration Plan dated 1/4/78 and last revised 7/19/78 and recorded on 9/11/79 in Plan Book 6, Page 58 as amended by First Amendment to Declaration Plan dated 12/26/79 and recorded 12/26/79 in Plan Book 6, Pages 82 through 90, and a Code of Regulations dated 9/11/79 and recorded on 9/12/79 in Deed Book 4452, Page 79, and a First Amendment to the Code of Regulations dated 01/29/80 and recorded 01/29/80 in Deed Book 4496, Page 418, being and designated on Declaration Plan as Unit No. 16-G, 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).

Parcel Number: 39-00-00728-37-6.

Location of property: 128 Culpepper Drive, #145, L 16-G, Lower Gwynedd Township, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joan M. Sagendorph** at the suit of EMC Mortgage, LLC f/k/a EMC Mortgage Corporation. Debt: \$119,901.54.

**Christopher A. DeNardo**, Attorney.

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

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

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12-06942

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan "Oreland Meadows" made by B. Duncan Hubley, Professional Engineer dated 01/21/1988 last revised 08/01/1988 and recorded in Montgomery County in Plan Book A-50, Page 82.

BEGINNING at point on the Northwestern side of Roesch Avenue, said point being a corner of Lot 9 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 9 as shown on a above mentioned plan North 52 degrees, 04 minutes West, 109.99 feet to a point in line of Lot No. 4 as shown on the above mentioned plan; thence extending along the same and along lands now or late of J. Paul and Alma C. Cheyney; thence extending along the same North 37 degrees, 20 minutes East, 31.74 feet to a point, a corner of lands now or late of Walter J. and Fred W. Gentner; thence extending along the same South 53 degrees, 30 minutes East, 110.00 feet to a point on the Northwestern side of Roesch Avenue; thence extending along the same South 37 degrees, 20 minutes West, 33.33 feet to the first mentioned point and place of beginning.

Parcel Number: 52-00-15703-00-4.

Location of property: 209 Roesch Avenue, Oreland, PA 19075.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frederick W. Melhuish, Jr.** at the suit of HSBC Bank USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation, Asset-Backed Pass-Through Certificates, Series 2005-4. Debt: \$221,727.96.

**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.

12-08882

ALL THAT moiety and interest of, in and to all that certain brick dwelling house, office and lot or piece of ground, situate in **Norristown Borough**, aforesaid, bounded and described, as follows, to wit:

BEGINNING at a corner of this and a house and lot late of Benjamin E. Chain, now of Henry L. Hobensack, on the Southeast side of Swede Street, at the distance of 50 feet Northeasterly from Airy Street; thence Southeasterly parallel to said Airy Street, by said Hobensack's land, passing for part of the distance through the middle of the partition wall between the house on this lot and said Hobensack's house, 100 feet to a corner at Church Street; thence along the Northwest side of said Church Street, Northeasterly 40 feet to a stake, a corner of land late of Christopher Blounts, now of J.P. Hale Jenkins; thence by said Jenkins land, Northwesterly parallel to the first course, 100 feet to a corner of Swede Street aforesaid; and thence along the Southeast side of said Swede Street Southwesterly 40 feet to the place of beginning.

BEING the same premises which Frank L. Caiola and Maria J. Caiola, husband and wife by Deed dated 6/21/2002 and recorded 7/1/2002 in Montgomery County in Deed Book 5414, Page 814 conveyed unto Barry F. Gultanoff, in fee.

Parcel Number: 13-00-36004-00-1.

Location of property: 504-506 Swede Street, Norristown, PA.

The improvements thereon are: Three contiguous multi-story attached and semi-detached office buildings.

Seized and taken in execution as the property of **Barry F. Gultanoff** at the suit of PNC Bank, National Association. Debt: \$441,854.11.

**James W. Hennessey**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on August 29, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, Sheriff

#### ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - IN DIVORCE  
NO. 2012-08761

**Carole Manno, Plaintiff**

vs.

**John Manno, Defendant**

**TO: JOHN MANNO**

#### IMPORTANT LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that Carole Manno, Plaintiff has filed for Divorce from you in the Montgomery County Court of Common Pleas. Plaintiff is filing for divorce under Section 3301(a)(1) - Desertion, 3301(c) - No Fault divorce, and Section 3301(d) - No Fault Divorce under the Pennsylvania Divorce Code. You have certain legal rights that may be impacted by this action.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO A HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
MONTGOMERY BAR ASSOCIATION  
100 WEST AIRY STREET  
NORRISTOWN, PENNSYLVANIA 19401  
610-279-9660, EXT. 201  
WWW.MONTGOMERYBAR.ORG**

**Attorney for Plaintiff Carole Manno  
King Laird, P.C.  
Thomas C. Rentschler, Esquire  
360 West Main Street  
Trappe, PA 19426  
610-489-0700**

#### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-10702

**NOTICE IS HEREBY GIVEN** that the Petition of Joseph Paguio was filed in the above named Court, praying for a Decree to change his name to JOSE D. PAGUIO.

The Court has fixed July 11, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Deborah B. Miller, Atty. for Petitioner  
Strong Stevens Miller & Wyant, P.C.  
1250 Germantown Pike, Suite 300  
Plymouth Meeting, PA 19462**



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-13937

NOTICE IS HEREBY GIVEN that on May 25, 2012, the Petition of Sandra Myers, on behalf of minor child, Miriam Choke was filed in the above named Court, praying for a Decree to change her name to MIRIAM MYERS.

The Court has fixed August 15, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## CHARTER AMENDMENT

**NOTICE IS HEREBY GIVEN** that NOAH BANK, 7301 Old York Road, Elkins Park, Montgomery County, Pennsylvania 19027, intends to file Articles of Amendment under the provisions of the Pennsylvania Banking Code with the Department of Banking of Pennsylvania to amend its Articles of Incorporation. The nature and character of the amendment is to increase the number of shares of authorized common stock to 50,000,000, and to authorize 10,000,000 shares of preferred stock.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290. In order to be considered, comments regarding this amendment must be received by the Department of Banking no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Website at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

## 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.*

**Velvet Crown Restoration 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 June 5, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Harmony Theater**

The purpose or purposes for which it was organized are: theater production services for developmentally, emotionally, and physically disabled adults. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 25, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Transition Cheltenham**

The purposes for which it was organized are: Promotion of community connectedness and sustainability practices.

## DISSOLUTION

**NOTICE IS HEREBY GIVEN** to all persons interested or who may be affected, by **Educational Communications, Inc.**, 141 Orchard Court, Blue Bell, Pennsylvania 19422, a Pennsylvania business corporation, of its intention to dissolve the said corporation, and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988.

**Duane Morris LLP, Solicitors**

30 S. 17th Street  
Philadelphia, PA 19103-4196

## 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

**BACH, JR., JOSEPH, dec'd.**

Late of Upper Dublin Township.  
Executor: JANE B. TORNATORE,  
4572 Deer Creek Road,  
Morrisdale, PA 16858.  
ATTORNEY: DAVID P. GRAU,  
911 North Easton Road,  
P.O. Box 209,  
Willow Grove, PA 19090

**BRANDT, LEWIS JAY also known as****LEWIS J. BRANDT and  
LEWIS BRANDT, dec'd.**

Late of Abington Township.  
 Executrix: BARBARA BRANDT CUTLER,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**CRINITI, MARY N. also known as  
MARY CRINITI, dec'd.**

Late of Whitemarsh Township.  
 Executor: VINCENT F. CRINITI,  
 13 Jones Avenue,  
 Flourtown, PA 19031.  
 ATTORNEY: BRIAN McDEVITT,  
 FOX, DIFFER, CALLAHAN, SHERIDAN &  
 McDEVITT,  
 Three Penn Court,  
 325 Swede Street,  
 Norristown, PA 19401

**CRUFT, GEORGE E. also known as  
GEORGE EDWARD CRUFT, dec'd.**

Late of Lower Providence Township.  
 Executrices: JANE V. BUNCE AND  
 PATRICIA J. LODATO,  
 c/o Robert H. Louis, Esquire,  
 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: ROBERT H. LOUIS,  
 SAUL EWING LLP,  
 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102

**HVIZDA, JEROME D., dec'd.**

Late of Abington Township.  
 Executor: JOHN J. HVIZDA,  
 1801 White Oak Drive,  
 Sinking Spring, PA 19608.  
 ATTORNEY: ALEX M. HVIZDA,  
 2931 North Front Street,  
 Harrisburg, PA 17110-1250

**LAKE, AGNES O. also known as  
TAM LAKE, dec'd.**

Late of Springfield Township.  
 Executor: GREGORY J. LAKE,  
 Lakeland Farm,  
 2552 Dark Hollow Road,  
 Jamison, PA 18929.  
 ATTORNEY: GREGORY J. LAKE,  
 Lakeland Farm,  
 2552 Dark Hollow Road,  
 Jamison, PA 18929

**LAU, EARL F. also known as**

**EARL FREDERICK LAU, dec'd.**  
 Late of Montgomery Township.  
 Administratrix: JOANN BARDO,  
 289 DeKalb Pike,  
 North Wales, PA 19454.

**LEPORACE, JOSEPH also known as  
JOSEPH LEPORACE, SR., dec'd.**

Late of Lower Moreland Township.  
 Executrix: MARIE LEPORACE,  
 c/o Francis J. Mirabello, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: FRANCIS J. MIRABELLO,  
 MORGAN, LEWIS & BOCKIUS LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103

**LUDWIG, WILLIAM H., dec'd.**

Late of Worcester Township.  
 Executrix: KATHLEEN LUDWIG,  
 1644 Landis Road,  
 Eagleville, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 South Park Avenue,  
 Audubon, PA 19403

**MacDONALD, DOROTHY G. also known as  
DOROTHY GARIS MacDONALD and  
DOROTHY MacDONALD, dec'd.**

Late of Skippack Township.  
 Executrix: RHONDA R. LOGAN,  
 521 Jenny Drive,  
 Yardley, PA 19067.  
 ATTORNEY: WILLIAM R. COOPER,  
 COOPER & GREENLEAF,  
 333 North Broad Street,  
 Lansdale, PA 19446

**MARDI, MICHELE M., dec'd.**

Late of Borough of Bridgeport.  
 Executrix: MARILYN LEDDY,  
 2504 Springview Road,  
 Norristown, PA 19401.  
 ATTORNEYS: VILLARI BRANDES &  
 GIANNONE, PC,  
 8 Tower Bridge, Suite 400,  
 161 Washington Street,  
 Conshohocken, PA 19428

**McCUEN, PHYLLIS also known as****PHYLLIS LOUISE McCUEN, dec'd.**

Late of Lower Merion Township.  
 Executrix: GAIL BUCHANAN,  
 3436 Lincoln Highway East,  
 Paradise, PA 17562.  
 ATTORNEY: BARBARA REIST DILLON,  
 NIKOLAUS & HOHENADEL, LLP,  
 212 North Queen Street,  
 Lancaster, PA 17603

**MELCHIORRE, FREDERICK, dec'd.**

Late of East Norriton Township.  
 Executrix: SHIRLEY F. SCAFETTA,  
 37 Casselberry Drive,  
 Audubon, PA 19403-2103.  
 ATTORNEY: GARY P. LEWIS,  
 67 South Lewis Road, Suite 2,  
 Royersford, PA 19468

**MERBREIER, PATRICIA B., dec'd.**

Late of Lower Providence Township.  
 Executor: W. CARTER MERBREIER,  
 21412 Shannondell Drive,  
 Audubon, PA 19403.  
 ATTORNEY: ERIC T. JOHNSON,  
 c/o 21412 Shannondell Drive,  
 Audubon, PA 19403

**PALUMBO, REGINA J. also known as  
VIRGINIA J. PALUMBO,**

**REGINA PALUMBO and  
VIRGINIA PALUMBO, dec'd.**  
 Late of Lower Salford Township.  
 Executor: WILLIAM M. WEISGARBER,  
 23 Magnolia Court,  
 Bordentown, NJ 08505.  
 ATTORNEY: WILLIAM R. COOPER,  
 COOPER & GREENLEAF,  
 333 North Broad Street,  
 Lansdale, PA 19446

**PASKER, ROSALIE, dec'd.**

Late of Abington Township.  
 Executrix: LYNNE BAUM,  
 c/o E. Garrett Gummer, III, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: E. GARRETT GUMMER, III,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**SAGET, GARRY, dec'd.**

Late of Laverock, PA.  
 Administrator: ANTONINE SAGET,  
 111-24 170th Street,  
 Jamaica, NY 11433.

**SAYRE, JAMES L., dec'd.**

Late of East Norriton Township.  
 Executrix: PATRICIA M. SAYRE,  
 111 Hancock Avenue,  
 Norristown, PA 19401.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**SIEMEL, EDITH L.B. also known as  
EDITH LOUISE BRAY SIEMEL and  
EDITH B. SIEMEL, dec'd.**

Late of Upper Providence Township.  
 Executrix: DOROTHY SIEMEL,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: ALLEN K. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**SMITH, FRED A., dec'd.**

Late of Borough of Red Hill.  
 Co-Executors: SUSAN J. MUMBAUER AND  
 LINDA M. DiMARCELLO,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**THOMPSON, PATREECE M. also known as  
PATREECE THOMPSON, dec'd.**

Late of Borough of Norristown.  
 Administrator: RONALD J. HARPER,  
 140 W. Maplewood Avenue,  
 Philadelphia, PA 19144.  
 ATTORNEY: RONALD J. HARPER,  
 HARPER & PAUL,  
 140 W. Maplewood Avenue,  
 Philadelphia, PA 19144

**VENEZIA, DOROTHY, dec'd.**

Late of West Norriton Township.  
 Co-Executrices: CARMELLA MANDRACCHIA,  
 3425 Stump Hall Road,  
 Collegeville, PA 19426,  
 DIANE SCHULT,  
 14 Shawnee Lane,  
 Royersford, PA 19468.  
 ATTORNEY: JOHN J. KILCOYNE,  
 HEANEY, KILCOYNE, BLECZINSKI &  
 KELM, LLC,  
 P.O. Box 528,  
 Worcester, PA 19490

**WALLS, FLORENCE D., dec'd.**

Late of Abington Township.  
 Executor: JOHN J. WALLS, JR.,  
 c/o 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**WHALEN, III, WILLIAM F. also known as  
WILLIAM F. WHALEN, dec'd.**

Late of Upper Hanover Township.  
 Administrator: MICHAEL WHALEN,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: ALLEN K. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**Second Publication****ANDRIES, CATHERINE W., dec'd.**

Late of Plymouth Township.  
 Executor: RAYMOND C. ANDRIES,  
 c/o 110 West Front Street,  
 Media, PA 19063.  
 ATTORNEY: VINCENT G. IANNELLO, JR.,  
 110 West Front Street,  
 Media, PA 19063

**BIRKBECK, THOMAS S. also known as  
THOMAS BIRKBECK, dec'd.**

Late of Abington Township.  
 Executor: LEIGH BIRKBECK,  
 c/o Laura M. Mercuri, Esquire,  
 104 North York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 North York Road,  
 Hatboro, PA 19040

**BLAKE, NANCY E., dec'd.**

Late of Lower Merion Township.  
 Executors: HAROLD T. COMMONS, JR. AND  
 JULIANA GRUBER-MAY,  
 c/o Carolyn D. Commons, Esquire,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144.  
 ATTORNEY: CAROLYN D. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**BLANCHARD, YOLANDA, dec'd.**

Late of Borough of Royersford.  
 Executors: GARY BLANCHARD AND  
 GRANT BLANCHARD,  
 c/o Luke F. McLaughlin, III, Esquire,  
 621 DeKalb Street,  
 Norristown, PA 19401.  
 ATTORNEY: LUKE F. McLAUGHLIN, III,  
 621 DeKalb Street,  
 Norristown, PA 19401

**BUDRONI, MARY P., dec'd.**

Late of Montgomery Township.  
Executrix: ULRIKE von HELMS,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: MICHAEL O'HARA PEALE, JR.,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**BURNS, JOHN R., dec'd.**

Late of Lower Providence Township.  
Executrix: ELIZABETH ANN McMICHAEL,  
c/o Mark Ryan, Esquire,  
621 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: MARK RYAN,  
621 Swede Street,  
Norristown, PA 19401

**DEMPSTER, RUTH also known as  
RUTH M. DEMPSTER, dec'd.**

Late of Borough of Ambler.  
Executor: THOMAS IMKE,  
c/o Robert M. Slutsky, Esquire,  
600 West Germantown Pike, #400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT M. SLUTSKY,  
ROBERT M. SLUTSKY ASSOCIATES,  
600 West Germantown Pike, #400,  
Plymouth Meeting, PA 19462

**DESAI, SAJATA also known as  
SUJATA A. DESAI, dec'd.**

Late of Upper Pottsgrove Township.  
Administrator: HENRY L. BEASLEY, II,  
1635 Brynne Lane,  
Pottstown, PA 19464.  
ATTORNEY: THOMAS L. HOFFMAN,  
WELLS, HOFFMAN, HOLLOWAY &  
STAUFFER, LLP,  
635 East High Street,  
P.O. Box 657,  
Pottstown, PA 19464,  
610-323-7464

**DeVINCENT, ALFRED also known as  
ALFRED H. DeVINCENT, dec'd.**

Late of Plymouth Township.  
Administrator: ALFRED DeVINCENT, JR.,  
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

**DEVLIN, EDWARD JOSEPH also known as  
EDWARD J. DEVLIN, dec'd.**

Late of Borough of Lansdale.  
Administratrix: DIANE DEVLIN,  
501 Green Street,  
Lansdale, PA 19446.

**DONAGHY, EDWIN C., dec'd.**

Late of Lower Merion Township.  
Executors: SOPHIE B. DONAGHY,  
REGINA O. THOMAS AND  
HENRY B. SMITH,  
c/o M. Elizabeth Cloues, Esquire,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103-7599.  
ATTORNEY: M. ELIZABETH CLOUES,  
BALLARD SPAHR LLP,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103-7599

**GREENLAND, IRENE REYNOLDS also known as  
IRENE R. GREENLAND and  
IRENE GREENLAND, dec'd.**

Late of Whitpain Township.  
Executor: HARVEY R. GREENLAND,  
c/o Brian R. Price & Associates,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914.  
ATTORNEY: JOHN T. ORT,  
BRIAN R. PRICE & ASSOCIATES,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914

**GROSSMAN, EDITH M. also known as  
EDITH GROSSMAN, dec'd.**

Late of Cheltenham Township.  
Executrix: GAIL S. GROSSMAN,  
c/o Donald M. Moser, Esquire,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004.  
ATTORNEY: DONALD M. MOSER,  
LAW OFFICE OF DONALD M. MOSER,  
150 Monument Road, Suite 515,  
Bala Cynwyd, PA 19004

**IRWIN, PEGGY JO also known as  
PEGGY JO HARTRANFT IRWIN, dec'd.**

Late of Upper Providence Township.  
Executrix: TINA L. SIZING,  
c/o 306 Montgomery Avenue,  
Phoenixville, PA 19460.

**IVES, C. BLAIR, JR., dec'd.**

Late of Lower Merion Township.  
Executors: LYNNE G. IVES AND  
L. GERALD RIGBY,  
One Liberty Place, 32nd Floor,  
Philadelphia, PA 19103-7393.  
ATTORNEY: L. GERALD RIGBY,  
ARCHER & GREINER, P.C.,  
One Liberty Place, 32nd Floor,  
1650 Market Street,  
Philadelphia, PA 19103-7393

**KAMENS, ELSIE K., dec'd.**

Late of Whitemarsh Township.  
Executor: JAMES C. KONOWITCH,  
20430 Valley Forge Circle,  
King of Prussia, PA 19406.

**LAWLER, JOSEPH E., JR. also known as  
JOSEPH LAWLER, dec'd.**

Late of Springfield Township.  
Executrix: CAROL A. VANDER VOSSEN,  
c/o Alice J. Tillger, Esquire,  
271 Bethlehem Pike, Suite 202,  
Colmar, PA 18915.  
ATTORNEY: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 202,  
Colmar, PA 18915

**LEVIN, JULIUS, dec'd.**

Late of Abington Township.  
 Executor: NEIL LEVIN,  
 c/o Roy S. Ross, Esquire,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROY S. ROSS,  
 SCHNADER, HARRISON SEGAL & LEWIS LLP,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103

**MANOOKIAN, PETER PETE, dec'd.**

Late of Lower Merion Township.  
 Executrix: LISA D. MANOOKIAN,  
 2007 County Line Road,  
 Ardmore, PA 19006.  
 ATTORNEY: ANNA-MARIE MURPHY,  
 215 Bulls Lane,  
 Woodlyn, PA 19094

**McANDREW, JOSEPH C., dec'd.**

Late of Upper Merion Township.  
 Executor: THOMAS McANDREW,  
 c/o 200 Highpoint Drive, #209,  
 Chalfont, PA 18914.  
 ATTORNEY: PETER J. GILBERT,  
 200 Highpoint Drive, #209,  
 Chalfont, PA 18914

**NULTY, MARIANNA W. also known as  
MARIANNA WOOD NULTY and  
MARIANNA NULTY, dec'd.**

Late of Worcester Township.  
 Executrix: PAMELA M. NULTY,  
 218 Simmons Road,  
 Perkiomenville, PA 18074.  
 ATTORNEY: DOUGLAS A. GIFFORD,  
 CLEMENS, NULTY & GIFFORD,  
 510 East Broad Street,  
 P.O. Box 64439,  
 Souderton, PA 18964-0439

**OGLESBEE, IDA MARIE also known as  
IDA M. OGLESBEE, dec'd.**

Late of Borough of Lansdale.  
 Executrix: KAREN L. MARINELLO,  
 c/o David W. Conner, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONNER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**SARGENT, WILLIAM E. also known as  
WILLIAM EDWARD SARGENT, dec'd.**

Late of Borough of Narberth.  
 Administrators: THOMAS W. SARGENT,  
 c/o Guy F. Matthews, Esquire,  
 344 West Front Street,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL SPARKS LEVY AUERBACH MONTE  
 SLOANE MATTHEWS & AUSLANDER, P.C.,  
 344 West Front Street,  
 P.O. Box 319,  
 Media, PA 19063

**SHIFRIN, BEATRICE also known as  
BEATRICE F. SHIFRIN, dec'd.**

Late of Lower Merion Township.  
 Administratrix: MARSHA S. BIRNBAUM,  
 c/o Paul C. Heintz, Esquire,  
 One Penn Center, 19th Floor,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 One Penn Center, 19th Floor,  
 1617 John F. Kennedy Boulevard,  
 Philadelphia, PA 19103-1895

**SMITH, JAMES J., SR., dec'd.**

Late of Borough of Norristown.  
 Executor: JAMES J. SMITH, JR.,  
 c/o Peter J. Bietz, Esquire,  
 40 East Airy Street,  
 Norristown, PA 19404.  
 ATTORNEY: PETER J. BIETZ,  
 HIGH SWARTZ, LLP,  
 40 East Airy Street,  
 Norristown, PA 19404

**WACK, HAZEL M., dec'd.**

Late of Upper Merion Township.  
 Executrix: JOANNE STEPHENS,  
 369 Dehaven Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 South Park Avenue,  
 Audubon, PA 19403

**WEIDMANN, CHARLES GEORGE also known as  
CHARLES G. WEIDMANN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: CHRISTINE G.W. GLIDDEN,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773

**Third and Final Publication****ALBA, MICHAEL C., JR., dec'd.**

Late of West Norriton Township.  
 Administratrix: JOANNE T. ALBA,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**AREVALO, LEONARDO BALDONADO also known as  
LEONARDO B. AREVALO, dec'd.**

Late of Upper Gwynedd Township.  
 Administratrix: MERILEE J. AREVALO,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 375 Morris Road,  
 P.O. Box 1479,  
 Lansdale, PA 19446-0773



**BOYLE, CHARLES M., dec'd.**

Late of Borough of Lansdale.  
 Executor: JEFFREY W. VECERE,  
 12 E. Romney Place,  
 Cape May Court House, NJ 08210.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**BRUNK, MELVIN S., dec'd.**

Late of Limerick Township.  
 Executors: DARVIN J. BRUNK,  
 436 Allentown Road,  
 Souderton, PA 18964,  
 ELMER J. BRUNK,  
 421 Royersford Road,  
 Royersford, PA 19468.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**CANNON, DEBORAH ANN also known as  
DEB CANNON, dec'd.**

Late of Cheltenham Township.  
 Administrator: R. L. CANNON,  
 4308 S. Creekside Drive,  
 New Palestine, IN 46163.

**CASSEL, DURRELL NICE, dec'd.**

Late of Borough of Souderton.  
 Executor: THOMAS W. KULP,  
 3460 Mt. Veeder Road,  
 Napa, CA 94558.

**CIVITELLO, RICHARD A. also known as  
RICHARD CIVITELLO and  
DICK CIVITELLO, dec'd.**

Late of Whitmarsh Township.  
 Executor: MICHAEL J. CIVITELLO,  
 c/o David C. Berman, Esquire,  
 2300 Computer Avenue, Building G,  
 Willow Grove, PA 19090.

**FILLMORE, NINA M., dec'd.**

Late of Borough of Souderton.  
 Executor: VICTORIA FILLMORE,  
 c/o George M. Dempster, Esquire,  
 Fenningham, Stevens & Dempster LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevoze, PA 19053.  
 ATTORNEY: GEORGE M. DEMPSTER,  
 FENNINGHAM, STEVENS & DEMPSTER LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevoze, PA 19053

**FLICK, JOHN B., JR., dec'd.**

Late of Lower Merion Township.  
 Executrix: ELAINE F. HASSOLD,  
 c/o Edward Fackenthal, Esquire,  
 1945 Swedesford Road,  
 Malvern, PA 19355.  
 ATTORNEY: EDWARD FACKENTHAL,  
 1945 Swedesford Road,  
 Malvern, PA 19355

**FRETZ, WILLIAM ALLEN also known as  
WILLIAM A. FRETZ and  
W. ALLEN FRETZ, dec'd.**

Late of Lower Salford Township.  
 Executor: STEPHEN A. FRETZ,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg and Gifford, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG AND  
 GIFFORD, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**GARBARINO, LINDA, dec'd.**

Late of Towamencin Township.  
 Executor: MARK J. GARBARINO,  
 109 Dorchester Way,  
 Harleysville, PA 19438.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 LAW OFFICE OF ROSEMARY R. FERRINO,  
 1501 Lower State Road,  
 North Wales, PA 19454-1216

**GHILONI, LINDA J. also known as  
LINDA GHILONI, dec'd.**

Late of Upper Merion Township.  
 Executor: JAMES GHILONI,  
 7114 Vantage Drive,  
 Alexandria, VA 22306.

**HUTTINGER, FRANK X. also known as  
FRANCIS X. HUTTINGER and  
FRANCIS XAVIER HUTTINGER, dec'd.**

Late of Worcester Township.  
 Administrator CTA: MICHAEL J.  
 DeLAURENTIS,  
 7616 Mountain Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: PAUL S. BILKER,  
 P.O. Box 7174,  
 Elkins Park, PA 19027

**HUTTINGER, MARY R.L. also known as  
MARY REBECCA LESSIG HUTTINGER, dec'd.**

Late of Worcester Township.  
 Executor: MICHAEL J. DeLAURENTIS,  
 7616 Mountain Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: PAUL S. BILKER,  
 P.O. Box 7174,  
 Elkins Park, PA 19027

**JOHNSON, BARBARA E. H., dec'd.**

Late of Borough of Trappe.  
 Executor: DAVID W. JOHNSON,  
 164 Joan Drive,  
 Trappe, PA 19426.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**KRYDER, RUTH E., dec'd.**

Late of Upper Providence Township.  
 Co-Executors: CHARLES F. KRYDER,  
 763 Main Street,  
 Royersford, PA 19468,  
 PAMELA A. AVANS,  
 318 North Seventh Avenue,  
 Royersford, PA 19468.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**LABOWSKIE, EUGENE M., dec'd.**

Late of Lower Merion Township.  
 Executrix: DOLORES C. LABOWSKIE,  
 c/o Guy F. Matthews, Esquire,  
 344 West Front Street,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH,  
 MONTE, SLOANE, MATTHEWS &  
 AUSLANDER, P.C.,  
 344 West Front Street,  
 P.O. Box 319,  
 Media, PA 19063

**LANGHORNE, EILEEN C., dec'd.**

Late of Borough of Norristown.  
 Executor: VINCENT T. BUGGY,  
 1293 S. Gulph Road,  
 Radnor, PA 19087.  
 ATTORNEY: NEIL M. HILKERT,  
 1008 Upper Gulph Road, Suite 300,  
 Radnor, PA 19087

**LUCKMAN, FRANKLIN P., JR. also known as**

**FRANKLIN LUCKMAN, dec'd.**  
 Late of Abington Township.  
 Executors: MARGARET GARRETT AND  
 KENNETH GARRETT,  
 c/o Bruce D. Hess, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: BRUCE D. HESS,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**MAYNARD, ANNE MARIE, dec'd.**

Late of Borough of Jenkintown.  
 Executor: JOHN M. DWORSKY,  
 160 Milton Drive,  
 Lehighton, PA 18235.

**McCANN, MARJORIE E., dec'd.**

Late of Borough of Pottstown.  
 Executrix: MARGARET A. TAYLOR,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 East High Street,  
 Pottstown, PA 19464.

**McCOLLUM, BERNARD E., JR., dec'd.**

Late of Borough of Schwenksville.  
 Executors: KEVIN M. McCOLLUM,  
 6477 Middleton Lane,  
 New Hope, PA 18938,  
 MICHAEL J. McCOLLUM,  
 2901 Burton Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: CAROL M. LAUCHMEN,  
 CAROL M. LAUCHMEN, P.C.,  
 388 Main Street,  
 Harleysville, PA 19438

**MYERS, JEROME B., dec'd.**

Late of Lower Merion Township.  
 Executor: FORD R. MYERS,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square,  
 130 North 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME, LLP,  
 One Logan Square,  
 130 North 18th Street,  
 Philadelphia, PA 19103-6998

**PERRY, WILLIAM D., dec'd.**

Late of Upper Merion Township.  
 Administratrix: MARY ELIZABETH JONES,  
 c/o Beeghley and Beeghley,  
 3038 Butler Pike,  
 Conshohocken, PA 19428.  
 ATTORNEY: DAVID B. BEEGHLEY,  
 BEEGHLEY & BEEGHLEY,  
 3038 Butler Pike,  
 Conshohocken, PA 19428

**PHILLIPS, PAUL, dec'd.**

Late of Upper Providence Township.  
 Executrix: CHERYL JOGAN,  
 c/o Robert M. Slutsky, Esquire,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 600 West Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**SEELAUS, JAMES C., dec'd.**

Late of Abington Township.  
 Executrix: HELEN M. HANLON,  
 2834 Woodland Road,  
 Abington, PA 19001.  
 ATTORNEY: ERIC W. HOPKINS,  
 114 North Main Street,  
 Doylestown, PA 18901

**SHAPIRO, LOTTIE, dec'd.**

Late of Cheltenham Township.  
 Executor: RANDYE S. KARPE,  
 304 Flourtown Road,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**SIDORICK, JEANNE D., dec'd.**

Late of Lower Moreland Township.  
 Executor: DANIEL J. SIDORICK,  
 c/o Bruce D. Hess, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: BRUCE D. HESS,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**SPEILMAN, CLARENCE C., dec'd.**

Late of Limerick Township.  
 Executor: WALTER LEISTER,  
 2903 Federal Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**WANCZYK, MADELINE C., dec'd.**

Late of Borough of Bridgeport.  
 Executor: KEVIN S. WANCZYK,  
 954 Marshall Drive,  
 Pottstown, PA 19465.  
 ATTORNEY: ANDREW J. MONASTRA,  
 ANDREW J. MONASTRA, P.C.,  
 740 East High Street,  
 Pottstown, PA 19464

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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*

**Nunan Heating & Cooling** with its principal place of business at 612 Erb Road, Perkiomenville, PA 18074.

The name and address of the entity owning or interested in said business is: Dennis Nunan Heating and Cooling Services, LLC, 612 Erb Road, Perkiomenville, PA 18074.

**Diane K. Foxman, Solicitor**  
333 W. Germantown Pike  
East Norriton, PA 19403

**Ruch Tool Company** with its principal place of business at 2750 Terwood Road, Willow Grove, PA 19090.

The name and address of the entity owning or interested in said business is: Ruch Carbide Burs, Inc., 2750 Terwood Road, Willow Grove, PA 19090.

The application will be filed on June 18, 2012.

**Susan A. Maslow, Esquire**  
131 West State Street  
Doylestown, PA 18901

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## LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on May 23, 2012, with the Pennsylvania Department of State for **Jones Air Conditioning and Heating, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Christopher P. Mullaney, Esquire**  
**Mullaney Law Offices**  
598 Main Street  
P.O. Box 24  
Red Hill, PA 18076  
215-679-7931

Notice is hereby given that a Certificate of Organization was filed on June 26, 2012, with the Pennsylvania Department of State for **JPC Medical Consulting**, in accordance with the provisions of the Limited Liability Act of 1994.

Notice is hereby given that a Certificate of Organization was filed on February 16, 2012, with the Pennsylvania Department of State for **Occam Health Services, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**Michael P. Kelly, Esquire**  
402 Middletown Boulevard, Suite 202  
Langhorne, PA 19047

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## MISCELLANEOUS

### LEGAL NOTICE

**Notice is hereby given** that the Horsham Township Council, immediately following a public hearing on June 25, 2012, did adopt an Ordinance indicating its intention to establish a new municipal authority in accordance with the Municipality Authorities Act, Act of June 19, 2001, P.L. 287, No. 22 amending the Municipalities Act of 1945 (53 PA.C.S. 5601 et seq), especially §5603. The substance of the Articles of Incorporation is to establish a municipal authority with a five member board. The Articles of Incorporation list the other municipal authorities incorporated by Horsham Township, and lists the names, addresses and terms of office of the first members of the board of the authority. It is the intention of Horsham Township to file with the Secretary of the Commonwealth on July 11, 2012 Articles of Incorporation of the proposed Authority. The name of the authority is the Horsham Land Redevelopment Authority. Horsham Township hereby expressly retains the right which exists under the Municipality Authorities Act and the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, to approve any plan of the Authority.

### HORSHAM TOWNSHIP COUNCIL

Mary C. Eberle, Solicitor  
1025 Horsham Road  
Horsham, PA 19044

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## SALE OF REAL ESTATE

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2012-00869

**WELLS FARGO BANK, N.A.**

**Vs.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER HELEN BEAUVAIS, DECEASED**

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
HELEN BEAUVAIS, DECEASED**

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 5077 HIFFLETRAY ROAD,  
GREEN LANE, PA 18054-2123  
Being in the Township of Marlborough, County of  
MONTGOMERY, Commonwealth of Pennsylvania,  
TAX PARCEL #45-00-01330-00-2  
Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
HELEN BEAUVAIS, DECEASED

Your house (real estate) at 5077 HIFFLETRAYER ROAD, GREEN LANE, PA 18054-2123 is scheduled to be sold at the Sheriff's Sale on 08/29/2012 at 01:00 PM, at the MONTGOMERY County Courthouse, P.O. Box 311, Norristown, PA 19404, to enforce the Court Judgment of \$162,139.51 obtained by WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

**PHELAN HALLINAN & SCHMIEG, LLP**  
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2012-00422

**BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGERTOBACH HOME LOANS SERVICING, LP  
F/K/A COUNTRYWIDE HOME LOANS  
SERVICING, LP**

**Vs.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER KATHLEEN M. SUNDRA,  
DECEASED**

**NOTICE TO:** UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
KATHLEEN M. SUNDRA, DECEASED

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Being Premises: 709 CONSHOHOCKEN STATE ROAD,  
BALA CYNWYD, PA 19004-2103  
Being in LOWER MERION TOWNSHIP, County of  
MONTGOMERY, Commonwealth of Pennsylvania,  
TAX PARCEL #40-00-58240-00-4  
Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
KATHLEEN M. SUNDRA, DECEASED

Your house (real estate) at 709 CONSHOHOCKEN  
STATE ROAD, BALA CYNWYD, PA 19004-2103  
is scheduled to be sold at the Sheriff's Sale on  
08/29/2012 at 01:00 PM, at the MONTGOMERY County  
Courthouse, P.O. Box 311, Norristown, PA 19404,  
to enforce the Court Judgment of \$285,459.84  
obtained by BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER TO BACH HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP (the mortgagee),  
against the above premises.

**PHELAN HALLINAN & SCHMIEG, LLP**  
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2010-26095

**WELLS FARGO BANK, N.A.**

**Vs.**

**RILEY J. HALEY, IN HIS CAPACITY  
AS ADMINSTRATOR AND HEIR OF  
THE ESTATE OF ROBERT DWIGHT GASKINS  
A/K/A ROBERT D. HALEY A/K/A ROBERT  
HALEY, UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ROBERT HALEY, DECEASED and  
CAROLYN HALEY**

**NOTICE TO:** UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ROBERT HALEY,  
DECEASED

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Being Premises: 100 3RD AVENUE  
A/K/A 100 THIRD AVENUE, MONT CLARE,  
PA 19453-5062

Being in the Township of Upper Providence, County of  
MONTGOMERY, Commonwealth of Pennsylvania,  
Tax Parcel# 61-00-04981-00-7  
Improvements consist of residential property.

Sold as the property of RILEY J. HALEY, IN HIS  
CAPACITY AS ADMINSTRATOR AND HEIR OF  
THE ESTATE OF ROBERT DWIGHT GASKINS  
A/K/A ROBERT D. HALEY A/K/A ROBERT HALEY  
and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ROBERT HALEY, DECEASED

Your house (real estate) at 100 3RD AVENUE  
A/K/A 100 THIRD AVENUE, MONT CLARE,  
PA 19453-5062 is scheduled to be sold at the  
Sheriff's Sale on 08/29/2012 at 01:00 PM, at the  
MONTGOMERY County Courthouse, P.O. Box 311,  
Norristown, PA 19404, to enforce the Court Judgment of  
\$141,950.08 obtained by WELLS FARGO BANK, N.A.  
(the mortgagee), against the above premises.

**PHELAN HALLINAN & SCHMIEG, LLP**  
Attorney for Plaintiff

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## TRUST NOTICES

**First Publication**

**ROBERT B. BENSON  
REVOCABLE LIVING TRUST  
DTD. 8/17/93 AMENDED 3/28/94, 12/13/00,  
8/20/06, 6/23/10 & 7/12/11**

Robert B. Benson, Deceased. Late of Lower Merion Twp., Montgomery County.

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Estelle L. Benson, Howard M. Benson & Mitchell E. Benson, **Trustees**  
1305 Wyngate Rd.  
Wynnewood, PA 19096

**Or to their Atty.: Jonathan H. Ellis  
Plotnick & Ellis, P.C.**

261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Second Publication**

**JAMES P. VAN BLARCOM  
SPECIAL NEEDS TRUST**

James P. Van Blarcom, Deceased. Late of Springfield Twp., Montgomery County. PA.

This Trust is in existence and all persons having claims or demands against the James P. Van Blarcom Special Needs Trust, to make known the same and all persons indebted to the decedent to make payment without delay to:

Elizabeth Butler & Peter P. Van Blarcom, **Trustees**  
c/o George M. Riter, Esq.  
400 Maryland Dr.  
Ft. Washington, PA 19034-7544.

**Or to their Atty.: George M. Riter  
Timoney Knox, LLP**

400 Maryland Dr., P.O. Box 7544  
Ft. Washington, PA 19034-7544.

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**MARGARET T. CRONIN  
LIVING TRUST DATED NOVEMBER 19, 1992  
AS AMENDED AND RESTATED  
DECEMBER 6, 2006.**

Notice is hereby given of the death of Margaret T. Cronin, late of Ambler, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Thomas J. Cronin, Jr and Margaret T. Cronin Living Trust are requested to make known the same to the trustees or the trustees' attorney and all persons indebted to said decedent or to the Thomas J. Cronin, Jr and Margaret T. Cronin Living Trust are requested to make payment without delay to the trustees or the trustees' attorney, named below:

**Co-Trustees:**

Sarah C. Steinbach and Thomas J. Cronin, III  
c/o Peter E. Bort, Esquire

**Co-Trustees' Attorney: Peter E. Bort, Esquire**

P.O. Box 311  
Valley Forge, PA 19481  
610-933-9700

**Third and Final Publication**

**HELEN CHARNOSKY  
IRREVOCABLE TRUST DTD 4/29/2010**

Helen Charnosky, Deceased. Late of Schwenksville Borough, Montgomery County, PA.

The Trustee requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Susan R. Toppi, **Trustee**  
c/o Mark D. Freeman, Esquire  
P.O. Box 457  
Media, PA 19063

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## EXECUTIONS ISSUED

**Week Ending June 26, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

ADDISON, AMANDA - Bank Of New York Mellon, et al.;  
201204618; \$160,413.14.  
ARMSTRONG, DELORES: GNIWEK, RONALD -  
Citifinancial Services, Inc., A Pennsylvania Corporation;  
201208885.  
ATKINS, ANNETTE: CRAIG - TD Bank, N.A., et al.;  
201037910; ORDER/\$117,484.56.  
BABST, ROBERT: DENISE - BAC Home Loans  
Servicing, L.P., et al.; 200918708; \$150,630.34.  
BARTKUS, MARGO: KLECKNER, TIFFANY:  
JEFFREY - Bank Of America, N.A., et al.;  
201134533; \$330,820.22.  
BEAVER, SARA - Nationstar Mortgage, LLC;  
201205337; \$165,168.60.  
BOWER, LISA: SEAN - Wells Fargo Bank, N.A.;  
201202517; \$182,133.96.  
BRODSKY, KENNETH - U.S. Bank, N.A.;  
201209032; \$304,783.92.  
BROWN, LARRY - GMAC Mortgage, LLC;  
200937623; \$89,822.84.  
BUTTS, ALBERT: UNITED STATES OF AMERICA -  
First Niagara Bank, N.A. s/b/m/t, et al.; 201128934;  
\$52,706.71.  
CAICEDO, RUDOLPH - Sovereign Bank, et al.;  
201128717; \$239,681.90.  
CAMPBELL, CHRISTOPHER - HSBC Bank USA, N.A.;  
201205555; \$114,287.25.  
CHANG, BONG: MONA - Suntrust Mortgage, Inc.;  
201201634; \$413,829.13.  
CHAVARRIA, EILEEN: BRYN MAWR TRUST CO.,  
GRNSH. - Discover Bank; 200829276; \$5,940.00.  
CHENDORAIN, JOSEPH: LINDA -  
Penn Lenders, LLC, et al.; 201207247.  
CLARK, MICHAEL - Aurora Loan Services, LLC;  
201132233; \$149,301.63.



- COLLINS, ROGER - Citimortgage, Inc., et al.; 201207878; \$143,713.74.
- CONAGHAN, JAMES - Wells Fargo Bank, N.A.; 201205340; \$126,993.09.
- CONIGLARIO, JOHN: SUSAN - U.S. Bank, N.A.; 201205631; \$87,724.04.
- CONLEY, JESSIE: BANK OF AMERICA, GRNSH. - AFS, et al.; 201108332; \$3,933.05.
- CORCORAN, SHARON: ORCORAN, MICHAEL C.: CORCORAN, MICHEAL - Wells Fargo, N.A.; 201205380; \$320,454.70.
- CUTAIAI, KAREN - Wells Fargo Bank, N.A.; 201205535; \$76,603.21.
- DeHAVEN, SELENA: WELLS FARGO, GRNSH. - LVNV Funding, LLC; 200903889; \$4,151.31.
- DeMEYER, KATHLEEN - Chase Home Finance, LLC, et al.; 201012074; AMEND IN REM/\$179,801.82.
- DiGRAZIO, PAQUALE - Bank Of New York, Trustee; 200926237; \$156,229.36.
- DIRUGERIS, EDWARD: JOANNE: UNITED STATES OF AMERICA - Bank Of America, N.A., et al.; 201208046; \$1,173,510.98.
- EDSON, JENNIFER - GMAC Mortgage, LLC; 201206097; \$407,208.25.
- EDWARDS, AURA: VANLUE, MIRANDA - Wells Fargo Bank, N.A.; 201206733; \$236,533.78.
- ELBA, HANY: AMANDA - Wells Fargo Bank, N.A.; 200911416; AMEND IN REM/\$257,980.79.
- ENZ, BARBARA - GMAC Mortgage, LLC; 201013505; AMEND ORDER/\$112,721.61.
- ESTATE OF HELEN BEAUVAIS - Wells Fargo Bank, N.A.; 201200869; \$162,139.51.
- ESTATE OF KATHLEEN M. SUNDRA - Bank Of America, N.A., et al.; 201200422; \$285,459.84.
- EVALDS, PETER: SZUMILA, JACLYN - Citimortgage, Inc., et al.; 201118882; \$149,267.65.
- FAHY, WILLIAM: ANNE - Wells Fargo Bank, N.A., et al.; 201128893; \$155,334.00.
- FALCONE, ANTHONY - Peacock, Earl; 201206358.
- FINDLATER, JASMINE: SELVIN - Bank Of America, N.A., et al.; 201205328; \$205,261.52.
- FISTLER, THOMAS: JUDITH - Wells Fargo Bank, N.A.; 201203255; \$169,544.90.
- FORD, AMY: TD BANK, GRNSH. - Palisades Acquisition XVI, LLC; 200935261; \$1,694.83.
- GEHMAN, BENJAMIN: ANDREA - Citimortgage, Inc.; 201128463.
- GHOLAMI, GHOLAM - Wells Fargo Bank, N.A.; 201201156; \$280,884.28.
- GROCE, PATRICK: DENELL: WELLS FARGO, GRNSH. - North Star Capital Acquisition; 201032894; \$1,658.57.
- HALEY, RILEY: ROBERT, ET AL. - Wells Fargo Bank, N.A.; 201026095; AMEND IN REM ORDER/\$148,235.90.
- HAMLIN, JAMES - GMAC Mortgage, LLC; 201204525; \$224,969.09.
- HARKINS, JOSEPH: TRICIANNE - GMAC Mortgage, LLC; 201207653; \$298,280.64.
- HOCK, MEGAN: HOCH, MEGAN: CROUCH, ANDREW - GMAC Mortgage, LLC; 201204605; \$122,862.05.
- HSU, FU-CHUN: WANG, CHE-HSIANG - Bank Of America, N.A.; 201130580; \$359,665.52.
- HUFF, CHRISTOPHER: WENDY - Wells Fargo Bank, N.A.; 201206616; \$167,794.55.
- HUGHES, MARYROSE: BERNSTIEL, JOHN - Wells Fargo Bank, N.A.; 201129173; \$64,838.59.
- IMPERATO, CHRISTOPHER: SOVEREIGN BANK, GRNSH. - American Express Centurion Bank; 201110373; \$42,250.34.
- JACOB, LORRAINE: UNITED STATES OF AMERICA, ET AL. - Citibank, N.A., Trustee; 201206977; \$217,628.51.
- KERLIN, JAKOB: AMANDA - JP Morgan Chase Bank, N.A., et al.; 201205897; \$118,421.52.
- KERSHAW, EDWARD: ELSIE - PNC Bank; 201029884; \$111,457.75.
- KING, BRANDON - Citimortgage, Inc., et al.; 201206724; \$225,997.58.
- KNOX, PAUL: NOX, DONNA K. - Wells Fargo Bank, N.A., et al.; 201205385; \$191,072.33.
- KOVALEVSKI, ALEXANDR - Litton Loan Servicing, L.P.; 201009208; ORDER AMEND IN REM/\$227,691.67.
- KULP, TYLER - PNC Bank, N.A.; 201021384; \$150,649.03.
- KUTZ, BRIAN: HESKETH, SARAH, ET AL. - Wells Fargo Bank, N.A.; 201203423; \$225,354.89.
- LASKEY, MARIA: MARK - Bank Of America, N.A. As s/b/m/t LaSalle Bank, N.A. As Trustee For, et al.; 201130937; \$77,879.87.
- LEE, SERA: WI, SUNG - Bac Home Loans Servicing, L.P., et al.; 200931464; ORDER/AMEND IN REM JDMT. \$266.00.
- LEGAL APPEARANCES, LLC: TD BANK, GRNSH. - Heeney & Associates, P.C.; 201216375; WRIT/EXEC.
- LINDLEY, CHRISSY: CHRISSY: CHRISTINA, LINDLEY, ET AL. - Select Portfolio Servicing, Inc.; 201211104; \$193,970.56.
- LISANTE, APRIL - Citimortgage, Inc.; 201207992; \$256,959.25.
- LUSKIN, JOHN - Ambler Savngs Bank; 201208626.
- MARCHESE, ROBERT: SANDRA - Perkiomen Valley School District; 201014771; \$4,604.58.
- MARKGRAF, DANIEL: JEANETTE - Deutsche Bank National Trust Company, et al.; 201200891; \$168,301.01.
- MARREN, MICHAEL - Police And Fire Federal Credit Union; 201128280; \$197,114.34.
- MARSHALL, NETA: POLICE & FIRE FEDERAL CREDIT UNION, GRNSH. - LVNV Funding, LLC; 201109023; \$1,110.85.
- McFARLAND, JASON: UNITED STATES OF AMERICA: UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA, ET AL. - Bank Of New York Mellon, et al.; 201205642; \$415,398.99.
- MILLANES, BONIFACIO: ESTELA - Bank Of America, N.A., et al.; 201206311; \$165,017.78.
- MITCHELL, FRANK - JPMorgan Chase Bank, N.A.; 201203324; \$161,828.10.
- MITCHELL, PAUL - Chase Home Finance, LLC, et al.; 200928251; AMEND ORDER/\$410,412.73.

MOCK, JAY - Nationstar Mortgage, LLC; 201207801; \$73,385.53.  
 MOON, EN: PNC BANK, GRNSH. - Koonce, Mary; 201128831; \$17,003.00.  
 MULBAH, JOHNSON - U.S. Bank, N.A., et al.; 200905367; AMEND IN REM/\$79,664.44.  
 O'BRIEN, PATRICIA - Bank Of America, N.A., et al.; 201206308; \$116,637.42.  
 PATERSON, KELLI: WILMONT, PATRICK S. - Wells Fargo Bank, N.A., et al.; 201206012; \$262,545.19.  
 PETROWSKI, DAVID - Wells Fargo Bank, N.A., et al.; 201037070; AMEND IN REM ORDER/\$176,937.76.  
 POUCHET, KATHLEEN - Countrywide Home Loans Servicing, L.P., et al.; 200911621; \$184,973.46.  
 POWERS, CAROLYN - Wells Fargo Bank, N.A., Trustee, et al.; 200926748; \$85,534.37.  
 PRENDERGAST, ROBERT: NORA - JPMorgan Chase Bank, N.A.; 201206590; \$194,024.14.  
 PULASKI, FRANCIS: JOANNE - U.S. Bank, N.A., Trustee; 201206196; \$138,201.75.  
 QUINONES, ALEJANDRO - Citimortgage, Inc.; 201203726; \$107,855.61.  
 REIDER, ARNOLD: PNC BANK, GRNSH. - Elite Recovery Servs., Inc.; 200727425; \$1,138.40.  
 RETALLACK, RICHARD - Wells Fargo Bank, N.A.; 201203510; \$265,876.11.  
 RIMEL, GLENN: JOAN - Citimortgage, Inc., et al.; 201206592; \$104,764.72.  
 ROBINSON, ROSETTA: TRUMARK FINANCIAL, GRNSH. - LVNV Funding, LLC; 200717297; \$19,495.14.  
 ROME, KRYSYALY - U.S. Bank, N.A.; 201127411; \$55,883.28.  
 SAUNDERS, BALFOUR: BROWN, LECIA - Bryn Mawr Trust Company; 201206643; \$23,562.59.  
 SVOBODA, RONALD - Wells Fargo Bank, N.A.; 201204707; \$154,154.67.  
 SWOGER, RICHARD: AMERICAN HERITAGE FCU, GRNSH. - Arrow Financial Services, LLC; 200936096; \$5,142.87.  
 TESTA, ANTHONY: PAMELA - Wells Fargo Bank, N.A.; 201134960; \$177,576.29.  
 THOMAS, BRYAN: ESTHER, ET AL. - Wells Fargo Bank, N.A., et al.; 201134842; \$195,333.49.  
 THOMAS, SHEILA: TD BANK, GRNSH. - LVNV Funding, LLC; 201124375; WRIT/EXEC.  
 TROFA, PATRICK - Wells Fargo Bank, N.A.; 201206923; \$197,277.70.  
 TROMMELLO, CALAGERO - Wells Fargo Bank, N.A.; 201204827; \$177,736.59.  
 WALSH, PAULA - Everbank; 201209947; \$141,809.29.  
 WEISS, WILLIAM: MARIA - Wells Fargo Bank, N.A.; 201205767; \$155,771.75.  
 WHITE, ERNEST: RONDA, ET AL. - Citimortgage, Inc.; 201127309.  
 WILLIAMS, HENRY: BENSON, BEVERLY - Flagstar Bank, FSB; 201009709; \$168,373.09.  
 WRAY, BRAD: GIANGIACOMO, MICHELLE: STEPHEN - Chase Home Finance, LLC, et al.; 201028757; \$135,970.61.  
 WUNDER, RICHARD - Chase Home Finance, LLC, et al.; 201017711; \$92,186.54.  
 YOUNG, CLARENCE: BARBARA - GMAC Mortgage, LLC; 201207085.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending June 26, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

AMERICAN GUTTER GUARDS: GOLANKA, MATT - Holloman, Paul; 201215315; Judgment fr. District Justice; \$6,467.65.  
 BATES, COREY - Midland Funding, LLC; 201215260; Judgment fr. District Justice; \$7,493.06.  
 BERMAN, DANIEL - Schnader, Harrison, Segal And Lewis; 201215217; Certification of Judgment; \$122,500.00.  
 BIDDLE, RAYMOND - PPL Electric Utilities; 201215573; Judgment fr. District Justice; \$3,685.81.  
 DROBNICK, JOSHUA - Univest National Bank And Trust Co.; 201215642; Judgment fr. District Justice; \$5,367.12.  
 EVENT PHOTOGRAPHY DESIGNERS, LLC: HARRIS, RUSSELL - Polk Street Development Associates, L.P.; 201215299; Certification of Judgment; \$19,600.43.  
 FRANCOIS, MARIE - Denlinger, David; 201215541; Judgment fr. District Justice; \$7,770.05.  
 GEHRIS, MARLENE - Midland Funding, LLC; 201215278; Judgment fr. District Justice; \$5,598.59.  
 GLADDEN, KENYETTA - Midland Funding, LLC; 201215356; Judgment fr. District Justice; \$1,175.11.  
 GRAVES, ELIJAH: LANETA - Merz, J.; 201215425; Judgment fr. District Justice; \$3,598.60.  
 HARTWELL, GLENNA - LVNV Funding, LLC; 201215623; Judgment fr. District Justice; \$1,323.06.  
 HITCHENS, CHARLES: RACHEL - Guardian Protection Services, Inc.; 201215693; Judgment fr. District Justice; \$1,811.54.  
 HOFF, JOHN - Capital One Bank; 201215224; Judgment fr. District Justice; \$3,315.45.  
 KRYSTOPA, GINA - Capital One Bank; 201215220; Judgment fr. District Justice; \$4,295.00.  
 LAKE, JANINE - Bluestone Investments, Inc.; 201215362; Judgment fr. District Justice; \$8,859.03.  
 LeGRADI, ELAINE - Capital One Bank; 201215383; Judgment fr. District Justice; \$1,457.03.  
 MARDER, TSVI - LVNV Funding, LLC; 201215374; Judgment fr. District Justice; \$3,387.88.  
 McBRIDE, ANGELIKE - LVNV Funding, LLC; 201215369; Judgment fr. District Justice; \$1,366.77.  
 McGINN, ELIZABETH - Advantage Assets II, Inc.; 201215364; Judgment fr. District Justice; \$4,077.06.  
 MOSS, JASON: MELANIE - Rogers, Victoria; 201215559; Judgment fr. District Justice; \$1,618.02.  
 MYERS, RONALD - Midland Funding, LLC; 201215261; Judgment fr. District Justice; \$917.14.  
 NICHOLAS, PAMELA - Midland Funding, LLC; 201215352; Judgment fr. District Justice; \$6,180.34.  
 PARK VIEW, L.P. - VIST Bank; 201215625; Complaint In Confession of Judgment; \$3,079,702.50.  
 PECK, JOSEPH - Blue Stone Investments, Inc.; 201215341; Judgment fr. District Justice; \$2,415.40.  
 PHILOMENO & SALAMONE, LLC - VIST Bank; 201215636; Complaint In Confession of Judgment; \$3,079,702.50.  
 PHILOMENO, RALPH - VIST Bank; 201215597; Complaint In Confession of Judgment; \$3,079,702.50.

POTTSTOWN CENTER, L.P. - Iron Workers District Council Benefit Funds Philadelphia An., et al.; 201215243; Mechanics Lien Claim; \$10,585.00.  
 RONEY, JERROLD - Midland Funding, LLC; 201215288; Judgment fr. District Justice; \$4,776.49.  
 SAFIER, NEIL - Levin, Bruce; 201215275; Judgment fr. District Justice; \$7,319.45.  
 SANTORO, SHARON - Midland Funding, LLC; 201215738; Judgment fr. District Justice; \$2,536.94.  
 SERS, ROBERT: STEPHANIE - Woodhollow Condo. Association; 201215662; Judgment fr. District Justice; \$1,033.85.  
 SUDOL, DAVID: NELSON, MELISSA - Rogers, Victoria; 201215557; Judgment fr. District Justice; \$266.35.  
 THOMPSON, BRIAN - Alliance Capital Management; 201215248; Judgment fr. District Justice; \$1,110.37.  
 Van LEAR, JOSEPH - Capital One Bank; 201215398; Judgment fr. District Justice; \$5,148.74.  
 WALKER, GWENDOLYN - Portfolio Recovery Associates, LLC; 201215333; Judgment fr. District Justice; \$6,676.14.  
 WALLEN, ANTHONY - Capital One Bank; 201215392; Judgment fr. District Justice; \$2,565.90.  
 WALSH, CHRISTOPHER - Capital One Bank; 201215399; Judgment fr. District Justice; \$1,951.90.  
 WATKINS, WILLIAM - Capital One Bank; 201215390; Judgment fr. District Justice; \$1,196.68.  
 WHITE, JOSEPH - Portfolio Recovery Associates, LLC; 201215691; Judgment fr. District Justice; \$1,144.35.  
 WICKS, JAMES - Midland Funding, LLC; 201215339; Judgment fr. District Justice; \$1,940.06.  
 WILLIAMS, BARTRICIA - Midland Funding, LLC; 201215335; Judgment fr. District Justice; \$2,079.55.  
 WILLIAMS, ERIC: TRACY - Deegan, Kathleen; 201215424; Judgment fr. District Justice; \$7,291.10.  
 WRIGHT, RICHARD - Lambert, Melenie; 201215563; Judgment fr. District Justice; \$2,819.15.  
 YEAKEL, DEBBIE - Advantage Assets II, Inc.; 201215372; Judgment fr. District Justice; \$8,092.66.

**ABINGTON SCHOOL DIST. -  
entered municipal claims against:**

B & H Realty Holding, LLC; 201215565; \$11,191.05.  
 DeCristofaro, John: Nancy; 201215566; \$3,816.82.  
 Downs, Paul: Lisa; 201215575; \$4,296.05.  
 Hayon, David; 201215579; \$2,071.05.  
 O'Mullan, William: Suzanne; 201215771; \$1,453.16.  
 Ruffin, Bonita; 201215704; \$3,282.05.  
 Williams, Paris; 201215562; \$3,863.05.

**ABINGTON TWP. -  
entered municipal claims against:**

Grasty, Herman: Harris, Ruth; 201215612; \$7,250.00.  
 Gregorio, William: Joan; 201215576; \$4,626.05.  
 Roberts, Michael: Janice; 201215746; \$1,084.05.  
 Sheppard, Grace: Estate Of Elizabeth Weston; 201215226; \$3,676.05.

**BUCKS COUNTY WATER AND SEWER AUTH. -  
entered municipal claims against:**

Bardol, Randy: Meister, Deanna; 201215474; \$2,723.98.  
 Bloss, Kenneth: Rosemarie; 201215475; \$1,667.65.  
 Brandenburg, John: Nancy; 201215476; \$1,093.02.  
 DePaul, Elizabeth; 201215519; \$1,445.54.  
 Deragon, Marc: Kerrie; 201215526; \$2,166.87.

Echevarria, Richard: Tamara; 201215517; \$2,573.84.  
 Frentzen, Henry: Donna; 201215500; \$2,374.85.  
 Gray, Jeffrey; 201215477; \$1,454.17.  
 Gustafson, David: Bethany; 201215488; \$3,182.72.  
 Ims, Maria; 201215520; \$1,354.18.  
 Jacob, Rosemary; 201215487; \$2,366.01.  
 Lackman, Thomas; 201215528; \$1,287.55.  
 Leech, Ellen; 201215501; \$1,368.12.  
 Livingston, Diane; 201215502; \$4,217.46.  
 Mastroni, Joanne: Donnamaria; 201215503; \$3,097.31.  
 May, Paul; 201215529; \$1,076.26.  
 May, Paul: Roguls, Melanie; 201215504; \$1,076.26.  
 Mirtaj, Joseph; 201215521; \$3,452.72.  
 Novak, Andrew: Maria; 201215485; \$1,441.47.  
 Novak, Andrew: Maria; 201215489; \$2,364.26.  
 O'Connor, John; 201215525; \$1,368.60.  
 Paone, James: Theresa; 201215511; \$1,040.50.  
 Pulini, Francis: Karen; 201215512; \$1,691.72.  
 Rose, Robert: Andrea; 201215515; \$2,008.60.  
 Sharik, Steven; 201215486; \$1,015.62.  
 Sweeney, Patricia: Michael; 201215513; \$2,278.84.  
 Valentine, John: Michelle; 201215518; \$1,192.93.  
 Watkins, Robert: Marianne; 201215514; \$3,037.94.  
 Weldon, Frederick; 201215527; \$1,374.82.

**CHELtenham TWP. SCHOOL DIST. -  
entered municipal claims against:**

Hoffman, Winfred: Yvette; 201215549; \$9,486.65.  
 Hoffman, Yvette: Winfred; 201215558; \$4,080.65.

**CONSHOHOCKEN BORO. AUTH. -  
entered municipal claims against:**

Doherty, Michael; 201215606; \$485.63.  
 Donahue, Stephen: Cynthia; 201215602; \$686.68.  
 Esposito, Daniel; 201215616; \$486.43.  
 Grainer, Kevin; 201215604; \$423.98.  
 Hanna, Maureen; 201215603; \$746.41.  
 Haubert, Jean; 201215591; \$525.11.  
 Hughes, Daniel; 201215605; \$486.24.  
 Kabatt, Joseph; 201215601; \$1,372.58.  
 Kennedy, Brian; 201215614; \$542.47.  
 Maple Real Estate, LLC; 201215592; \$780.97.  
 Mastroieni, Michael; 201215615; \$403.92.  
 Melendez, Carlos; 201215609; \$563.78.  
 Mulligan, Thomas: Jordan, Sabrina; 201215610; \$507.56.  
 Murphy, David; 201215608; \$636.82.  
 Piersol, Joshua: Costa, Sandra; 201215617; \$446.74.  
 Willey, Raymond: Judy; 201215607; \$898.54.

**EAST NORRITON TWP. -  
entered municipal claims against:**

Jones, James; 201215687; \$229.50.

**LOWER PROVIDENCE TWP. -  
entered municipal claims against:**

Dean, Richard: Jean; 201215680; \$10,476.70.

**NORRISTOWN AREA SCHOOL DIST. -  
entered municipal claims against:**

Choi, Young; 201215498; \$1,824.56.  
 Chung, Julia: Patlantic, Incorporated; 201215430; \$5,588.26.  
 DGP Investment, LLC; 201215422; \$43,279.34.  
 Hill, Jackie: Jackie: Estate Of Larry Hill; 201215463; \$2,361.13.

James, Thomas: Miller, Karen Ann; 201215437; \$1,488.29.  
 Riccioli, Mary; 201215418; \$3,935.10.  
 Ricciolo, Mary; 201215531; \$3,787.13.  
 Selfinger, Paul: Elizabeth; 201215490; \$671.30.  
 Sims, Virgest: Mattie; 201215458; \$2,277.90.  
 Vineeta, Incorporated; 201215421; \$40,948.30.  
 Warren, Cameron: Blasetti, Marnie: Warren, Maryann; 201215433; \$3,005.13.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

Abrams, Lee; 201261200; \$3,324.84.  
 Adamski, Scott: Trans Temp, Inc.; 201261209; \$1,674.88.  
 Bell, Tecora; 201261197; \$1,335.58.  
 Berkowitz, Steven: Iris; 201261218; \$4,771.82.  
 Bernardini, Susan; 201261222; \$869.54.  
 Burstein, Mark; 201261181; \$1,500.01.  
 Cannon, Thomas: Karin; 201261205; \$2,950.81.  
 Cho, David: Yeo, Bokyoung; 201261198; \$8,617.40.  
 Colucci, Ralph; 201261194; \$358.75.  
 Cueto, Deborah; 201261220; \$2,276.57.  
 Dowlatow, Michael: Staci; 201261225; \$1,308.60.  
 E.M.M. Developers, LLC; 201261191; \$7,068.75.  
 Fried, Michael: Restoration Masonry Co.; 201261210; \$12,123.78.  
 Godley, Alan; 201261224; \$1,368.94.  
 Graham, Allison; 201261199; \$6,808.29.  
 Harris, Milbourne; 201261196; \$7,944.46.  
 Hoven, Andrew; 201261203; \$3,794.16.  
 Howard, Marcus; 201261180; \$1,925.92.  
 Hyland, Rebecca; 201261184; \$1,530.10.  
 Jaffe, Marc: Sue; 201261188; \$6,595.87.  
 Jerdon, Robert: Elizabeth; 201261202; \$8,691.11.  
 Johnson, Marc; 201261186; \$2,278.96.  
 Kang, Byong: AOKI Enterprises, Inc.; 201261193; \$16,678.01.  
 Karolczak, Frank; 201261190; \$1,109.13.  
 Kent, David: Karen; 201261177; \$2,418.98.  
 Kuszyk, Todd: T.K. Productions; 201261211; \$242,936.40.  
 Laken, Lenora; 201261214; \$569.46.  
 McDevitt, Brian: Elizabeth; 201261179; \$9,207.46.  
 McFarlin, Michael: Beyerly-McFarlin, Deborah; 201261217; \$1,203.72.  
 Minio, Anthony: Beth; 201261182; \$2,403.34.  
 Minto, Grace; 201261219; \$1,942.52.  
 Nave, Ralph: Tanya; 201261208; \$3,511.15.  
 Oglesby, Lamar; 201261207; \$2,544.50.  
 Robertson, Todd; 201261206; \$2,157.34.  
 Ruff, Kenneth: Cassandra; 201261189; \$1,123.94.  
 Ryzner, Kenneth: Amy; 201261204; \$2,264.13.  
 Santangelo, Daniel; 201261185; \$1,369.29.  
 Shaffer, Hal; 201261201; \$7,113.52.  
 Sharp, Dolores: KWB Enterprises, Inc.; 201261212; \$1,133.97.  
 Sharp, Wayne: KWB Enterprises, Inc.; 201261215; \$1,133.97.  
 Silverman, Edward: Premier Immediate Medical Care, LLC; 201261192; \$30,754.44.  
 Smith, Richard: Fletchers BBQ, LLC; 201261216; \$6,069.09.  
 Stockley, Joseph; 201261221; \$900.68.  
 Walker, Wanda; 201261183; \$1,382.67.  
 Wallace, Andrea; 201261223; \$2,232.26.  
 Wang, Josephine; 201261178; \$5,191.08.  
 Williamson, Robert; 201261195; \$335.34.  
 Young, Barbara: Fletchers BBQ, LLC; 201261213; \$6,069.09.  
 Ziegler, Zsa Zsa; 201261187; \$895.25.

**PENNSBURG BORO. -  
 entered municipal claims against:**

Wilson Pennsburg, LLC: Randazzo, Anthony; 201215650; \$424.00.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

DiDomenico, Louis: Chris; 201215259; \$3,722.10.  
 Flaharty, James: Sandra; 201215277; \$3,714.22.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Solomon, Doris; 201215282; \$7,388.84.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Lacey, Diane; 201215297; \$2,288.75.  
 Murphy, James; 201215298; \$4,002.52.  
 Tucker, Michael: Cordova; 201215301; \$1,993.57.

**SOUDERTON AREA SCHOOL DIST. -  
 entered municipal claims against:**

Dennis R. Williams, Inc.; 201215267; \$899.56.

**UNITED STATES INTERNAL REV. -  
 entered claims against:**

Addari, Nando: Maryann; 201270704; \$64,805.78.  
 Allenson, Evan: Elynn; 201270721; \$146,417.75.  
 Cavallo, Joseph; 201270696; \$20,115.00.  
 Cho, Dae: Do; 201270750; \$39,307.45.  
 Coleman, Charles; 201270740; \$12,648.12.  
 Corcoran, Kevin; 201270738; \$62,670.64.  
 CTC Consulting, LLC: Cervone, Celine; 201270718; \$64,034.21.  
 Del Ciotto Architects, Inc.; 201270712; \$15,252.23.  
 Eckardt, Angela; 201270725; \$208,738.78.  
 Feldman, Arnold: Tran, Thu; 201270690; \$125,206.45.  
 Foya, Joel; 201270700; \$8,217.63.  
 Freedom Enterprise, Inc.; 201270722; \$74,029.76.  
 Garner, Bruce: M.L.; 201270726; \$18,740.89.  
 Gary R. Turner, LLC; 201270734; \$1,193,198.32.  
 Geary, Frank; 201270723; \$8,768.37.  
 Givnish Group, Inc.; 201270705; \$210,783.04.  
 Greenberg, Howard: Tracey; 201270703; \$7,909.18.  
 Growing Tree Learning Center, Inc.; 201270699; \$367.54.  
 Hibberts, Inc.; 201270709; \$3,175.89.  
 Hitchens, Charles; 201270702; \$80,077.69.  
 Hitchens, Charles; 201270735; \$52,972.32.  
 Holbrook, Stanley; 201270746; \$10,568.37.  
 Hotbox Media, Inc.; 201270689; \$65,851.44.  
 Huston, Jonathan; 201270727; \$24,755.79.  
 K & H Market, Inc.; 201270749; \$6,437.38.  
 Karp, David; 201270713; \$53,569.68.  
 Kim, Kwang; 201270720; \$36,632.05.  
 Koenig Equipment Corporation; 201270739; \$1,322.91.  
 Kolbes, Nathan; 201270732; \$26,391.24.  
 Lombardo, Matthew; 201270730; \$61,059.89.  
 Manfrod, Joseph: Linda; 201270751; \$42,538.22.  
 Manusov, Joseph: Ada; 201270707; \$20,551.66.  
 Markovitz, Judith; 201270716; \$157.58.  
 May, Edwin; 201270728; \$87,307.88.  
 Merlini, Louis; 201270708; \$858.80.  
 Merwin Group, LLC; 201270717; \$81.50.  
 Minnick, Paul; 201270694; \$5,991.05.  
 Mogar, Stephen; 201270747; \$22,656.68.



Nancy Smith Company, Inc.; 201270736; \$81,276.50.  
 O'Brien, Chris; 201270737; \$186,022.34.  
 Ojeda, Carlos; Sandra; 201270731; \$42,891.82.  
 Peiffer, Brian; Brian Peiffer Exterior Solutions;  
 201270693; \$194.89.  
 R.M. Plumbing & Heating, Inc.; Barry N. Macken &  
 Daughters, Inc.; 201270701; \$975.00.  
 Riley, Joseph; 201270748; \$5,570.83.  
 Robert Brown Associates, Inc.; 201270691; \$99,543.22.  
 Rosenbloom, Richard; 201270706; \$70,783.58.  
 Stenger Landscaping, Inc.; 201270697; \$11,218.64.  
 Sterling Embossing, Inc.; Sterling Finishing, Inc.;  
 201270710; \$637.83.  
 Sullivan, Daniel; Renee; 201270715; \$27,149.90.  
 Townes Mechanical Contractors, Inc.; 201270714;  
 \$528.29.  
 Trump, Philip; 201270729; \$37,140.37.  
 Tyson, Eric; Tyson Construction; 201270698; \$262.45.  
 Unruh, Michael; Smith, Linda; 201270719; \$76,673.24.  
 Vazquez, Benjamin; 201270692; \$136,945.91.  
 Vic's Hauling; 201270733; \$116.55.  
 Virtual Technology Systems, Inc.; 201270724; \$19,704.72.  
 We Care Cleaning Service, Inc.; 201270711; \$4,974.82.  
 Willow Medical Of Maryland, Inc.; 201270744; \$59,058.80.  
 Wright, James; 201270742; \$11,436.38.  
 York Road Recreation, Inc.; 201270695; \$90,667.12.

**UPPER MORELAND/HATBORO  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Arena, Adriana; 201215667; \$763.54.  
 Dalonzo, Nicholas; Carmelina; 201215668; \$652.95.  
 Marco, Kathleen; Hurley, Steven; 201215669; \$380.31.  
 Mitchell, David; Lisa; 201215670; \$299.26.  
 Volpe, Francesco; Fausto; 201215671; \$753.78.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Allentown Refrigerated Terminals, Incorporated;  
 201215544; \$46,018.27.  
 Bauer, Michael; Dennis; Donna, Et Al.; 201215534;  
 \$908.55.  
 Bekhit, Fawzeia; 201215505; \$1,232.69.  
 Heller, Margaret; 201215268; \$670.42.  
 Hurst, Richard; 201215276; \$3,432.45.  
 Rothenberger, Richard; Debbie; 201215497; \$5,930.62.  
 Samsel, James; Michelle; 201215495; \$2,922.84.  
 Schwoyer, Neil; Sandra; 201215492; \$4,092.58.  
 Ussler, Josephine; 201215539; \$9,207.62.  
 Verna, Paul; Cathleen; 201215538; \$3,891.14.  
 Weller, Charles; Donna; 201215540; \$2,801.46.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending June 26, 2012**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BANYAS, JOSEPH M. - Limerick Township;  
 Banyas, Cathleen G., 583 King Road,  
 Royersford, PA 19468.  
 DESAI, SUJATA - Upper Pottsgrove Township;  
 Beasley, Henry L., II, 1635 Brynne Lane,  
 Pottstown, PA 19464.

HENNESSY, MARY ANN T. - Limerick Township;  
 Deshpande, Sharleen, 10669 Ambergades Lane,  
 San Diego, CA 92130.  
 HYDIER, ALTA M. - Perkiomen Township;  
 Hydier, Brian K., 963 Terrace Lane,  
 Pottstown, PA 19464; Hydier, Douglas K.,  
 36 Trappe Road, Collegeville, PA 19426.  
 LASKEY, RICHARD L. - Lansdale Borough;  
 Murray, Denise L., 801 Lombardy Drive,  
 Lansdale, PA 19446.  
 MOFFA, ELIZABETH S. - Abington Township;  
 Moffa, Alfred J., Jr., 1505 Oak Street,  
 Coatesville, PA 19320; Orr, Elizabeth J.,  
 2815 Elliott Avenue, Willow Grove, PA 19090.  
 SHIFRIN, BEATRICE F. - Lower Merion Township;  
 Birnbaum, Marsha S., 1042 Broadmoor Road,  
 Bryn Mawr, PA 19010.  
 SMITH, BARBARA A. - Norristown Borough;  
 Smith, Ronald D., 404 East Spruce Street,  
 Norristown, PA 19401.  
 SPIWAK, GORDON A. - Upper Dublin Township;  
 Roberts, Lawrence J., 8380 Old York Road,  
 Elkins Park, PA 19027.  
 WINDFELDER, SINE ANA - Montgomery Township;  
 Sine, Stanley M., 127 Richardson Road,  
 Lansdale, PA 19446.

**SUITS BROUGHT**

**Week Ending June 26, 2012**

**The Defendant's Name Appears  
 First in Capital Letters**

AGLIANO, PHILIP - Taylor-Agliano, Lucinda;  
 201215302; Complaint Divorce; Boyd, Jeffrey R.  
 ALLAN, HARRIET - Bank Of New York;  
 201215499; Complaint In Mortgage Foreclosure;  
 Kobeski, Jeremy J.  
 ALLEN, BERYL - Allen, James; 201215444;  
 Complaint Divorce; Lewis, Gary P.  
 APIO, JOSHUA - Capital One Bank USA, N.A.;  
 201215723; Appeal from District Justice;  
 Ratchford, Michael F.  
 BALA GARDENS HOME OWNERS ASSOC. -  
 Coleman Tree Service; 201215743; Appeal from  
 District Justice.  
 BALL, ERNIE: OCCUPANTS - Federal Home Loan  
 Mortgage Corporation; 201215353; Complaint in  
 Ejectment; Wells, Allison F.  
 BASU, MANJARI - Basu, Aranubha; 201215496;  
 Complaint Divorce; Obrien, Ayla.  
 BECKMAN, FRANCINE - Amberly @  
 Blue Bell Apts., L.P.; 201215347; Appeal from  
 District Justice.  
 BEEDLE, TORIE - Wells Fargo Bank, N.A.;  
 201215334; Complaint In Mortgage Foreclosure;  
 Viola, Christina.  
 BIDDLE, ANTHONY - Whitpain Township;  
 201215547; Civil Action; Bagley, Joseph M.  
 BILLETTA, ANDREW - Asset Acceptance, LLC;  
 201215581; Civil Action; Galloway, David R.  
 BIMLER, SUSAN: BEARDEN, EDWARD -  
 Bearden, Doreen; 201215727; Complaint for  
 Custody/Visitation; Bort, Peter E.  
 BLACKWELL, WARREN: PATRICIA, ET AL. -  
 Hatboro Federal Savings; 201215291; Complaint  
 In Mortgage Foreclosure; Thomas, Douglas G.



- BOGGS, MARK - Wallace-Melecio, Claire;  
201215379; Complaint for Custody/Visitation.
- BOLIS, DIANE - Wells Fargo Bank, N.A.;  
201215510; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.
- BORCHER, THOMAS: TMS CONTRACTING -  
Riggin, Kenneth; 201215508; Appeal from  
District Justice.
- BROWN, ERNEST - Hatboro Federal Savings;  
201215337; Complaint In Mortgage Foreclosure;  
Thomas, Douglas G.
- BRUNOT, LEGITIME - Capital One Bank USA, N.A.;  
201215712; Appeal from District Justice;  
Ratchford, Michael F.
- BUCHSBAUM, C.B. - G.E. Capital Retail Bank;  
201215710; Appeal from District Justice.
- BUSSINGER, DANIEL: PLYMOUTH FLEET, INC. -  
McKenzie, Michael; 201215709; Civil Action;  
McMahon, John I., Jr.
- CHARLIE'S WHEEL ALIGNMENT -  
State Farm Fire & Casualty Co.; 201215548;  
Civil Action; Ober, August J., IV.
- COHEN, CORY: HILLARY - Gaffney, Delores;  
201215440; Civil Action; Simon, Marc I.
- COMCAST: ERIE INSURANCE COMPANY -  
Schienholtz, Raymond; 201215397; Appeal from  
District Justice; Littman, Gregory C.
- COMMON PLEAS COURT - El Ali, Donald;  
201214331; Petition.
- CREATIVE TILE WORKS: CREATIVE TILE WORKS  
SERVICES, INC.: GREENBERG, PAUL -  
Dal-Tile Distribution, Inc.; 201215695;  
Civil Action; Farmer, Trenton A.
- CROCKETT, NANCY - Midland Funding, LLC;  
201215546; Appeal from District Justice.
- CROSBY, DIONNE - Wells Fargo Bank, N.A.;  
201215293; Complaint In Mortgage Foreclosure;  
Dietterick, Scott A.
- CUMMINGS, ANTWON: JOHNSON, DEVERY -  
State Farm Mutual Automobile Insurance Company;  
201215428; Civil Action; Gluck, James.
- DOE, JOHN: TENANT/OCCUPANT -  
Federal Home Loan Mortgage Corporation;  
201215344; Complaint in Ejectment;  
Pronovost, Paige.
- EARLINGTON CLUB - Storey, James; 201215560;  
Appeal from District Justice.
- EARLY, CHRIS: INSPEC-IT 1ST HOME INSPECTION -  
Harris, Desiree; 201215542; Appeal from  
District Justice.
- EL ALPI, FAHD - Asset Acceptance, LLC;  
201215613; Civil Action; Galloway, David R.
- ERONICO, CARLOS - Carbajosa, Ellen; 201215578;  
Complaint Divorce.
- FERRERI, LISA - Asset Acceptance, LLC;  
201215624; Civil Action; Galloway, David R.
- FIGUEROA, ALICE - LVNV Funding, LLC;  
201215735; Appeal from District Justice;  
Ratchford, Michael F.
- FLYNN, EILEEN - JPMorgan Chase Bank, N.A.;  
201215375; Complaint In Mortgage Foreclosure;  
Anthou, Kristine M.
- FOX, JAMES: KAREN, ET AL. - Wells Fargo Bank, N.A.;  
201215320; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.
- FREEMAN, HELEN: MILLER-FREEMAN, HELEN -  
Bank Of America; 201215332; Complaint In  
Mortgage Foreclosure; Brushwood, Matthew.
- GAASCHE, JAMES - Asset Acceptance, LLC;  
201215551; Civil Action; Galloway, David R.
- GASKINS, STANLEY: GUARDIAN PROTECTIVE  
SERVICES: HUNTER, SHERYL, ET AL. -  
Baird, Michael; 201215611; Civil Action;  
Farrell, J. Michael.
- GILL, THOMAS - Lipscomb, Wendy; 201215281;  
Support/Exceptions.
- GUESS, SHARON - Trotman, Thane; 201215426;  
Appeal from District Justice.
- GUSTAFFSSON, PELLE - Coleman Tree Service;  
201215745; Appeal from District Justice.
- HARANTSCHUK, SONIA - JPMorgan  
Chase Bank, N.A.; 201215530; Complaint In  
Mortgage Foreclosure; Hanyon, Mario J.
- HARRIS, DUANE - Bank Of America, N.A.;  
201215325; Complaint In Mortgage Foreclosure;  
Brushwood, Matthew.
- HEALEY, TRACEY: WRUBEL, JOHN -  
Smith, Gerald; 201215384; Civil Action;  
Stover, John O., Jr.
- JACKSON, MICHAEL - Bank Of America, N.A.;  
201215491; Complaint In Mortgage Foreclosure;  
Kobeski, Jeremy J.
- JACKSON, REGINALD - Kirtz, Cynthia; 201215402;  
Support/Exceptions.
- JACOBS, GLENN: OCCUPANTS -  
Federal Home Loan Mortgage Corporation;  
201215360; Complaint in Ejectment;  
Kolesnik, John M.
- JENKINS, RICHARD - JPMorgan Chase Bank, N.A.;  
201215313; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.
- JOHNSTON, THOMAS: PATRICIA:  
SAMMER, PATRICIA - Morequity, Inc.;  
201215303; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.
- KLEM, JOSEPH: LINDA - Bank Of New York Mellon;  
201215326; Complaint In Mortgage Foreclosure;  
Brushwood, Matthew.
- KRAUSE, KATHERINE - Ability Recovery Services, LLC;  
201215338; Appeal from District Justice.
- KRZYWICKI, JAN: NOWICKI, SUSAN -  
Holden, Ronald; 201215552; Civil Action;  
Greenfield, Marc.
- LENNON, MICHELLE - Lennon, Thomas; 201215378;  
Complaint Divorce; Guerin, Annemarie.
- MATTALIANO, BRUCE: UNITED STATES  
OF AMERICA - Nationstar Mortgage, LLC;  
201215292; Complaint In Mortgage Foreclosure;  
Viola, Christina.
- MBR VENTURES, INC.: ELLIOTT, BRAD:  
BRADFORD, ET AL. - Yellowbook, Inc.;  
201215423; Civil Action; Lessa, Michael.
- McGEE, CHARLES: UNITED STATES OF AMERICA -  
Citimortgage, Inc.; 201215336; Complaint In  
Mortgage Foreclosure; Wells, Allison F.
- McKNIGHT, BALVIN - Heimer, Donald;  
201215318; Appeal from District Justice.
- MICHENER, DALE - Wells Fargo Bank, N.A.;  
201215321; Complaint In Mortgage Foreclosure;  
Cusick, Robert W.
- MOOREHOUSE, EDWARD - Asset Acceptance, LLC;  
201215556; Civil Action; Galloway, David R.
- NALENCZ, MARK - Nalencz, Angela; 201215355;  
Complaint for Custody/Visitation; Sager, Daniel.

- NEWMAN, FELICIA - State Farm Mutual Automobile Insurance Company; 201215376; Civil Action; D'Emilio, Paul F.
- OLYMPIC MOTORS, INC. - Tsikas, Bill; 201215389; Appeal from District Justice.
- PANFILE, FRANCIS - Biegert, Michael; 201215516; Civil Action; Braker, Robert N.
- PAUL, RAJEEV - Deutsche Bank National Trust Company; 201215523; Complaint In Mortgage Foreclosure; Kobeski, Jeremy J.
- POUST, ERIC - O'Neill, Heather; 201215506; Support/Exceptions; Cullen, Sean E.
- RITSICK, JAMES - Citimortgage, Inc.; 201215388; Complaint In Mortgage Foreclosure; Viola, Christina.
- RIZZO, SHERRY - Citibank, N.A.; 201215396; Civil Action; Weinstein, Yale D.
- RODGERS, JAMES - Rodgers, Nancy; 201215410; Complaint Divorce; Rasner, David S.
- ROGERS, DAVID: CUNNINGHAM, CHARLENE: SAULINO, CHARLENE - Cunningham, Sikeer; 201215289; Civil Action; Paul, Michael A.
- RUSSELL, ALLEN: MELTON RUSSELL, DONNA, ET AL. - Wells Fargo Bank, N.A.; 201215532; Complaint In Mortgage Foreclosure.
- RYDER, WILLIAM - PNC Bank, N.A.; 201215254; Complaint In Mortgage Foreclosure; Permigiani, Rodney.
- SABIN, MICHAEL - Dell Financial Services, LLC; 201215419; Civil Action; Scott, Morris A.
- SMITH, BRENDA: EARL - Bank Of America, N.A.; 201215391; Complaint In Mortgage Foreclosure; Viola, Christina.
- STEVENS, JOHN: JENNIFER, ET AL. - U.S. Bank, N.A.; 201215330; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- TARMIN, ANTHONY: LISA - Bank Of America, N.A.; 201215327; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- THORNTON, DONNA: DAVID: SANDRA - GMAC Mortgage, LLC; 201215296; Complaint In Mortgage Foreclosure; Wesner, Patrick J.
- TRI-COUNTY AUTO CENTER LIMITED: STEIF, DONALD: TRI-COUNTY TOYOTA - Finkowski, Pamela; 201215574; Civil Action; Mau, Ann M.
- TROTMAN, THANE - Guess, Sharon; 201215427; Appeal from District Justice.
- WENEROWICZ, MIKE: HOUCK, W. - Haggins, Milton; 201215351; Civil Action.
- WRIGHT, MICHELLE - Asset Acceptance, LLC; 201215620; Civil Action; Galloway, David R.
- ZAFFINO, DOMINIC: GEMMA - Citimortgage, Inc.; 201215395; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- BONDI, THERESA P. - Limerick Township; Colletti, Lisa A., 25 Marjessa Drive, Gilbertsville, PA 19525.
- BOTAK, GENEVIEVE P. - Plymouth Township; Botak, R. P., 1704 Locust Street, Norristown, PA 19401.
- BROWN, ELEANOR H. - Whitpain Township; Brown, Jeffrey W., 2010 Foxcroft Drive, La Grange, GA 30240; Brown, Leslie E., 384 Meadowbrook Road, North Wales, PA 19454.
- BUCK, ANNE W. - Springfield Township; Buck, Steven D., 1160 Yellow Springs Road, Chester Springs, PA 19425.
- BUCK, ANNE W. - Springfield Township; Buck, Steven D., 1160 Yellow Springs Road, Chester Springs, PA 19425.
- BURNS, JOHN R. - Lower Providence Township; McMichael, Elizabeth, 5114 Brandywine Drive, Eagleville, PA 19403.
- CRINITI, MARY N. - Whitemarsh Township; Criniti, Vincent F., 13 Jones Avenue, Flourtown, PA 19031.
- CRUFT, GEORGE E. - Lower Providence Township; Bunce, Jane V., 141 Timothy Circle, Radnor, PA 19087; Lodato, Patricia J., 925 Park Plaza Drive, Evansville, IN 47715.
- DOB, ANNA H. - Lower Merion Township; Dob, Edward S., 152 Ashland Avenue, Bala Cynwyd, PA 19004.
- DONNELLY, HELEN B. - Lower Merion Township; Donnelly, Joseph J., 312 Penn Road, Wynnewood, PA 19096.
- FELLMAN, ANNA E. - Lansdale Borough; Sherman, Kenneth P., 421 Hemlock Street, Lansdale, PA 19446.
- GREENLAND, IRENE R. - Whitpain Township; Greenland, Harvey R., 681 Locust Street, Coopersburg, PA 18036.
- HARLAN, CLINTON E. - Springfield Township; Harlan, Robin, 541 Fountain Street, Philadelphia, PA 19128.
- HARLEY, THELMA A. - West Pottsgrove Township; Moore, Margaret A., 7321 Marsland Lane, Arlington, TX 76001.
- HEINEL, JOAN C. - Whitpain Township; Heinel, Roland W., Jr., 114 Splitrail Lane, Blue Bell, PA 19422.
- HVIZDA, JEROME D. - Abington Township; Hvizda, John J., 1801 White Oak Drive, Sinking Spring, PA 19608.
- JACOBS, GLADYS - Lower Merion Township; Jacobs, Marc S., 524 General Lafayette Road, Merion Station, PA 19066.
- JENNINGS, MARY M. - Abington Township; Jennings, Frederick E., III, 503 Pine Needle Drive, Exton, PA 19341.
- KIRBY, WILLIAM L. - Salford Township; Kirby, Dan W., 320 Ridge Road, Telford, PA 18969.
- MANOOKIAN, PETER P. - Lower Merion Township; Manookian, Lisa D., 2007 East County Line Road, Ardmore, PA 19003.
- MORAN, FRANCIS J. - West Norriton Township; Colligon, Dolores E., 4518 Benson Street, Philadelphia, PA 19136.
- NEWPHER, WILLIAM L. - Upper Moreland Township; Johnson, Beth A., 313 Krewson Terrace, Willow Grove, PA 19090; Johnson, Kevin, 453 Edgehill Road, Edgehill, PA 19038; Newpher, William D., 1343 Bernard Avenue, Willow Grove, PA 19090.

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## WILLS PROBATED

### Granted Week Ending June 26, 2012

#### **Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors**

ADLER, EDWARD B. - Jenkintown Borough;  
Adler, Joseph V., 303 Hillside Avenue,  
Jenkintown, PA 19046.

NICHTER, HARRY J. - Upper Merion Township;  
Nichter, Harold G., 982 Centennial Drive,  
West Chester, PA 19382.

NULTY, MARIANNA W. - Worcester Township;  
Nulty, Pamela M., 218 Simmons Road,  
Perkiomenville, PA 18074.

O'DONNELL, JAMES L. - Abington Township;  
O'Donnell, William J., 502 Battle Street,  
Webster, NH 03303-7705.

OGLESBEE, IDA M. - New Hanover Township;  
Marinello, Karen L., 583 Bow Lane,  
Gilbertsville, PA 19525.

OSBORNE, DORIS E. - Horsham Township;  
Williams, Cynthia A., 31 Beatty Lane,  
Pine Bush, NY 12566.

PETERSON, DIANA G. - Abington Township;  
Binder, Jenna L., 2610 Old Welsh Road,  
Willow Grove, PA 19090.

POLK, JEAN C. - Whitpain Township;  
Polk, William R., 3179 Maple Street,  
San Diego, CA 92104; Rock, Carolyn P.,  
5321 E Calle De Los Arboles, Cave Creek, AZ 85331.

RADOMICKI, ROSE - Springfield Township;  
Radomicki, Nancy, 2309 Angel Drive,  
Wilmington, DE 19808.

REEVES, ELEANOR K. - Lower Gwynedd Township;  
Zorthian, Robin R., 6 Dogwood Lane,  
Greenwich, CT 06830.

SARSHIK, HELEN - Upper Gwynedd Township;  
Sarshik, Steven B., 32 West 86th Street, Apt. 2A,  
New York, NC 10024.

SCIARRA, ELVIRA - Abington Township;  
Santucci, Rose, 13035 Lindsay Street,  
Philadelphia, PA 19116.

SEELAU, JAMES C. - Abington Township;  
Hanlon, Helen M., 2834 Woodland Road,  
Abington, PA 19001.

SMITH, MARIE L. - Upper Dublin Township;  
Watkins, Luray M., 1020 Meetinghouse Road,  
Ambler, PA 19002.

SPEILMAN, CLARENCE C. - Limerick Township;  
Leister, Walter D., Sr., 2903 Federal Drive,  
Gilbertsville, PA 19525.

STEFANOWICZ, THEODORE - East Norriton Township;  
Stefanowicz, Bruce, 131 West 3rd Street,  
Collegeville, PA 19426.

SUOZZO, JOSEPH A. - Montgomery Township;  
Perri, Dorothy N., 3116 West Hayes Road,  
East Norriton, PA 19403.

TRACHTENBERG, JUDITH - Lower Merion Township;  
Trachtenberg, Don I., 11 Pond Lane,  
Bryn Mawr, PA 19010.

WACK, HAZEL M. - Upper Merion Township;  
Stephens, Joanne M., 369 DeHaven Street,  
West Conshohocken, PA 19428.

WADDINGTON, DENNIS P. - Jenkintown Borough;  
Waddington, Donna M., 321 Nice Avenue,  
Jenkintown, PA 19046.

WEIDLER, HARRY C. - Lower Moreland Township;  
Myers, Judith K., 15375 Wood Ruff Way,  
Parker, CO 80134.

WESTON, RAYMOND F., SR. - Ambler Borough;  
McAvoy, John K., 4432 Ludlow Street,  
Philadelphia, PA 19104; Weston, Raymond F., Jr.,  
307 West Brown Street, Norristown, PA 19401.

WHITBY, CAROLINE A. - Lansdale Borough;  
Ledger, Ruth E., 36 Heatherwood Hill Road,  
Norristown, PA 19403.

YEDNOCK, CAROL A. - Lower Pottsgrove Township;  
Yednock, Anthony D., 114 Juniper Drive,  
Douglassville, PA 19518; Yednock, David A.,  
700 Logan Street, Pottstown, PA 19464.

## RETURN DAY LIST

July 16, 2012  
COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. Alderfer v. Jewson, III - Motion to Compel Plaintiff's Deposition (Seq. 24) - **M. Yanoff - J. McNicholl.**
2. Alderfer v. Jewson, III - Motion to Compel Plaintiffs' Depositions (Seq. 26) - **M. Yanoff - J. McNicholl.**
3. Armstrong v. Byrnes - Motion to Compel Discovery (Seq. 68) - **C. Grim - M. Brooks.**
4. Atlantic States Insurance Company v. Straface - Petition to Withdraw as Counsel (Seq. 11) - **A. Gallogly - R. Korn.**
5. Aurora Loan Services, LLC v. Bomboy - Motion to Reassess Damages (Seq. 9) - **R. Cusick.**
6. BAC Home Loans Servicing, L.P. v. Harasim - Motion to Reassess Damages (Seq. 21) - **M. McKeever.**
7. BAC Home Loans Servicing, L.P. v. Lee - Motion for Leave to Amend Complaint (Seq. 9) - **J. Davey.**
8. BAC Home Loans Servicing, L.P. v. Egan - Plaintiff's Motion to Reassess Damages (Seq. 30) - **M. McKeever.**
9. Bell v. Maple Gardens Condominium Association - Defendant's Motion to Compel Discovery Responses (Seq. 9) - **B. Baldwin - M. McGuire.**
10. Berwyn Hardware, Inc. v. American Hardware Mutual Insurance Company - Plaintiffs' Motion for Discontinuance as to Defendant Pacific Employers Insurance Company (Seq. 120) - **C. Lecky - R. Billet.**
11. Bickell v. Burns - Motion to Compel Discovery Responses (Seq. 122) Only Docket #2009-36200 - **J. Malley - D. Ruckert.**
12. Budner v. Kenny - Plaintiffs' Motion to Compel Defendants Richard Kenny and Joseph Hart to Make Themselves Available for Deposition (Seq. 19) - **L. Lombardi - I. Acevedo.**
13. Butler Park Condominium Association v. Gironde - Motion to Break and Enter (Seq. 4) - **E. Hoffman.**
14. Cain v. Goldbeck, McCafferty & McKeever, P.C. - Amended Motion to Compel Deposition of Nicole Bensend (Seq. 110).
15. Cain v. Goldbeck, McCafferty & McKeever, P.C. - Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 98) - (Only Docket #201037782) - **R. Birch - S. Shreibman.**
16. Carpenter v. Pinto - Motion to Compel Answer to Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 13) - **G. Noonan - D. Pennington.**
17. Carter v. Kravco Investments, L.P. - Motion to Compel Discovery Against Defendant IPC International Corporation (Seq. 51) - **R. Madden.**

18. *Castro v. Tosco - Defendants Joseph and Rosa Tosco's Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 10) - R. Maizel - S. Smith.*
19. *Chase Home Finance, LLC v. Mazik - Motion to Reassess Damages (Seq. 17) - J. Davey - A. Spivack.*
20. *Chase Home Finance, LLC v. Mitchell - Motion to Reassess Damages (Seq. 44) - S. Shah-Jani.*
21. *Chase Home Finance, LLC v. Morgado - Motion to Reassess Damages (Seq. 25) - J. Davey - A. Spivack.*
22. *Chase Home Finance, LLC v. Sanders - Motion to Reassess Damages (Seq. 40) - F. Hallinan.*
23. *Chase Home Finance, LLC v. Watkins - Motion to Reassess Damages (Seq. 29) - C. Dunn - A. Spivack.*
24. *Chen v. Thurman - Motion to Compel Discovery (Seq. 13) - J. Solnick - D. Bush.*
25. *Citimortgage, Inc. v. Antonucci - Motion to Reassess Damages (Seq. 17) - M. Cantwell.*
26. *Citimortgage, Inc. v. Ciccarone - Motion to Reassess Damages (Seq. 7) - M. Hanyon.*
27. *Citimortgage, Inc. v. Collier - Motion to Reassess Damages (Seq. 8) - M. Cantwell.*
28. *Citimortgage, Inc. v. Duffy - Motion to Reassess Damages (Seq. 10) - M. Hanyon.*
29. *Citimortgage, Inc. v. Longenecker - Motion to Reassess Damages (Seq. 20) - L. Tabas.*
30. *Citimortgage, Inc. v. Magoon - Motion to Reassess Damages (Seq. 8) - M. Cantwell.*
31. *Citimortgage, Inc. v. Schwartz - Motion to Reassess Damages (Seq. 16) - S. Shah-Jani.*
32. *Citimortgage, Inc. v. Singer - Motion to Reassess Damages (Seq. 11) - W. Miller.*
33. *Citimortgage, Inc. v. Valdivia - Motion to Reassess Damages (Seq. 12) - W. Miller.*
34. *Citimortgage, Inc. v. Welsh - Motion to Reassess Damages (Seq. 23) - A. Wells.*
35. *Commonwealth Financial Systems v. Smith - Motion to Compel Answer to Interrogatories (Seq. 6) - A. Mege.*
36. *Commonwealth of Pennsylvania v. Gypsy Rose, Inc. - Motion to Enter Adjudication of the Default Judgment Against Gypsy Rose, et al. (Seq. 18).*
37. *Countrywide Home Loans Servicing, Inc. v. Snider - Motion to Reassess Damages (Seq. 24) - M. McKeever.*
38. *Crawford v. Boike - Defendant Steven C. Boike's Motion to Compel Plaintiffs Jamia Crawford and Yvette Drummond's Answer to Interrogatories and Request for Production of Documents (Seq. 1-3) - F. DePasquale - J. North.*
39. *Dashevsky v. Honey - Defendant's Motion to Compel Plaintiff's Signed Authorizations (Seq. 16) - A. Dashevsky - K. Blake.*
40. *Daywalt v. Ho - Defendant's Motion to Compel Plaintiff's Signed Authorizations (Seq. 10) - T. Gibbons - K. Blake.*
41. *DeMaio v. Marziano, Jr. - Motion to Consolidate (Seq. 2) - T. Fitzpatrick.*
42. *Deutsche Bank National Trust Company v. Hatfield - Motion to Reassess Damages (Seq. 10) - A. Wells.*
43. *Donegal Mutual Insurance Company v. American Power Conversion Corporation - Motion for Protective Order (Seq. 77) - M. Hopkins - W. Sperling.*
44. *Dvorkin v. Mazik - Plaintiff's Motion for Leave to Discontinue Action Against Kravitz Defendants Only (Seq. 44) - G. Gompers.*
45. *Earlington Mens Club v. Tooke - Motion to Quash Appeal (Seq. 8) - J. O'Keefe.*
46. *Endicott v. Sanchez - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 11) - G. Mullaney - T. Lostracco.*
47. *Estate of Sarah Monroe v. Wyncote Healthcare Corporation - Plaintiff's Petition to Open and/or Strike the Entry of Judgment of Non Pros (Seq. 210) - J. Messa - W. Mundy.*
48. *Fiorillo v. Hendershot - Motion for Leave to File Amended Civil Action Complaint (Seq. 25) - B. Mayerson - C. Haddick.*
49. *First Management Group, Inc. v. Herzog - Motion to Dismiss (Seq. 18) - C. Curley.*
50. *First National Bank of Omaha v. Ely - Motion to Determine Sufficiency (Seq. 8) - B. Neil.*
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116. Yellow Book Sales and Distribution Company, Inc. v. Cool Aid Company - Motion to Compel Discovery (Seq. 22) - **R. Amato - M. Parisi.**
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