
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 December 18, 2013 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 29, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

06-20623

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

BEGINNING at a point a corner on the North side of Sandy Street (50 feet wide) said point being at a distance of one hundred feet measured North 76 degrees, 20 minutes West along said side of said street from the West side of Tremont Avenue (60 feet wide); thence from said beginning point along North side of Sandy Street, 76 degrees, 20 minutes West forty feet to a point a corner; thence along lands of Reginaldo DeLucca North 13 degrees, 40 minutes East one hundred six and seventy-six one-hundredths feet to a point a corner on the South side of Airy Street (66 feet wide); thence along said side of Airy Street along a curve to the left in an Eastwardly direction with a radius of three thousand five hundred feet an arc distance of forty-five and sixty-eight one-hundredths feet to a point a corner; thence along lands of James Maniscalco South 16 degrees, 26 minutes West, one hundred eleven and seventy-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric Madison by Deed from Franco Graziano and Maria Graziano, his wife, by their Power of Attorney, Rina M. O'Brien, dated 8/28/2001, recorded 9/14/2001, in Book 5376, Page 596, Instrument #018622.

Parcel Number: 13-00-33196-00-1.

Location of property: 661 Sandy Street, Norristown, PA 19401-5160.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric N. Madison a/k/a Eric Madison** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$114,166.62.

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

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

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

06-20976

ALL THOSE CERTAIN lots of land, situate in **East Norriton Township**, Montgomery County, State of Pennsylvania, being known as Lots Nos. 20 through 24 of Block "6" on a certain Plan of Lots known as "Norristown Heights", Map No. 4, recorded at Norristown in Deed Book 840, Page 600 and bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Southeast side of Warsaw Street, 30 feet wide at the distance of 280 feet Northeastwardly from the Northeastly side of Rahway Avenue, 50 feet wide, a corner of Lot No. 19, Block 6 on said plan; thence extending along the Southeast side of Warsaw Street, North 15 degrees, 40 minutes East, 100 feet to a point; thence South 74 degrees, 20 minutes East, 100 feet to a point, a corner of Lot No. 38, Block 6 on said plan; thence extending along the rear lines of Lots Numbered 38 through 34 Block 6 on said plan South 15 degrees, 40 minutes West, 100 feet to a point, a corner of Lot No. 19, Block 6 aforesaid; thence extending along said lot North 74 degrees, 20 minutes West, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur B. Mayer and Maxine Mayer, h/w, by Deed from Bondi Holdings, Inc., dated 11/22/2004, recorded 12/22/2004 in Book 5537, Page 1288.

Parcel Number: 33-00-10195-00-5.

Location of property: 232 Warsaw Street a/k/a 14-16 Warsaw Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur B. Mayer and Maxine Mayer** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC. Debt: \$343,226.54.

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

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

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

07-09652

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

BEGINNING at a spike in the center line of Shelly Road (thirty-three feet wide) which spike is located North forty-three degrees, fifteen minutes East, two hundred fourteen and sixty-five one-hundredths feet measured along the said center line of Shelly Road from the intersection of said center line with the center line of Skippack Road L.R. #46023 (thirty-three feet wide); thence along the said center line of Shelly Road North forty-three degrees, fifteen minutes East, two hundred fifty feet to an iron pin; thence along lands of now or late Samuel Kulp South forty-six degrees, thirty minutes East, one thousand three hundred eighty and thirty-four one-hundredths feet to a stake; thence South forty-three degrees, thirty-five minutes West, two hundred fifty feet to a point; thence along other lands of Warren W. Long (of which this was a part) North forty-six degrees, twenty-eight minutes West, one thousand two hundred thirteen and twenty-six one-hundredths feet to a monument; thence along lands of now or late Philadelphia Electric Company North forty-six degrees, forty-five minutes West, one hundred sixty-five and sixty-three one-hundredths feet to the point and place of beginning.

CONTAINING 7.90646 acres.

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

Location of property: 2210 Shelly Road, Upper Salford, PA 19438.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Fuling Management, LLC** at the suit of Souderton Area School District. Debt: \$39,415.70.

Jason J. Leininger, Attorney.

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

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

07-11745

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 #820 Roscommon Road and described in accordance with the plan entitled "2. Lot Subdivision Roscommon Road" Lot Line Change Plan-Site Plan Sheet 1 of 3 prepared by Mosones-Xing Associates, Ardmore, Pennsylvania, dated May 16, 1985 and last revised January 20, 1986, as follows, to wit:

BEGINNING at a point on the center line of Morris Avenue, which point being measured North 21 degrees, 40 minutes, 50 seconds West, 205.00 feet from the intersection of the center line of Roscommon Road (50 feet wide) and Morris Avenue; thence from the point of beginning along the center line of Morris Avenue, North 21 degrees, 40 minutes, 50 seconds West, 150.00 feet; thence along the lands of now or former Ronald and Helen Counas and crossing the street line of Morris Avenue, being 30 feet from center line, North 68 degrees, 19 minutes, 10 seconds East, 340.00 feet to a point on the Western street line of Roscommon Road; thence along the same, South 21 degrees, 40 minutes, 50 seconds East, 160.00 feet to a point; thence along Lot #2, South 68 degrees, 19 minutes, 10 seconds West, 340.00 feet to the point and place of beginning.

CONTAINING 1.249 acres of land to be the same more or less.

BEING the same premises which Thomas R. Heenan and Nancy A. Heenan, his wife by Deed dated May 6, 1986 and recorded in Montgomery County, in Deed Book 4799, Page 140 conveyed unto Thomas R. Heenan and Nancy A. Heenan, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Elias B. Landau by Deed from Thomas R. Heenan and Nancy A. Heenan, his wife dated 01/26/1998 recorded 02/11/1998 in Deed Book 5216, Page 280.

Parcel Number: 40-00-41292-00-5.

Location of property: 820 Roscommon Road, Bryn Mawr, PA 19010-1845.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elias B. Landau** at the suit of JP Morgan Chase Bank, N.A., as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-RP2. Debt: \$890,218.05.

Nicole LaBletta, Attorney. I.D. #202194

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

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

07-27596

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof known as "Hatboro Farms", made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, May 11, 1922, and recorded in Plan Book #843, Page 600, as follows, to wit:

BEGINNING at the Northerly radius corner of Warren Road (50 feet wide) and Moreboro Road (74 feet wide); thence along the Northeasterly side of Warren Road, North 47 degrees, 16 minutes West, 102.57 feet to a point; thence along Lot #209, North 42 degrees, 44 minutes East, 53.04 feet to a point; thence along Lot #233, South 47 degrees, 16 minutes East, 125.12 feet to the Northwesterly side of Moreboro Road; thence along the same South 53 degrees, 34 minutes West, 31.60 feet to a point of curve of the radius corner; thence on a curve to the right with a radius of 15 feet, arc 20.73 feet to the place of beginning.

BEING Lot #232 on the above mentioned plan.

UNDER AND SUBJECT to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Denise H. Fields and Rex H. Fields, by Deed from Estate of Beatrice I. Muir, Deceased, dated 07/28/2004, recorded 09/22/2004, in Deed Book 5526, Page 560.

Parcel Number: 08-00-05908-00-6.

Location of property: 300 Warren Road, Hatboro, PA 19040-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rex H. Fields and Denise H. Fields** at the suit of Citimortgage, Inc. Debt: \$234,491.82.

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

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

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

08-10066

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made of Green Ridge Farm, Section No. 4 made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on 2/21/1959 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-5, Page 54 on 1/13/1960 and more fully described, as follows, to wit:

BEGINNING at a point on the Southwest side of Keats Road (50 feet wide) which point is measured South 48 degrees, 09 minutes, 55 seconds East, six hundred twelve and ninety-six hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-eight and ninety-five hundredths feet from a point on the Southeast side of Brae Bourne Drive (50 feet wide); thence extending along the Southwest side of Keats Road South 48 degrees, 09 minutes, 55 seconds East, one hundred twenty-seven and fifty-three hundredths feet to a point; thence extending South 41 degrees, 50 minutes, 05 seconds West, one hundred fifty and fifteen hundredths feet to a point; thence extending North 48 degrees, 11 minutes, 30 seconds West, one hundred twenty-seven and fifty-three hundredths feet to a point; thence extending North 41 degrees, 50 minutes, 05 seconds East, one hundred fifty and twenty-one hundredths feet to a point on the Southwest side of Keats Road the first mentioned point and place of beginning.

BEING Lot No. 290 Keats Road.

Parcel Number: 41-00-04792-00-9.

Location of property: 342 Keats Road, Lower Moreland Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Timothy P. Kelly and Catherine T. Kelly** at the suit of Lower Moreland Township School District. Debt: \$5,054.18.

James R. Wood, Attorney.

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

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

08-12615

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, State of Pennsylvania, on plan of Belair Park, bounded and described in accordance with a survey dated May 22, 1958 and revised June 10, 1958 by Donald H. Schurr, Registered Engineer and recorded in Plan Book A-4, Page 63, as follows, to wit:

BEGINNING at a point on the Northwest side of a cul-de-sac at the end of Belair Circle, said point being a corner of Lot No. 9 on said plan, and being measured on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 86.80 feet from a point of reverse curve, on the Southwest side of the cul-de-sac said point being measured on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 46.37 feet from a point of tangent on the Southwest side of Belair Circle (60 feet wide) said last mentioned point being measured North 43 degrees, 31 minutes, 27 seconds West, 113.97 feet from a point of curve, which point of curve is measured on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.02 feet from a point on the Northwest side of Selma Street (60 feet wide); thence extending from said beginning point along line of Lot No. 9 and crossing over the bed of a 10 feet wide utility easement, North 87 degrees, 45 minutes, 18 seconds West, 166.45 feet to a point in line of lands of Albert J. Pizzica; thence extending along line of said 10 feet easement, lands of Pizzica and land of Philadelphia Electric Company and Jacob Finkelstein, North 66 degrees, 44 minutes, 55 seconds East, 195.37 feet to a point in line of lands of Joseph Finkelstein, also in line of wide easement, South 23 degrees, 15 minutes, 5 seconds East, 43.17 feet to a point on the Northeast side of said cul-de-sac; thence extending along said side of said cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 56.29 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David R. Petion, II and Marie Judeline Legoute, by Deed from Edward Reagan and Hazel Reagan, dated 08/22/2006, recorded 08/29/2006, in Deed Book 5614, Page 1218.

Parcel Number: 13-00-04628-00-3.

Location of property: 719 Belair Circle, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie Judeline Legoute a/k/a Marie J. Legout and David R. Petion a/k/a David R. Petion, II** at the suit of U.S. Bank National Association, as Trustee for Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust, 2006-3, CSAB Mortgage-Backed Pass-through Certificates, Series 2006-3. Debt: \$285,086.39.

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

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

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

08-14762

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known and designated as Lot Number 653 on a Certain Plan of Lots of Ardsley, Division No. 2, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 527, Page 500 and described according thereto, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southerly side of Tyson Avenue and the Easterly side of Carson Avenue (formerly 2nd Avenue).

CONTAINING in front or breadth on the said side of Tyson Avenue 50 feet and extending of that width in length or depth Southwardly the Westerly line thereof extending along the Easterly side of said Carson Avenue 140 feet.

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

TITLE TO SAID PREMISES IS VESTED IN Alan K. Simbo and Katerina Simbo, by Deed from Earl Allen Redmer and Bonnie Redmer, dated 05/07/2001, recorded 05/10/2001, in Deed Book 5359, Page 1945.

Parcel Number: 30-00-68688-00-6.

Location of property: 843 Tyson Avenue, Abington, PA 19001-4308.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan K. Simbo a/k/a Alan Simbo and Katerina Simbo** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$132,905.22.

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

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

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

08-22718

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 645 on a certain plan of Willow Grove Heights, recorded at Norristown in Deed Book No. 591, Page 500 bounded and described according thereto, as follows, to wit:

BEGINNING at a stone at the intersection of the Northwesterly side of Oak Avenue (35 feet wide) with the Southwesterly side of Lamott Avenue (35 feet wide); thence extending Southwestwardly along said side of Oak Avenue 113.34 feet to a point in line of Lot No. 702; thence extending Northwestwardly along the same 8.2 feet to a point in line of Lot No. 646; thence extending Northeastwardly along the same 110 feet to a point in the said side of Lamott Avenue; thence extending Southeastwardly along the same 35.52 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania known and designated as Lot No. 646 on a certain plan of lots known as the Willow Grove Heights, which said plan is recorded at Norristown in Deed Book No. 380, Page 500 bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Lamott Avenue at the distance of 35.53 feet Northwestwardly from the Northwesterly side of Oak Avenue, having in front on said Lamott Avenue 25 feet and extending of that width in a Southwesterly direction 110 feet.

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lot No. 647 on a certain plan of lots known as the plan of Willow Grove Heights which said plan is recorded at Norristown in Deed Book No. 380, Page 50 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lamott Avenue at the distance of 80.52 feet Northwestwardly from the Northwesterly side of Oak Avenue having in front on said Lamott Avenue 25 feet, and extending of that width in a Southwesterly direction 110 feet.

EXCEPTING THEREOUT AND THREFROM the rear 10 feet of Lots 645, 646, and 647 as shown on Plan of Willow Grove Heights recorded at Norristown in Deed Book 591, Page 500.

Parcel Number: 30-00-37156-00-2.

Location of property: 2604 Lamott Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kevin Biagas** at the suit of Township of Abington and Abington School District. Debt: \$5,094.53.

James R. Wood, Attorney.

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

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

08-32599

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section No. 1 Waldheim made for Waldheim, Inc., by C. Raymond Weir Associates, Inc., dated August 17, 1962 and revised April 9, 1963, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-8, Page 73, as follows, to wit:

BEGINNING at a point on the Northwestern side of Butler Pike (60 feet wide), said point being the two following courses and distances from a point of curve on the Southerly side of Norristown Road (50 feet wide): (1) leaving Norristown Road on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 57.36 feet to a point of tangent on the Northwestern side of Butler Pike (52.50 feet wide); and (2) South 44 degrees, 11 minutes West along the Northwestern side of Butler Pike (partly 52.50 feet wide and partly 60 feet wide) the distance of 565.80 feet to the point of beginning; thence extending from said point of beginning, South 44 degrees, 11 minutes West along the Northwestern side of Butler Pike (partly 60 feet and partly 57.50 feet wide), crossing the bed of a certain 20.00 feet wide drainage right-of-way, 135.96 feet to a point; thence extending North 40 degrees, 14 minutes West, partly along the Southwestern side of the aforesaid 20.00 feet wide drainage right-of-way, 328.71 feet to a point; thence extending North 68 degrees, 26 minutes, 30 seconds East, recrossing the bed of aforesaid 20.00 feet wide drainage right-of-way, 114.05 feet to a point; thence extending South 45 degrees, 49 minutes East, 80.29 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 9 as shown on the above mentioned plan.

BEING the same premises which Louis Kim, by Deed dated April 25, 2001 and recorded May 16, 2001 in the Montgomery County Recorder of Deeds Office as Deed Book 5380, Page 985, granted and conveyed unto En Ha Moon. Parcel Number: 54-00-03127-00-5.

Location of property: 1633 East Butler Pike, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **En Ha Moon** at the suit of JP Morgan Chase Bank, National Association. Debt: \$294,871.98.

Christopher A. DeNardo, Attorney.

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

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

09-01434

ALL THOSE CERTAIN lots or pieces of ground with the improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being Lot Nos. 495 and 496 on a certain revised plan of lots of the Estate of David Jones, Deceased (surveyed and laid out by Joseph Thorpe, Surveyor), dated 3/15/1913 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 651, Page 500 &c, and described agreeably as one lot as, follows, to wit:

BEGINNING at a point formed by the intersection of the Southwestern side of Ashland Avenue (40 feet wide) with the Southwestern side of Maple (40 feet wide); thence extending along the said side of Ashland Avenue South 84 degrees, 12 minutes, 30 seconds West, 50 feet, 1 1/4 inches to a point; thence extending South 9 degrees, 37 minutes, 30 seconds East, 147 feet, 2 1/8 inches to a point; thence extending North 80 degrees, 22 minutes, 30 seconds, 50 feet to a point in the Southwestern side Maple Avenue aforesaid; and thence extending along the said side of Maple Avenue North 9 degrees, 37 minutes, 30 seconds West, 143 feet, 9 7/8 inches to the first mentioned point and place of beginning.

BOUNDED on the Northwest by Ashland Avenue aforesaid, on the Northeast by Maple Avenue aforesaid, on the Southeast by Lots Nos. 747 and 748 and on the Southwest by Lot Nos. 747 and 748 and on the Southwest by Lot No. 949 (as stated in Deed 5588/2838 as Lot 494).

BEING the same premises which Louis Amadio, Jr., by Deed dated 8/3/2005 and recorded in the Montgomery County Recorder of Deeds Office on 2/1/2006 in Deed Book 5588, Page 2838, granted and conveyed unto Beth Amadio, in fee. Parcel Number: 40-00-34815-00-2.

Location of property: 2 Maple Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Beth Amadio** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-8. Debt: \$406,320.02.

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.

09-17003

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Ritter Associates, Inc., by Urwiler and Walter, Inc. dated 6/20/1988, with revisions through 9/26/1989, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised 10/26/1990, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Durham Court (50.00 feet wide), a corner of this lot and Lot No. 83, as shown on said plan, which point is measured the 3 following courses and distances from a point of curve marked by a monument on the Southwesterly side of Pine Hurst Drive (50.00 feet wide) as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the left in a Northwesterly to Southwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent, marked by a monument, on the Southeasterly side of Durham Court; (2) South 44 degrees, 05 minutes, 55 seconds West along the Southeasterly side of Durham Court 81.42 feet to a point of curve, marked by a monument; and (3) continuing along the Southeasterly side of Durham Court, on the arc of a circle curving to the right in a Southwestwardly direction, having a radius of 175.00 feet, the arc distance of 134.80 feet to the point of beginning; thence extending from said point of beginning, South 01 degrees, 45 minutes, 58 seconds East along line of Lot No. 83, aforesaid, 155.00 feet to a point a corner of Lot No. 91, as shown on said plan; thence extending South 69 degrees, 34 minutes, 01 seconds West along line of Lot No. 91, 101.40 feet to a point a corner in line of Lot No. 92, as shown on said plan; thence extending North 46 degrees, 16 minutes, 01 seconds West along line of Lot No. 92, 52.52 feet to a point a corner of Lot No. 81, as shown on said plan; thence extending North 20 degrees, 28 minutes, 17 seconds East along line of Lot No. 81, 176.11 feet to a point a corner on the Southwesterly side of Durham Court; thence extending along the Southwesterly, Southerly and Southeasterly sides of Durham Court, on the arc of a circle curving to the left in a Southeastwardly to Northeastwardly direction, having a radius of 175.00 feet, the arc distance of 67.92 feet to a point a corner of Lot No. 83, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 82, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN William E. Gordon and Mia L. DeCicco, by Deed from Bryan K. Geesey, dated June 28, 2006, recorded August 1, 2006, in Deed Book 5810, Page 1225.

Parcel Number: 42-00-01260-58-8.

Location of property: 7 Durham Court, Pottstown, PA 19464-7210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Gordon and Mia L. DeCicco** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$259,171.93.

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.

09-19486

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a master plan "Merion Hill" made for Westcon Construction Company, Inc. by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/1994 and last revised on 7/7/1997 and recorded in Plan Book A-57, Pages 137 to 142, as follows, to wit:

BEING known as Lot 55 on the above mentioned plan.

UNDER AND SUBJECT to the terms and provision as contained in a certain declaration of Merion Hill dated 1/23/1997 and recorded in Deed Book 5175, Page 2045 and as may be amended from time to time.

BEING the same premises which David Kaiser, by Indenture dated 7/24/2006 and recorded 7/24/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5620, Page 0739, granted and conveyed unto David Kaiser and Robert Layman, as Joint Tenants With the Right of Survivorship.

Parcel Number: 24-00-00033-47-4.

Location of property: 1114 Riverview Lane, West Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Kaiser and Robert Layman** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-8. Debt: \$776,921.91.

Christopher A. DeNardo, Attorney.

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

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

09-27354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Weatherlea" Phase I, for Realen Homes, by Bursich Associates, Inc., Consulting Engineers, dated April 7, 1989, last revised November 16, 1989, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-51, Page 428, as follows, to wit:

BEGINNING at a point on the Westerly side of Shetland Way (50.00 feet wide), at a corner of Lot Number 11, as shown on said plan and which point is measured the 5 following courses and distances from a point of curve on the Northwesterly side of Morgan Lane (50.00 feet wide), viz: (1) leaving the said Northwesterly side of Morgan Lane on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Shetland Way, aforesaid; (2) thence extending North 20 degrees, 53 minutes, 41 seconds West, along the said Southwesterly side of Shetland Way, the distance of 90.40 feet to a point of curve on the same; (3) thence extending Northwestwardly along the said side of Shetland Way, on the arc of a curve,

curving to the left, having a radius of 325.00 feet, the arc distance of 352.09 feet to a point of tangent on the same; (4) thence extending North 82 degrees, 57 minutes, 56 seconds West, along the said Southwesterly side of Shetland Way, the distance of 100.00 feet to a point of curve on the same; and (5) thence extending in a Northwestwardly to Northwardly direction, partly along the said Southwesterly side of Shetland Way and also now along the said Westerly side of Shetland Way, on the arc of a curve, curving to the right, having a radius of 289.68 feet, the arc distance of 388.28 feet to the point of beginning; thence extending from said point of beginning South 83 degrees 50 minutes 02 seconds West, along Lot Number 11, aforesaid, the distance of 312.88 feet to a point, a corner; thence extending North 15 degrees, 32 minutes, 09 seconds East, crossing into storm drainage easement #1 (of variable widths), as shown on said plan, the distance of 248.73 feet to a point, a corner of Lot Number 9, as shown on said plan; thence extending South 72 degrees, 05 minutes, 08 seconds East, along Lot Number 9 and also being within the bed of the aforesaid easement, the distance of 270.76 feet to a point on the said Westerly side of Shetland Way; thence extending along the said side of Shetland Way, the 2 following courses and distances, viz: (1) extending South 17 degrees, 54 minutes, 52 seconds West, the distance of 2.66 feet to a point of curve; and (2) thence extending Southwardly on the arc of a curve, curving to the left, having a radius of 289.68 feet, the arc distance of 121.75 feet to the first mentioned point and place of beginning.

BEING Lot Number 10, as shown on the above mentioned plan.

UNDER AND SUBJECT to Agreements of Record.

Parcel Number: 61-00-04731-21-2.

Location of property: 109 Shetland Way, Collegeville, PA 19426.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Werner R. Koller and Carol D. Koller** at the suit of **Vist Bank f/k/a Madison Bank**, a Division of **Leesport Bank**. Debt: \$160,752.49.

Dominic A. DeCecco, 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.

09-28098

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 and described according to a Plan of Subdivision known as "Horsham Chase" prepared for the Cutler Group by Urwiler & Walter, Inc., (182 West Broad Street, Telford, Pennsylvania 18969) Registered Professional Engineers and Surveyors, Job No. 97170 dated March 2nd, 1998 and last revised on March 3rd, 2000 and recorded on May 11th, 2000 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A-59, Page 211, as follows, to wit:

BEGINNING at a point on the Northerly side of Bryant Court (50 feet wide), said point of beginning at a corner of Lot Number 20 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Northerly side of Bryant Court South 89 degrees, 39 minutes, 02 seconds West, 117 feet to a point a corner of part of lands shown as wetlands and along part of lands shown as storm water management Easement "D" as shown on the above mentioned plan; thence extending along part of the aforesaid lands the two (2) following courses and distances, as follows, to wit: thence (1) extending along part of the aforesaid lands North 00 degrees, 20 minutes, 58 seconds East, 165 feet to a point; thence extending along the same South 89 degrees, 39 minutes, 02 seconds East, 117 feet to a point, a corner of Lot No. 20; thence extending along the aforesaid lot South 00 degrees, 20 minutes, 58 seconds West, 165 feet to a point on the aforesaid Northerly side of Bryant Court to the first mentioned point and place of beginning.

CONTAINING 19,305 square feet of land more or less.

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

BEING known and designated as Lot Number 21 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN **Jill Roscioli** and **Kevin J. Roscioli** by Deed from The Cutler Group, Inc., a Pennsylvania Corporation dated April 29, 2002 and recorded May 22, 2002 in Deed Book 5409, Page 0365.

Parcel Number: 36-00-01208-24-1.

Location of property: 1381 Bryant Court, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jill Roscioli and Kevin J. Roscioli** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders **CWALT, Inc.**, Alternative Loan Trust 2005-32T1 Mortgage Pass-Through Certificates, Series 2005-32T1. Debt: \$803,550.09.

Joseph F. Riga, Attorney.

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

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

09-35339

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a record plan of Rose Tree Estates made by Oxford Engineers & Consultants, Inc., Norristown, Pennsylvania dated 9/20/2002 and last revised 10/8/2003 and recorded in the Recorder of Deeds in Norristown in Plan Book 22, Page 70, as follows, to wit:

BEGINNING at a point on the Northwestery side of Bella Rosa Court (30 feet wide) a corner of Lot 8 on said plan; thence extending along said Bella Rosa Court the four following courses and distances, viz (1) on the arc of a circle curving to the right having a radius of 190 feet the arc distance of 47.24 feet to a point of tangent; (2) South 68 degrees,

52 minutes, 55 seconds West, 95.25 feet to a point of curve; (3) on the arc of a circle curving to the right having radius of 25 feet the arc distance of 31.81 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 42.28 feet to a point a corner of Lot 6 on said plan; thence extending along said Lot 6 North 11 degrees, 23 minutes, 56 seconds East through the bed of a 20 feet wide drainage easement 113.74 feet to a point a corner of land n/l Dale and Deborah Crable; thence extending along said land North 47 degrees, 52 minutes, 00 seconds East, 70.82 feet to a point a corner of Lot 8 on said plan; thence extending along said Lot 8 South 42 degrees, 05 minutes, 06 seconds East, 178.27 feet to a point on the Northwestern side of Bella Rosa Court, aforesaid; being the first mentioned point and place of beginning.

BEING Lot 7 on said plan.

BEING part of the same premises which Taragam Corporation, a Pennsylvania Corporation by Indenture bearing date the 9th day of October A.D. 2003 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 5485, Page 1000, granted and conveyed unto Glenview/Rose Tree, L.P., a Pennsylvania Limited Partnership, in fee.

UNDER AND SUBJECT, to a Declaration of Rose Tree Estates Planned Community dated 1/28/2004, recorded 2/9/2004 and recorded in Deed Book 5494, Page 2056, in the County aforesaid, affecting the unit or lot described above.

Parcel Number: 37-00-02152-05-2.

Location of property: 87 Bella Rosa Court, Royersford, PA 19468.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lawrence D. McAteer and Jacqueline McAteer** at the suit of Phoenixville Federal Bank & Trust. Debt: \$296,432.26.

Kristen Wetzel Ladd, 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.

09-37269

ALL THAT CERTAIN tract or piece or land, along the North side of the Ridge Road, East of King Road, in **Salford Township**, Montgomery County, Pennsylvania, according to a recent survey and plan dated March 17, 1952 with revision of February 25, 1956 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Tract #7 on said plan.

BEGINNING at a point in the center line of Ridge Road said point being 199.47' Northeast of a spike in the center line of the Ridge Road and a corner of lands of grantor and Jacob Landis; thence along other lands of grantor, of which this was a part North forty-nine degrees, nineteen minutes West (North 49°, 19' West), the distance of three hundred sixty feet (360.0'), to a corner; thence North, forty degrees, forty-one minutes East (North 40°, 41' East), the distance of two hundred feet (200.0') to an iron pin; thence along other lands of James Moffet South forty-nine degrees, nineteen minutes East (South 49°, 19' East), the distance of three hundred sixty feet (360.0'), to the center line of Ridge Road; thence along the same South forty degrees, forty-one minutes West (40°, 40', 41' West), the distance of two hundred feet (200.0') to the place of beginning.

CONTAINING 1.653 acre of land, more or less.

OWNER OF RECORD: Steven Virgilio and Tami Virgilio by Deed from James E. Moffett, IV and Joy Ann Moffett dated 1/29/07 and recorded: 1/16/08 in Book 5678, Page 2875.

Parcel Number: 44-00-01479-00-7.

Location of property: 551 Ridge Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tami Virgilio and Steven M. Virgilio** at the suit of Citimortgage, Inc. Debt: \$240,042.15.

Michael McKeever, Attorney. I.D. #56129

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

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

09-38432

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, being Lot Number 103 on a Plan of Lots of the Estate of Davis Jones, Deceased, surveyed August 28, 1890, by J. Streep, Surveyor and described, as follows, to wit:

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

CONTAINING in front or breadth on said Jones Street, twenty-five feet and extending in length or depth of that width Northwardly between parallel lines at right angles with said Jones Street on the Southwestwardly line thereof one hundred and forty-seven feet, one and three-quarters inches and on the Northeastwardly line thereof one hundred and forty-seven feet, eleven and three-quarters inches.

BOUNDED Southwestwardly by Lot No. 102, now of Alfonso DiPalo, Northwestwardly by land of the Estate of Sarah A. Leedon, Northeastwardly by Lot No. 104, now of said Rocco DoBona, and Southeastwardly by Jones Street aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Donna Snellbaker and Theodore J. Snellbaker, husband and wife, by Deed from Peter J. Logue, by his Attorney-in-Fact, John M. Logue, dated December 16, 1996 and recorded December 30, 1996 in Deed Book 5172, Page 1012.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Snellbaker and Theodore J. Snellbaker** at the suit of JP Morgan Chase Bank, N.A. Debt: \$33,328.92

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.

09-42433

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Plan of Subdivision made for Colmar Shopping Center, Inc., by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 5, 1997, and last revised July 18, 1978, as recorded in the Recorder of Deeds Office, at Norristown, Montgomery County, in Plan Book A-33, Page 83, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bethlehem Pike, U.S. Route No. 309 (100 feet wide), said point being measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeasterly side of James Lane (50 feet wide); thence extending from said point of beginning and along the Southwesterly side of Bethlehem Pike, the two following courses and distances, as follows, to wit: thence (1) South 20 degrees, 58 minutes East, 101.53 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 11,409.2 feet the arc distance of 108.97 feet to a point, a corner in the line of lands now or late of Adolf and Evelyn D. Knoph; thence extending partly along the same and partly along Lot No. 31 as shown on the above mentioned plan, South 74 degrees, 23 minutes, 30 seconds West, 322.35 feet to a point a corner on the Northeasterly side of Jenkins Avenue (50 feet wide); thence extending along the same, the three following courses and distances, as follows, to wit: thence (1) North 46 degrees, 32 minutes East, 22.32 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 196.64 feet the arc distance of 94.38 feet to a point of tangent; thence (3) North 20 degrees, 58 minutes West, 70 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 20 feet on the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of James Lane; thence extending along the same North 69 degrees, 2 minutes East, 248.90 feet to a point of curve; thence extending along the same the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 32 on the above mentioned plan.

BEING the same premise which Morris R. Steinberg and Virginia M. Steinberg, husband and wife by Deed dated October 10, 2001, and recorded on October 22, 2001, in the Office of the Recorder of Deed in and for Montgomery County, Pennsylvania, in Record Book 5381, Page 1837, granted and conveyed unto Harold Lloyd Walters, Jr.

Parcel Number: 35-00-00583-50-7.

Location of property: 160 Bethlehem Pike, Hatfield Township, Colmar, Montgomery County, PA.

The improvements thereon are: 1 Story strip mall.

Seized and taken in execution as the property of **Harold Lloyd Walters, Jr.** at the suit of Wells Fargo Bank, N.A., Successor in Merger to Wachovia Commercial Mortgage, Inc. f/k/a The Money Store Commercial Mortgage, Inc. Debt: \$813,146.74.

Denise L. Webster, 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.

10-00703

ALL THAT CERTAIN property, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, UPI #16-00-26828-00-3, being more fully described in Deed dated October 26, 2005, and recorded December 12, 2005, in the land records of the County and State set forth above, in Deed Book 5582, Page 2122.

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

BEGINNING at a point in the North line of South Street at the distance of 570 feet Westward from Montgomery Street at a corner of this and Lot #135; thence by said lot Northwardly 140 feet to an alley; thence by the same Westwardly 30 feet to line of Lot #139, now or late of Henry D. Saylor; thence by the same Southwardly 140 feet to South Street aforesaid; thence by the Eastwardly 30 feet to the place of beginning.

BEING Lot #137 in plan of Joseph Potts, et al.

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

TITLE TO SAID PREMISES IS VESTED IN Virginia Marie Dupiche and Liautaud Dupiche, by Deed from Virginia Oliver, n/k/a Virginia Marie Dupiche, dated 07/26/2007, recorded 09/07/2007 in Book 5663, Page 01981, Instrument Number 2007109149.

Parcel Number: 16-00-26828-00-3.

Location of property: 837 South Street, Pottstown, PA 19464-6019.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Virginia Marie Dupiche and Liautaud Dupiche** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$158,610.11.

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

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

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

10-01098

ALL THAT CERTAIN unit in the property known, named and identified, in the Declaration plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery in Pennsylvania which has heretofore been submitted to the provisions of the Unit property Act of Pennsylvania Act of July 3, 1963 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan created May 9, 1979 was revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Pages 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit 45-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 of 1.2368%).

Parcel Number: 59-00-19898-40-1.

Location of property: 515 North York Road, Condominium 4-G, a/k/a 515 Old York Road, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Craig S. Zaprala** at the suit of School District of Upper Moreland Township. Debt: \$3,795.07.

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.

10-02084

ALL THOSE CERTAIN lots or pieces of land, lying, situate and being in **Douglass Township**, County of Montgomery, and State of Pennsylvania, being more particularly described as Lots Numbered 286, 287, 288, 289 and 290, and all of which are situated in the Nelmor Park Tract, so called, said lots having a combined width of 100 feet and extending of the same width, for 120 feet in depth, as shown and laid out on a certain plan of lots made and surveyed by the Paul G. Breing Company, Allentown, Pennsylvania, said plan being on record in the Office of the Recorder of Deeds, in and for the County of Montgomery, State of Pennsylvania, in Deed Book 1001, Page 600.

BEING the same premises which Carl M. Wolfgang and Ruth. M. Wolfgang, husband and wife, granted and conveyed unto Jeffrey Scott Pinder and Elizabeth Renninger Pinder, husband and wife, by Deed dated April 30, 1998 and recorded on May 21, 1998 in the Office of the Recorder of Deeds of Montgomery County, State of Pennsylvania, in Book 5226, Page 1543.

Parcel Number: 32-00-00032-00-8.

Location of property: 163 Ammon Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Elizabeth Renninger Pinder and Jeffrey Pinder a/k/a Jeffrey Scott Pinder** at the suit of Flagstar Bank, FSB. Debt: \$221,011.61.

Craig Oppenheimer, Attorney.

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

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

10-03454

ALL THAT CERTAIN tract of land, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown Montgomery Oaks - Phase II Plan of Subdivision (Sheet 2 of 58), dated July 1, 1989, last revised March 24, 1995, prepared for Montgomery County Oaks Associates, L.P., by Urwiler and Walter, Inc., and recorded in Norristown, Pennsylvania, in Plan Book A-55, Page 423, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Banbury Avenue, said point being a corner of this and Lot No. 381, as shown on said plan; thence extending from said beginning point, along the Northeasterly side of Banbury Avenue, along an arc of a curve, curving to the left, having a radius of 240.00 feet, the arc distance of 87.86 feet to a point a corner of Lot No. 379; thence extending along Lot No. 379, North 44 degrees, 06 minutes, 47 seconds East, 120.37 feet to a point in line of Lot No. 386; thence extending along Lot No. 386 and Lot No. 385, South 42 degrees, 21 minutes, 16 seconds East, 135.21 feet to a point a corner of Lot No. 381; thence extending along Lot No. 381, South 65 degrees, 05 minutes, 15 seconds West, 137.02 feet to said point and place of beginning, 30 seconds East, a distance of seventy-five feet to an iron pin corner, the place of the beginning.

BEING Lot No. 380 as shown on said plan.

BEING the same premises which Jennifer A. Mason, by Deed from George M. Mason and Jennifer A. Mason, his wife, dated 06/22/2009, recorded 10/20/2010 in Book 5782, Page 2360.

Parcel Number: 46-00-00467-30-6.

Location of property: 127 Banbury Avenue, North Wales, PA 19454-1661.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George M. Mason and Jennifer A. Mason** at the suit of JP Morgan Chase Bank, National Association s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$322,965.40.

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

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

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

10-05887

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 certain plan thereof known as "Amended Plan of Huntingdon Dales Section 3" made by Charles B. Shoemaker, R.P.E., dated November 18, 1955, said plan recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A2, Page 112, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cowbell Road (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Greyhorse Road (50 feet wide): (1) leaving Greyhorse Road, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 121.67 feet to a point of reverse curve on the Southerly side of Cowbell Road; (2) Northwesterly partly along the Southerly and partly along the Southwesterly side of Cowbell Road, on the arc of a circle curving to the right, having a radius of 627.58 feet, the arc distance of 438.01 feet to a point of compound curve on the Southwesterly side of Cowbell Road; (3) Northwardly and Northeastwardly partly along the Southwesterly and partly along the Northwesterly sides of Cowbell Road, on the arc of circle, curving to the right having a radius of 180.21 feet, the arc distance of 317.37 feet to a point of tangent on the Northwesterly side of Cowbell Road; and (4) North 40 degrees, 58 minutes, 55 seconds East along the Northwesterly side of Cowbell Road 482.99 feet to the place of beginning.

CONTAINING in front or breadth on the Northwesterly side of Cowbell Road 66 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Cowbell Road 137 feet.

BEING Lot No. 80 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stephen E. Peters and Anissa Peters, by Deed from Steven A. Russell and Lisa Gamboa and Katherine Russell and Michael A. Russell, dated July 26, 2005 and recorded August 25, 2005 in Deed Book 05568, Page 0846, Instrument #2005120967.

Parcel Number: 59-00-03589-00-6.

Location of property: 210 Cowbell Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen E. Peters, Anissa Peters and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-AB3. Debt: \$420,818.60.

Celine P. DerKrikorian, Attorney.

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

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

10-06291

ALL THAT CERTAIN tract or parcel of land, situate in **Franconia Township**, Montgomery County, Pennsylvania and being described according to that Plan of Boundary Line Agreement prepared for Thomas W. Wilcox by Urwiler and Walter, Inc., dated November 15, 2005 and last revised November 16, 2006, and being more particularly described as follows:

BEGINNING at a mag nail set for corner in the title line within Hollow Road, said mag nail being North 73 degrees, 29 minutes, 18 seconds East approximately 769 feet from the intersection of the title lines within the intersection of said Hollow Road and Cowpath Road; thence North 83 degrees, 00 minutes, 00 seconds East along said title line within Hollow Road for a distance of 95.28 feet to a mag nail set for corner; thence South 46 degrees, 00 minutes, 00 seconds East along the Southwesterly boundary line of lands of Christ Reformed Church at Indian Creek (of which this parcel was once a part) for a distance of 321.75 feet to a mag nail set for corner in a retaining wall; thence South 23 degrees, 00 minutes, 55 seconds West continuing along the Northwesterly boundary line of said lands of Christ Reformed Church at Indian Creek for a distance of 83.24 feet to a pipe found for corner; thence North 45 degrees, 29 minutes, 20 seconds West along the Northeasterly boundary line of lands of Walter T., Jr. and Esther M. Wharton and along the boundary line of agreement as per said plan, for a distance of 411.53 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew Carter Parente and Jennifer Ann Parente, by Deed from Thomas W. Wilcox and Marlene M. Wilcox, dated 12/11/2006, recorded 01/03/2007 in Book 5629, Page 2473.

Parcel Number: 34-00-02653-00-4.

Location of property: 40 Hollow Road, Telford, PA 18969-2117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Carter Parente and Jennifer Ann Parente** at the suit of Nationstar Mortgage, LLC. Debt: \$328,161.09.

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

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

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

10-06463

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made 7-10-1958, by John E. Burkhardt and Associates, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a spike in the center line of Stump Hall Road (33 feet wide) which spike is at the distance of 129 feet measured North 19 degrees, 30 minutes West from a point in the center line of a proposed road (33 feet wide) being also a corner of other land of Martha S. Fulmer; thence crossing said Stump Hall Road and along other lands of Martha S. Fulmer, South 67 degrees, 31 minutes West, 243.73 feet to a pin a corner; thence extending along lands of now or late John S. Demcisak, the two following courses and distances, to wit: North 31 degrees, 52 minutes West, 8.60 feet to a point; thence North 45 degrees, 30 minutes West, 98.43 feet to a pin a corner; thence extending along other lands of Martha S. Fulmer and lands of Thomas R. and Marian E. Williamson, North 67 degrees, 22 minutes East, 288.85 feet to a spike in the center line of Stump Hall Road aforesaid, said point being 45.10 feet Southeast from an angle point in said Stump Hall Road; thence extending along the center line of said Stump Hall Road, South 19 degrees, 30 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Shirley J. Fulmer, by Deed dated 03-31-06 and recorded 04-19-06 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5597, Page 2019, granted and conveyed unto Michael Ciriello and Tina Ciriello, husband and wife, in fee.

Parcel Number: 67-00-03724-00-7.

Location of property: 3034 Stump Hall Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Ciriello and Tina Ciriello** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank, Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$349,821.08.

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

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

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

10-07119

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a certain plan thereof known as Section No. 2 Alandale Glenn, made by Donald H. Schurr, Civil Engineer and Surveyor, dated October 1, 1962 and last revised September 27, 1967, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenn Oak Road (fifty feet wide), said point being measured the two following courses and distances from a point of tangent on the Northeasterly side of Penrose Road: (1) on the arc of a circle 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 of tangent; (2) North forty-two degrees, forty-eight minutes East, along the Northwesterly side of Glenn Oak Road one hundred ninety feet to a point, a corner of this lot and Lot No. 114; thence extending along Lot No. 114, North forty-seven degrees, twelve minutes West, one hundred thirty-two and twenty-four one-hundredths feet to a point; thence extending North forty-five degrees, fifty-eight minutes East, one hundred and fifteen one-hundredths feet to the middle of a fifteen feet wide drainage easement; thence extending along said easement, South forty-seven degrees, twelve minutes East, one hundred twenty-six and seventy-one one-hundredths feet to a point on the Northwesterly side of Glenn Oak Road, aforesaid; thence extending along said side of Glenn Oak Road the two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of two thousand twenty-five feet; recrossing the aforesaid fifteen feet wide drainage easement, the arc distance of five and four one-hundredths feet to a point of tangent; (2) South forty-two degrees, forty-eight minutes West, ninety-four and ninety-seven one-hundredths feet to a point the first mentioned point and place of beginning.

BEING Lot No. 115 on said plan.

BEING the same premises which Edward E. Terry and Katherine L. Terry, his wife by Deed dated 6/16/1978 and recorded 6/19/1978 in Montgomery County in Deed Book 4310, Page 264 granted and conveyed unto Bruce M. Wetherill.

Parcel Number: 63-00-02674-00-8.

Location of property: 131 Glenn Oak Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bruce M. Wetherill** 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: \$322,918.15.

Salvatore Filippello, Attorney. I.D. #313897

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

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

10-08580

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, being one-half of Lot No. 32 and Lots 33, 34 and 35 in a plan of lots laid out by the Executors of the Last Will and Testament of Christopher Quinn, Deceased, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwestern side of Fayette Street, being a continuation of line of Fayette Street, in the Borough of Conshohocken (known as the Whitemarsh and Plymouth Turnpike Road) at the distance of six hundred and seventy feet Northeasterly from the line dividing the Borough of Conshohocken and the Township of Plymouth, being a line in the middle of Twelfth Avenue as laid out eighty feet wide; thence extending along the Northwestern side of said Fayette Street Northeasterly seventy feet to a corner of these and Lot No. 36 on said plan; thence by and along said Lot No. 36, Northwesternly one hundred and eighty-six feet to the Southeasterly side of Forrest Street, as laid out on said plan; thence along said side of Forrest Street, Southwesterly seventy feet to the middle line of Lot No. 32 aforesaid and through the middle thereof Southeasterly one hundred and eighty-six feet to the place of beginning.

BEING the same premises which Joseph Bondra, Jr. and Loretta Bondra, by Deed dated 10/13/07 and recorded 11/14/07 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5672, Page 33, granted and conveyed unto Joseph Bondra, Jr. and Loretta Bondra, husband and wife, and Carmen Bondra and Carolyn Bondra, husband and wife, all as Joint Tenants With the Right of Survivorship.

Parcel Number: 49-00-01531-00-4.

Location of property: 1316 Butler Pike, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carmen J. Bondra, Carolyn M. Bondra, Joseph Bondra, Jr. and Lorretta A. Bondra, a/k/a Loretta A. Bondra** 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: \$170,812.80.

Salvatore Filippello, Attorney, I.D. #313897

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

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

10-09509

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Providence Township**, Montgomery County, Pennsylvania and described according to a Final Plan of Subdivision of Palm Beach Farm prepared for GPT, Inc. by Urwiler & Walter, Inc., dated January 4, 1988 and last revised June 12, 1989 and recorded in Montgomery County in Plan Book A-51, Page 365, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Line Road which point of beginning is at the distance of 60 feet measured on the arc of a circle curving to the right having a radius of 50 feet from a point of curve on the Southerly side of River Road (S.R. 4009) (L.R. 46059); thence extending from said point of beginning, along the said Southwesterly side of Township Line Road the five following courses and distances, viz: (1) South 48 degrees, 00 minutes, 08 seconds East, 239.24 feet to a point; (2) South 31 degrees, 58 minutes, 30 seconds West, 38.66 feet to a point; (3) South 61 degrees, 21 minutes, 00 seconds East, 23.84 feet to a point; (4) North 31 degrees, 33 minutes, 30 seconds East, 33.01 feet to a point; and (5) South 46 degrees, 56 minutes, 30 seconds East, 32.69 feet to a point, a corner of Lot No. 33 as shown on said plan; thence extending along the same, the two following courses and distances, viz: (1) South 41 degrees, 39 minutes, 56 seconds West, 181.31 feet to a point; and (2) South 15 degrees, 53 minutes, 07 seconds East, crossing the bed of a certain Drainage Easement (of variable width) 217.48 feet to a point on the Northeasterly side of Hildebidle Drive (50 feet wide); thence extending along the same, Northwestwardly on the arc of a circle curving to the left having a radius of 235.00 the arc distance of 50.11 feet to a point, a corner of Lot No. 32 as shown on said plan; thence extending along the same, the two following courses and distances, viz: (1) North 15 degrees, 53 minutes, 07 seconds West, along the Westerly side of a certain 20 feet wide water easement, 218.73 feet to a point; and (2) South 75 degrees, 27 minutes, 35 seconds West, 77.56 feet to a point, a corner of Lot No. 35 as shown on said plan; thence extending along the same, North 09 degrees, 19 minutes, 20 seconds West recrossing the bed of said drainage easement and said water easement, 365.53 feet to a point on the said Southerly side of River Road; thence extending along the same, North 63 degrees, 14 minutes, 30 seconds East, 30.84 feet to a point of radial round curve thereon; thence extending on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 60.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 34 as shown on said plan.

BEING part of the same premises which Prime American Investments, Inc. (Pennsylvania Corporation) by Deed dated December 31, 1986 and recorded in Montgomery County in Deed Book 4829, Page 506 granted and conveyed unto G.P.T., Inc., in fee.

Parcel Number: 43-00-06275-02-7.

Location of property: 1087 Hildebidle Drive, Collegeville, PA 19426.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Abdelhamid A. Tartour and Nancy G. Tartour** at the suit of Bank of America, N.A. Debt: \$775,946.24.

Mark Pfeiffer, 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.

10-15877

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared for Providence Oaks Phase V (formerly Valley-Hi) made by Urwiler and Walter, Inc., dated March 10, 1993 and last revised July 31, 2000 and recorded in Plan Book A-59, Pages 430 to 432, as follows, to wit:

BEGINNING at a point on the Northwestern side of Condor Circle (50 feet wide) which point of beginning is at the distance of 26.76 feet measured on the arc a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southwesterly side of Condor Drive (50 feet wide); thence extending from said point of beginning, South 37 degrees, 34 minutes, 45 seconds West along the said Northwestern side of Condor Circle 37.75 feet to a point, a corner of Lot No. 168 as shown on said plan; thence extending along the same, North 52 degrees, 25 minutes, 15 seconds West, 221.70 feet to a point; thence extending North 05 degrees, 08 minutes, 58 seconds East, 69.47 feet to a point, a corner of Lot No. 166 as shown on said plan; thence extending along the same, South 83 degrees, 09 minutes, 34 seconds East, 155.36 feet to a point on the said Southwesterly side Condor Drive; thence extending along the same, Southwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet the arc of 140.25 feet to a point of radial round curve thereon; thence extending along the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 26.76 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tongtong D. Chen, by Deed from Audubon Ridge, L.P., dated 04/04/2002, recorded 05/06/2002 in Book 5406, Page 1061.

Parcel Number: 43-00-00458-17-4.

Location of property: 2516 Condor Drive, Audubon, PA 19403-1882.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tongtong D. Chen a/k/a Tong Tong D. Chen** at the suit of Bank of America, N.A. Debt: \$526,705.29.

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

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

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

10-17990

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Record Plan Phase 3 (Section 2) of Lederach Golf Course prepared by VanCleeef Engineering Associates, dated 09/23/2003 recorded in Plan Book 22, Page 190, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Turnberry Circle and a corner of Lot No. 217 as shown on said plan; thence extending from said point of beginning along said Turnberry Circle on a line of curvature having a radius of 275 feet curving to the left; arc distance of 115.43 feet to a point on the Northeast corner of 20 feet wide sewer easement; thence extending partially along said easement and crossing a Deed Restricted Area to preserve Riparian Buffer and another 20 feet wide storm sewer easement South 25 degrees, 31 minutes, 41 seconds West, 504.45 feet to a point in line of Lot 234; thence extending along a line of Lots 234, 235 and 236, South 44 degrees, 57 minutes, 02 seconds West, 438.42 feet to a point, a corner of Lot 217; thence extending along Lot 217, North 01 degree, 28 minutes, 43 seconds West, 738.98 feet to a point on the Southeasterly side of Turnberry Circle, being the first mentioned point and place of beginning.

BEING known as Lot No. 216 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Yong Min Kim and Me Ja Kim by Deed Orleans at Lower Salford, L.P., by Ohi Pa. GP, LLC, General Partner dated 06/21/2005 and recorded 6/23/2005 in Book 5567, Page 2434.

Parcel Number: 50-00-00345-04-6.

Location of property: 987 Turnberry Circle, Schwenksville, PA 19473-2149.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yong Min Kim and Me Ja Kim** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-19, Mortgage Pass-Through Certificates, Series 2005-19. Debt: \$517,056.41.

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

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

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

10-20060

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery in Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being and designated on Declaration Plan as Unit 8F 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 1.2368%).

Parcel Number: 59-00-19898-65-3.

Location of property: 515 Old York Road, Condominium 8-F a/k/a 515 North York Road, Condominium 8-F, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Geraldine M. Terlecky** at the suit of School District of Upper Moreland Township. Debt: \$2,272.58.

James R. Wood, Attorney.

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

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

10-21517

ALL THAT CERTAIN message and tract or piece of ground, hereditaments and appurtenances, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described according to a survey made by Francis W. Wack, Registered Surveyor, on 4/2/1948, and follows, to wit:

BEGINNING at a point in the center line of 3rd Avenue, 41.4 feet Southeast of the intersection of the center line of Chestnut Street and the center line of 3rd Avenue; thence along the center line of the said 3rd Avenue, South 41 degrees, 10 minutes East, 17 feet to a corner of this and other land of the said Marr L. Latshaw; thence leaving the said avenue along other land of the said Marr L. Latshaw and passing through the party wall of this and the adjoining dwelling, South 48 degrees, 50 minutes West, 228.5 feet to an iron pin, a corner in line of land of the Samuel Latshaw Estate; thence extending along the same, North 41 degrees, 10 minutes West, 17 feet to a corner of other lands of said Marr L. Latshaw; thence along said other lands of and passing through the party wall of this and the adjoining dwelling, North 48 degrees, 50 minutes East, 228.5 feet to the place of beginning.

UNDER AND SUBJECT to certain restrictions as now of record.

TOGETHER with the free and uninterrupted use, liberty and privilege of and to a passageway or alley in the rear of said premises.

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

TITLE TO SAID PREMISES IS VESTED IN Donald C. Ferreri, II and Kelly A. Ferreri, h/w, by Deed from Brian Marlowe, dated 06/25/2002, recorded 07/31/2002 in Book 5418, Page 8.

Parcel Number: 19-00-04016-00-6.

Location of property: 139 North 3rd Avenue, Limerick, PA 19468-1905.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Ferreri and Donald C. Ferreri, II** at the suit of Freedom Mortgage Corporation. Debt: \$140,915.91.

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

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

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

10-27016

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

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

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Kelley A. Gerini and Anthony J. Gerini, husband and wife, by Deed from Jeanne E. Davis, Executrix of the Estate of Jeanne L. Ball, a/k/a J. Courjaud Ball, Deceased dated September 23, 2005 and recorded November 15, 2005 in Deed Book 5579, Page 742.

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

Location of property: 2732 Carver Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony J. Gerini and Kelley A. Gerini** at the suit of HSBC Mortgage Services, Inc. Debt: \$173,657.39.

Joseph F. Riga, Attorney.

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

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

10-27422

ALL THAT CERTAIN message and store No. 430 East Main Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Main Street at the distance of 156.5 feet Northwestwardly from the Northwest side of Franklin Street, being a corner of this and land of Mike Rizzon; thence along the said Rizzon's property and at right angles to said Main Street, Southwestwardly 96 feet to a corner of this and land now or late of Christopher B. Darling; thence Southeastwardly and parallel with Main Street, 24 feet; and thence Northeastwardly along now or late Christopher B. Darling's land, 97 feet to a point on the said side of Main Street; and thence along said side of said Main Street Northwestwardly, 32 feet to the place of beginning.

BEING the same premises which Paul C. Piantone and Anne E. Piantone, husband and wife, by Deed dated 12/12/2005 and recorded on 12/28/2005 in the Office for the Recorder of Deeds in and for the County of Bucks as Book 5584, Page 1563 granted and conveyed unto Magally Cegueda.

Parcel Number: 13-00-21508-00-7.

Location of property: 430 East Main Street, Norristown, PA 19401.

The improvements thereon are: Commercial use.

Seized and taken in execution as the property of **Magally Cegueda** at the suit of U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MX1. Debt: \$151,141.33.

Sarah A. Elia, 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.

11-01395

ALL THAT CERTAIN lot or piece of land, situate in **Schwenksville Borough** and County of Montgomery and State of Pennsylvania bounded and described according to a survey made January 20, 1949 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of a macadam road leading to Schwenksville a corner of this and land of Elsie I. Heffelfinger; thence along the middle of a said road, South 88 degrees, 43 minutes West, 100 feet to a point, a corner of land of Elwood W. Fulmer, of which this was a part; thence along said land North 02 degrees, 45 minutes West, 259 feet to an iron pin, a corner of land of Howard Baldwin, et ux.; thence along said land North 89 degrees, 15 minutes East, 100 feet to an iron pin, a corner of land now or late of Elsie I. Heffelfinger; thence along the same South 02 degrees, 45 minutes East, 263 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James F. Olszewski and Rhonda A. Olszewski, husband and wife by Deed from James E. Olszewski and Rhonda A. Olszewski, husband and wife and f/k/a Rhonda A. Marshall dated 12/20/2002 recorded 01/24/2003 in Deed Book 5443, Page 1858.

Parcel Number: 20-00-00524-66-2.

Location of property: 143 West Park Avenue a/k/a 143 State Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James F. Olszewski and Rhonda A. Olszewski** at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$150,969.18.

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.

11-18056

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 5/14/1974; last revised 11/30/1977, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodmere Road (50 feet wide) which point of beginning is measured the following four courses and distances from a point of curve on the Southeasterly side of Kristy Court: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 33.61 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 117 feet to a point of tangent; (3) South 13 degrees, 15 minutes West, 226.41 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 64.87 feet to the beginning point being a point in line of Lot No. 87; thence running along line of Lot No. 87 and passing through a retention basin easement North 62 degrees, 39 minutes, 0 seconds East, 248.20 feet to a point in line of Lot No. 90; thence extending along line of Lot No. 90 South 2 degrees, 0 seconds East, 200 feet to a point on the Northwesterly side of Woodmere Road; thence along the said side of Woodmere Road the following two courses and distances: (1) South 88 degrees, 0 minutes, 0 seconds West, 103.27 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 164.75 feet to the first mentioned point and place of beginning.

CONTAINING 30,002 square feet and being Lot No. 89 on plan of lots prepared for David A. Swinehart, Inc., and known as Woodgate II.

Parcel Number: 42-00-05429-27-1.

Location of property: 1263-1265 Woodmere Drive a/k/a 1265 Woodmere Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Carpenter** at the suit of Lower Pottsgrove Township. Debt: \$1,562.62.

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.

11-25896

ALL THOSE TWO CERTAIN lots or pieces of land, described as one in **Skippack Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 14 and 15 on Plan of Lots of Robert C. Bender, prepared by Will D. Hiltner, Registered Surveyor, October 13, 1948, as follows, to wit:

BEGINNING at an old spike in the middle of a public road known as Wayland Road, a corner of this and land of James B. Irvin; thence along said Irvin's land, South forty-six degrees, twenty minutes West, three hundred ninety-seven and forty-two hundredths feet to a point, a corner of land of James Regan; thence along said Regan's land North forty-two degrees, ten minutes West, one hundred ninety-seven and fifty-nine hundredths feet to a point, a corner of Lot No. 13; thence along said lot North forty-six degrees, East three hundred ninety-eight and thirty-eight hundredths feet to a point in the middle of Wayland Road aforesaid; thence in and through the middle of said Wayland Road, South forty-one degrees, fifty-five minutes East, two hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Roberto and Mary Ann Roberto by Deed from Claude H. Wisler dated 12/15/1995, recorded 01/17/1996 in Deed Book 5137, Page 1290.

Parcel Number: 51-00-03997-00-2.

Location of property: 3726 Wayland Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark J. Roberto and Mary Ann Roberto** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Indenture Trustee for Accredited Mortgage Loan Trust 2004-2. Debt: \$159,562.74.

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

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

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

11-27421

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

BEGINNING at a point on the North side of Chestnut Street, sixty (60) feet East from Manatawny Street of Mrs. Grover Rutter's land; thence, Eastwardly, along said Chestnut Street twenty-five (25) feet; thence Northwardly at right angles to Chestnut Street one hundred five (105) feet to the center of Goose Run; thence Westwardly along the same twenty-five (25) feet to a corner of this and lot of Mrs. Grover Rutter; thence along the said Rutter's land Southwardly one hundred one (101) feet to the North side of Chestnut Street, aforesaid, the place of beginning.

Parcel Number: 16-00-05868-00-2.

Location of property: 7 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Andrew Scarborough and Morgan Phillips Scarborough** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,241.49.

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.

11-28186

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Woodside Village, located in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated April 14, 1977 and recorded on April 18, 1977 in Condominium Plan Book 5, Page 5 and a Code of Regulations dated April 14, 1977 and recorded on April 18, 1977 in Deed Book 4193, Page 119, being and designated on Declaration Plan as Unit Number 7, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.9%.

TITLE TO SAID PREMISES IS VESTED IN Gladys L. Timmons, by Deed from Lester G. Korman and C. Evelyn Korman, dated 12/28/2001, recorded 01/25/2002 in Book 5393, Page 852.

Parcel Number: 54-00-17436-06-9.

Location of property: 106 Woodside Circle, Dresher, PA 19025-1817.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gladys L. Timmons** at the suit of Citimortgage, Inc. Debt: \$131,810.73.

Zachary Jones, Attorney. I.D. #310721

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

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

11-30278

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County Pennsylvania, bounded and described according to a plan of property made for Mrs. Velma D'Andrea made by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated August 10, 1970, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lamott Avenue (35 feet wide) said point being at the distance of 285.52 feet measured North 49 degrees, 50 minutes West from the point of intersection of the said Southwesterly side of Lamott Avenue and the Northwesterly side of Redwood Avenue (35 feet wide); thence extending from said point of beginning still along the said Southwesterly side of Lamott Avenue North 19 degrees, 50 minutes West 50.00 feet to a point a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along same South 40 degrees, 10 minutes West 110.00 feet to a point; thence extending South 49 degrees, 50 minutes East, 50.00 feet to a point; thence extending North 40 degrees, 10 minutes East, 110.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Maiden, Sr. and Carla P. Maiden, husband and wife, by Deed from Irvin E. Povlov, Albert Matin and Dan Shelikoff, dated March 23, 1999 and recorded April 12, 1999 in Deed Book 5266, Page 1853.

Parcel Number: 30-00-37180-00-5.

Location of property: 2622 Lamott Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald C. Maiden a/k/a Ronald C. Maiden, Sr. and Carla P. Maiden** 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 2007-SD1 c/o 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: \$268,500.06.

Celine P. DerKrikorian, Attorney.

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

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

11-32284

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, being part of lots of Willow Grove Homestead Company bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fairview Avenue (50 feet wide) at the distance of 61 feet Northeast of a corner stone at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence along the Southeasterly side of said Fairview Avenue, North 28 degrees, 32 minutes East, 32 feet; thence South 61 degrees, 28 minutes East, 125 feet; thence South 28 degrees, 32 minutes West, 32 feet; thence North 61 degrees, 28 minutes West, 125 feet to the place of beginning.

Parcel Number: 30-00-19292-00-1.

Location of property: 1827 Fairview Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Calvin F. Edwards** at the suit of Abington School District. Debt: \$3,492.01.

James R. Wood, Attorney.

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

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

11-33959

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Phase 1B, made for Glenn E. Garls made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated January 21, 1998 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91 and 92, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Nectar Run (50 feet wide) said point being a corner of Lot 104 as shown on said plan; thence leaving Nectar Run and extending along said Lot 104 North 10 degrees, 57 minutes, 30 seconds East crossing a 30 feet wide storm sewer easement and crossing an open space easement a distance of 127.61 feet to a point in line of open space area as shown on said plan; thence extending along same and through said 30 feet wide storm sewer easement South 65 degrees, 24 minutes, 37 seconds East a distance of 102.25 feet to a point on the Northwesterly side of Pear Tree Circle (50 feet wide); thence extending along same and recrossing said 30 feet wide storm sewer easement the four following courses and distances: (1) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 62.90 feet to a point of tangent on same;

(2) South 06 degrees, 01 minutes, 28 seconds West a distance of 14.99 feet to a point of curve on same; (3) on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 18.61 feet to a point of curve on same; and (4) on the arc of a circle curving to the right having a radius of 16.00 feet the arc distance of 28.29 feet to a point of tangent on the said side of Nectar Run; thence extending along the same the two following courses and distances: (1) North 67 degrees, 55 minutes, 24 seconds West a distance of 6.85 feet to a point of curve on same; and (2) on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 72.78 feet to a point being the first mentioned point and place of beginning.

BEING Lot #105 as shown on said plan.

CONTAINING 11,539 square feet, more or less.

BEING the same premises which Conrad F. Stull, by Deed dated September 9, 2004 and recorded October 1, 2004 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05527, Page 1667, granted and conveyed unto Michael Alexander and Kathy A. Alexander, husband and wife.

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

Location of property: 150 Nectar Run, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Alexander and Kathy A. Alexander, husband and wife** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-Y. Debt: \$263,979.04.

Ashleigh Levy Marin, Attorney.

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

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

11-34856

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

BEGINNING at the Northeast corner of Oak and Evans Streets (as laid out by Swinehart and Gresh); thence Easterly along the North side of Oak Street 140 feet, 3 5/8 inches to the West side of a 20 feet wide private alley; thence along the West side of said alley Northerly 39 feet, 2 inches to a point; thence Westerly 140 feet to a point on the East side of Evans Street distant 30 feet in a Northerly direction from the Northeast corner of Evans and Oak Streets; thence Southerly 30 feet along the East side of Evans Street aforesaid to the place of beginning.

IT BEING the whole of Lot Number 1 and the Southern 5 feet, 9 inches of Lot Number 2 of said plan of Swinehart and Gresh.

TITLE TO SAID PREMISES IS VESTED IN Angelo M. Epps and Regina M. Epps, h/w by deed from Evelyn Marie Brauner, by her Attorney-in-Fact, Thomas N. Brauner, by power of attorney, dated 11/2/2000, recorded 11/08/2000, in Book 5337, Page 1738, Instrument #021848.

Parcel Number: 16-00-07592-00-6.

Location of property: 454 North Evans Street, Pottstown, PA 19464-5318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angelo M. Epps and Regina M. Epps** at the suit of HSBC Bank USA, National Association, as Trustee for GSMPS 2005-RP1. Debt: \$87,751.10.

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

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

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

11-35092

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, described according to a Subdivision Plan Section No. 2-B Executive Estates, prepared for Pat Sparango, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, dated January 3, 1972 and last revised March 8, 1973 and recorded in Plan Book B-23, Page 31, as follows, to wit:

BEGINNING at a point on the Northwestern side of Morgan Drive (50 feet wide) which point is measured the three following courses and distances along said side of Morgan Drive from a point of curve on the Northeasterly side of Norristown Road (60 feet wide): (1) leaving Norristown Road on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Northwestern side of Morgan Drive; (2) North 10 degrees, 56 minutes East, 562.94 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 59.80 feet to the point of beginning being a corner of Lot 5 on said plan; thence extending from said point of beginning along Lot 5 on said plan and crossing an easement for drainage and sewer control North 61 degrees, 56 minutes West, 196.81 feet to a point in line of lands of John B. Sarro, et ux.; thence extending partly along lands of John B. Sarro, et ux. and partly along lands of James L. MacDowell, et ux. and partly along said easements North 45 degrees, 48 minutes East, 199.48 feet to a point a corner of Lot 7 on said plan, and crossing over an easement and along another easement, South 32 degrees, 27 minutes East, 186.04 feet to a point on the Northwestern side of Morgan Drive; thence extending along Morgan Drive on the arc of a circle curving to the left having a radius of 200 feet, the arc distance of 102.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Gacita, by Deed from Alan L. Friedman and Patti Herling Friedman, dated 7/29/05, recorded 8/12/05 in Book 5566, Page 01081.

Parcel Number: 54-00-12065-05-8.

Location of property: 1625 Morgan Drive, Ambler, PA 19002-2418.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony M. Gacita** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-9. Debt: \$539,818.40.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-00842

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a map of property made by M.R. and J.B. Yerkes Civil Engineers, Bryn Mawr Pennsylvania June 8, 1951 and revised as to this lot July 23, 1951, as follows, to wit:

BEGINNING at a point in the middle line of Fairview Road (33 feet wide) (proposed to be widened to the width of 50 feet) which point is at the distance of 608.22 feet measured Northwestwardly along the middle line of said Fairview Road from its intersection with the middle line of Hag's Ford Road (55 feet wide) (proposed to be widened to the width of 60 feet); thence extending along the middle line of said Fairview Road, North 30 degrees, 12 minutes, 30 seconds West, 132 feet to a point; thence leaving Fairview Road and extending along Lot B-4 of said plan, North 59 degrees, 47 minutes, 30 seconds East, 300 feet to a point; thence extending along Lot B-8 South 30 degrees, 12 minutes, 30 seconds East, 132 feet to a point, a corner of Lot B-2; thence extending along Lot B-2 South 59 degrees, 47 minutes, 30 seconds West, 300 feet to the first mentioned point and place of beginning.

BEING Lot B-3 on the above mentioned.

BEING the same premises which C. Richard Shaw, by Deed dated August 14, 2003 and recorded September 16, 2003 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5473, Page 430, granted and conveyed unto Jeffrey N. Shore and Jodi C. Shore.

Parcel Number: 40-00-17624-00-3.

Location of property: 225 Fairview Road, Narberth, PA 19072-1332.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jeffrey N. Shore and Jodi C. Shore** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-AR5. Debt: \$746,805.94.

Scott A. Dieterick, 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.

12-01889

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Soco/Skarbak Properties made for T.H. Properties by Bursich Associates, Pottstown, Pennsylvania, dated 1/23/2002 last revised 11/1/2005 and recorded Montgomery County in Plan Book 27, Pages 412 to 414 (Page 413) as follows, to wit:

BEGINNING at a point on the Southwesterly side of Stone Hill Drive (50 feet wide) said point being a corner of Lot 11 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Stone Hill Drive the two (2) following courses and distances: (1) South 84 degrees, 26 minutes, 13 seconds West, 8.75 feet to a point; and (2) on the arc of a circle curving to the left, having a radius of 325.00 feet, the arc distance of 15.59 feet to a point a corner of Lot 11 as shown on the above mentioned plan; thence extending along the same South 04 degrees, 47 minutes, 17 seconds East, 122.85 feet to a point in line of Open Space "F" as shown on the above mentioned plan; thence extending from the same South 85 degrees, 12 minutes, 43 seconds West, 24.00 feet to a point a corner of Lot 9 as shown on the above mentioned plan; thence extending along the same North 04 degrees, 47 minutes, 17 seconds East, 126.86 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gail Brett, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 08/30/2007, recorded 09/12/2007 in Book 5664, Page 752.

Parcel Number: 60-00-00421-22-7.

Location of property: 78 Stone Hill Drive, Pottstown, PA 19464-5297.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gail Brett a/k/a Gail E. Brett** at the suit of Wells Fargo Bank, N.A. Debt: \$223,936.91.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-02075

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan known as Cranberry PRF Phase Vc prepared by Bursich Associates, Inc. Job Number 22383, Drawing Number PH 5C-2, dated 9/5/1992 and last revised 1/23/1998 recorded in the Recorder of Deeds Office at Montgomery County at Norristown, Pennsylvania on 2/23/1998 in Plan Book A-57, Page 337 bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Queen Road (40 feet wide) said point of beginning being at a corner of Lot No. 103 as shown on the above mentioned plan; thence extending along the aforesaid lot and passing through a 10 foot wide utility and maintenance easement South 77 degrees, 59 minutes, 12 seconds West, 171.51 feet to a point on the Easterly side of Cranberry Boulevard (60 feet wide); thence extending along the same North 33 degrees, 27 minutes, 17 seconds West, 54.79 feet to a point a corner of Lot No. 101 as shown on the above mentioned plan; thence extending along the aforesaid lot and also passing through a 10 foot wide utility and maintenance easement North 77 degrees, 59 minutes, 12 seconds East, 191.54 feet to a point on the aforesaid Westerly side of Queen Road; thence extending along the same, South 12 degrees, 00 minutes, 48 seconds East, 51 feet to a point a corner of Lot No. 103 as shown on the above mentioned plan to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 102 as shown on the above mentioned plan.

BEING the same premises which Fortress Penna LLC by Deed dated 3/1/99 and Recorded at Montgomery County, in Deed Book 5267, Page 16 granted and conveyed unto Kevin Peters and Gina G. Famoso, in fee.

TITLE TO SAID PREMISES IS VESTED IN E. Michael Carbone and Kim L. Carbone, by Deed from Kevin Peters and Gina G. Peters a/k/a Gina G. Famoso, his wife, dated 06/29/2006, recorded 07/10/2006 in Book 5607, Page 1054. Parcel Number: 48-00-02241-28-5. Map #48020A027.

Location of property: 721 Queen Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kim L. Carbone and E. Michael Carbone** at the suit of The Pennsylvania State Employees Credit Union. Debt: \$281,585.82 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

12-02726

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, being known as Lot #2 on a plan of lots surveyed for John P. Henrle, by Barton and Martin, registered Engineers, Philadelphia, Pennsylvania, on May 2, 1938, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Plymouth Avenue (50.00 feet wide) at the distance of 852.40 feet Northeastwardly from a point formed by the intersection of the said side of Plymouth Avenue and the Northeastly side of Oreland Mill Road (40.00 feet wide); thence North 52 degrees, 42 minutes West, 109.24 feet to a point; thence North 36 degrees, 24 minutes, 30 seconds East, 50.01 feet to a point; thence South 52 degrees, 42 minutes East, 110.00 feet to a point; thence along said side of Plymouth Avenue, South 37 degrees, 18 minutes West, 50.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael R. O'Neill, Jr. and Katharine Heller, by Deed from Amy R. Harris, dated 08/29/2005, recorded 10/03/2005 in Book 5573, Page 1491.

Parcel Number: 52-00-14677-00-4.

Location of property: 303 Plymouth Avenue, Oreland, PA 19075-2020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael R. O'Neill a/k/a Michael R. O'Neill, Jr. and Katharine H. O'Neill a/k/a Katharine Heller** at the suit of Citimortgage, Inc. Debt: \$284,603.31.

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

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

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

12-03317

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 Northwesternly 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 Northeastly 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.

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.

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.

12-03467

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described according to a survey made by Francis W. Wack, Registered Surveyor, dated August 14, 1948, as follows, to wit:

BEGINNING at an iron pin in the middle line of a highway also known as The Drive Road, a corner of this and land of Forrest Rogers; thence along the center of said highway South 68 degrees, 05 minutes East, 100 feet to a corner of lands of William Hill Conkle and Dorothy A. Conkle, his wife; thence South 21 degrees, 45 minutes West through an iron pin on the Southerly side of said highway 365 feet, 8 inches to an iron pin a corner of this and land of John Borne; thence South 77 degrees, 05 minutes West, 116 feet, 6 inches to an iron pin a corner of this and land of the aforesaid Forrest Rogers; thence along land of the said Forrest Rogers North 21 degrees, 45 minutes East, 426 feet through an iron pin on the Southerly side of said highway to the middle of said highway the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry A. Craig and Diane M. Craig, h/w, by Deed from Christopher R. Soley and Georgia A. Soley, h/w, dated 03/26/2004, recorded 04/30/2004 in Book 5505, Page 1318.

Parcel Number: 42-00-00841-00-8.

Location of property: 1540 Buchert Road, Pottstown, PA 19464-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane M. Craig and Henry A. Craig** at the suit of JP Morgan Chase Bank, National Association, s/b/m/t Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$157,101.72. Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 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 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

12-04516

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

BEGINNING on the North side of Chestnut Street, at a corner of this and land now or late of Daniel Koch; thence Northwardly at right angles with said Chestnut Street one hundred two feet to a corner; thence by the same Westwardly parallel to Chestnut Street, thirty feet to a corner of this and land now or late of Mrs. James Ludwig; thence by the same Southwardly one hundred two feet to Chestnut aforesaid; thence by the same Eastwardly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Stephenson and Wilhelmina Stephenson, by Deed from The Estate of Diane Keel, Deceased and Thomas P. Recchuiti, Administrator, dated 03/12/2008, recorded 04/22/2008 in Book 5689, Page 2810.

Parcel Number: 16-00-06104-00-9.

Location of property: 331 Chestnut Street, Pottstown, PA 19464-5509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wilhelmina Stephenson and Richard Stephenson** at the suit of Wells Fargo Bank, N.A. Debt: \$79,884.16.

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

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

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

12-04523

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 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

12-04720

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Cheltenham Township**, Montgomery County and State of Pennsylvania, being Lot No. 12 on Plan of Elkins Park, made by Albright and Mebus dated April 1924 and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Marvin Road at the distance of two hundred and thirty feet Northwestwardly from the Northwestern side of High School Road (both lines produced); thence South forty-one degrees, forty-five minutes West, one hundred and twenty-four and eighty one-hundredths feet to a point; thence North sixty-six degrees, forty-six minutes, thirty-two seconds West, forty-four and five one-hundredths feet to a point; thence nineteen degrees, forty-one minutes, fourteen seconds East, hundred and two and twenty one-hundredths feet to a point on the said side of Marvin Road; thence along the arc of a circle curving to the right with a radius of eighty-five feet the distances of eighty-six and sixty one-hundredths feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 06/28/2005, given by Marvin I. Bornfriend and Roslyn Bornfriend, husband and wife to Michael Bowman and Keisha Bowman, husband and wife as Tenants by the Entireties and recorded 7/25/2005 in Book 5584 Page 2577 Instrument #2005107609.

Parcel Number: 31-00-18478-00-4.

Location of property: 410 Marvin Road, Elkins Park, PA 19027-2012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Bowman, Keisha Bowman and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of the Morgan Stanley ABS Capital I, Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5. Debt: \$340,671.74.

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

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

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

12-05689

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described in accordance with a Subdivision Plan of Tannerie Run, Section No. 3 made for Joseph Muscara by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania on 10/7/1970 and last revised on 9/2/1971, as follows, to wit:

BEGINNING at a point on the Southeastly side of Fort Washington Avenue (fifty feet wide) which point is measured the two following courses and distances from the Northeastly side of Tannerie Run Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent; (2) thence North 38 degrees, 18 minutes East, 113.14 feet to the beginning point.

CONTAINING in front of breadth on the said Southeastly side of Fort Washington Avenue 123.14 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Fort Washington Avenue 178.84 feet.

BEING Lot No. 109.

BEING the same premises which Weatta L. Collins, by Deed dated March 26th, 2004 and recorded on March 29, 2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 1268, Page 864, granted and conveyed unto Weatta L. Collins and Gary T. Collins, as Tenants by the Entirety, and not Tenants in Common, in fee.

Parcel Number: 54-00-06656-07-6.

Location of property: 1469 Fort Washington Avenue, Upper Dublin Township, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Crynell Properties, LLC, Collins Collision Center, Inc., Gary Collins and Weatta L. Collins** at the suit of Republic First Bank. Debt: \$191,677.00 plus interest at the per diem rate of \$34.94 from January 18, 2012.

Christopher M. Brubaker, 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.

12-06238

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania.

BEGINNING in the middle of Brookhurst Avenue, 483 feet North 29 degrees, 17 minutes East from the intersection of the middle line of Brookhurst and Montgomery Avenues.

CONTAINING in front or breadth Northeastwardly, 25 feet and extending of that width in length or depth Northwestwardly, 109.5 feet.

VESTED BY Warranty Deed, dated 05/15/2001, given by Mark L. Siefer to Denise Boyd-Lee and William H. Lee, as Tenants by the Entireties and recorded 5/29/2001 in Book 5361, Page 1763 Instrument #009915.

Parcel Number: 40-00-07716-00-2.

Location of property: 506 Brookhurst Avenue, Penn Valley, PA 19072-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Boyd-Lee and William H. Lee** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-66 Mortgage Pass-Through Certificates, Series 2005-66. Debt: \$292,836.95.

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

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

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

12-08371

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

BEGINNING at a corner of land of William Geller on the South side of King Street and in the center of an alley between the said brick tenement and any other brick tenement of William Geller and 12 feet from the outward edge of the curb stone on the said side of the said street; thence in an Eastward direction parallel with the said curb stone 16 feet and 11 inches to a corner of lot of Milton R. Cox; and thence extending by same Southwardly 44 feet to a corner of said lot; thence along the same in a Westward direction 10 inches to a corner of the same lot; thence along the same in a Southward direction 75 feet and 10 inches to a corner of lands now or late of Rebecca Missimer; thence in a Westerly direction and along said Missimer land 16 feet more or less to a corner of land of William Geller; thence by the same Northwardly 119 feet and 10 inches to the place of beginning.

Parcel Number: 16-00-17416-00-1.

Location of property: 444 King Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Andrew Soule** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,026.23.

James R. Wood, Attorney.

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

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

12-08488

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan of Property of Roma Giles and Linda Grill made by Ralph E. Shaner Son & Engineering Company, Pottstown, Pennsylvania dated September 20, 1982 and recorded in Plan Book C-16, Page 28, as follows, to wit:

BEGINNING at a point on the South side of Queen Street (50 feet wide) at the distance of 151.37 feet measured South 89 degrees, 15 minutes West from the intersection of the Northwesterly side of Keim Street (50 feet wide); thence extending from said point of beginning South 00 degrees, 45 minutes East, 140.00 feet to a point on the Northerly side of a 20 foot wide alley; thence extending along the same South 89 degrees, 15 minutes West, 25 feet to a point; thence extending North 00 degrees, 45 minutes West, 140.00 feet to the aforesaid Southerly line of Queen Street; thence extending along the same North 89 degrees, 15 minutes East, 25 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-23236-00-4.

Location of property: 948 Queen Street and Rear, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Walter N. Wampole and Jean A. Wampole** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,492.68.

James R. Wood, Attorney.

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

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

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, Montgomery County, PA.

The improvements thereon are: Three contiguous multi-story attached and semi-detached office buildings.

Seized and taken in execution as the property of **Alexis Schostak, Executrix of the Estate of Barry F. Gultanoff, Deceased** 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.

12-09466

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania being Lot No. 53 on a Plan of Laverock Downs made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, on the 17th day of July A.D. 1958, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book A-4, Page 87 and described, as follows, to wit:

BEGINNING at a point of compound curve on the Northeasterly side of Fawn Drive (50 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northwesterly side of Cobdon Road (50 feet); thence extending from said point of beginning on the arc of 120.11 feet to a point of tangent therein; thence extending North 10 degrees, 28 minutes, 24 seconds East, 96.72 feet to a point in Lot No. 52 on said plan; thence extending along the same South 79 degrees, 31 minutes, 36 seconds East, 175 feet to a point in Lot No. 64 on said plan; thence extending along the same South 45 degrees, 75 minutes, 06 seconds West, 163.67 feet to a point of curve therein; thence extending along the same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of compound curve on the Northeasterly side of Fawn Drive. Being the first mentioned point and place of beginning.

BEING the same premises which Prince Gilliard, by Deed dated 6/10/2006 and recorded 7/20/2007 in Montgomery County in Deed Book 5656, Page 1767, Instrument #2007088123 granted and conveyed unto Leava C. Brown.

Parcel Number: 31-00-09901-00-4.

Location of property: 1900 Fawn Drive, Laverock, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leava Brown** at the suit of PNC Mortgage, a Division of PNC Bank, National Association s/b/m National City Mortgage a Division of National City Bank. Debt: \$402,089.43.

Michael McKeever, Attorney. I.D. #56129

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

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

12-09555

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County Pennsylvania known and designated as Lots 872, 873 and 874 on at Certain Plan of Lots of Willow Grove recorded in Montgomery County in Deed Book 403, Page 500.

AND BEING subdivided and hereinafter described pursuant to a plan recorded 7/20/00 as in Plan Book A-59, Page 273.

BEGINNING at a point on the Southeasterly side of Washington Avenue being the legal right-of-way line, said point being North 43 degrees, 30 minutes, 00 seconds East, 324.30 feet from the Easterly side of Hamilton Avenue; thence from said point; being a corner of Lot #1 on said plan South 46 degrees, 30 minutes, 00 seconds East, 139.52 feet to the Septa Right-of-Way; thence along said right-of-way North 25 degrees, 04 minutes, 19 seconds East, 79.05 feet (being 39.525 feet on Lot #1 and 39.525 feet on Lot #2) to a point, a corner of Lot #2 on said plan; thence along Lot #2 North 46 degrees, 30 minutes, 00 seconds West, 114.53 feet to the Southeasterly side of Washington Avenue and Legal Right-of-Way Line; thence along said Washington Avenue South 43 degrees, 30 minutes, 00 seconds West, 75 feet (being 37.50 feet on Lot #2 and 37.60 feet on Lot #1) to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Watkins and Terri Watkins, h/w, as Tenants by the Entirety by Deed from Khatina S. Mahan dated 08/31/2005 recorded 09/14/2005 in Deed Book 5570, Page 2457.

Parcel Number: 30-00-70636-00-2.

Location of property: 1635 Washington Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Watkins and Terri Watkins** at the suit of Bank of America, N.A. Debt: \$175,857.37.

Jordan David, 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.

12-09795

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at Melrose Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer, on August 15, 1923, as follows, to wit:

BEGINNING at a point on the Northwesterly side of New Second Street (33 feet wide) at the distance of 176.21 feet Northeastwardly from the Northeasterly side of Lycoming Avenue (40 feet wide).

CONTAINING in front or breadth on the said New Second Street 75 feet and extending of that width in length or depth North 60 degrees 32 minutes West, 125 feet and containing on the rear thereof 75 feet.

BEING Lot #220 on said plan.

Parcel Number: 31-00-20506-00-1.

Location of property: 7626 New Second Street, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Rafael E. Mazzetti** at the suit of School District of Cheltenham Township. Debt: \$6,518.94.

James R. Wood, Attorney.

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

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

12-11147

ALL THAT CERTAIN unit, designated as Unit Number C-2, Building C being a unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 page C.S. 3101 et seq. as designated in the Declaration of Condominium of Maple Gardens Condominium, bearing dated 9/12/1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 10/14/1983 and Plats and Plans for condominium bearing date 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720, Page 1157, which Declaration was amended by Amendment dated 1/30/1984 and recorded in Deed Book 4730, Page 2168.

TOGETHER with all rights, title and interest, being 1.730% undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND the Grantor represents and warrants to the said Grantee(s) that the said Grantor has complied with the provisions of Section 341 0 (b) of the said Pennsylvania Uniform Condominium Act.

Parcel Number: 16-00-12992-20-4.

Location of property: 200 Maplewood Drive a/k/a 200 Maplewood Drive, Building C, Condominium 2, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Janice M. Faust** at the suit of Borough of Pottstown. Debt: \$1,380.92.

James R. Wood, Attorney.

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

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

12-11281

ALL THAT CERTAIN unit in the property known, named and identified as "Beaver Court Condominium" located at 765 Limekiln Pike, in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Recorder of Deeds Office for Montgomery County, at Norristown, Pennsylvania, of the Declaration of Condominium of Beaver Court Condominium, dated December 17, 1987, and recorded December 21, 1987, in Deed Book 4860, Page 2087 &c., together with the "Plats and Plans" thereto dated October 12, 1987, as revised, and marked as Exhibit "C" therein, being and designated as Unit No. 21, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.4482%.

TITLE TO SAID PREMISES IS VESTED IN Gregory W. Drummond, by Deed from James T. Basara, dated 11/27/1991, recorded 01/09/1992 in Book 4996, Page 673.

THE SAID Gregory W. Drummond died on 10/11/2011.

Parcel Number: 31-00-01737-40-1.

Location of property: 765 Limekiln Pike, Unit 21, Glenside, PA 19038-3930.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tanya Drummond, in her Capacity as Heir of Gregory W. Drummond, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Gregory W. Drummond, Deceased and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$71,912.93.

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

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

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

12-11697

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate on the South side of Walnut Street, between York Road and Manatawny Street in **Pottstown Borough**, Montgomery County, Pennsylvania, known as No. 24 Walnut Street, bounded and described, as follows, to wit:

BEGINNING at a point in the South side of Walnut Street aforesaid, 17 feet, 8 inches, more or less, West of the Northwest corner of land, now or late of Jonah Smith and 42 feet, 4 inches, more or less, East of the Northeast corner of land now or late of Franklin C. Smith; thence extending Westwardly 18 feet, more or less to a point, a corner of this and land now or late of Ida L. Malsberger; thence by the same Southwardly 140 feet more or less to the North side of Union Alley; thence Eastwardly and parallel with said Walnut Street 18 feet more or less to a point; thence Northwardly 140 feet, more or less to Walnut Street, aforesaid the point or place of beginning.

TOGETHER with the free, common and uninterrupted use, right and privilege of the private alley way immediately on the West of the premises.

UNDER AND SUBJECT, nevertheless to the free, common and uninterrupted use, right and privilege with the owners of the premises immediately to the West, their heirs and assigns for the private alley way between the premises herein described and the premises immediately on the West, the said private alley way being and lying between and partly on the premises herein described and that immediately to the West.

Parcel Number: 16-00-29728-00-1.

Location of property: 24 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Patrick T. McMahon and Mary K. McMahon** at the suit of Borough of Pottstown. Debt: \$1,688.03.

James R. Wood, Attorney.

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

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

12-11753

ALL THAT CERTAIN lot or piece of ground, hereditament and appurtenances, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 25 on the Final Plan of East Greenville Colonial Village, Phase I-A, prepared by John A. Berger Associates, Inc., dated February 11, 1971, said lot being more fully bounded and described, as follows, to wit:

BEGINNING at a point, said point being the following (3) courses and distances from the intersection of the center line of State Street and 3rd Street: (1) South 67 degrees, 10 minutes, 58 seconds West, 347.59 feet along the center line of 3rd Street to a point; (2) thence North 24 degrees, 6 minutes, 10 seconds West, 93 feet along the center line of

Blaker Drive to a point; and (3) thence North 65 degrees, 53 minutes, 50 seconds East, 39.50 feet to the place of beginning; thence North 24 degrees, 6 minutes, 10 seconds West, 104 feet to a point; thence North 65 degrees, 53 minutes, 50 seconds East, 59 feet to a point; thence South 24 degrees, 6 minutes, 10 seconds East, 104 feet to a point; thence South 65 degrees, 53 minutes, 50 seconds East, 104 feet to a point; thence South 65 degrees, 53 minutes, 50 seconds West, 59 feet to the first mentioned point and places of beginning.

TITLE TO SAID PREMISES IS VESTED IN William S. Ruder and Elizabeth M. Ruder, by Deed from Jamie W. Lindaberry and Nicole L. Lindaberry, dated 08/02/2005, recorded 09/01/2005 in Book 5569, Page 224.

Parcel Number: 06-00-03788-00-4.

Location of property: 515 3rd Street, East Greenville, PA 18041-1733.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William S. Ruder and Elizabeth M. Ruder** at the suit of JP Morgan Chase Bank, N.A. Debt: \$167,982.25.

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

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

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

12-11759

ALL THAT CERTAIN message and lot or piece of land, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, known as 434 Railroad Avenue, being Lot No. 20 on Plan of Lots as laid out for the North Street Realty Company by Metz and Weir, Civil Engineers, said lot being bounded and described, as follows, to wit:

BEGINNING at a stake on the Southerly side of Township Line Road thirty-three feet (33 feet) wide at the distance of eight hundred forty-nine and thirty-four one-hundredths feet (849.34 feet) Northwestwardly from the Northwesterly side of Mount Pleasant Avenue thirty-three feet (33 feet) wide a corner of this and Lot No. 19; thence by the side of Lot No. 19, South forty-four degrees, one minute West, one hundred forty-one and fifty-one one-hundredths feet (South 44 degrees, 01 minute West, 141.51 feet) to a point in line of land of the Ambler Spring Water Company; thence by said land, North fifty-five degrees, twenty-five minutes West, forty and fifty-five one-hundredths feet (North 55 degrees, 25 minutes West, 40.55 feet) to a point in line of Lot No. 21 on said plan; thence by the side of said Lot No. 21, North forty-four degrees, one minute East, one hundred forty-eight and sixteen one-hundredths feet (North 44 degrees, 01 minute East, 148.16 feet) to the side of Township Line Road; thence by the side of said road, South forty-five degrees, fifty-nine minutes East, forty feet (South 45 degrees, 59 minutes East, 40 feet) to the place of beginning.

VESTED BY WARRANTY Deed, dated 6/30/1995, given by Vivian Ball and Vivian Richardson, single persons to Daniel G. Hawkins, unmarried and recorded 7/11/1995 in Deed Book 5117, Page 2425 Instrument #009797.

Parcel Number: 66-00-05884-00-8.

Location of property: 434 Railroad Avenue, Ambler, PA 19002-4110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel G. Hawkins** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$66,747.15.

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.

12-11826

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

BEGINNING at a point, the Southwest corner of Center Avenue and Roland Street; thence by said Center Avenue Northwesterly 30.00 feet to Lot No. 475; thence by the same Southwesterly 105.00 feet to a 10.00 feet wide alley; thence by said alley Southeasterly 30.00 feet to Roland Street aforesaid; thence by the same Northeasterly 105.00 feet to the place of beginning.

BEING Lot No. 474 as numbered in a Plan of East End Addition to the Pottstown Borough Authority and Borough of Pottstown.

Parcel Number: 16-00-03004-00-4.

Location of property: 1156 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dwayne Datesman** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,315.20.

James R. Wood, Attorney.

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

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

12-12050

ALL THAT CERTAIN lot or piece of land with the store, buildings, and improvements thereon erected, situate in the First Ward of **Ambler Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, Civil Engineer, on 10/23/1919, as follows, to wit:

BEGINNING at a point in the Northerly side of Butler Avenue (52 feet wide) at the distance of 60 feet Westerly from the Westerly side of Spring Garden Street (40 feet wide), a corner of this and other land now or late of Harry V. Everlam, of which this was a part; thence by said land North 22 degrees, 44 minutes West, 1564.55 feet more or less to a stake set on the Southerly side of Race Street (40 feet wide); thence by said side of Race Street South 67 degrees, 16 minutes West, 20 feet to a point; thence by other land of Carrie M. Heiss, South 22 degrees, 44 minutes East, 156.37 feet to a stake on the Northerly side of Butler Avenue, aforesaid; thence by said side of said avenue North 69 degrees, 31 minutes East, 20 feet to the place of beginning.

Parcel Number: 01-00-00562-00-4.

Location of property: 21-23 Butler Avenue a/k/a 23 East Butler Avenue, Ambler, PA 19002.

The improvements thereon are: Multi-use.

Seized and taken in execution as the property of **James R. Pearce and Donna Pearce** at the suit of First Niagara Bank, N.A. Debt: \$305,096.26 (plus interest and costs).

Joel S. Todd, Attorney.

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

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

12-12624

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

BEGINNING at a pin in a line of land of the Lindsay Coates Estate, in the middle of a right-of-way to the Coates property, laid out thirty-three feet wide and now called Church Street; thence along land of said Coates Estate, South twenty-four degrees, fifty-four minutes East, one hundred ninety-six and thirty-seven one-hundredths feet to a stake; thence along the next described tract, South sixty-five degrees, six minutes West, one hundred nine and seventy-nine one-hundredths feet to a point, a corner of land conveyed to James J. Burns and Marion H. Burns, his wife; thence along said land, North eighteen degrees, fifty-one minutes West, two hundred six and eighty-five one-hundredths feet to a pointing the center line of Church Street; thence along the center line thereof, North seventy-one degrees, nine minutes East, eighty-eight and five-tenths feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on plan prepared by Donald H. Schurr, Civil Engineer and Surveyors, dated March 31st, 1966, and bounded and described, as follows, to wit:

BEGINNING at a point marking the common corner of lands of Joseph R. Gambone to the Northwest and lands now or late of Nick Delcollo, et al. to the Southeast, said corner being on the Southwesterly line of King Alley (not opened) said point also being one hundred ninety-six and thirty-seven one-hundredths feet in Deed Book 2314, Page 284, measured Southeasterly along said King Alley from its intersection with the center line of Church Street; thence along said King Alley, South twenty-five degrees, thirty-three minutes East, a distance of nine and seventy-one one-hundredths feet to a point, a corner; thence in and through other lands now or late of Nick Delcollo, et al., South sixty-five degrees, one minute West, one hundred ten and twenty-eight one-hundredths feet to a point, a corner; thence still along the same, North twenty-four degrees, fifty-nine minutes West, nine and seventy-one one-hundredths feet to a point, a corner said point being the common corner of lands of Joseph R. Gambone and lands of James J. Burns; thence along lands of the said Joseph R. Gambone, through a garage building North sixty-five degrees, one minute East, one hundred ten and nineteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Pasquale given by Albert Romano dated 1/15/2003 reordered 2/11/2003 in Book 5445, Page 2083, Instrument #003059.

David Pasquale died on 3/3/2009, upon information and belief, the surviving heirs are Alexis Parker, and Lisa Pasquale.

Parcel Number: 58-00-03541-00-1.

Location of property: 416 Church Street, King of Prussia, PA 19406-2510.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexis Parker a/k/a Alexis A. Pasquale, in her Capacity as Devisee of the Estate of David Pasquale, Lisa Pasquale a/k/a Lisa Elizabeth Pasquale, in her Capacity as Executrix and Devisee of the Estate of David Pasquale and Rocco Pasquale, in his Capacity as Devisee of the Estate of David Pasquale** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-3. Debt: \$406,255.59.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-12743

ALL THAT CERTAIN lot or parcel of ground, together with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated May 14, 1974, last revised November 3, 1977, made by Serdy, Bursich & Huth, Professional Engineers, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Woodmere Road (50 feet wide), which point of beginning is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Oakdale Drive (50 feet wide); thence extending from said point of beginning and extending along the said side of Woodmere Road South 69 degrees, 35 minutes, 22 seconds East, 165 feet to a point in line of Lot #42; thence extending along line of Lot #42 South 20 degrees, 24 minutes, 38 seconds West, 100 feet to a point in line of Lot #44; thence extending along line of Lot #44; thence extending along Lot #44 North 69 degrees, 35 minutes, 22 minutes West, 190 feet to a point on the Southeasterly side of Oakdale Drive aforesaid; thence along the said side of Oakdale Drive, North 20 degrees, 24 minutes, 38 seconds East, 75 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

CONTAINING 18,865 square feet and being Lot #42 on a plan of lots as laid out for David A. Swinehart, Inc., and known as Woodgate II.

Parcel Number: 42-00-03231-17-4.

Location of property: 1140 Woodmere Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Leonard G. Walters** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,455.05.

James R. Wood, Attorney.

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

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

12-12895

ALL THAI CERTAIN piece or parcel of ground, with the buildings and improvements erected thereon, situate in **Douglass Township**, Montgomery County, Pennsylvania and described according to a subdivision plan thereof known as "Davies" made by Aston Surveyors and Engineers, dated October 31, 1979, and last revised January 26, 1998 and recorded in Montgomery County in Plan Book A-57, Page 372, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Robin Drive (T-581) (50 feet wide) which point of beginning is common to this lot and Lot No. 2 as shown on said plan; thence extending from said point of beginning, North 46 degrees, 37 minutes, 15 seconds West along the said Northeasterly side of Robin Drive, 75.00 feet to a point, a corner of land now or late of Mark G. Palladino and Cindi Alex; thence extending along the same North 43 degrees, 27 minutes, 46 seconds East, 342.66 feet to a point; thence extending North 46 degrees, 37 minutes, 15 seconds West, along the last mentioned land and also along land now or late of Anthony M. and Janet M. Roncase, 285.00 feet to a point, a corner of land now or late of Paul J. and Sandra O. Yanisko; thence extending along the same and also along land now or late of Harry E. Trampe, Jr and Marie Trampe, his wife, North 43 degrees, 22 minutes, 45 seconds East, 431.14 feet to a point, a corner of land now or late of Walter M. and Ursula A. Wydrzynski; thence extending along the same, South 47 degrees, 45 minutes, 42 seconds East, 360.71 feet to a point, a corner of Lot No. 2, aforesaid; thence extending along the same, South 43 degrees, 27 minutes, 26 seconds West, 780.98 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED BY Warranty Deed, dated 02/15/06, conveying from Robert G. Seal, Sr. and Helen C. Mattis, II to George E. Nixon, Jr., heirs, successors and assigns, recorded 02/17/06, in Book 05590, Page 2351, Instrument #2006020506.

Parcel Number: 32-00-01208-60-5.

Location of property: 125 Robin Drive, Barto, PA 19504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George E. Nixon, Jr.** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX3. Debt: \$330,535.46.

Jonathan Lobb, Attorney. I.D. #312174

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

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

12-12906

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to subdivision plan "Autumn Grove," made by Heritage Surveyors and Engineers, Inc., Chalfont, Pennsylvania dated 2-24-1992 last revised 8-3-1992 and recorded in Montgomery County in Plan Book A-54, Page 17, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a cul-de-sac at the end of Guilford Court, said point being a corner of Lot 3 as shown on said plan; thence extending from said point of beginning partly along the Southwesterly side and partly along the Southeasterly side of the aforesaid cul-de-sac and partly along Southwesterly side of Guilford Court, the three (3) following course and distances, to wit: (1) on the arc of a circle curving to the left, having a radius of

60 feet, the arc of distance of 60.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 23.55 feet to a point of tangent; and (3) South 54 degrees, 29 minutes, 21 seconds East, 6.26 feet to a point, a corner of Lot 1 as shown on said plan; thence extending along the same South 35 degrees, 30 minutes, 39 seconds West, 135.93 feet to a point; thence extending North 63 degrees, 22 minutes, 55 seconds West, 84.35 feet to a point; thence extending North 66 degrees, 07 minutes, 31 seconds West, 3.39 feet to a point, a corner of Lot 3 as shown on said plan; thence extending along the same North 39 degrees, 19 minutes, 50 seconds East, 115.05 feet to the first mentioned point and place of beginning.

CONTAINING in area of 10,120.14 square feet of land, more or less.

BEING Lot 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth W. Trusky, by Deed from John F. Trusky and Elizabeth W. Trusky, dated 05/26/2004, recorded 06/03/2004 in Book 5510, Page 617.

Parcel Number: 46-00-01033-61-3.

Location of property: 103 Guilford Court, North Wales, PA 19454-4211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth W. Trusky a/k/a Elizabeth W. Demetropoulos a/k/a Elizabeth Trusky and John F. Trusky** at the suit of Wells Fargo Bank, N.A. Debt: \$224,881.38.

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

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

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

12-13060

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a plan of subdivision made for Neil P. Sweatt, made by Brian J. Nixon and Associates, Civil Engineers-Land Surveyors, Pennsburg and Quakertown, Pennsylvania, dated July 31, 1989 and last revised September 11, 1989 and recorded September 29, 1989 in Plan Book A-51, Page 257, as follows, to wit:

BEGINNING at a point on the Northeasterly side of West Buck Road (no width given) said point being a corner of Lot 5 as shown on said plan; thence leaving West Buck Road and extending along Lot 5 the 2 following courses and distances: (1) North 46 degrees, 26 minutes, 15 seconds East a distance of 275.00 feet to a point; and (2) North 43 degrees, 33 minutes, 45 seconds West a distance of 175.22 feet to a point in line of lands of Charles J. Keeney; thence extending along same South 41 degrees, 11 minutes, 55 seconds West a distance of 276.15 feet to a point on the Northeasterly side of West Buck Road; thence extending along same South 43 degrees, 33 minutes, 45 seconds East a distance of 150.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 1 as shown on said plan.

VESTED BY Warranty Deed, dated 06/20/2007, given by E. Wainwright Gurk and Evelyn C. Gurk, husband and wife to Wayne K. Griffing, Jr. and recorded 07/02/2007 in Book 5653, Page 01168, Instrument #200707078796.

Parcel Number: 57-00-00100-10-4.

Location of property: 2649 West Buck Road, East Greenville, PA 18041-2228.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne K. Griffing, Jr.** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1. Debt: \$272,868.59.

Joseph Debarberie, Attorney. I.D. #315421

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

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

12-13198

Premises "A"

452 1/2 South Street, Pottstown, PA 19464

ALL THAT CERTAIN brick message (of a row) and lot of land upon which the same is erected.

SITUATE on the South side of South Street, between Washington and Franklin Streets, designated as 452 1/2 South Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the South side of South Street distant 49 feet, 3 inches Westwardly from the Southwest corner of South Street, owned by Ralph Yannacone and Elizabeth Yannacone; thence continuing along the South side South Street Eastwardly 12 feet 1/2 inch to a point, a corner of this and Property No. 454 South Street now or late of said grantors; thence along the same Southwardly 70 feet to a 12 feet private alley passing part of the said course and distance through the middle of the partition wall of this and No. 454 South Street, thence along said private alley 12 feet, 1 1/2 inches to a point a corner of this and property of Ralph Yannacone and Elizabeth Yannacone as aforesaid; thence along the same Northwardly 70 feet to the South side of South Street passing in part of said course and distance through the middle of the partition wall of this and the property adjoining to the West and belonging to the said Ralph Yannacone and Elizabeth Yannacone the place of beginning.

BEING Tax Parcel No. 16-00-26288-00-3.

TITLE TO PREMISES A IS VESTED IN James Kenneth Adair by Deed from Michael Moran and Karen G. Moran, husband and wife dated 11/18/2005 and recorded 1/20/2006 in the County of Montgomery in Deed Book 5587, Page 1455.

Premises "B"

894 South Street, Pottstown, PA 19464

ALL THAT CERTAIN message or tenement of lot or piece of land.

SITUATE on the South line of South Street in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of South Street, distant 32 feet, 8 inches Eastwardly from the East line of Lot No. 162 on Jos Potts & Company Plan of Lots; thence Southwardly passing through the brick division wall of this and adjoining dwelling house, 111 feet, 8 inches to the Northwest side of a 20 foot alley; thence along said alley Northeastwardly 19 feet, 10 inches to a stake; thence Northwardly passing through the brick division wall of this and adjoining dwelling house 97 feet, 6 inches to South Street aforesaid; thence along the South line thereof Westwardly 13 feet, 10 inches to the place of beginning.

BEING Tax Parcel No. 16-00-26432-00-3.

TITLE TO PREMISES B IS VESTED IN James K. Adair by Deed from John Salkowski and Billy Jo Salkowski, husband and wife dated 9/8/2005 and recorded 9/28/2005 in the County of Montgomery in Deed Book 5572, Page 2496.

Premises "C"

896 South Street, Pottstown, PA 19464

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of South Street, being known as No. 896 South Street, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of South Street, distant 46 feet and 6 inches Easterly from the Easterly line of Not No. 162 on the Jos Potts and Company Plan of Lots; thence Southerly passing through the brick division all of this and an adjoining dwelling, 97 feet and 6 inches to the Northwesterly side of a 20 feet wide alley; thence passing through the brick division wall of this and an adjoining dwelling house, 82 feet and 9 inches to South Street, aforesaid; thence along the South line thereof 14 feet and 3 1/2 inches to the place of beginning.

BEING a portion of Lot No. 164 in the Jos Potts and Company Plan of Lots.

BEING Tax Parcel No. 16-00-26436-00-8.

TITLE TO PREMISES C IS VESTED IN James K. Adair by Deed from John Salkowski and Billy Jo Salkowski, husband and wife dated 9/8/2005 and recorded 9/28/2005 in the County of Montgomery in Deed Book 5572, Page 2511.

Premises "D"

264 Beech Street, Pottstown, PA 19464

ALL THAT CERTAIN message and tract of land situate in the 1st Ward (formerly 2nd), **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with survey as made by Ralph E. Shaner and Son Engineering Company, dated February 28, 1970, as follows, to wit:

BEGINNING at a corner of lands of Harrold C. Griffith, said point being on the Southerly line of Beach Street (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection of aforesaid Beach Street and another public road or street known as North Charlotte Street (40 feet wide) continuing along and in the middle of an existing party wall of a double dwelling and lands of aforesaid Griffith, South 15 degrees, 27 minutes, 140.25 feet to a corner on the Northerly side of a public alley (20 feet wide) known as Union Alley; thence along the same North 74 degrees, 45 minutes West, 17.50 feet to a corner on land of Roger S. McGlocklin; thence along the latter lands North 15 degrees, 15 minutes East, 140.25 feet to a corner on the Southerly property line of aforesaid Beach Street; thence along the same South 74 degrees, 45 minutes East, 18 feet to a corner and place of beginning.

BEING Tax Parcel No. 16-00-00712-00-1.

TITLE TO PREMISES D IS VESTED IN James K. Adair by Deed from Kay L. Bush and Phillip C. Bush, wife and husband dated 7/29/2005 and recorded 8/16/2005 in the County of Montgomery in Deed Book 5566 Page 2443.

Premises "E"

14 1/2 West 4th Street, Pottstown, PA 19464

ALL THAT CERTAIN frame dwelling and lot or piece or parcel of land situate on the South Side of West 4th Street, West of Johnson Street, being No. 14 1/2 West 4th Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of said West 4th Street distant 131 feet, 7-1/2 inches West from the Southeast corner of Johnson and 4th Streets; thence Southwardly a distance of 140 feet to the North side of a 20 feet wide alley; thence Westwardly 15 feet, 11 1/2 inches to a point, corner of land of Angelo Beiro and wife; thence along said Beiro's Land, North 140 feet to the South side of West 4th Street, aforesaid, passing in part of said course and distance through the middle of the partition wall erected between this and the house adjoining on the West by the said Angelo Beiro and wife, thence along the South side of West 4th Street, Eastwardly 15 feet, 11-1/2 inches to the point or place of beginning.

BEING Tax Parcel No. 16-00-09844-00-4.

TITLE TO PREMISES E IS VESTED IN James K. Adair by Deed from John E. Travis, Jr. and Diane M. Travis, his wife dated 5/19/2006 and recorded 6/22/2006 in the County of Montgomery in Deed Book 5605, Page 1787.

Parcel Numbers: 16-00-26288-00-3, 16-00-26432-00-3, 16-00-26436-00-8, 16-00-00712-00-1, 16-00-09844-00-4.

Location of property: 452 1/2 South Street, Pottstown, PA 19464; 894 South Street, Pottstown, PA 19464; 896 South Street, Pottstown, PA 19464; 264 Beech Street, Pottstown, PA 19464 and 14 1/2 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: Building and improvements.

Seized and taken in execution as the property of **James Kenneth Adair** at the suit of Citadel Federal Credit Union. Debt: \$404,635.77.

Ashley L. Lerch, 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.

12-13318

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a plan of part of Whitemarsh Hill, made by George B. Mebus, R.P.E., Glenside, Pennsylvania on March 9, 1945 and last revised May 16, 1947 and another plan made by George B. Mebus, R.P.E., Glenside, Pennsylvania on May 7, 1948 and last revised September 10, 1948, as follows:

BEGINNING at a point on the Northeasterly side of Mathers Mill Road (40 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northwest side of Quarry Lane (40 feet wide); thence extending from said beginning point on the Northeast side of Mathers Mill Road measured North 12 degrees 32 minutes, 20 seconds West, 55 feet to a point; thence extending North 77 degrees, 27 minutes, 40 seconds East, 135 feet to a point; thence extending South 50 degrees, 48 minutes East, 17.16 feet to a point on the Northwest side of Quarry Lane; thence extending along said side of Quarry Lane, South 39 degrees, 12 minutes West, 68.14 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 90 feet the arc distance of 60.10 feet to a point of tangent; thence extending South 77 degrees, 27 minutes, 40 seconds West, 16.38 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point on the Northeast side of Mathers Mill Road, the first mentioned point of beginning.

BEING known as Lot No. 133 Mathers Mill Road, on plan of Whitemarsh Hill in the Office of the Record of Deeds, Norristown, Pennsylvania in Deed Book 1826, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Cheryl S. Monihan and Terrance F. Monihan by Deed from Carol A. Walker dated November 10, 2006 and recorded November 29, 2006 in Deed Book 5625, Page 02501.

Parcel Number: 65-00-07660-00-6.

Location of property: 3032 Mathers Mill Road, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cheryl S. Monihan and Terrance F. Monihan** at the suit of Federal National Mortgage Association. Debt: \$222,152.11.

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.

12-13726

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 5 and 6 Block C, on Plan of Lots of Coleman Terrace Development, recorded in Deed Book 857, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Markley Street, said point being a corner of Lot No. 7 on said plan, now or late of Ralph Tipton and wife; thence extending along said Lot No. 7, South 46 degrees, 05 minutes East, 150 feet to the Northwesterly side of an alley laid out 20 feet in width for the use of the tenants, owners and occupiers abutting thereon; thence extending along the Northwesterly side of the said alley, South 43 degrees, 55 minutes West, 40 feet to a point, a corner of Lot No. 4 on said plan; said point being 82.2 feet Northeastwardly from Brown Street; thence extending along said Lot No. 4 North 46 degrees, 05 minutes West, 145.4 feet to a point on the Southeasterly side of Markley Street; thence extending along said side of said Markley Street on a curve to the right with a radius of 100 feet the arc distance of 30.65 feet to a point of tangent; thence still along said side of said Markley Street North 43 degrees, 55 minutes East, 10 feet to the first mentioned point and place of beginning.

BEING the same premises which Douglas S. Miller and Dana L. Miller, his wife, by Deed dated June 2, 1993 and recorded in the Montgomery County Recorder of Deeds Office on June 29, 1993 in Deed Book 5045, Page 1837, granted and conveyed unto Marya Wisniewski.

Parcel Number: 13-00-23592-00-2.

Location of property: 1602 Markley Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marya Wisniewski** at the suit of Wilmington Trust Company not in its Individual Capacity but Solely as Successor to Trustee to U.S. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2005-4. Debt: \$127,289.36.

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.

12-13785

ALL THAT CERTAIN lot or piece of land, with the brick messuage thereon erected, known as house and Lot No. 12 in the "Herman and Pool Block" situate formerly in the Township of Hatfield now in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by J.B. Felver, Civil Engineer, as follows, to wit:

BEGINNING at a point in the Southeasterly curb line of Third Avenue at the distance of one hundred fifty-nine feet and eighty one-hundredths of a foot Northeastly from a marble monument set for a corner at the intersection of the

Southeasterly curb line of Third Avenue and the Northeasterly side line of Sixth Street; thence extending Northeasterly along the said curb line of Third Avenue fourteen feet to a point a corner of this and Lot No. 13; thence extending along the same and passing through the middle of a party wall dividing this and the adjoining property Southeasterly one hundred and thirty feet to the edge of a twenty feet wide alley dedicated to public use forever; thence extending along said alley Southwesterly fourteen feet to a point a corner of this and Lot No. 11; thence extending along the same and passing through the middle of a party wall dividing this and Lot No. 11 Northwesterly one hundred thirty feet to the place of beginning.

BEING the same premises which Antimo Pallante and Angela A. Pallante, husband and wife, by Deed dated January 20, 1988 and recorded January 26, 1988 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4863, Page 2021, granted and conveyed unto Gerald D. Gerhart and Gloria M. Gehart, husband and wife, as Tenants by the Entireties.

Parcel Number: 11-00-01224-00-7.

Location of property: 623 North Cannon Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gerald D. Gerhart and Gloria M. Gerhart a/k/a Gloria M. Dise** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2002-HE3, Pooling and Servicing Agreement dated as of November 1, 2002, by its Attorney in Fact Ocwen Loan Servicing, LLC. Debt: \$110,164.59.

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.

12-14099

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a site plan made for Whitpain Hills Home Owners Association dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 8, Unit No. 10.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73 known as Skippack Pike said center line of said right-of-way is measured the 2 following courses and distances from a point, a corner of lands now or late of David H. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

Subject to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

TITLE TO SAID PREMISES IS VESTED IN **Mary Wiehler**, Trustee of the **Mary Wiehler Revocable Living Trust Agreement**, dated March 21, 2011, by Deed from **Mary Wiehler**, widow and a single person, dated 05/04/2011, recorded 05/23/2011 in Book 5801, Page 2249.

Parcel Number: 66-00-06407-55-6.

Location of property: 810 Whitpain Hills, Blue Bell, PA 19422-1350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Wiehler, Individually and in Her Capacity as Trustee of The Mary Wiehler Revocable Living Trust Agreement** at the suit of JP Morgan Chase Bank, National Association. Debt: \$118,101.59.

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

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

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

12-14189

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situated in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Winding Brooke Estates, dated 2/18/1987 and last revised 5/18/1987 and recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 319, as follows, to wit:

BEGINNING at a point on the Northerly side of Bradley Way (50 feet wide) said point the common corner of this Lot and Lot No. 23 on the above mentioned plan; thence from said point and along the Northerly side of Bradley Way on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 69.78 feet to a point a common corner of this lot and Lot No. 25 on the above mentioned plan; thence from said point along Lot No. 25, North 21 degrees, 39 minutes, 19 seconds East, 106.18 feet to a point in line of Lot No. 17 on the above mentioned plan; thence from said point and along Lot No. 17 and Lot No. 10, South 77 degrees, 14 minutes, 30 seconds East, 104.26 feet to a point a common corner of Lot No. 23 on the above mentioned plan; thence from said point and along Lot No. 23, South 36 degrees, 9 minutes, 37 seconds West, 135.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 on the above mentioned plan.

Parcel Number: 42-00-00342-38-1.

Location of property: 2333 Bradley Way, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Calvin C. Wilder, Jr. and Jacquelyn M. Wilder** at the suit of Lower Potts Grove Township Municipal Authority. Debt: \$1,480.94.

James R. Wood, Attorney.

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

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

12-14538

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Hobby Horse Farms, Inc." dated October 30, 1964, prepared by Donald H. Schurr, Civil Engineer and Surveyor, and duly recorded in the Office for the Recording of Deeds, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Potshop Road (originally thirty-three feet wide, but now widened to a width of forty-six and five-tenths feet by the addition of thirteen and five-tenths feet on the Southeasterly side of said center line) said point being measured the 3 following courses and distances from a point of curve on the Northeasterly side of Taft Road (fifty feet wide) as follows, viz: (1) leaving the aforesaid Northeasterly side of Taft Road on the arc of a curve, curving to the right, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the aforesaid Southeasterly side of Potshop Road; (2) thence extending North forty-eight degrees, five minutes East along the aforesaid Southeasterly side of Potshop Road, the distance of one hundred twenty-nine and ninety-five one-hundredths feet to a point on said Southeasterly side of Potshop Road; (3) thence extending North forty-seven degrees, twenty-six minutes, twenty seconds East, along the aforesaid Southeasterly side of Potshop Road, the distance of seven hundred thirty-three and ninety-four one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeasterly along the Southeasterly side of Potshop Road one hundred feet and extending of that width in length or depth between parallel lines at right angles to Potshop Road two hundred feet. The Northeasterly sideline thereof being the center line of fifteen foot wide drainage easement as shown on said plan.

BEING Lot No. 116 as shown on above-mentioned plan.

BEING the same premises which James T. Smith and Cynthia L. Smith, now known as Cynthia Lee Maguire, by their Deed dated November 5, 2008 and recorded on November 25, 2008 in and for Montgomery County, in Deed Book 5715, Page 170, granted and conveyed unto James T. Smith and Cynthia Lee Maguire, as Tenants in Common.

Parcel Number: 33-00-07057-00-2.

Location of property: 3016 Potshop Road, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James T. Smith, Cynthia Lee Maguire and The United States of America** at the suit of Eastern Savings Bank, FSB. Debt: \$192,641.27.

Scott Dieterick, 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.

12-14729

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Cheltenham Township**, in the County of Montgomery, State of Pennsylvania.

BEGINNING on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.50 feet wide) at the distance of 191.84 feet Southeastwardly from the intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Penrose Avenue (fifty feet wide).

CONTAINING in front or breadth on said Cheltenham Avenue 102 feet to the center line of Oak Drive, 12 feet wide which extends Southeastward from the said Penrose Avenue, to Cedar Lane.

BEING the same premises conveyed to the mortgagor herein by Deed from Dorothy Williams dated December 1, 2005 and recorded December 15, 2005 in Book 3495-561, Page 31.00.05668.007.

TITLE TO SAID PREMISES IS VESTED in Jermaine Simpkins, by Deed from Dorothy Williams, dated 12/20/2005, recorded 02/16/2006 in Book 5590, Page 1953.

Parcel Number: 31-00-05668-00-7.

Location of property: 1815 West Cheltenham Avenue a/k/a 1815 Cheltenham Avenue, Elkins Park, PA 19027-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jermaine Simpkins** 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: \$148,632.60.

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

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

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

12-14790

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, described according to a Revised Final Plan of Subdivision, Phase II, prepared for the Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 6/12/1992 and last revised 1/22/1993 and recorded in Plan Book A-54, Page 70, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Filly Drive (variable widths) said point being a corner of Lot No. 83 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southwesterly side of Filly Drive the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 163.00 feet the arc distance of 14.17 feet to a point of tangent; and (2) South 44 degrees, 53 minutes, 56 seconds East, 13.90 feet to a point a corner of Lot No. 81 as shown on said plan; thence extending along same South 50 degrees, 04 minutes, 55 seconds West crossing a 12 feet wide general easement and a 50 feet wide buffer 142.54 feet to a point in the bed of said 50 feet wide buffer; thence extending through same the two following courses and distances: (1) North 44 degrees, 53 minutes, 56 seconds West, 14.79 feet to a point; and (2) North 39 degrees, 55 minutes, 05 seconds West, 13.26 feet to a point a corner of Lot No. 83 aforesaid; thence extending along same North 50 degrees, 04 minutes, 55 seconds East recrossing said 50 feet wide buffer and said 12 feet wide general easement 142.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING the same premises which Scott Kregel and Amy L. Kregel, husband and wife by Deed dated 03/18/2005 and recorded 07/26/2005 in Montgomery County in Deed Book 5563, Page 2154 granted and conveyed unto Jeong Sug Park.

Parcel Number: 46-00-00941-65-1.

Location of property: 168 Filly Drive, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeong Sug Park** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1. Debt: \$347,574.79.

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

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

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

12-14929

ALL OF THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded-and-described according to a final plan of subdivision of parcel (POD 1) of Talamore at Oak Terrace Phase 3 prepared for Rhi Oak Terrace, L.P. made by Stout, Tacconelli & Associates, Inc., Civil Engineering & Land Surveying, dated 10/31/1994 and last revised 3/20/1995 and recorded in Plan Book A-55, Page 330, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Glendevon Drive (50.00 feet wide), at a corner of this and Lot No. 709 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 709 South 41 degrees, 18 minutes, 05 seconds West, 130.44 feet to a point, a corner; thence extending North 29 degrees, 36 minutes, 00 seconds West, 126.76 feet to a point, a corner in line of Lot No. 707; thence extending along the same North 60 degrees, 24 minutes, 00 seconds East, 115.00 feet to a point, a corner on the Southwesterly side of Glendevon Drive; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 29 degrees, 36 minutes, 00 seconds East, 35.00 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 50.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Fink and Melanie Fink, by Deed from J. Scott Maxwell and Etta J. Maxwell, dated 02/06/2007, recorded 02/09/2007 in Book 5635, Page 596.

Parcel Number: 36-00-04694-46-3.

Location of property: 1008 Glendevon Drive a/k/a 1008 Glendevon Court, Ambler, PA 19002-1859.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Fink and Melanie Fink** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, N.A. f/k/a Countrywide Bank, FSB. Debt: \$442,445.77.

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

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

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

12-15003

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, bounded in accordance with a survey and plan thereof made by James R. Gillin, as follows, to wit:

BEGINNING at a point on the Northwest side of Pleasant Avenue at the distance of 38 feet, 6 inches Southwest from the Southwest side of Elm Street.

CONTAINING in front or breadth on the said side of said Pleasant Avenue 21 feet, 6 inches and extending of that width in length or depth Northwestwardly between lines parallel with said Elm Street, 100 feet; the Southwesterly line passing through the center of the party wall between this and the premises adjoining on the Southwest thereof.

TITLE TO SAID PREMISES IS VESTED IN Samuel H. Warwick and Melanie J. Warwick, by Deed from Samuel H. Warwick and Melanie J. Warwick and Charles H. Brutsche and Joan D. Brutsche, dated 10/20/2006, recorded 11/14/2006 in Book 5623, Page 2519.

Parcel Number: 52-00-14380-00-4.

Location of property: 823 East Pleasant Street a/k/a 823 Pleasant Avenue, Wyndmoor, PA 19038-8024.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Samuel H. Warwick and Melanie J. Warwick** 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: \$156,113.63.

Joseph Debarberie, Attorney. I.D. #315421

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

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

12-18157

ALL THAT CERTAIN lot with improvements, being 201 Front Street, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, as follows:

BEGINNING at a point of intersection of the Southwesterly side of Front Street and the Northwesterly side of line of Bullock Avenue, South 50 degrees, 55 minutes West, 111.60 feet to a point a corner the center line of a 20 feet wide alley as laid out; thence along the center line of said alley, North 27 degrees, 11 minutes West, 24.66 feet to a point a corner; thence North 55 degrees, 28 minutes East the line for a portion of the distance passing through the middle of the partition wall between this and the adjoining premises 107.09 feet to a point and corner on the Southwesterly side of line of Front Street; thence along the Southwesterly side line of Front Street, South 36 degrees to 40 minutes East, 31.20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Esposito, by Deed from G. Mason Van Sciver, dated 07/30/2007, recorded 08/07/2007 in Book 5659, Page 578.

Parcel Number: 24-00-01464-00-6.

Location of property: 201 Front Street, West Conshohocken, PA 19428-2830.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel P. Esposito a/k/a Daniel Esposito** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank. Debt: \$239,802.36.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-18440

ALL THOSE CERTAIN lot or piece of ground with the buildings and improvements there on erected, situate near Narberth in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof, made as of the 22nd day of June A. D. 1922, by Milton R. Yerkes Civil Engineer, as follows, to wit:

BEGINNING at a spike in the middle of Avon Road at the distance of 778.75 feet South 72 degrees, 13 minutes West from the junction of the middle line of Avon Road with the middle line of Oak Road; thence by land now or late of Charles J. McIlvain, Jr. South 17 degrees, 47 minutes East, 160 feet; thence by land now or late of Laura Riegel Cook the two next following courses and distances, to wit, South 72 degrees, 13 minutes West, 29.3 feet and South 72 degrees, 17 minutes West, 30.7 feet; thence by land now or late of Charles J. McIlvain, Jr., North 17 degrees, 47 minutes West, 159.97 feet to a point in the middle of Avon Road; and thence along the middle line of Avon Road South 72 degrees, 13 minutes East, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Gitman, Individually, by Deed from Steven D. Gitman and Leigh C. Gitman, h/w, dated 06/28/2005, recorded 07/21/2006 in Book 5563, Page 233.

Parcel Number: 40-00-02788-00-7.

Location of property: 204 Avon Road, Narberth, PA 19072-2308.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven D. Gitman and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-AC6, Asset-Backed Certificates, Series 2005-AC6. Debt: \$735,887.57.

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

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

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

12-18727

TRACT 1:

ALL THAT CERTAIN tract of land being Lot 74 North, situated in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a plan entitled "ALTA/ACSM Land Title Survey Plan-Prout Tract" prepared by Bursich Associates, Inc., Job No. 034234, drawing number AL134234, dated November 24, 2003 and last revised February 15, 2006, being more full bounded and described, as follows:

BEGINNING at a point, said point being located on the Northeast side of the proposed Chestnut Grove Road, said point being located the following courses and distances from the Southwestern corner of Lot 74 South,

said point being a corner of lands of now or late Thomas E. and Barbara J. Lord and the lands now or late of SCA Services of Pennsylvania, Inc.: (1) Along the lands now or late Thomas E. and Barbara J. Lord, North 44 degrees, 46 minutes, 12 seconds East, a distance of 230.31 feet to a point; (2) through the lands now or late Marie Prout, South 89 degrees, 41 minutes, 07 seconds East, a distance of 763.48 feet to a point; (3) through the same, North 36 degrees, 17 minutes, 30 seconds East, a distance of 164.71 feet to a point on the proposed legal right-of-way of Chestnut Grove Road; (4) crossing the proposed Chestnut Grove Road North 00 degrees, 14 minutes, 27 seconds East, a distance of 68.10 feet to the True Point of Beginning.

THENCE (1) along the lands of Marie Prout, North 73 degrees, 21 minutes, 21 seconds East, a distance of 77.71 feet to a point; thence (2) along the same, North 66 degrees, 16 minutes, 27 seconds East, a distance of 67.41 feet to a point; thence (3) along the same, South 82 degrees, 35 minutes, 06 seconds East, a distance of 56.11 feet to a point; thence (4) along the same, South 65 degrees, 16 minutes, 29 seconds East, a distance of 76.98 feet to a point; thence (5) along the same, South 73 degrees, 12 minutes, 21 seconds East, a distance of 79.51 feet to a point; thence (6) along the same, South 38 degrees, 45 minutes, 16 seconds East, a distance of 71.62 feet to a point; thence (7) Along the same, South 56 degrees, 46 minutes, 51 seconds East, a distance of 93.59 feet to a point; thence (8) along the same, South 74 degrees, 00 minutes, 54 seconds East, a distance of 100.00 feet to a point; thence (9) along the same, North 87 degrees, 42 minutes, 33 seconds East, a distance of 130.33 feet to a point; thence (10) along the same, South 02 degrees, 36 minutes, 36 seconds East, a distance of 22.13 feet to a point; thence (11) Along the same, South 66 degrees, 26 minutes, 50 seconds West, a distance of 68.45 feet to a point; thence (12) along the same, South 87 degrees, 54 minutes, 47 seconds West, a distance of 205.55 feet to a point; thence (13) along the same, South 63 degrees, 31 minutes, 39 seconds West, a distance of 33.87 feet to a point on the aforementioned future Chestnut Grove Road; thence (14) along said future Chestnut Grove Road North 64 degrees, 33 minutes, 24 seconds West, a distance of 300.85 feet to a point of curvature; thence (15) along the same, on a curve concave to the right having a radius of 405.00 feet and an arc length of 146.55 feet to a point of tangency.

TRACT 2:

ALL THAT CERTAIN tract of land being Lot 74 South, situated in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a plan entitled "ALTA/ACSM Land Title Survey Plan-Prout Tract" prepared by Bursich Associates, Inc., Job No. 034234, Drawing Number AL134234, dated November 24, 2003 and last revised February 15, 2006, being more fully bounded and described, as follows:

BEGINNING at a point, the Southwestern corner of Unit 42, said point being a corner of lands of now or late Thomas E. and Barbara J. Lord and the lands now or late SCA Services of Pennsylvania, Inc., thence (1) Along the lands now or late Thomas E. & Barbara J. Lord, North 44 degrees 46 minutes 12 seconds East, a distance of 230.31 feet to a point; thence (2) through the lands now or late Marie Prout, South 89 degrees, 41 minutes, 07 seconds East, a distance of 763.48 feet to a point; thence (3) through the same, North 36 degrees, 17 minutes, 30 seconds East, a distance of 164.71 feet to a point on the proposed legal right-of-way of Chestnut Grove Road; thence (4) along Chestnut Grove Road, on a curve concave to the left having a radius of 455.00 feet and an arc length of 115.61 feet with a chord bearing and distance of South 57 degrees, 16 minutes, 38 seconds East, 115.30 feet to a point; thence (5) along the same, South 64 degrees, 33 minutes, 24 seconds East, a distance of 263.60 feet to a point; thence (6) Leaving Chestnut Grove Road and through the lands now or late Marie Prout, South 66 degrees, 27 minutes, 09 seconds West, a distance of 293.03 feet to a point; thence (7) through the same, South 81 degrees, 29 minutes, 44 seconds West, a distance of 501.88 feet to a point; thence (8) through the same, South 84 degrees, 38 minutes, 58 seconds West, a distance of 362.23 feet to a point; thence (9) through the same, South 51 degrees, 40 minutes, 21 seconds West, a distance of 29.49 feet to a point; thence (10) along the lands now or late SCA Services of Pennsylvania, Inc. North 58 degrees, 47 minutes, 25 seconds West, a distance of 244.84 feet to the point of beginning.

Parcel Number: 60-00-00130-00-8.

Location of property: 1484 Chestnut Grove Road, Upper Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Charles A. Gilliland, IV** at the suit of Pottsgrove School District. Debt: \$6,858.82.

James R. Wood, Attorney.

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

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

12-18760

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Santangelo Property" made by Bursich Associates, Inc., dated 7/24/1988 last revised 9/15/1988 in Montgomery County in Plan Book A-50, Page 277, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Hill Road (33 feet wide) said point being a corner of Lot 7 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 7 as shown on the above mentioned plan, South 71 degrees, 58 minutes, 02 seconds East, 30.00 feet to a point in line of Lot 4 as shown on the above mentioned plan; thence extending along the same and along Lots 1 and 2 as shown on the above mentioned plan, the three following courses and distances: (1) South 26 degrees, 02 minutes, 09 seconds West, 198.25 feet to a point; (2) South 43 degrees, 00 minutes, 00 seconds East, 169.57 feet to a point; and (3) South 47 degrees, 00 minutes, 00 seconds West, 167.69 feet to a point in line of lands now or late of John and Ann Mary Haas; thence extending along the same and along lands now or late of Michael J. and Patricia M. Moyer North 43 degrees, 00 minutes, 00 seconds West, 217.69 feet to a point in line of lands now or late of Lawrence M. and Geraldine A. Goldschmidt;

thence extending along the same the two following courses and distances: (1) North 46 degrees, 30 minutes, 14 seconds East, 17.41 feet to a point; and (2) North 56 degrees, 38 minutes, 26 seconds West, 7.48 feet to a point a corner of land now or late of Gilbert R. and Grace S. Lewis; thence extending along the same North 33 degree, 16 minutes, 46 seconds East, 303.12 feet to a point on the Southwesterly side of Cedar Hill Road; thence extending along the same and along the Southeasterly side of Cedar Hill Road the two following courses and distances: (1) South 71 degrees, 58 minutes, 02 seconds East, 40.10 feet to a point; and (2) North 18 degrees, 01 minute, 58 seconds East, 10.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 53,736 square feet or 1.234 acres.

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

Parcel Number: 42-00-00898-10-4.

Location of property: Cedar Hill Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Curtis L. Case and Marlene Case** at the suit of Pottsgrove School District.
Debt: \$3,023.95.

James R. Wood, Attorney.

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

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

12-18762

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

BEGINNING at a corner lands Daniel D. Martz, said point being in the middle of a public road (legal width 33 feet and ultimate width of 50 feet) known as Kepler Road or State Leg. Route #46205 leading from State Highway Route #422 (Leg. Route #146) to Buchert Road (Leg. Route #46004) and said point of beginning being distant along the same from a point of intersection with the middle of Buchert Road South 47 degrees, West 590.33 feet; thence from said point of beginning along lands of the said Daniel D. Martz North 36 degrees, West 410 feet to a corner on line other lands now or late Ellsworth Rhoads; thence along the same South 81 degrees, 40 minutes West, 67.25 feet to a corner lands Charles Rhoads; thence along the latter lands South 36 degrees, East 447.66 feet to a corner in the middle of the aforesaid Kepler Road; thence along the middle of the same North 47 degrees, East 60.0 feet to the place of beginning.

CONTAINING 0 acres and 97 perches of land.

Parcel Number: 42-00-02752-00-5.

Location of property: 1183 Kepler Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Charles A. Gilliland, III** at the suit of Pottsgrove School District.
Debt: \$6,514.51.

James R. Wood, Attorney.

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

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

12-18855

ALL THAT CERTAIN frame dwelling house and lot of land, situate in Stowe, **West Pottsgrove Township** Montgomery County Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point, the Southwest corner of Fifth and Howard Streets; thence Westwardly by the South side of Fifth Street one hundred forty feet to a twenty feet wide alley; thence by the same Southwardly thirteen feet to house 575 Howard Street; thence by the same Eastwardly one hundred forty feet to the West side of Howard Street aforesaid; thence by the West side of Howard Street Northwardly fourteen feet, four inches to the place of beginning.

Parcel Number: 64-00-02662-00-1.

Location of property: 575 East Howard Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gustave C. Meyer, III** at the suit of Pottsgrove School District.
Debt: \$3,179.80.

James R. Wood, Attorney.

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

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

12-19136

ALL THOSE TWO CERTAIN lots or pieces of ground, with any buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, being Lots Nos. 526 and 527 on Plan of Lots of Willow Grove Heights recorded at Norristown in Deed Book No. 380, Page 500, bounded and described together as one lot according thereto, as follows, to wit:

BEGINNING at a point of intersection of the Southwesterly side of Lammot Avenue (50 feet wide) with the Northwesterly side of Reservoir Avenue (50 feet wide); thence extending Southwestwardly along the said side of Reservoir Avenue, 50 feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Reservoir Avenue, 125 feet.

BOUNDED Southwestwardly by Lot No. 528, Northwestwardly by Lot No. 630, Northeastwardly by Lammot Avenue aforesaid and Southeastwardly by Reservoir Avenue aforesaid.

Parcel Number: 30-00-55736-00-7.

Location of property: 1616 Reservoir Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anthony Seawright and Sharon R. Seawright** at the suit of Township of Abington and Abington School District. Debt: \$3,924.38.

James R. Wood, Attorney.

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

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

12-20604

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

BEGINNING at a point in the central line of Third Street and the Easterly line of a lot of land now or late of M.G. Oberholtzer; thence along the central line of Third Street, North 65 degrees, East 26 feet, 6 inches to a point in the line of land now or late of C.W. Schlicher; thence by the same and running through the middle wall of this and the adjoining house on the East side South 24-3/4 degrees, East 194 feet to a point in an alley; thence by the same, South 65 degrees, West 26 feet, 6 inches to a point in the line of land now or late of M.G. Oberholtzer; thence by the same, North 24-3/4 degrees, West 194 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan S. High and Melissa L. Stubbs, by Deed from Charlotte Smetzer, dated 07/31/2003, recorded 08/04/2003 in Book 5467, Page 1351.

Parcel Number: 06-00-03564-00-3.

Location of property: 318 3rd Street, East Greenville, PA 18041-1639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa L. Stubbs and Jonathan S. High** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$178,616.70.

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

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

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

12-22620

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of 'Sunset Ridge' prepared by Bursich Associates, Inc., Engineers, Planner, and Surveyors of Pottstown, Pennsylvania dated 4/25/1996 and last revised 5/12/1998 and recorded in the Office of the Recorder of Deeds in Plan Book A-58, Page 6, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Pebble Beach Lane measured the three following courses and distances from a point of curve on the Southeasterly side of Kepler Road: (1) on the arc of a circle curving to the right of having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent; (2) South 46 degrees, 03 minutes, 25 seconds East, 83.97 feet to a point of curve; (3) 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 a point of curve; thence extending from said point and place of beginning along said side of Pebble Beach Lane the three following courses and distances: (1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 24.95 feet to a point of reverse curve; (2) thence extending along the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 55.25 feet to a point of tangent; (3) South 41 degrees, 37 minutes, 10 seconds East, 52.21 feet to a point, a corner of Lot No. 3; thence extending along said lot South 48 degrees, 22 minutes, 50 seconds West, 99.83 feet to a point, a corner of lands now or late of Clark H. Burns and Mary Ellen Burns; thence extending along said land North 42 degrees, 18 minutes, 50 seconds West, 130.77 feet to a point, a corner of Lot No. 1; thence extending along said lot North 47 degrees, 41 minutes, 10 seconds East, 90.04 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony Bryant and Sharon R. Edwards, son and mother, by Deed from James H. Lickert, dated 08/31/2009, recorded 09/11/2009 in Book 5743, Page 1696.

Parcel Number: 42-00-03279-01-2.

Location of property: 89 Pebble Beach Lane, Pottstown, PA 19464-7200.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Bryant and Sharon R. Edwards** at the suit of JP Morgan Chase Bank, National Association. Debt: \$291,729.32.

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

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

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

12-22660

ALL THOSE FIVE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of "Evergreen Manor" made by Weir and Thien, Civil Engineer, dated July 1923 and revised August 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600 as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cummings (formerly known as Berrell) Avenue (40 feet wide) a corner of Lot Number 6 Block on said plan, said point being at the distance of 452.50 feet measured South 46 degrees, 45 minutes West along the Southeasterly side of Cummings Avenue from its point of intersection with the title line in the bed of Old Welsh Road; thence extending from said point of beginning along Lot Number 6 Southeastwardly 126.98 feet to a point; thence extending South 74 degrees, 57 minutes West, 219.38 feet to a point on the Southeasterly side of Cummings Avenue aforesaid; thence extending along the Southeasterly side of Cummings Avenue the two following courses and distances: (1) North 34 degrees, 06 minutes East, 105.98 feet to a point, an angle in said road; and (2) North 46 degrees, 45 minutes East, 89.92 feet to the first mentioned point and place of beginning.

BEING Lot Numbers 7, 8, 9, 10, and 11, Block 8 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Herbert Burch by Deed from Ethel L. Harris and Ronald V. Harris dated April 19, 1996 and recorded May 20, 1996 in Deed Book 5148, Page 0490.

Parcel Number: 30-00-12284-00-7.

Location of property: 1701 Cummings Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Herbert Burch and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-1. Debt: \$173,500.64.

Joseph F. Riga, Attorney.

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

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

12-22688

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County Pennsylvania, described according to a survey made by Green Ridge Farms, Section No. 3 made by Chester W. Mebus, Registered Professional Engineer, Glenside Pennsylvania on November 30, 1957 and recorded in the Office for the Recorder of Deeds at Norristown Pennsylvania in Plan Book A-4, Page 27 on December 21, 1957 which plan was revised on August 30, 1958 and re-recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-4, Page 80 on September 26, 1958 and more fully described, as follows, to wit:

BEGINNING at a point on the Southeast side of Shelley Road (560 feet wide) which point is measured, South 42 degrees, 31 minutes, 55 seconds West, 263.96 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.16 feet from a point on the Southwest side of Lawrence Road (50 feet wide); thence extending South 47 degrees, 38 minutes, 5 seconds East, 133.70 feet to a point; thence extending South 43 degrees, 12 minutes, 45 seconds West, 145.01 feet to a point; thence extending North 47 degrees, 38 minutes, 5 seconds West, 131.55 feet to a point on the Southeast side of Shelley Road; thence extending along the Southeast side of Shelley Road, North 42 degrees, 21 minutes, 55 seconds East, 145 feet to the first mentioned point and place of beginning.

BEING the same premises which Ina W. Gershenson by Deed dated 6/24/2005 and recorded 8/3/2005 in Montgomery County in Deed Book 5564, Page 2667 conveyed unto Daniel Martino, in fee.

TITLE TO SAID PREMISES IS VESTED IN Daniel Martino, by Deed from Ina W. Gershenson, dated 06/24/2005, recorded 08/03/2005 in Book 5564, Page 2667.

Parcel Number: 41-00-08293-00-9.

Location of property: 3923 Shelley Road a/k/a 3923 Shelly Road, Huntingdon Valley, PA 19006-2344.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel Martino and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** 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: \$407,671.16.

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.

12-22853

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

BEGINNING at a point in the middle of Hilltop Road (33 feet wide) distant sixty (60) feet Southerly from a corner of Lot No. 59; thence continuing along the center line of the aforesaid Hilltop Road South thirty-seven (37) degrees, forty-six (46) minutes West, seventy-seven and five-tenths (77.5) feet to a point on deflection; thence continuing along the said center line South three (3) degrees, fifty-seven (57) minutes East, twelve and forty-two hundredth (12.42) feet

to a corner; thence leaving said road by a course in a Southeasterly direction or South fifty-seven (57) degrees, fourteen (14) minutes East, one hundred ninety and twenty-eight hundredths (190.28) feet to a corner and North thirty-seven (37) degrees, forty-six minutes (46) East, seventy (70) feet to a corner; thence by a course parallel to Lot No. 59 and 60 feet Southerly thereof or North fifty-two (52) degrees, fourteen (14) minutes West, two hundred (200) feet to the place of beginning.

Parcel Number: 42-00-01948-00-8.

Location of property: 1390 Hilltop Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregory R. Peck** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,468.41.

James R. Wood, Attorney.

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

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

12-22938

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Sunset Ridge" for Ritter Estates, Inc., by Bursich Associates, Inc., dated April 25, 1996, Last revised May 12, 1998, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 6, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Julie Road (50.00 feet wide), at a corner of Lot Number 18, as shown on said plan and which point is measured the three following courses and distances from a point of curve, marked by a concrete monument on the Southwesterly side of Pebble Beach Lane (50.00 feet wide), viz: (1) leaving the said Southwesterly side of Pebble Beach Lane on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc length of 23.56 feet to a point of tangent, marked by a concrete monument on the southeasterly side of Julie Road, aforesaid; (2) thence extending South 48 degrees, 41 minutes, 08 seconds West, along the said southeasterly side of Julie Road, the distance of 100.01 feet to a point of curve, marked by a concrete monument on the said Southeasterly side of Julie Road; and (3) thence extending in a Southwesterly to Westwardly to Northwestwardly direction, along the Southeasterly, Southerly and Southwesterly sides of Julie Road, aforesaid, on the arc of a curve, curving to the right, having a radius of 400.00 feet, the arc length of 327.78 feet to the point of beginning; thence extending from said point of beginning South 06 degrees, 12 minutes, 36 seconds West, along Lot Number 18, aforesaid, also crossing over a certain existing twenty feet wide sanitary sewer easement and a certain irregular width drainage easement, both shown on said plan, the distance of 397.34 feet to a point, a corner in line of lands now or late of Dundon, as shown on said plan; thence extending North 41 degrees, 39 minute, 25 seconds West, partly along lands of Dundon and also along lands now or late of Ritter Estates, Inc., as shown on said plan, the distance of 191.57 feet to a point, a corner of Lot Number 16, as shown on said plan; thence extending North 18 degrees, 12 minutes, 09 seconds East, along Lot Number 16, also re-crossing the aforesaid sanitary sewer easement and the aforesaid drainage easement, and also for a portion of the distance being within the bed of that certain thirty feet wide utility easement, as shown on said plan, the distance of 283.74 feet to a point on the said Southwesterly side of Julie Road; thence extending Southeastwardly, along the said Southwesterly side of Julie Road, on the arc of a curve, curving to the left, having a radius of 400.00 feet, the arc length of 83.72 feet to the first mentioned point on the said Southwesterly side of Julie Road, at a corner of the aforesaid Lot Number 18 and place of beginning.

Parcel Number: 42-00-02030-06-4.

Location of property: 127 Julie Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael McCarthy** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,458.27.

James R. Wood, Attorney.

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

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

12-23039

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania and being part of Lots Nos. 15, 16 and 17 on a certain plan of lots laid out for Harry M. Albertson, said plan being recorded in the Office of the Recording of Deeds in and for the County of Montgomery aforesaid, in Deed Book No. 391, Page 404, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Thomas Avenue (the same being now a public road) at the distance of 134.87 feet Northeastwardly from a spike set at the intersection of the middle lines of said Thomas and Rees Avenues; thence extending along the said middle line of Thomas Avenue North 50 degrees, 51 minutes East, 25 feet to a point; thence at right angles to said Thomas Avenue North 39 degrees, 9 minutes West, 168.94 feet to a point in line of Lot No. 14 on said plan; thence by the same South 63 degrees, 34 minutes West, 25.63 feet to a point; and thence at right angles to said Thomas Avenue, South 39 degrees, 9 minutes East, 174.58 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dominic M. Scardecchio and Jamie L. Scardecchio, h/w, by Deed from Howard L. Reinhardt and Deborah H. Reinhardt, h/w, dated 04/15/2002, recorded 05/14/2002 in Book 5407, Page 2152.

Parcel Number: 40-00-61440-00-8.

Location of property: 26 Thomas Avenue, Bryn Mawr, PA 19010-2607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dominic M. Scardecchio a/k/a Domenick M. Scardecchio and Jamie L. Scardecchio** at the suit of Citimortgage, Inc. Debt: \$212,421.71.

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.

12-23453

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 2/26/1974 and last revised 9/24/1987, as recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book , Page , as follows, to wit:

BEGINNING at a point located on the Northeasterly side of Blaker Drive (50.00 feet wide), said point being located South 24 degrees, 06 minutes, 10 seconds East, 451.04 feet from the Southeasterly side of Forge Road; thence extending from said point along Lot #81 and also for a portion of the distance extending through the party wall as shown on said plan North 65 degrees, 53 minutes, 50 seconds East, 128.41 feet to a point a corner in line of Lot #406; thence extending from said point along Lot #406 and also along Lot #405 South 24 degrees, 06 minutes, 10 seconds East, 20.00 feet to a point a corner of this lot and Lot #79; thence extending from said point along Lot #79 and also for a portion of the distance extending through the party wall as shown on said plan South 65 degrees, 53 minutes, 50 seconds West, 128.41 feet to a point located on the Northeasterly side of Blaker Drive; and thence extending from said point along the Northeasterly side of Blaker Drive North 24 degrees, 06 minutes, 10 seconds West, 20.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot Number 80 as shown on plan.

BEING the same premises which Marrietta Corporation, a Pennsylvania Corporation, by Deed dated May 16, 1988, and recorded in Montgomery County Deed Book 4873, Page 2476 on May 25, 1988, granted and conveyed unto Gene T. Yerger.

Parcel Number: 06-00-00356-00-7.

Location of property: 449 Blaker Drive, East Greenville Borough, Montgomery County, PA 18041.

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

Seized and taken in execution as the property of **Gene T. Yerger** at the suit of First Savings Bank of Perkasio. Debt: \$123,593.29.

Jeffrey G. Trauger, Attorney.

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

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

12-23572

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on May 25, 1957, described, as follows, to wit:

SITUATE at the intersection of Southeasterly side of Arline Avenue (fifty feet wide) and the Southwesterly side of Miriam Avenue (fifty feet wide); thence extending along the Southwesterly side of Miriam Avenue along the arc of a circle curving on the right having a radius of one hundred ten and twenty-four one-hundredths feet the arc distance of ninety-eight feet to a point of reverse curve; thence extending along the same along the arc of a circle curving to the left having a radius of one hundred sixty and twenty-four one-hundredths feet the arc distance of thirty and thirty-five one-hundredths feet to a point; thence extending North forty-six degrees, zero minutes West partly through the party wall between this premises and the premises adjoining to the Southwest one hundred six and ninety-seven one-hundredths feet to a point, on the Southeasterly side of Arline Avenue; thence extending along the Southeasterly side of Arline Avenue North forty-four degrees, zero minutes East, sixty-two and fifty one-hundredths feet to a point on the Southwesterly side of Miriam Avenue the first mentioned point and place of beginning.

BEING Lot 168 A Arline Avenue and also being part of Lot 33 and all of Lot 34 Block "Q" on Plan of Roslyn Heights.

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

BEING the same premises which Danielle Shegda, Administratrix of the Estate of Dennis Shegda, Danielle Shegda, Individually, Catherine Shegda, and Jessica Shegda, by Indenture bearing date the 22nd day of November A.D., 2004 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 24th day of May A.D., 2005 in Deed Book 5555, Page 673 granted and conveyed unto Danielle Shegda her heirs and assigns in fee.

TITLE TO SAID PREMISES VESTED IN Dimas Castillo and Barbara Castillo by Deed from Danielle Shegda dated 11/29/05 and recorded 01/31/06 in the Montgomery County Recorder of Deeds in Book 5588, Page 1728.

Parcel Number: 30-00-01772-00-7.

Location of property: 1565 Arline Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dimas Castillo and Barbara Castillo** at the suit of Citimortgage, Inc., Successor by Merger With ABN AMRO Mortgage Group, Inc. Debt: \$193,035.90.

Patrick J. Wesner, Attorney.

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

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

12-23761

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 Northwest side of Stanbridge Street at the distance of 197 feet 6 1/2 inches Southwesterly from the West corner of Oak and Stanbridge Streets, a corner of this and land of Hannah C. Lewis; thence by the same the line passing through the middle of the partition wall between this and the house on said Lewis' adjoining land, Northwesterly 170 feet to Rapp Alley, laid out 20 feet wide; thence along the Southwest side of said alley Southwesterly 22 feet, 4 inches to a point a corner of this and land of John Jones; thence by the same parallel with the first line Southeasterly 170 feet to Stanbridge Street, aforesaid and along the Northwest side thereof Northeasterly 22 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven C. Thomas, by Deed from Restoration Realty, LLC, dated 05/04/2006, recorded 05/18/2006 in Book 5601, Page 1685.

Parcel Number: 13-00-35492-00-9.

Location of property: 645 Stanbridge Street, Norristown, PA 19401-5534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven C. Thomas and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$136,826.52.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-24124

ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision of lands of George Francis Sharik, Jr., made by George Standbridge Associates, dated 09-23-83, recorded in Plan Book A-45, Page 214, as follows, to wit:

BEGINNING at a point on the Southerly side of Egypt Road L. R. 46062 (50 feet wide) a corner of lands now or late of Patricia N. Hanna; thence from said point of beginning, extending along the said side of Egypt Road the two following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 1432.69 feet, the arc distance of 169.86 feet to a point; and (2) (which course and distance was inadvertently omitted in prior deeds) North 89 degrees, 36 minutes, 30 seconds East, 10.00 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same South 00 degrees, 23 minutes, 30 seconds East, 346.99 feet to a point, an iron pin in line of lands now or late of William Thomas; thence extending along the same South 44 degrees, 29 minutes, 07 seconds West, 124.78 feet to a point, a corner in line of lands of George Washington Industrial Park, Inc., thence extending along the same North 45 degrees, 47 minutes, 10 seconds West, 198.60 feet to a point, a corner of lands now or late of Anna N. Hellquist; thence extending along the same the following courses and distances: (1) North 28 degrees, 01 minutes, 50 seconds East, 115.50 feet; and (2) North 53 degrees, 36 minutes, 56 seconds West, 59.47 feet to a point, a corner of lands now or late of Mauritz T. Hall; thence extending along the same North 09 degrees, 28 minutes, 31 seconds East, 82.30 feet to a point, a corner in line of lands now or late of Patricia N. Hanna, aforesaid; thence extending along the same the following courses and distances: (1) South 83 degrees, 09 minutes, 29 seconds East, 14.50 feet; and (2) North 08 degrees, 36 minutes, 07 seconds East, 90.46 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Usama Omar and Amany Elkady, h/w, by Deed from Usama Omar and Amany Elkady, h/w, dated 09/23/2004, recorded 10/26/2004 in Book 05530, Page 1656.

Parcel Number: 63-00-02158-00-2.

Location of property: 292 Egypt Road, Jeffersonville, PA 19403-3402.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amany Elkady and Usama Omar** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$232,491.25.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-24189

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision. Plan prepared for The Springhouse Company by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7-17-1979, last revised 11-14-1979, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-38, Page 22, as follows, to wit:

BEGINNING at the point on the Deed Line in the bed of Summeytown Pike (of variable widths); at a corner of other lands of The Spring House Company leased for Shell Gas Station as shown on said plan and which point is at the distance of 212.31 feet measured North 32 degrees, 51 minutes, 00 seconds West along the aforesaid Deed Line in the bed of Summeytown Pike from a point of intersection with the extended center line of Penlllyn Springhouse Pike (as shown on said plan); thence extending from said point of beginning, and along the aforesaid leased lands, the 3 following courses and distances, viz: (1) extending South 50 degrees, 11 minutes West, the distance of 25.32 feet to a point, a corner (said point also being within the bed of Summeytown Pike); (2) thence extending South 37 degrees, 27 minutes, 40 seconds West, and also crossing the Southwesterly side of Summeytown Pike, the distance of 170.33 feet to a point, a corner and (3) thence extending South 07 degrees, 32 minutes, 20 seconds East, the distance of 38.74 feet to a point, a corner of other lands of The Spring House Company leased for Real Estate Office, as shown on said plan; thence extending South 37 degrees, 27 minutes, 40 seconds West, along said last mentioned leased lands, the distance of 170.52 feet to a point, a corner of Parcel A-3, the 3 following courses and distances, viz: (1) extending North 52 degrees, 32 minutes, 20 seconds West, the distance of 70.00 feet to a point, a corner; (2) thence extending South 37 degrees, 27 minutes, 40 seconds West, the distance of 190.00 feet to a point, a corner; and (3) thence extending South 52 degrees, 32 minutes, 20 seconds East, and also crossing the Northwesterly side of Penlllyn Springhouse Pike (36.00 feet wide at this point), the distance of 248.00 feet to a point on the aforesaid center line of Penlllyn Springhouse Pike; thence extending South 37 degrees, 27 minutes 40 seconds West along said center line, the distance of 50.00 feet to a point on the same, at a corner of Parcel A-1 as shown on said plan; thence extending North 52 degrees, 32 minutes, 20 seconds West, along Parcel A-1, also recrossing the said Northwesterly side of Penlllyn Springhouse Pike, and also crossing over Willow Run Creek, as shown on said Plan, the distance of 449.16 feet to a point, a corner in line of lands now or late of Provincial Investment Company add also being on the Northwesterly side of certain 20.00 feet wide Sanitary Sewer Right-of-way, both as shown on said plan; thence extending along said lands of Provincial Investment Company and the said Northwesterly side of the aforesaid right-of-way, the 3 following courses and distances, viz: (1) extending North 39 degrees, 41 minutes, 00 seconds East, the distance of 60.43 feet to a point, a corner; (2) thence extending North 47 degrees, 26 minutes, 00 seconds East, the distance of 424.94 feet to a point, a corner; and (3) thence extending North 55 degrees, 55 minutes, 00 seconds East, and also recrossing the said Southwesterly side of Summeytown Pike, the distance of 203.64 feet to a point on the aforesaid Deed Line in the bed of Summeytown Pike; thence extending South 32 degrees, 51 minutes, 00 seconds East, along the aforesaid Deed Line in the bed of Summeytown Pike, the distance of 115.70 feet to the first mentioned point and place of beginning.

BEING Parcel A-1 as shown on the above mentioned plan.

RESERVING unto the owners, tenants and occupiers of Parcel A-3 as shown on the above mentioned plan, the free and uninterrupted right, use, liberty and privilege of, in and to the use of that certain strip of ground for the installation and maintenance of sanitary sewer lines, which said strip or lot of land is more fully bounded and described as being set forth in Deed Book 4514, Page 143 &c.

BEING the same premises which Charles H. Dager, Trading as The Springhouse Company, by Deed dated 1/15/2001 and recorded 1/26/2001 at Norristown, Pennsylvania, in Deed Book 5348, Page 870, granted and conveyed unto Trueblood Properties L.L.C., a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 39-00-03331-47-3.

Location of property: 951 Penlllyn Pike, Lower Gwynedd Township, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Trueblood Properties, L.L.C.** at the suit of Susquehanna Bank, Successor by Merger to Abington Bank. Debt: \$962,097.10.

David E. Stern, Attorney.

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

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

12-24965

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate mainly in **Upper Dublin Township**, with a small portion thereof situate in Whitemarsh Township, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Natural Lands Trust, Inc., by Chambers Associates, Consulting Engineers and Surveyors, dated August 10, 1981, last revised November 16, 1981, 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 70, as follows, to wit:

BEGINNING at a point on the right-of-way line of Morris Road (30 feet from center line) said point being a common property corner of lands now or late of Walter and Gladys S. Elmer; thence from said point of beginning extending along lands now or late of Walter and Gladys S. Elmer North 48 degrees, 40 minutes, 30 seconds East, 299.39 feet; thence extending the following two courses and distances along lands of the Natural Lands Trust, Inc. being Lot #1 of the subdivision from which this lot was created: (1) South 45 degrees, 14 minutes, 00 seconds East, 115.21 feet; (2) South 44 degrees, 58 minutes, 30 seconds West, 298.70 feet to a point on the right-of-way line of Morris Road; thence extending along said right-of-way line of Morris Road North 45 degrees, 14 minutes, 00 seconds West, 134.53 feet to the first mentioned point and place of beginning.

CONTAINING 0.856 acres of land more or less.

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

Parcel Number: 54-00-12079-00-8.

Location of property: 10 Morris Road, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James M. Stewart, Jr.** at the suit of School District of Upper Dublin. Debt: \$5,567.21.

James R. Wood, Attorney.

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

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

12-25347

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 Final Plan of Subdivision made for E. Thomas Flood, II by Urwiler & Walter, Inc. dated June 1, 1978 and last revised January 10, 1980, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-40, Page 44, as follows, to wit:

BEGINNING at, a point on the Southerly side of Walker Circle (of irregular width at this point, but normally 50.00 feet wide), a corner of Lot Number 42, as shown on said plan, which point is at the arc distance of 56.93 feet measured along the said Southerly side of Walker Circle, on the arc of a curve, curving to the left having a radius of 55.00 feet from a point of curve on the same, which last mentioned point of curve is at the distance of 96.66 feet measured North 83 degrees, 30 minutes West, along the said side of Walker Circle from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 30.14 feet measured on the arc of a curve, curving to the left having a radius of 25.00 feet from a point of reverse curve on the Southwesterly side of Harper Lane (50.00 feet wide); thence extending from said point of beginning South 06 degrees, 30 minutes East along Lot Number 40, also a portion of the distance of 169.44 feet to a point, a corner in line of lands now or late of Earl D. Frankenfield on said plan; thence extending South 66 degrees, 33 minutes West, along said lands of Frankenfield the distance of 42.70 feet to a point, a corner of Lot Number 40 as shown on said plan; thence extending North 06 degrees, 30 minutes East along Lot Number 40 also a portion of the distance along the party wall of the dwelling erected on these premises with the dwelling adjoining to the West, the distance of 159.47 feet to a point on the said Southerly side of Walker Circle; thence extending along the said side of Walker Circle the two following courses and distances, viz: (1) extending on the arc of a curve, curving to the left, having a radius of 55.00 feet the arc distance of 46.65 feet to a point of reverse curve; and (2) thence extending on the arc of a curve, curving to the right, having a radius of 55.00 feet the arc distance of 3.43 feet to the first mentioned point and place of beginning.

BEING Lot Number 41 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Mergen and Jennifer E. Mergen by Deed from Virginia Kampia, dated November 30, 1989 and recorded December 12, 1989 in Deed Book 4932, Page 1019.

Parcel Number: 50-00-04550-13-4.

Location of property: 532 Walker Circle, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas M. Mergen and Jennifer E. Mergen** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but Solely as Trustee of the Primestar-H Fund I Trust. Debt: \$236,595.68.

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.

12-25554

ALL THAT CERTAIN tract or parcel of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for The Springhouse Company by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7-17-1979 last revised 11-14-1979 and recorded in Plan Book A-38, Page 22, as follows, to wit:

BEGINNING at a point on the center line of Penllyn Springhouse Pike (36 feet wide), a corner of this and Parcel A-3 on said plan; thence extending from said point of beginning and along the center line of Penllyn Springhouse Pike, aforesaid, South 37 degrees, 27 minutes, 40 seconds West, 572.58 feet to a point, a corner of Lands of American Medical Center, Inc.; thence extending along the same and partly along Lands of John M. Kellogg, Jr., et ux., and crossing Willow Run Creek, North 44 degrees, 56 minutes, 00 seconds West, 473.11 feet to a point, a corner of Lands of Provincial Investment Company; thence extending along the same, North 39 degrees, 41 minutes, 00 seconds East, 510.35 feet to a point, a corner of Parcel A-2 on said plan; thence extending along the same, crossing a 20 foot wide Sanitary Sewer Right-of-Way, recrossing Willow Run Creek, South 52 degrees, 32 minutes, 20 seconds East, 449.16 feet to the first mentioned point and place of beginning.

BEING Parcel A-1 on said plan.

BEING the same premises which Charles H. Dager, Trading as The Spring House Company, by Deed dated 2/1/2005 and recorded 2/7/2005 at Norristown, Pennsylvania, in Deed Book 5542, Page 2776, granted and conveyed unto Trueblood Properties, LLC, in fee.

Parcel Number: 39-00-03331-40-1.

Location of property: 917 Penllyn Pike, Lower Gwynedd Township, PA.

The improvements thereon are: Residential vacant land.

Seized and taken in execution as the property of **Trueblood Properties, L.L.C.** at the suit of Susquehanna Bank, Successor by Merger to Abington Bank. Debt: \$660,912.16.

David E. Stern, Attorney.

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

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

12-25759

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Whitemarsh Township**, Montgomery County, Commonwealth of Pennsylvania, as Lot Number 143 as shown on Andorra Woods Title Plan made by Czap/Spector, Inc., dated April 24, 1984, last revised September 4, 1986 and recorded in Plan Book A-8, Page 25, and as shown on Andorra Woods Holly Court, Title Plan made by Czap/Spector Inc., dated 5-27-1987, revised 6-26-1987 and recorded in Plan Book A-48, Page 438.

BEING Lot Number 143.

BEING the same premises which Josepha Gayer, by Deed dated April 14, 2008 and recorded in the Montgomery County Recorder of Deeds Office on April 16, 2008 in Deed Book 5689, Page 00835, granted and conveyed unto Andrew S. Milliken.

Parcel Number: 65-00-05796-08-8.

Location of property: 8 Holly Court, Lafayette Hill, PA 19444.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Andrew S. Milliken** at the suit of JP Morgan Chase Bank, National Association. Debt: \$349,886.49.

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.

12-25863

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being the greater portion of Lot No. 6 and a smaller portion of Lots Nos. 2, 3, 4, and 5 as shown on plan of property at Melrose Park, Section 2, made for Stratford Development Company, by George B. Mebus, Registered Professional Engineer, dated 2/6/1952 and recorded 4/2/1953 in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2340, Page 601 and being more fully bounded and described according to a Plan of Lots 4, 5, and 6 on Plan of Stratford Development Company, made for Jules Segal by George B. Mebus, Registered Professional Engineer, dated 9/2/1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lycoming Avenue (50 feet wide) at the arc distance of 32.13 feet measured in a Northeasterly direction along the Southeasterly side of Lycoming Avenue on the arc of a curve deflecting to the left having a radius of 1,025 feet from a point of curve in the Southeasterly side of Lycoming Avenue, said point of curve being at the distance of 87.87 feet measured North 54°, 20' East along the Southeasterly side of Lycoming Avenue from its intersection with the Northeasterly side of Lenape Avenue (formerly Towanda Avenue) (50 feet wide) (both lines produced); thence from the point of beginning and extending in a Northeasterly direction along the Southeasterly side of Lycoming Avenue on the arc of a curve deflecting to the left having a radius of 1,025 feet the arc distance of 95.07 feet to a point thence through Lot No. 6 and partly through Lot No. 2 as shown on the plan of property at Melrose Park, Section 2, of Stratford Development Company as recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2340, Page 601, on 4/1/1953, South 42°, 46', 38" East a distance of 122.98 feet to a point; thence still partly through Lot No. 2 and through Lot No. 3 and partly through Lot No. 4 on the aforementioned plan of lots, South 59°, 5', 20" West a distance of 110.35 feet to a point; thence through Lot No. 5 as shown on the aforementioned plan, North 35°, 40' West to a distance of 105.5 feet to the first mentioned point and place of beginning.

BEING the same premises which Dorisann Davies Miller, by Deed dated 3/15/2000 and recorded 3/23/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5311, Page 0523, granted and conveyed unto Nam Thanh Tran.

Parcel Number: 31-00-18031-00-1.

Location of property: 7609 Lycoming Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nam Thanh Tran** at the suit of Citizens Bank of Pennsylvania. Debt: \$97,109.40.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-25864

ALL THAT CERTAIN message and lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, being the Southerly 25 feet of Lot No. 34 and the Northerly 45 feet of Lot No. 35 on plan of lots of Ambler Highlands, as laid out by Thomas S. Gillin, C.E., said plan being recorded in the Office for the Recording of Deeds, in and for Montgomery County in Deed Book No. 584 page 500, said lot being bounded and described together in one piece, as follows:

BEGINNING at a point on the Easterly side of Chestnut Hill and Springhouse Turnpike (60 feet wide) 155 feet Northwardly from the Northerly side of Prospect Avenue (50 feet wide) a corner of land now or late of Laura L. Hummel; thence by the side of said lot of Laura L. Hummel, Eastwardly 200 feet to the Westerly side of a 16 feet wide alley, as shown on said plan; thence by said side of said alley Northwardly, 70 feet to a point a corner of Lot No. 34, land now of Maria S. Rex; thence by the said Rex's land Westwardly 200 feet to the Easterly side of the said Chestnut Hill and Springhouse Turnpike Road and by the side of said road Southwardly 70 feet to the place of beginning.

Parcel Number: 54-00-02245-00-5.

Location of property: 405 North Bethlehem Pike a/k/a 405 Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clinton M. Speers and Gail D. Speers** at the suit of Citizens Bank of Pennsylvania. Debt: \$221,280.43.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-26201

ALL THAT CERTAIN lot or piece of land, with the frame bungalow thereon erected, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, and being bounded and described according to a survey made thereof by Stanley F. Moyer, Registered Engineer and Land Surveyor, of Souderton, Pennsylvania, on the 7th day of November 1946, as follows, to wit:

BEGINNING at an iron pin set for a corner of this land about to be conveyed to Josiah D. Lick, et ux., in the center line of Schwab Road as laid out on said plan thirty-three feet wide; thence extending along said land about to be conveyed to Josiah B. Lick, et ux., North forty-eight degrees, fifteen minutes East, two hundred sixty-three and thirty-three one-hundredths feet to an iron pin set for a corner of this and other land of the said William Hager; thence extending along same South seventy-nine degrees, five minutes East, forty-two and twenty-seven one-hundredths feet to an iron pin set for a corner of this and land of Marvin Krupp; thence extending along same South forty-eight degrees, fifteen minutes West, two hundred eighty-nine and four-tenths feet to an iron pin set for a corner in the center line of Schwab Road aforesaid; thence extending along center line of said Schwab Road, North forty-one degrees, West thirty-three and sixty-one one-hundredths feet to an iron pin the place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Fitzgerald and Mary L. Fitzgerald, h/w, by Deed from Ernest E. Cope and Doris D. Cope, h/w, dated 09/28/1995, recorded 10/05/1995 in Book 5127, Page 1928.

Parcel Number: 35-00-09916-00-3.

Location of property: 1323 Schwab Road, Hatfield, PA 19440-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward J. Fitzgerald and Mary L. Fitzgerald** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-1. Debt: \$141,726.91.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-26232

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 8-29-2003 last revised 3-8-2004 and recorded in Plan Book 22, Pages 379 to 482, as follows, to wit:

BEING Lot 68 as shown on the above mentioned plan.

BEING the same premises which T.H. Properties, a Pennsylvania Limited Partnership, by Deed dated October 27, 2005 and recorded November 10, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05578, Page 2724, granted and conveyed unto Joseph A. Bompertito.

Parcel Number: 51-00-03137-05-2.

Location of property: 4001 Hoffman Court, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joseph A. Bompertito** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2. Debt: \$264,986.54.

Jaime R. Ackerman, Attorney.

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

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

12-26796

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Lillian C. Smoll by Urwiler and Walter, Inc., Registered Professional Engineer, dated February 4, 1976, and recorded in Norristown, Pennsylvania, on May 24, 1976, and recorded in Norristown, Pennsylvania, on May 24, 1976, in Plan Book A-26, Page 53, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kraussdale Road (56.5 feet wide) said point being measured North 37 degrees, 03 minutes, 10 seconds East, 575.61 feet from the Northeasterly side of Warner School Road (46.5 feet); thence extending from said point of beginning along Kraussdale Road North 37 degrees, 03 minutes, 10 seconds East, 200 feet to a point, a corner of Lot No. 1; thence extending along Lot No. 1 South 52 degrees, 56 minutes, 50 seconds East, 435.60 feet to a point a corner in line of Lot No. 8, thence extending along part of Lot No. 8 and part of Lot No. 7 South 37 degrees, 03 minutes, 10 seconds West, 200 feet to a point, a corner of Lot No. 3; thence extending along Lot No. 3 North 52 degrees, 56 minutes, 50 seconds West, 435.60 feet to the Southeasterly side of Kraussdale Road, the first mentioned point and place of beginning.

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

BEING the same premises that Dennis F. Kline and Betty Ann Kline, by Deed dated October 24, 2002 and recorded November 21, 2002 in the County of Montgomery (Book 5435 Page 1850) granted and conveyed unto Dennis F. Kline, his heirs and assigns, in fee.

Parcel Number: 57-00-01852-52-1.

Location of property: 2090 Kraussdale Road, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis F. Kline** at the suit of Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. s/b/m/t Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB. Debt: \$246,404.62.

Paul J. Fanelli, Attorney. I.D. #313157

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

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

12-26802

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Russell S. Lyman, Registered Professional Engineer and Surveyor of Bryn Athyn Pennsylvania, on the 30th day of August A.D. 1950, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Thompson Street (fifty feet wide) at the distance of one hundred thirty feet Southwestwardly from the Southwesterly side of Burke Street (fifty feet wide).

CONTAINING in front or breadth on said Thompson Street fifty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Thompson Street and the Southwesterly line thereof along the Northeasterly side of Winchester Street (fifty feet wide) one hundred twenty feet.

BEING Lot #18, on said plan.

TITLE TO SAID PREMISES IS VESTED IN Todd J. Gerbert, by Deed from Mary S. Orr, dated 07/24/2009, recorded 08/05/2009 in Book 5739, Page 1134.

Parcel Number: 18-00-02608-00-2.

Location of property: 805 Thompson Street, Rockledge, PA 19046-4175.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd J. Gerbert** at the suit of Flagstar Bank, FSB. Debt: \$208,276.98.

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

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

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

12-26829

ALL THOSE TWO CERTAIN lots of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGNNING at a stake on the West side of Vine Street distant 150 feet South of Linden Street; thence along said Vine Street South 60 feet to Lot 64; thence along said lot West 140 feet to a 20 feet wide alley; thence along said alley North 60 feet to Lot 61; thence along said lot Eastwardly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Causey by Deed from Donna M. Causey, Administratrix of the Estate of Rose Marie Cappel, dated March 23, 2004 and recorded April 26, 2004 in Deed Book 05505, Page 0790.

Parcel Number: 64-00-05155-00-1.

Location of property: 621 East Vine Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna M. Causey** at the suit of OneWest Bank, FSB. Debt: \$126,384.48.

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.

12-27544

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

BEGINNING at the East line of Warren Street at a corner of this and land of S. Rebecca Smith, which point is 69 feet, 3 inches South on the South line of Chestnut Street; thence by the land of said S. Rebecca Smith Eastwardly 90 feet to a 4 feet wide alley; thence by the same Southwardly 24 feet, 8 inches to line of land now or late Elmer B. Treichler about to be conveyed to Philip Brendler, et ux.; thence along the same Westwardly 90 feet to the East line of Warren Street aforesaid; thence by the same Northwardly 24 feet, 8 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Rhoads and Marisa Rhoads by Deed from Kenneth L. Akerstrom and Donna M. Akerstrom dated January 13, 2006 in Deed Book 5587, Page 1809.

Parcel Number: 16-00-31436-00-3.

Location of property: 72 Warren Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey Rhoads and Marisa Rhoads** at the suit of Embrace Home Loans, Inc. Debt: \$114,017.93.

Joseph F. Riga, Attorney.

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

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

12-28642

ALL THAT CERTAIN message and lot 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 Northwest side of Arch Street at the distance of 100.00 feet Southwesterly from Wood Street; thence Northwesterly passing through the middle of the partition wall of this and the adjoining house now or late of Catharine Boreland, 100.00 feet to land of Henry King; thence along said land Southwesterly 20.00 feet to other land now or late of Catharine Boreland; thence Southeasterly 100.00 feet to Arch Street aforesaid; thence along the Westerly side thereof Northeasterly 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Renita Sherman and Anthony Wilson by Deed from Kay F. Butler dated October 21, 2005 and recorded November 1, 2005 in Deed Book 05577, Page 2482.

Parcel Number: 13-00-02400-00-8.

Location of property: 1211 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Renita Sherman and Anthony Wilson** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset-Backed Pass-Through Certificates. Debt: \$194,652.24.

Joseph F. Riga, Attorney.

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

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

12-29979

ALL THAT CERTAIN units in the property known, named and identified as Gwynedd Court, a condominium, located in **Upper Gwynedd Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provision of the Uniform Condominium Act 68, Pa. C.S. 3101 et seq. by the recording in Montgomery County Recorder of Deeds of a certain Declaration and Plan attached thereto dated June 11, 1990 and recorded July 5, 1990 in Deed Book 4950, Page 2201, and First Amendment thereto dated October 22, 1990 and recorded November 8, 1990 in Deed Book 4962, Page 1877.

BEING and designated as Unit No. 3-A, together with a proportionate undivided interest in the Common Elements (as defined in Such Declaration) as 3.7%.

RECORD OWNER:

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Fischetti a/k/a Anthony Fischetti a/k/a Anthony M. Fishetti a/k/a Anthony Fishetti by Deed from John Bagnell, dated 2/13/2003 and recorded 2/27/2003 in Deed Book 5447, Page 2137.

ALL THAT CERTAIN unit in the property known, named and identified as Gwynedd Court, a condominium, located in **Upper Gwynedd Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provision of the Uniform Condominium Act 68, Pa. C.S. 3101 et seq. by the recording in Montgomery County Recorder of Deeds of a certain Declaration and Plan attached thereto dated June 11, 1990 and recorded July 5, 1990 in Deed Book 4950, Page 2201, and First Amendment thereto dated October 22, 1990 and recorded November 8, 1990 in Deed Book 4962, Page 1877, being designation as Unit No. 3-B and Plats and Plans for Condominium bearing date and recorded as Exhibit of Declaration of Gwynedd Court, a Condominium.

RECORD OWNER:

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Fischetti a/k/a Anthony Fischetti a/k/a Anthony M. Fishetti a/k/a Anthony Fishetti by Deed from Upper Gwynedd Partners, L.P. by Aero Manufacturing, Inc., General Partner, dated 2/28/2001 and recorded 3/1/2001 in Deed Book 5351, Page 2140.

Parcel Numbers: 56-00-08256-75-1 and 56-00-08256-80-5.

Location of property: 311 Sumneytown Pike a/k/a 311 North Sumneytown Pike, Suite/Unit #3A, North Wales, PA 19454 and 311 Sumneytown Pike a/k/a 311 North Sumneytown Pike, Suite/Unit #3B, North Wales, PA 19454.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Anthony M. Fischetti a/k/a Anthony Fischetti a/k/a Anthony M. Fishetti a/k/a Anthony Fishetti** at the suit of Bank of America. Debt: \$197,414.34 plus interest from 11/1/2012 to 12/18/2003 (412 days at \$32.92 per diem).

Lyndsay E. Rowland, Attorney, I.D. #205520

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

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

12-30247

PREMISES "A":

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to survey by F. Richard Urwiler, Registered Professional Engineer, Summeytown, Pennsylvania, dated January 11, 1966, to wit:

BEGINNING at a point in the center line of Gravel Pike, Route 29 (40 feet wide), said point being the intersection of the common property line of lands of now or late John A. Karver and former lands of Mary Walton with the aforementioned center line of Gravel Pike; thence leaving said center line of Gravel Pike and extending along lands of John A. Karver North eighty-six degrees, fifty-two minutes East, two hundred seventy-four and fifty hundredths feet to an iron pin; thence along lands of now or late Stanley G. Godshall, South zero degrees, thirteen minutes West, one hundred twenty-five and eleven-hundredths feet to an iron pin; thence along former lands of Mary Walton of which this tract was a part South eighty-six degrees, fifty-two minutes West, two hundred and seventy-two and twenty-five hundredths feet to a point in the center line of Gravel Pike; thence along the same North zero degrees, forty-nine minutes West, one hundred twenty-five feet to the point and place of beginning.

CONTAINING thirty four thousand, one hundred forty-four (34,144) square feet, more or less.

PREMISES "B":

ALL THAT CERTAIN piece of land, situate in **Marlborough Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a land survey plan prepared by H. Roy Whittaker, a Registered Civil Engineer, Pennsburg, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point an iron pin located on the legal common boundary line between the lands of Abner W. Karver and Julius Zubaly two hundred seventy-four and five-tenths feet Eastwardly from the center line of Gravel Pike, also known as Route 29; thence South zero degrees, thirteen minutes East along the property line of the said Julius Zubaly one hundred and twenty-five and one-tenths feet to a point, a corner; thence North eighty-six degrees, fifty-two minutes East through the lands of Stanley G. Godshall one hundred forty and three-tenths feet to a point, a corner; thence North fifty degrees, zero minutes West along the lands of the said Abner W. Karver one hundred eighty and two-tenths feet to the first mentioned point and place of beginning.

CONTAINING eight thousand, seven hundred fifty-six square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Jeremy S. Kidd, by Deed from Ann Marie Bowdren, by Carol Bowdren Walsh, her Attorney in fact and Eileen Bowdren Lieber, her Attorney in fact, dated 04/26/2010, recorded 05/05/2010 in Book 5765, Page 2932.

Parcel Number: 45-00-00940-00-5.

Location of property: 1081 Gravel Pike, Green Lane, PA 18054-2012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremy Kidd a/k/a Jeremy S. Kidd** at the suit of Wells Fargo Bank, N.A. Debt: \$208,282.43.

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

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

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

12-31681

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of Lot No. 81 on the Plan of Hatboro Heights, recorded at Norristown in Deed Book 768, Page 600 on the Southwest side of Harding Avenue at the distance of one hundred sixty-five and fifty-eight hundredths feet (165.58 feet) Northwestward from a point of tangent at junction of Harding Avenue and Williams Lane; thence extending along the Southwest side of Harding Avenue North fifty-six (56) degrees, ten (10) minutes West, fifty-five (55 feet) feet to a corner of Lot No. 80 on said plan; thence extending by same, South thirty-three (33) degrees, fifty (50) minutes West, one hundred forty feet (140 feet); thence extending by rear of Lots Nos. 84 and 85 South eighty (80) degrees, eight (08) minutes East, fifty-four and eighteen hundredths feet (54.18 feet); thence extending north thirty-six (36) degrees, twenty-eight (28) minutes East, one hundred eighteen and eleven hundredths feet (118.11 feet) to the first mentioned point and place of beginning.

UNDER AND SUBJECT to building restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Roman Demianczyk and Diane Demianczyk, husband and wife, and Charles Walker and Alice Walker, Joint Tenants With Right of Survivorship, by Deed from Candy Robin Keller Candy Robin Crawford, recorded 3/6/2008, Book 5684 Page 02164.

Parcel Number: 08-00-02038-00-6.

Location of property: 29 Harding Avenue, Hatboro, PA 19040-3311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane Demianczyk, Roman Demianczyk and Alice Walker** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$261,129.54.

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

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

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

12-32185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan thereof made by G.D. Houtman & Son, Civil Engineers, dated March 20, 1954, as follows, to wit:

BEGINNING at a point in the title line in the bed of Welsh Road (ultimate width eighty feet), at the distance of one thousand three hundred twenty-six and twenty-eight one-hundredths feet Southeasterly from the point formed by the intersection of the said title line in the bed of Welsh Road with the Southeasterly side of Stump Road (ultimate width sixty feet) (pounded); thence extending along the Southeasterly side of a certain fifty feet wide right-of-way, North forty degrees, twenty-seven minutes East, two hundred forty feet to a point; thence extending along Lot #1 on said plan, South forty-nine degrees, thirty-three minutes East, one hundred twenty-five feet to a point; thence extending along Lot #2 on said plan, South forty degrees, twenty-seven minutes West, two hundred forty feet to a point in the title line in the bed of Welsh Road aforesaid; thence extending along the title line in the bed of Welsh Road, North forty-nine degrees, thirty-three minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph I. Hetherington (fee simple interest) and Josephine J. Hetherington, (life estate interest), by Deed dated 9/21/2006 and recorded 10/18/2006 in Montgomery County in Deed Book 5620, Page 829 granted and conveyed unto Josephine J. Hetherington, as to life estate interest only and Joseph I. Hetherington, as to remainder interest and the said Joseph I. Hetherington is Deceased as of 11/4/2009 and Josephine J. Hetherington is Deceased as of DOD 7/21/13, vesting title solely in Jack Hetherington as Administrator of the Estate of Joseph I. Hetherington, Deceased as of the date of their death.

Parcel Number: 46-00-04234-00-4.

Location of property: 1332 Welsh Road, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jack Hetherington, Administrator of the Estate of Joseph I. Hetherington, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$252,904.43.

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

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

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

13-00085

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, and described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer, dated August 14, 1953, as follows, to wit:

BEGINNING at a point on the Southerly side of East Park Avenue (50 feet wide) at the distance of 152.07 feet measured on a bearing of South 86 degree, 39 minutes East along the said side of East Park Avenue from a point of tangent in the same, said point of tangent being at the distance of 32.15 feet measured on the arc of a circle curving to the right having a radius of 17 feet from a point of reverse curve on the Easterly side of South Spring Garden Street (40 feet wide).

CONTAINING in front or breadth on the said side of East Park Avenue 16.11 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to East Park Avenue crossing a certain 10 foot wide drainage easement 100 feet to the center line of a certain 15 feet wide driveway said driveway extending from South Spring Garden Street Southeastwardly.

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

TITLE TO SAID PREMISES IS VESTED IN William A. Pinyard, Jr. and Mary Pinyard by Deed from Christine Carotenuto dated February 11, 1998 and recorded October 27, 1998 in Deed Book 5246, Page 0801.

Parcel Number: 01-00-03841-00-1.

Location of property: 218 East Park Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William A. Pinyard, Jr. and Mary Pinyard** at the suit of U.S. Bank, National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-4. Debt: \$246,101.87.

Joseph F. Riga, Attorney.

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

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

13-00206

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, bounded and described according to a Record Plan-Phase 2 of Pennsburg Commons prepared for Pennsburg Housing Partnership, L.P. made by Richard L. Mast Associates, P.C., Consulting Engineers dated 5/18/2000 and last revised 7/31/2002 and recorded in Plan Book A-60, Page 484, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Macoby Creek Way cul-de-sac, said point being a corner of Lot No. 5 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 5, South 08 degrees, 44 minutes, 44 seconds East crossing a riparian corridor, waters of the Commonwealth, 20.00 feet wide drainage easement and proposed mitigation area, 300.75 feet to a point on the Northwesterly side of 10th Street, the two (2) following courses and distances, viz: (1) South 43 degrees, 14 minutes, 11 seconds West, 49.06 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 20.00 feet the arc distance of 30.27 feet to a point on the Northeasterly side of long alley (width not given); thence extending along the Northeasterly side of long alley, the three (3) following courses and distances, viz: (1) along proposed mitigation area, North 50 degrees, 03 minutes, 02 seconds West, 14.28 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 135.00 feet the arc distance of 67.40 feet to a point of tangent; thence (3) re-crossing said drainage easement, waters of the Commonwealth, riparian corridor and crossing an existing dirt drive, North 21 degrees, 26 minutes, 41 seconds West, 272.32 feet to a point, a corner of Lot No. 7; thence extending along Lot No. 7, North 64 degrees, 52 minutes, 27 seconds East, 125.69 feet to a point on the Southwesterly side of Macoby Creek Way cul-de-sac; thence extending along the Southwesterly and changing to the Southeasterly side of Macoby Creek Way cul-de-sac, on the arc of a circle curving to the left, having a radius of 60.00 feet the arc distance of 75.00 feet to a point, a corner of Lot No. 5, aforesaid.

BEING the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned plan.

UNDER AND SUBJECT to notes as shown on the above mentioned plan including: Individual lots containing riparian corridor and/or mitigation areas shall be dead restricted to ensure maintenance and preservation of such areas. Furthermore, riparian corridor and/or mitigation areas shall be marked in the field and construction fence shall be installed prior to any construction.

BEING the same premises which Sturbridge Associates LLC, by Deed dated August 29, 2003 and recorded November 18, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5481, Page 2057, granted and conveyed unto William R. Orr and Dana M. Orr.

Parcel Number: 15-00-00927-04-8.

Location of property: 910 Macoby Creek Way, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William R. Orr and Dana M. Orr** at the suit of U.S. Bank National Association. Debt: \$549,489.44.

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

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

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

13-00299

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with Plan of Lots known as Elrich Terrace, as laid out by George F. Shaner, Registered Engineer for Gerald G. Richards, as follows, to wit:

BEGINNING at a joint corner of Lots 12 and 13, said point being on the Southerly property line of Horseshoe Drive (50 feet wide); thence along the Southerly side said Drive, South 50 degrees, 02 minutes, 24 seconds East, 100.0 feet to a corner of Lot No. 14; thence along the same South 39 degrees, 57 minutes, 36 seconds West, 191.75 feet to a corner in line of lands of thence along same North 49 degrees, 21 minutes, 20 seconds West, 100.02 feet to a corner of Lot No. 12; thence along same North 39 degrees, 57 minutes, 36 seconds East, 190.55 feet to the place of beginning.

BEING all of Lot No. 13 of Plan of Lots known as Elrich Terrace and recorded in the Office of the Recorder of Deeds in the Courts for the County of Montgomery, in the Borough of Norristown, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Gary K. Daywalt and Linda J. Daywalt, by Deed from Paul F. Hughes, dated 05/30/2007, recorded 06/07/2007 in Book 5650, Page 730.

Parcel Number: 60-00-01561-00-8.

Location of property: 2220 Horseshoe Drive, Pottstown, PA 19464-1527.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary K. Daywalt and Linda J. Daywalt** at the suit of Wells Fargo Bank, N.A. Debt: \$206,837.92.

Meredith Wooters, Attorney, I.D. #307207

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

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

13-00447

PREMISES A:

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, situate in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described according to a survey made by Francis W. Wack, Registered Surveyor, on May 11, 1953, as follows, to wit:

BEGINNING at a point in the center line of Washington Street, at the distance of 216.5 feet Northerly from the intersection of the center line of said Washington Street (57 feet wide) and Fourth Avenue (57 feet wide), a corner of this and land of Nathan Dudnick; thence along the land of the said Nathan Dudnick, North 41 degrees, West, 169.85 feet to an iron pin, a corner of other land of the said Dorothy L. Buckwalter; thence extending along the same, North 49 degrees, East 100 feet to an iron pin, a corner in line of land of Lloyd Walters; thence extending along the same South 41 degrees, East 169.85 feet to a point, a corner in the center line of the aforesaid Washington Street; thence extending along the center line of the said street South 49 degrees, West, 100 feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, situate in the 4th Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania, being Tract #3 in Drawing No. 58-1426-1A of David Meixner, Registered Surveyor, of Collegeville, Pennsylvania, dated October 30, 1962, as follows:

BEGINNING at an iron pin, an interior point, said iron pin being located from the intersection of the center line of Fourth Avenue (57 feet wide) with the center line of Washington Street (57 feet wide) on the 2 following courses and distances, viz: (1) North 49 degrees, 00 minutes East, 216 1/2 feet along the center line of Washington Street; (2) North 41 degrees, 00 minutes West, 169.85 feet along the property line between lands or late of Nathan Dudnick and lands now or late of David I. Buckwalter; thence from said point of beginning and along lands now or late of Nathan Dudnick North 41 degrees, 00 minutes West, 8 feet to an iron pin; thence along lands now or late of Dorothy L. Buckwalter (of which this is a part) North 49 degrees, 00 minutes East, 100 feet to an iron pin; thence along lands now or late of Lloyd Walters South 41 degrees, 00 minutes East, 8 feet to an iron pin; thence along lands now or late of David I. Buckwalter South 49 degrees, 00 minutes West, 100 feet to an iron pin and place of beginning.

PREMISES C:

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situate in the 4th Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania, being Tract #4 in Drawing No. 58-1426-1A of David Meixner, Registered Surveyor, of Collegeville, Pennsylvania, dated May 24, 1968, as follows:

BEGINNING at an interior point which point is located from the intersection of the center line of Fourth Avenue (57 feet wide) with the center line of Washington Street (57 feet wide) on the 2 following courses and distances, to wit: (1) North 49 degrees, 00 minutes East, 216 1/2 feet along the side line of Washington Street; (2) North 41 degrees, 00 minutes West, 171.85 feet along the property line between lands now or late of Nathan Dudnick and lands or late of David I. Buckwalter; thence along lands now or late of Nathan Dudnick North 41 degrees, 00 minutes West, 14 feet to an iron pin; thence along lands now or late of Dorothy L. Buckwalter (of which this is a part) North 49 degrees, 00 minutes East, 100 feet to an iron pin; thence along lands now or late of Lloyd Walters South 41 degrees, 00 minutes East, 14 feet to an iron pin; thence along lands now or late of David I. Buckwalter South 49 degrees, 00 minutes West, 100 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Neal Swartley and Kerry Swartley, h/w, as Tenants by the Entireties, by Deed from Timothy J. Thum and Diane L. Thum, h/w, dated 08/25/2006, recorded 08/28/2006 in Book 5614, Page 407. Parcel Number: 19-00-05348-00-6.

Location of property: 423 Washington Street, Royersford, PA 19468-2539.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Neal Swartley and Kerry Swartley a/k/a Kerry L. Swartley** at the suit of GMAC Mortgage, LLC. Debt: \$332,175.11.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-00576

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, bounded and described according to a Minor Subdivision Plan made for HTC Associates, by Hopkins and Scott, Inc., Registered Surveyors, dated October 27, 2000, last revised February 8, 2001, recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-59, Page 499, as follows, to wit:

BEGINNING at a point of tangent marked by a concrete monument on the Southeasterly side of Woodland Avenue (this portion extending in a Northeastwardly direction and connecting with Oakdale Avenue), (45.00 feet wide as widened from 40.00 feet wide by the addition of 5.00 feet on its Southeasterly side thereof), as shown on said plan and which point is at the arc length of 23.66 feet measured on the arc of a circle curving to the right having a radius of 15.00 feet from a point of curve marked by a concrete monument on the Northeastly side of Oakdale Avenue (this portion extending in a Southeastwardly direction and connecting with Clearfield Avenue) (45.00 feet wide as widened from 40.00 feet wide by the addition of 5.00 on its Northeastly side thereof) as shown on said plan; thence extending from said point of beginning, North 37 degrees, 18 minutes, 00 seconds East along the Southeasterly

side of Woodlyn Avenue, the distance of 144.35 feet to an iron pin at a corner of Lot Number 1 as shown on said plan; thence extending along Lot Number 1 the two following courses and distance, viz: (1) extending South 52 degrees, 42 minutes 00, seconds East, the distance of 98.26 feet to an iron pin, a corner and; (2) thence extending South 47 degrees, 22 minutes, 00 seconds East the distance of 97.16 feet to an iron pin at a corner in line of lands now or late of Oesterie, as shown on said plan; thence extending South 37 degrees, 18 minutes, 00 seconds East along lands of Oesterie the distance of 150.92 feet to a concrete monument on the said Northeasterly side of Woodlyn Avenue; thence extending North 52 degrees, 42 minutes, 00 seconds West along the said Northeasterly side of Woodlyn Avenue, the distance of 180.00 feet to a point of curve on the same, marked by a concrete monument; thence leaving the said Northeasterly side of Woodlyn Avenue on the arc of curve, curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point of tangent, marked by a concrete monument on the said Southeasterly side of Woodlyn Avenue and piece of beginning, the Southeasterly 20 feet thereof containing the bed of that certain 20 feet wide sanitary and water easement for Lot Number 1, as shown on said plan.

BEING Lot Number 2 as shown on the above mentioned plan.

RESERVING however, unto the owner tenants and occupiers of Lot Number 1, as shown on the above mentioned plan and any municipal or private entity having responsibility therefore, the full, free and uninterrupted right, use, and liberty and privilege on, over, across and under that certain hereinafter described 20 feet wide sanitary and water easement, to install and maintain, replace or remove sanitary sewer and water service facilities, therein including the right to excavate for the purpose of installation, maintenance, replacement or removal of said facilities, as well as full right of ingress and egress therefore, provided however, that upon exercise or any right reserved hereunder, said easement area shall be returned to lawn area, as prescribed on the above described plan, and reserving further, that all times said easement area shall be kept free of structures, trees, and shrubs (except for lawn) and any other physical objects, said easement areas being described, as follows, to wit:

ALL THAT CERTAIN strip or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision Plan made for HTC Associates, by Hopkins and Scott, Inc., Registered Surveyors, dated October 27, 2000, last revised February 8, 2001, recorded in the Office of the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-59, Page 499, as follows, to wit:

BEGINNING at an iron pin on the Northeasterly side of Woodlyn Avenue (this portion extending in a Southeastwardly direction and connecting with Clearfield Avenue) (45.00 feet widened from 40.00 feet wide by the addition of 5.00 feet on its Northeasterly side thereof) as shown on said plan at a corner in line of Lot Number 2 as shown on said plan and which iron pin is measured, the two following courses and distances from a point of curve marked by a concrete monument on the Southeasterly side of Woodlyn Avenue (this portion extending in a Northeastwardly direction and connecting with Oakdale Avenue (45.00 feet wide) as widened from 40.00 feet wide by the addition of 5.00 feet on its Southeasterly side thereof) as shown on said plan, viz: (1) leaving the said Southeasterly side of Woodlyn Avenue on the arc of a circle curving to the left having a radius of 15.00 feet the arc length of 23.56 feet to a point of tangent, marked by a concrete monument of the said Northeasterly side of Woodlyn Avenue; and (2) thence extending South 52 degrees, 42 minutes, 00 seconds East along the said Northeasterly side of Woodlyn Avenue, the distance of 160.00 feet to the point of beginning; thence extending from said point of beginning along North 37 degrees, 18 minutes, 00 seconds East through Lot Number 2. Aforesaid, the distance of 152.19 feet to an iron pin, a corner in line of Lot Number 1 as shown on said plan; thence extending South 47 degrees, 22 minutes, 00 seconds East, along Lot Number 1, the distance of 20.09 feet to an iron pin, at a corner in line of lands now or late of Oesterie, as shown on said plan; thence extending South 37 degrees, 18 minutes, 00 seconds West along lands of Oesterie the distance of 150.32 feet to a concrete monument on the said Northeasterly side of Woodlyn Avenue; thence extending North 52 degrees, 42 minutes, 00 seconds West, along the said Northeasterly side of Woodlyn Avenue, the distance of 20.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert P. McMonagle, Jr. and Lisa McMonagle, his wife by Deed dated 12-16-2003 and recorded 1-21-2004 in Montgomery County in Deed Book 5491, Page 763 conveyed unto Michael J. Cattell and Kathy M. Cattell, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mary Claire Connelly and Jeffrey L. Connelly by Deed from Michael J. Cattell and Kathy M. Cattell, dated September 30, 2004 and recorded October 6, 2004 in Deed Book 05528, Page 0532.

Parcel Number: 43-00-16210-00-1.

Location of property: 147 Woodlyn Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Claire Connelly and Jeffrey L. Connelly** at the suit of JP Morgan Chase Bank, National Association. Debt: \$360,149.34.

Celine P. DerKrikorian, Attorney.

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

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

13-02181

ALL THAT CERTAIN brick message and tenement and lot of land, situate on the South side of Queen Street, West of Keim Street being known as No. 952 Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Queen Street at the distance of 138 feet, 7 inches more or less Westwardly from the Southwest corner of Queen Street and Keim Street, a corner of this and land of Albert A. Kramer; thence by said Kramer's land South 140 feet to a 20 foot wide alley; thence by said alley Eastwardly 2 feet, 8 inches to the West side of Keim Street aforesaid; thence along said Keim Street approximately Northeastwardly 33 feet, 8 inches to a corner of land now or late of Allen E. Simons; thence by the same Northwardly 113 feet, 1 inch to the South side of Queen Street aforesaid passing in and part of said course and distance thru the middle of the brick division or partition wall of this and house of the said Simons immediately adjoining to the East; thence along the South side of Queen Street Westwardly 28 feet, 9 inches to the place of beginning.

BEING the same premises which Gregory J. Ahart, by Deed dated 7/11/2008 and recorded 8/4/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5702, Page 1545, granted and conveyed unto Christopher E. Longeway and Samuel K. Rhame.

Parcel Number: 16-00-23244-00-5.

Location of property: 952 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher E. Longeway and Samuel K. Rhame** at the suit of RBS Citizens, N.A. Debt: \$143,649.36.

Gregory Javardian, Attorney. I.D. #55669

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

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

13-02574

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made April 19, 1951, by George B. Mebus, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point in the Northeast side of Horsham Road (40 feet wide) said point being at the distance of 150 feet measured North 54 degrees, 40 minutes West from the point of intersection which the said Northeast side of Horsham Road makes with the Northwest side of Skrobol Avenue (erroneously given in prior deeds as Skovich Avenue) (40 feet wide); thence from the first mentioned point and place of beginning along the said side of Horsham Road North 54 degrees, 40 minutes West, 50 feet to a point; thence along the Southeast side of Lot No. 29, Section "G" on plan of Hatboro-Moreland Park, North 35 degrees, 20 minutes East, 100 feet to a point; thence along rear line of Lots Nos. 13 and 14 fronting on Skovich Street on said plan South 54 degrees, 40 minutes East, 50 feet to a point; thence along the Northeast line of Lot No. 26 on said plan, South 35 degrees 20 minutes West 100 feet to the place of beginning. The northwest line thereof passing through the bed of a certain driveway.

BEING Lots Nos. 27 and 28, Section "G" on Plan of Hatboro-Moreland Park.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania and described according to a Plan of Lots "Hatboro-Moreland Park" made by Herbert H. Metz, Registered Engineer, dated April 23, 1925, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Skovich Street (50 feet wide) at the distance of 150 feet Northwestwardly from the Northwesterly side of Skrobol Avenue (erroneously given in prior deeds as Skovich Avenue) (40 feet wide) containing in front or breadth on the said side of Skovich Street 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Skovich Street 100 feet.

BEING known as Lots Nos. 13 and 14 Section "G" as shown on the above mentioned plan and being premises 2607 Horsham Avenue (erroneously given in prior deed as 2606 Horsham Road).

BEING the same premises which Mark P. Beentjes, by Deed dated December 13, 2007, and recorded February 5, 2008, in the Montgomery County Recorder of Deeds in Book 5681, Page 935, as Instrument No. 2008011791, granted and conveyed unto John Drinkwater and Jacqueline Drinkwater, husband and wife as Joint Tenant, in fee.

NOTE: Deed of Correction dated 12/13/2007 and recorded 6/2/2009 in Deed Book 5732, Page 270 granted and conveyed unto John Drinkwater and Jacqueline Drinkwater, husband and wife, in fee.

Parcel Numbers: 59-00-09589-00-9 and 59-00-16129-00-3 (being vacant land located on Skovich Street).

Location of property: 2607 Horsham Road, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John Drinkwater and Jacqueline Drinkwater** at the suit of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust. Debt: \$239,738.26.

Christina C. Viola, Attorney.

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

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

13-02619

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof made by Will D. Hiltner, Registered Engineer, in February, 1942, as follows, to wit:

BEGINNING at a pin on the Southwesterly side of Oak Street at the distance of two hundred fifty-two and three-tenths feet Northwestwardly from High Street, a corner of this and land of Joseph Calabrese; thence extending along said land South thirty-four degrees, seventeen minutes West, one hundred ten and three-tenths feet to a pin a corner in line of land of Martino Amaro; thence extending along said land North sixty-two degrees, forty minutes West, thirty-five and three-tenths feet to a post a corner in line of land of Diego Cicarelli; thence extending along said land North thirty-four degrees, seventeen minutes East, one hundred fourteen and forty-five one-hundredths feet, the line for a portion of the distance passing through the middle of the partition wall between the house erected on this property and the house erected on the adjoining property of Diego Cicarelli, to a point on the Southwesterly side of Oak Street aforesaid; thence extending along said side of said Oak Street, South fifty-five degrees, forty-three minutes East, thirty-five feet to the first mentioned pin and place of beginning.

BEING the same premises which Anthony Salamone and Josephine Salamone by Deed dated November 1, 1963 and recorded on November 4, 1963 in Deed Book Volume 3308, Page 191, in the Office of the Recorder of Deeds of Montgomery County, granted and conveyed unto Peter J. Murphy [now deceased] and Elizabeth Murphy [now deceased]. Parcel Number: 13-00-28904-00-9.

Location of property: 510 East Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Audrey L. Joyner and Peter M. Murphy, Cynthia Murphy, Darryl Murphy, Michael Murphy and Ayette Snow, known Heirs to Elizabeth Murphy, Deceased, and Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Elizabeth Murphy, Deceased, Mortgagor and Last Real Owner** at the suit of Citizens Bank of Pennsylvania s/b/m to Commonwealth Bank. Debt: \$43,783.53 plus interest at \$3.91/per day and costs from August 10, 2013.

Lauren Berschler Karl, Attorney.

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

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

13-02668

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on 2/14/1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pembroke Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 16.19 feet from a point on the Northeasterly side of Clarendon Road (40 feet wide); thence extending along the Northwesterly side of Pembroke Road North 54 degrees, 50 minutes, 54 seconds East, 51.63 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 175 feet the arc distance of 89.79 feet to a point; thence extending North 06 degrees, 30 minutes, 21 seconds West, 152.12 feet to a point; thence extending South 54 degrees, 05 minutes, 54 seconds West, 217.44 feet to a point on the Northeasterly side of Clarendon Road; thence extending along the Northwesterly side of Clarendon Road South 33 degrees, 10 minutes, 06 seconds East, 99.64 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 16.19 feet to a point on the Northwesterly side of Pembroke Road, the first mentioned point and place of beginning.

BEING the same premises which Shirley Jean Ungerer, widow, as Surviving Joint Tenant by Deed dated 11/29/2002 and recorded 12/26/2002 in Montgomery County in Deed Book 5439, Page 2238 granted and conveyed unto Shirley J. Ungerer, widow and Nancy R. Leonard, widow. Nancy R. Leonard died on June 22, 2005 and Letters Testamentary were granted to Shirley Jean Ungerer on June 5, 2006 by the Register of Wills of Montgomery County. By operation of Nancy R. Leonard's will, title vested solely in Shirley J. Ungerer. Nancy R. Leonard is hereby released of liability pursuant to PA. R.C.P. 1144. Shirley J. Ungerer died on January 28, 2011 Intestate and is survived by Her Heir-in-Law John Ungerer.

Parcel Number: 30-00-52328-00-4.

Location of property: 944 Pembroke Road, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of Nancy R. Leonard died on June 22, 2005 and Letters Testamentary were granted to Shirley Jean Ungerer on June 5, 2006 by the Register of Wills of Montgomery County. By operation of Nancy R. Leonard's Will, Title Vested Solely in Shirley J. Ungerer. Nancy R. Leonard is hereby released of liability pursuant to PA R.C.P. 1144. Shirley J. Ungerer died on January 28, 2011 Intestate and is survived by Her Heir-in-Law John Ungerer at the suit of Reverse Mortgage Solutions, Inc. Debt: \$264,587.10.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-03084

ALL THAT CERTAIN lot or piece of land with improvements thereon, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Hilda S. Rotenberger by John T. Aston, dated August 31, 1971, as follows, to wit:

BEGINNING at a point in the title line of Abandoned Public Road, as shown on said plan, which point is measured along the same South seventy-six degrees, thirty minutes East, three hundred fifty-five feet from the point of intersection of said title line with the title line in the bed of Water Street (ultimate right-of-way sixty feet wide); thence from said point of beginning extending along the said title line in the bed of Abandoned Public Road South seventy-six degrees, thirty minutes East, one hundred ninety-five feet to a point, a corner; thence extending South thirteen degrees, thirty minutes West, one hundred thirty-five feet to a point, a corner of Lot No. 4 on said plan; thence extending along the same, North seventy-six degrees, thirty minutes West, one hundred ninety-five feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same North thirteen degrees, thirty minutes East, one hundred thirty-five, feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Margaret R. Henry and Zachary Kolb by Deed from Margaret B. Henry dated September 12, 2000 and recorded September 28, 2000 in Deed Book 5333, Page 1160.

AND THE SAID Margaret R. Henry departed this life on December 3, 2006, thus vesting title solely in the name of Zachary Kolb, by operation of law.

Parcel Number: 57-00-03630-00-3.

Location of property: 1237 Water Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Zachary Kolb** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$166,097.17.

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.

13-03211

ALL THAT CERTAIN lot or tract of land, with the building erected thereon, situate in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lot #42 as laid out and shown on Plan of Audubon Close, recorded at Norristown, Pennsylvania in Deed Book 2154, Page 601, bounded and described according to a survey made by Schurr and Brattan, Registered Surveyors, Norristown, Pennsylvania in August 1950, as follows, to wit:

BEGINNING at a point on the Eastwardly side of Thrush Lane at a distance of ninety-five feet measured South eleven degrees, three minutes East from the Southerly side of Wren Road fifty feet wide, (if produced on a straight line), said point being also a corner of Lot #41; thence from said point of beginning along said Lot #41 North seventy-eight degrees, fifty-seven minutes East, one hundred fifty feet to a point a corner of Lot #41 and in line of Lot #40; thence along Lot #40 and 39 South eleven degrees, three minutes East, seventy-five feet to a point a corner of Lot #43; thence along said lot, South seventy-eight degrees, fifty-seven minutes West, one hundred fifty feet to a point a corner on the Eastwardly side of Thrush Lane aforesaid forty feet wide; thence along said side of Thrush Lane, North eleven degrees, three minutes West, seventy five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Kennard, by Deed from Matthew A. Kennard and Marlena C. Kennard, h/w, dated 02/14/2005, recorded 02/28/2005 in Book 5546, Page 212.

Parcel Number: 43-00-14737-00-7.

Location of property: 1014 Thrush Lane, Audubon, PA 19403-2220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew A. Kennard a/k/a Matthew Alan Kennard** at the suit of Bank of America, N.A. Debt: \$182,342.41.

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

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

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

13-04369

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Squire's Knoll by American Resource Consultants, Inc., Doylestown, Pennsylvania, dated 5/1/1995 last revised 5/14/1996 and recorded at Norristown, Pennsylvania in Plan Book A-56, Pages 330 and 331, as follows, to wit:

BEGINNING at a point on the title line in the bed of Horsham Road, a corner of land now or late of Elmer N. and Anne P. Dan; thence from said beginning point, along line of land now or late of Daze the two following courses and distances: (1) South 46 degrees, 46 minutes, 15 seconds West, 299.42 feet to a point; and (2) South 43 degrees, 35 minutes, 55 seconds East, 255.30 feet to a point; thence South 46 degrees, 55 minutes, 28 seconds West crossing an existing 30 feet wide sanitary sewer (PC) easement 129.10 feet to a point; thence North 65 degrees, 47 minutes, 15 seconds West, 132.65 feet to a point; thence North 50 degrees, 15 minutes, 00 seconds West recrossing the existing 30 feet wide sanitary sewer (PC) easement and crossing a variable width sanitary sewer easement and a stream of water 164.79 feet to a point; thence North 49 degrees, 38 minutes, 28 seconds East, 198.66 feet to an iron pipe; thence North 46 degrees, 46 minutes, 13 seconds East, 299.37 feet to a point on the title line in the bed of Horsham Road; thence along the title line in the bed of Horsham Road South 43 degrees, 58 minutes, 30 seconds East, 50.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Lyons and Valerie J. Starnes by Deed from Paul D. Lyons and Valerie J. Starnes, husband and wife dated September 15, 1998 and recorded September 9, 1998 in Deed Book 5242, Page 0562.

Parcel Number: 36-00-05767-00-2.

Location of property: 1251 Horsham Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul D. Lyons and Valerie J. Starnes** 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 2005-SD2, Asset-Backed Certificates, Series 2005-SD2. Debt: \$211,271.58.

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.

13-04484

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2509 on a certain development plan of Walnut Ridge Estates, recorded in the Office of the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" plan of House No. 2509 prepared by Serdi and Bursich, Inc., as endorsed hereon as follows, to wit:

BEGINNING at a point, a corner on the center line of the party wall between this lot and Lot No. 2508 of Walnut Ridge Estates, which point is at the distance of 86.10 feet measured South 44 degrees, 42 minutes, 00 seconds West from a point, which point is at the distance of 188.38 feet measured North 45 degrees, 18 minutes, 00 seconds West from a point, which point is at the distance of 145.00 feet measured South 39 degrees, 42 minutes, 00; seconds West from a point on the center line of Main Drive, which point is 6.00 feet measured South 26 degrees, 18 minutes, 00 seconds East along said center line from its point of intersection with the center line of "A" Drive, as shown on said plan.

CONTAINING in frontage or breadth on a course measured North 45 degrees, 18 minutes, 00 seconds West front said point of beginning 20.00 feet and extending of the width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Kay Kimatha Stroman by Deed from Robert C. Snyder and Sarah Jean Snyder dated August 15, 2007 and recorded August 23, 2007 in Deed Book 5661, Page 01977.

Parcel Number: 42-00-05118-83-4.

Location of property: 2509 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kay Kimatha Stroman** at the suit of Freedom Mortgage Corporation. Debt: \$166,920.81.

Marc S. Weisberg, Attorney.

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

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

13-04589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D., 1940, as follows, to wit:

BEGINNING at a point of tangent of a radius corner (having a radius of 10 feet) formerly by the intersection of the Northeasterly side of Marvin Road (40 feet wide) and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road, 130 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 140 feet to a point on the said Southeasterly side of Cedar Road; thence extending along the said Southeasterly side of Cedar Road, South 42 degrees, 50 minutes West, 140 feet to a point of curve; thence on a line curving to the left with a radius of 10 feet the arc distance of 15.71 feet to the Northeasterly side of Marvin road, the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, aforesaid and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D. 1940, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Marvin Road (40 feet wide) at the distance of 130 feet Southeastwardly from the point of tangent of a radius corner (having a radius of 10 feet) formed by the intersection on the Northeasterly side of Marvin Road and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road 85 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 85 feet to a point; thence extending South 42 degrees, 50 minutes West, 150 feet to a point on the Northeasterly side of Marvin Road, the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Robert M. Greenbaum and Amy Blum by Deed from Miles H. Shore and Joan E. Shore dated 10/16/2006 and recorded 11/09/2006 in the Montgomery County Recorder of Deeds in Book 5624, Page 01005.

Parcel Number: 31-00-04409-00-6.

Location of property: 8301 Cedar Road, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert M. Greenbaum and Amy Blum** at the suit of U.S. Bank, National Association as Trustee for RFMSI 2007-SA1. Debt: \$528,277.17.

Patrick J. Wesner, Attorney.

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

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

13-04756

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania being designated as Unit "B" Building Number 17, as shown on Plan of Indian Valley Meadows County Houses for Regent Valley Builders, prepared by Herbert Metz, Inc., Civil Engineers and Surveyors, dated October 29, 1973, last revised June 22, 1974 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-23, Page 8.

AND TOGETHER with and subject to rights, privileges, duties, responsibilities, etc., as set forth in declaration of covenants, restrictions, easements, charges, liens and assessments dated December 2, 1974 and recorded in Deed Book 4025, Page 388 &c and as amended by amended declaration of covenants, restrictions, easements, charges, liens and assessments dated July 28, 1975 and recorded in Deed Book 4043, Page 465 &c.

BEING the same premises which Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C. by Deed dated July 29, 1996 and recorded October 3, 1996 in the Office of the recorder of Deeds in and for Montgomery County in Deed Book 5163, Page 271, granted and conveyed unto Yaqub Arif.

Parcel Number: 34-00-02024-39-9.

Location of property: 96 Green Meadow Lane, Telford, PA 18969.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Yaqub Arif** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$152,645.88.

Andrew J. Marley, Attorney.

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

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

13-05053

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan for Dr. Henry S. Cecil, made by Howard H. Doran, Newtown Square, Pennsylvania, dated April 23, 1984, and last revised May 4, 1984, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Sabine Avenue (fifty feet wide) with the Southwesterly side of Essex Avenue (fifty feet wide); thence extending from said point of beginning South nineteen degrees, forty-five minutes East along the Southwesterly side of Essex Avenue 75.00 feet to a point a corner of lands now or late of Charles P. and Carole A. Friel; thence extending along the last mentioned lands and also partly along lands now or late of Nahem and Jean Herzel South seventy degrees, fifteen minutes West, 130.00 feet to an iron pin set, a corner of Lot 2; thence extending along Lot 2 and Lot 1 North nineteen degrees, forty-five minutes West, 75.00 feet to an iron pin set, a corner of Lot 1; thence extending along the Southeasterly side of Sabine Avenue North seventy degrees, fifteen minutes East, 130.00 feet to the first mentioned point of intersection and place of beginning.

BEING Lot 3 as shown on the above plan.

TITLE TO SAID PREMISES IS VESTED IN Douglas A. Shimell and Karen E. Araiza, h/w, by Deed from Henry S. Cecil, dated 09/16/1996, recorded 09/24/1996 in Book 5162, Page 226.

Parcel Number: 12-00-01261-00-5.

Location of property: 428 North Essex Avenue, Narberth, PA 19072-2113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas A. Shimell and Karen E. Araiza** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-GEL2. Debt: \$449,279.17.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-05095

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery, Pennsylvania, described in accordance with a Plan of Arcola Woods by Providence Builders, Inc., made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania dated 12/8/1966 and last revised 2/6/1967, as follows, to wit:

BEGINNING at a point on the Southeast side of Level Road being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of tangent on the Northeast side of Stoughton Road (50 feet wide); thence extending along said Southeast side of Level Road North 11 degrees, 30 minutes East, 187.96 feet to a point; thence extending South 74 degrees, 18 minutes, 9 seconds East, 98.77 feet to a point, a corner of Lot #173 on said plan; thence extending along Lot #173 South 11 degrees, 30 minutes West, 205.73 feet to a point on the Northeast side of Stoughton Road; thence extending along same the two following courses and distances: (1) North 78 degrees, 30 minutes West, 73.50 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 174 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Alan Pulli and Kimberly A. Pulli, by Deed from Kay J. Bowman, dated 12/28/2001, recorded 01/18/2002 in Book 5392, Page 1138.

Parcel Number: 43-00-07216-50-8.

Location of property: 334 Level Road, Collegeville, PA 19426-3457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan Pulli and Kim Pulli a/k/a Kimberly A. Pulli** at the suit of Everbank. Debt: \$329,174.68.

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.

13-05483

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, 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 of the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144, Page 1226 and a First Amendment thereto dated 6/15/1996 and recorded 6/18/1996 in Deed Book 5151, Page 348 and a Second Amendment thereto dated 8/9/1996 and recorded on 8/26/1996 in Deed Book 5158, Page 2476, a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997, in Deed Book 5175, Page 741, and a Restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407, and a Fourth Amendment thereto dated 7/17/1997 and recorded 8/4/1997 in Deed Book 5194, Page 1141, and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441, and a Sixth Amendment thereto dated 5/26/1998 and recorded 5/28/1998 in Deed Book 5227, Page 425, and a Seventh Amendment thereto dated 9/23/1998 and recorded 10/2/1998 in Deed Book 5242, Page 1990, Eighth Amendment thereto recorded 3/3/1999 in Deed Book 5261, Page 2094, Ninth Amendment thereto recorded 5/27/1999 in Deed Book 5273, Page 795, Tenth Amendment thereto recorded 6/17/1999 in Deed Book 5275, Page 2241, being and designated as Unit No. 1401, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.641 %.

BEING the same premises which Hak Soo Kim and Tae Myung Kim granted and conveyed unto Sang Ki Lee by Deed dated July 7, 2006 and recorded September 19, 2006 in Montgomery County Deed Book 5616, Page 2735.

BEING the same premises which Hak Soo Kim and Tae Myung Kim granted and conveyed unto Sang Ki Lee by Deed dated July 7, 2006 and recorded September 19, 2006 in Montgomery County Deed Book 5616, Page 2735.

Parcel Number: 23-00-00428-61-9.

Location of property: 833 Dewees Place, Trappe, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sang Ki Lee** at the suit of Wells Fargo Bank, N.A. Debt: \$195,296.69 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-05651

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Recorded Plan prepared for Cathlin Corporation, by Robert E. Blue, Consulting Engineers, P.C. dated 1/7/1994 and last revised on 11/2/1994 and recorded in Plan Book A-55, Page 166, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jamie Court (50.00 feet wide), said point being a corner of Lot No. 28 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 28 North 27 degrees, 05 minutes, 00 seconds West crossing a 10.00 feet wide drainage easement 115.56 feet to a point in line of open space; thence extending along said open space North 62 degrees, 55 minutes, 00 seconds East, 28.00 feet to a point a corner of Lot No. 26; thence extending along Lot No. 26 and recrossing said easement South 27 degrees, 05 minutes,

00 seconds East, 113.74 feet to a point on the Northwesterly side of Jamie Court; thence extending along the Northwesterly side of Jamie Court the two following courses and distances: (1) South 62 degrees, 55 minutes, 00 seconds West, 2.87 feet to a point of curve; and thence (2) on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 25.21 feet to a point a corner of Lot No. 28, being the first mentioned point and place of beginning.

BEING the same premises which Pamela R. Cash, by Deed dated August 26, 2005 and recorded August 30, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5568, Page 2254, granted and conveyed unto Hyun Ja Lee Baik.

Parcel Number: 66-00-02868-06-3.

Location of property: 949 Jamie Court, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hyun Ja Lee Baik** at the suit of Wells Fargo Bank, N.A. Debt: \$308,766.31.

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

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

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

13-05849

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bryn Mawr, in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey thereof made by Alva L. Rogers, Engineer, Ardmore, Pennsylvania, as of May 8, 1923, as follows, to wit:

BEGINNING at a point in the middle of Morton Avenue (forty feet wide) which extends through lands now or late of Frank H. Mahan from Lancaster Avenue at the distance of two hundred forty-eight and eighty-seven one-hundredths feet Westwardly from a point, at an angle in said avenue, which point is two hundred ninety-three and seven one-hundredths feet North thirty-two degrees, forty-five minutes East from the junction of the middle line of said avenue with the Northerly side line of Lancaster Avenue, which point of junction is North fifty-seven degrees, fifteen minutes Westwardly, two hundred seventy feet from a spike at the junction of the Northerly side line of Lancaster Avenue with the Westerly side line of Bryn Mawr Avenue; thence from said point of beginning along the middle line of Morton Avenue North sixty degrees, thirty-five minutes West, thirty feet; thence by other land now or late of Frank H. Mahan, North twenty-nine degrees, twenty-five minutes East, one hundred eighteen and fifty-two one-hundredths feet to the Southerly boundary line of land of the Pennsylvania Railroad Company; thence along said boundary line South sixty degrees, thirty-five minutes East, thirty feet; thence by other land now or late of Frank H. Mahan, South twenty-nine degrees, twenty-five minutes West passing through the middle of the partition wall separating the house on these premises from the house adjoining on the Southeast one hundred eighteen and fifty-two one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Evelyn C. Knapp, singlewoman, by Deed from Evelyn Knapp, widow, dated 10/17/1978, recorded 10/20/1978 in Book 4354, Page 52. Evelyn C. Knapp died on 7/23/2012, and upon information and belief her surviving heirs are Andrew Knapp and Leo Knapp. Andrew Knapp and Leo Knapp executed waivers to waive their right to be named in the foreclosure.

Parcel Number: 40-00-41620-00-1.

Location of property: 835 Morton Road, Bryn Mawr, PA 19010-3338.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Evelyn C. Knapp, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$211,164.98.

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

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

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

13-05981

ALL THOSE TWO CERTAIN town lots of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, and Numbered 109 and 109A in a certain plan of lots laid out by Amos W. Barnes and known as Elmwood Heights and bounded and described, as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of the boulevard as shown on said plan with the Northeastly side of Wood Street (60 feet in width); thence extending along said side of said boulevard Northeastly fifty-two and seventeen hundredths feet to a point in line of Lot No. 110 on said plan; thence extending along said lot Southeasterly one hundred and fifty-three and ninety-seven hundredths feet to a point in line of Lot No. 114; thence extending along said lot Southwestly, fifty-one and fifty-four hundredths feet to a point on the Northwesterly side of Wood Street, aforesaid; thence extending along said side of said street, Northwesterly, one hundred and forty-five and sixty-nine hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick Sauro and Mary C. Sauro, his wife, by Deed from Janneta Edith Hudson, single woman, dated 06/26/1956, recorded 06/26/1956 in Book 2693, Page 203.

THE SAID Frederick Sauro died 7/1/2001, vesting sole interest in the property in Mary C. Sauro. The said Mary C. Sauro died on 7/2/12 and upon information and belief her surviving heir is Erminia Cardella.

Parcel Number: 13-00-15316-00-7.

Location of property: 1308 Harding Boulevard, Norristown, PA 19401-3250.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erminia Cardella a/k/a Ermina Cardella, in her Capacity as Heir of Mary C. Sauro, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Mary C. Sauro, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$145,376.19.

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.

13-06093

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of Wynne Hill Development Corporation Developer and Hamett B. Kravitz, owner dated June 23, 1977 and last revised November 1, 1977 made by Howard S. Wishengrad more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Birch Drive (50 feet wide) said point being measured the 3 following courses and distances from the intersection of the Southwesterly side of Ridge Pike (60 feet wide) with the said Birch Drive: (1) South 25 degrees, 48 minutes, 8 seconds West, 50 feet to a point of curve; (2) Southwardly on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 33.45 feet to a point of tangent; (3) South 41 degrees, 8 minutes West, 34.38 feet to the place of beginning; thence extending from the said point of beginning along said Birch Drive, South 41 degrees, 8 minutes West, 20 feet to a corner of Lot 32 on the above mentioned plan; thence extending along said Lot North 48 degrees, 52 minutes West, 212.50 feet to a point in the line of lands now or late of John Pichow; thence extending along the said lands North 41 degrees, 8 minutes East, 20 feet to a corner of Lot #34; thence extending along said lot South 48 degrees, 52 minutes East, 212.50 feet to the first mentioned point and place of beginning.

BEING Lot 33 on said plan.

BEING the same premises which Harry A. John by Deed dated 1/30/2004 and recorded 2/3/2004 Montgomery County in Deed Book 5497, Page 2382 granted and conveyed unto Michael John.

Parcel Number: 65-00-00891-62-8.

Location of property: 2157 Birch Drive, Lafayette Hill, PA 19444.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael John** at the suit of Bank of America, N.A. Debt: \$275,514.44.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-06149

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Ashbourne in **Abington Township**, County of Montgomery and State of Pennsylvania, bounding and described according to a survey thereof made by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a corner stone on the Easterly side of property now or late of Charles Ferguson, at the distance of 232.31 feet South of the Center Line of Ashbourne Road as originally laid out 13 feet wide, now 41 feet wide; thence North 83 degrees, 21 minutes East, passing over a corner stone on the Westerly side of Montgomery Avenue (50 feet wide) the distance of 84.64 feet to the center line of Montgomery Avenue; thence along the same South 6 degrees, 6 minutes East, the distance of 34 feet more or less to a corner; thence South 83 degrees, 21 minutes West passing over a corner stone on the Westerly side of Montgomery Avenue, the distance of 84.35 feet to a corner stone on the Westerly side of property known or late of Charles Ferguson aforesaid; thence along the same, North 6 degrees, 17 minutes West, 34 feet more or less to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alexia A. Kurtz and Robert D. Kurtz by Deed from Gavin C. McMorrow dated 05/26/2006 recorded 07/31/2006 in Deed Book 5610, Page 828.

Parcel Number: 31-00-19333-00-4.

Location of property: 7766 Montgomery Avenue, (Cheltenham Township), Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alexis A. Kurtz and Robert D. Kurtz** at the suit of Bank of America, N.A. Debt: \$180,689.88.

Nicole LaBletta, Attorney.

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

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

13-06231

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Hamlet" made for Hamlet Development Company, Inc. by Carroll Engineering Corporation Consulting Engineers, dated 11/25/1988 and last revised 7/7/1992 recorded in Plan Book A-53, Page 373-378, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Victory Way (24.0 feet wide) at a corner of this and Lot No. 25 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 25 South 48 degrees, 49 minutes, 50 seconds East, 100.00 feet to a point a corner in line of Open Space; thence extending along the same South 57 degrees, 32 minutes, 30 seconds West, 101.47 feet to a point a corner in line of Lot No. 27; thence extending along the same North 16 degrees, 05 minutes, 10 seconds West, 100.00 feet to a point, a corner on the Southeasterly side of Victory Way; thence extending along the same on the arc of a circle curving to the left having a radius of 80 feet the arc distance of 45.72 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Martin A. Kascavage and Tracy B. Kascavage, by Deed from Frederick Cianciulli and Cynthia Ann Cianciulli, dated 03/25/2004, recorded 04/02/2004 in Book 5502, Page 740.

Parcel Number: 37-00-05286-17-6.

Location of property: 69 Victory Way, Royersford, PA 19468-1341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin A. Kascavage and Tracy B. Kascavage** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$231,125.28.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-06542

ALL THAT CERTAIN two and a half story frame stucco house and lot or piece of land, situate on the South side of the public road leading from the State Road to Palm Station, on the Perkiomen Railroad, in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, the same being bounded on the East by property of Arthur Marks, on the South by a public alley, on the West by land of Edward Weiss, and on the North by said public road.

CONTAINING in front or width, 33.2 feet and extending in depth in parallel lines at right angles to said public road to said alley, a distance of 129 feet.

BEING the same premises which Mark S. Smith and Andrea L. Smith, husband and wife, by deed dated 5/30/02 and recorded 6/3/02 in Montgomery County Deed Book 5410, Page 02165 granted and conveyed unto Matthew Richard.

Parcel Number: 57-00-02671-00-8. Tax Map 57012-028.

Location of property: 1102 Station Road, Palm, PA 18070.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Matthew B. Richard** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$92,285.64 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

13-06628

ALL THAT CERTAIN building lot located along the North side of Clump Road extending between the Allentown Road and Whites Mill Road and situated in **Salford Township**, Montgomery County, Pennsylvania, being bounded and described according to a recent survey and plan thereof dated May 3, 1946, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin in the center line of Clump Road said point being a corner of lands of now or late Walter Lutchendorf and Walter L. Way; thence along the latter North three degrees, thirty minutes West the distance of three hundred nine and eighty one-hundredths feet to an iron pin a corner; thence along other lands of now or late Walter Lutchendorf of which this was a part, the next two courses and distances North eighty-six degrees, thirty minutes East the distance of one hundred seventy-three and forty-four hundredths feet to an iron pin; thence South three degrees, thirty minutes East the distance of one hundred eighty-three and eighty hundredths feet to an iron pin in the center line of Clump Road; thence along the same South fifty degrees, thirty minutes West the distance of two hundred fourteen and thirty-eight hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Willard R. Stauffer and Kay A. Stauffer, h/w, by Deed from James R. Sibel and Jenny E. Sibel, h/w, dated 08/31/1994, recorded 09/02/1994 in Book 5089, Page 2001. Willard R. Stauffer died on or about 01/19/2009, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 44-00-00328-00-6.

Location of property: 65 Clump Road, Telford, PA 18969-1320.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kay A. Stauffer** at the suit of Bank of America, N.A. Debt: \$226,554.10.

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.

13-06988

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:

BEGINNING at a point on the Easterly side of Cherry Street at the distance of three hundred sixty-four feet, eight and forty-five one-hundredths inches Northwardly from the East corner of Elm and Cherry Streets; thence Eastwardly along land now or late of Amos L. Biekel the line passing through the middle of the partition wall of house erected on this lot and the one on the adjoining land now or late of Amos L. Biekel eighty-nine and three-tenths feet to the West side of Maple Alley; thence Northwardly along said side of said alley twenty-four feet, eight inches to a corner of land now or late of Kate Stewart; thence Westwardly along the same eighty-nine and three-tenths feet to the Easterly side of Cherry Street aforesaid and along the same Southwardly twenty-four feet, eight inches to the place of beginning.

BEING the same premises which Robert Pearson, Jr. and Dollie Mae Pearson, by Deed dated 1/12/06 and recorded in the Montgomery County Recorder of Deeds Office on 1/24/06 in Deed Book 4330, Page 486, granted and conveyed unto Patrick Lee Pearson.

Parcel Number: 13-00-07932-00-2.

Location of property: 1038 Cherry Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Patrick Lee Pearson** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A Under the Pooling and Servicing Agreement dated March 1, 2007. Debt: \$139,134.85.

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.

13-07052

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a survey made for Hillview Development Company by H.D. Herbert, R.E. dated October 1944, as follows:

BEGINNING at a point in the Northwesterly side of Buttonwood Street (66 feet wide) at the distance of 38 feet, 5 inches Southwestwardly from the Southwestwardly side of Beech Street (66 feet wide), containing in front or breadth on the said side of Buttonwood Street 30 feet, 6 inches and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Buttonwood Street 170 feet, 2 3/8 inches to a certain 20 feet wide alley which runs Southwestwardly and Northeastwardly from Beech Street to Elm Street the Northeastly line thereof passing partly through the center line of the party wall between these premises and the premises adjoining on the Northeast.

BEING Lot #33 Block "C" on said plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony B. Dixon and Donna Marie Dixon by Deed from Tony F. Schulte and Holly L. Schulte, dated January 25, 2007 and recorded February 9, 2007 in Deed Book 5635, Page 00666.

Parcel Number: 13-00-05996-00-3.

Location of property: 825 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony B. Dixon and Donna Marie Dixon** at the suit of Federal National Mortgage Association. Debt: \$203,825.75.

Joseph F. Riga, Attorney.

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

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

13-08159

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

BEGINNING at the, curb line of the West side of Main Street and land about to be conveyed to Herbert R. Winch; thence along the same South sixty-five and one-half degrees, West two hundred and nine feet in an iron pin planted for a corner in School Alley; thence along the same North twenty-four and one-half degrees West, fifty feet to a point in line of other land of the said George Mack; thence along the same North sixty-five and one-half degrees East, two hundred and nine feet to a point in the Western curb line of Main Street; thence along the same South twenty-four and one-half degrees, East fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ricky Pfeiffer by Deed from Ricky Pfeiffer and Pamela C. Pfeiffer, dated August 5, 2008 and recorded August 19, 2008 in Deed Book 5704, Page 01672.

Parcel Number: 06-00-02472-00-6.

Location of property: 562 Main Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky Pfeiffer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$145,055.59.

Joseph F. Riga, Attorney.

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

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

13-08587

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 Final Plan entitled "The Links at Spring Ford", Phase I, drawn by Medveczky Associates, Consulting Engineers-Land Planners, Exton, Pennsylvania, dated June 13, 1997, last revised September 23, 1997 and recorded in Land Site Plan Book 4, Pages 77-78.

BEING Lot No. 69 on said plan.

BEING the same premises that Carol A. Fitzer, an unmarried woman, by Deed dated January 24, 2005 and recorded February 11, 2005 in the County of Montgomery (Book 5543, Page 1907) (as Document No. 2005022853) granted and conveyed unto Donald Eastmond, an unmarried man, his heirs and assigns, in fee.

Parcel Number: 37-00-01263-98-6.

Location of property: 91 Walker Road, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald Eastmond** at the suit of Wells Fargo Bank, N.A. Debt: \$191,851.09.

Paul J. Fanelli, Attorney, I.D. #313157

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

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

13-08619

ALL THAT CERTAIN improved unit in the property known, named and identified in the Declaration Plan referred to below as Saw Mill Run Condominium, located on Arch Street in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated July 17, 1975, recorded July 17, 1975 in Deed Book 4040, Page 537; a Declaration Plan dated April 14, 1975, recorded July 17, 1975 in Condominium Plan Book 4, Page 20; and a Code of Regulations dated July 17, 1975, recorded July 17, 1975 in Deed Book 4040, Page 562; being designated on said Declaration Plan as Unit No. 13, 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) and which interest may be changed by Amendment thereto.

BEING the same premises which George Baxavaneos, Richard O. Burk, and Fred T. Marzano, by Indenture dated 04-29-03 and recorded 05-22-03 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5456, Page 2295, granted and conveyed unto Eric Davis.

TITLE TO SAID PREMISES IS VESTED IN Jodi R. Roof, by Deed from Eric Davis, dated 06/01/2007, recorded 06/07/2007 in Book 5650, Page 410.

Parcel Number: 13-00-33278-06-3. Map #13144G013.

Location of property: 13 Saw Mill Run, Unit No. 13, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jodi R. Chinn a/k/a Jodi R. Roof** at the suit of Federal National Mortgage Association. Debt: \$103,375.74 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-08715

ALL THAT CERTAIN lot, piece or parcel of land, situate in **Horsham Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a Final Plan of Subdivision of John and Catherine Faust, made by Eastern Engineers and Surveyor, Inc., dated March 16, 1994 and last revised August 29, 1994 and recorded April 5, 1995 in Plan Book A-55, Page 299, as follows, to wit:

BEGINNING at a point on the Easterly side of Park Road [55 feet wide, widened by 5 feet on the Easterly side thereof], said point being measured the two following courses and distances from the intersection of the center line of the said Park Road and the centerline of Davis Grove Road [50 feet wide]:(1) extending North 06 degrees, 29 minutes,

30 seconds East along the said center line of Park Road the distance of 397.52 feet to a point; (2) extending South 83 degrees, 30 minutes, 30 seconds East the distance of 30.00 feet to the place of beginning; thence extending North 06 degrees, 29 minutes, 30 seconds East along the said Easterly side of Park Road the distance of 138.00 feet to a point; Thence extending South 83 degrees, 30 minutes, 30 seconds East along Lot No. 2 the distance of 195.00 feet to a point; thence extending South 06 degrees, 29 minutes, 30 seconds West along lands of various owners the distance of 138.00 feet to a point; Thence extending North 83 degrees, 30 minutes, 30 seconds West along lands of Gerald and Alice Miller the distance of 195.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Gary Allan Roberts, Jr. and Kristie L. Roberts, by Deed dated August 27, 2007 and recorded September 6, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5663, Page 01513 granted and conveyed unto Gary Allan Roberts, Jr.

Parcel Number: 36-00-09616-02-3.

Location of property: 311 Park Road, Ambler, PA 19002-1126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary Allan Roberts, Jr. and Gary A. Roberts, Sr.** at the suit of TruMark Financial Credit Union. Debt: \$439,931.14.

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

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

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

13-08802

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19464, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office of Montgomery County at Norristown, Pennsylvania in Plan Book A-52, Pages 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Foxfield Circle which said point is in line of Lot No. 301; thence extending along the said Foxfield Circle along the arc of a circle curving to the left having a radius of 180 feet and an arc distance of 22.46 feet to a point a corner in line of Lot No. 303; thence extending along the same and through a partition wall North 55 degrees, 46 minutes, 45 seconds West, 125.89 feet to a point a corner; thence extending North 34 degrees, 13 minutes, 15 seconds East, 21 feet to a point a corner in line of Lot No. 301; thence extending along the same and through a partition wall South 55 degrees, 46 minutes East, 117.96 feet to the point and place of beginning.

BEING Lot No. 302.

CONTAINING 2,555 square feet of land, more or less.

BEING the same premises which Kevin M. McCullum a/k/a Kevin M. McCollum and Jennifer McCullum a/k/a Jennifer McCollum, husband and wife, by Deed dated 8/21/2002 and recorded 9/4/2002 in Montgomery County in Deed Book 5422, Page 996 granted and conveyed unto Rebecca V. Alexander and Eugene R. Fluck. And the said Eugene R. Fluck departed this life on 5/27/2011, vesting title solely in Rebecca V. Alexander as Surviving Tenant as of the date of his death.

Parcel Number: 55-00-00606-17-6.

Location of property: 3441 Foxfield Circle, Perkiomenville, PA 18074.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rebecca V. Alexander** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$119,836.32.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-08819

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock N' Knoll, located at 1118 Easton Road, **Upper Moreland Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated September 21, 1976 and recorded on September 24, 1976, in Deed Book 4143, Page 468 and a Code of Regulations dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 4143, Page 502 and Declaration Plan dated August 24, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70, being and designated on Declaration Plan as Unit No. 13 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 2.08%.

TITLE TO SAID PREMISES IS VESTED IN Kevin Mealey, by Deed from Charles John McAfee, dated 06/01/2005, recorded 06/07/2005 in Book 5556, Page 2288.

Parcel Number: 59-00-10421-12-2.

Location of property: 13 Knock N Knoll Circle, Willow Grove, PA 19090-1924.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Kevin Mealey** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$232,502.69.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-08986

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on an ALTA/ACSM Land Title Survey plan, prepared for Keystone Properties prepared by Nave, Newell, Inc., King of Prussia, Pennsylvania, dated October 31, 2002, bounded and described, as follows:

BEGINNING at a point in the center line of Gulph Road (variable width) a corner of lands now or formerly of Robert and Elizabeth Profera; thence, along the centerline of Gulph Road, South 60 degrees, 59 minutes, 35 seconds East, a distance of 268.33 feet to a point; thence, along lands now or late of Universal Health Pennsylvania Properties, Inc., South 24 degrees, 14 minutes, 55 seconds West, a distance of 704.87 feet to a point; thence, along lands now or formerly of Brandywine Grande B, L.P., North 22 degrees, 15 minutes, 22 seconds West, a distance of 640.96 feet to a point in line of lands now or formerly of Robert and Elizabeth Profera; thence, along said lands of Profera, the two (2) following courses and distances: (1) North 83 degrees, 55 minutes, 00 seconds East, a distance of 238.36 feet to a point; (2) North 21 degrees, 25 minutes, 27 seconds East, a distance of 165.79 feet to a point, said point being the first mentioned point and place of beginning.

TOGETHER with the rights and easements set forth in Easement Agreement by and between 357 South Gulph Road Associates, L.P., a Pennsylvania Limited Partnership and Brandywine Croton L.P. dated 11/12/2002 and recorded in Record Book 5434, Page 996.

AND BEING the same premises which Bucks County Office, L.P., a Delaware Limited Partnership by Deeds recorded in the County of Montgomery, granted and conveyed unto the following:

TIC Bucks County Office 3, LLC in Deed Book 5672, Page 750; TIC Bucks County Office 1, LLC and TIC Bucks County Office 2, LLC in Deed Book 5672, Page 892; TIC Bucks County Office 4, LLC in Deed Book 5672, Page 1297; TIC Bucks County Office 5, LLC in Deed Book 5672, Page 1385; TIC Bucks County Office 6, LLC in Deed Book 5672, Page 1593; TIC Bucks County Office 7, LLC in Deed Book 5672, Page 1699; TIC Bucks County Office 8, LLC in Deed Book 5679, Page 725; TIC Bucks County Office 9, LLC in Deed Book 5679, Page 1802; TIC Bucks County Office 10, LLC and TIC Bucks County Office 11, LLC in Deed Book 5679, Page 1817; TIC Bucks County Office 12, LLC and TIC Bucks County Office 13, LLC in Deed Book 5679, Page 1831; TIC Bucks County Office 14, LLC in Deed Book 5679, Page 2154; TIC Bucks County Office 15, LLC in Deed Book 5679, Page 2168; TIC Bucks County Office 16, LLC in Deed Book 5691, Page 2182; TIC Bucks County Office 17, LLC and TIC Bucks County Office 18, LLC in Deed Book 5679, Page 2298; TIC Bucks County Office 19, LLC in Deed Book 5679, Page 2312; TIC Bucks County Office 20, LLC in Deed Book 5679, Page 2326; TIC Bucks County Office 21, LLC in Deed Book 5679, Page 2938; TIC Bucks County Office 22, LLC in Deed Book 5679, Page 2953; TIC Bucks County Office 23, LLC and TIC Bucks County Office 24, LLC in Deed Book 5679, Page 2968; TIC Bucks County Office 25, LLC in Deed Book 5680, Page 60; TIC Bucks County Office 27, LLC in Deed Book 5681, Page 1706; TIC Bucks County Office 28, LLC in Deed Book 5681, Page 1720; TIC Bucks County Office 29, LLC in Deed Book 5681, Page 1734; TIC Bucks County Office 30, LLC in Deed Book and TIC Bucks County Office 31, LLC in Deed Book 5681, Page 2091; TIC Bucks County Office 32, LLC in Deed Book 5681, Page 2105; TIC Bucks County Office 33, LLC in Deed Book 5681, Page 2120; TIC Bucks County Office 26, LLC in Deed Book 5683, Page 824; TIC Bucks County Office 34, LLC in Deed Book 5683, Page 838; TIC Bucks County Office 35, LLC and TIC Bucks County Office 36, LLC in Deed Book 5683, Page 852 and TIC Bucks County Office 37, LLC in Deed Book 5685, Page 2789.

Parcel Number: 58-00-17356-01-9.

Location of property: 357 South Gulph Road, King of Prussia, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **TIC Bucks County Office 1, LLC, et al.** at the suit of Wells Fargo Bank, N.A., as Trustee. Debt: \$18,284,180.76.

Christine R. O'Neil, Attorney.

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

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

13-09441

ALL THAT CERTAIN tract of land in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point of the Southeasterly side line of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 420.00 feet from the intersection of said side line with the Southeasterly side line of Colonial Drive (82 feet wide); thence extending along Lot 289, partly crossing a 30 feet wide Sanitary Sewer Easement South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the Common Area of Colonial Village; thence extending along said lands, through the aforementioned Sanitary Sewer Easement

South 65 degrees, 63 minutes, 50 seconds West, 20.00 feet to a point in line of Lot 291; thence extending along said Lot North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned side line of Morris Road; thence extending along said sideline North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

BEING the same premises which Mary Alderfer, widow, and Michael T. Alderfer by Deed dated 8/31/2006 and recorded 9/6/2006 in Montgomery County in Deed Book 5615, Page 389 granted and conveyed unto Louis A. Martella.

Parcel Number: 06-00-02884-00-8.

Location of property: 740 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Louis A. Martella** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$183,662.08.

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

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

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

13-09525

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of Norriton Knoll Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-42, Page 14, re-recorded in Plan Book A-46, Page 68, as follows:

BEGINNING at a point on the Northwesterly side of Fieldcrest Avenue (50.00 feet wide), a corner of this and Lot No. 155, as shown on said plan, which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Rockwood Drive (50.00 feet wide): (1) leaving Rockwood Drive on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the Northwesterly side of Fieldcrest Avenue, aforesaid; and (2) North 60 degrees, 52 minutes, 30 seconds East along said side thereof 326.00 feet to the point of beginning.

CONTAINING in frontage or breadth along the Northwesterly side of Fieldcrest Avenue on a course measured North 60 degrees, 52 minutes, 30 seconds East, 20.00 feet, and extending of that width in length or depth between parallel lines, at right angles thereto, Northwestwardly, 128.00 feet.

BEING Lot No. 156, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Randie S. Wynn, by Deed from Robert C. D'Abbene and Caroline M. D'Abbene, h/w, dated 06/30/1995, recorded 07/03/1995 in Book 5117, Page 222.

Parcel Number: 63-00-02262-68-1.

Location of property: 2477 Fieldcrest Avenue, Norristown, PA 19403-5116.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randie S. Wynn** at the suit of Green Tree Servicing, LLC. Debt: \$156,561.63.

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.

13-09707

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated April 9, 1948 and revised February 18, 1949, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Hawthorne Road (50 feet wide) at the distance of 120 feet Southeastwardly from the Southeasterly side of Monroe Avenue (50 feet wide); thence extending North 44 degrees, 51 minutes East, 125 feet to a stake; thence extending South 45 degrees, 9 minutes East, 60 feet to a stake; thence extending South 44 degrees, 51 minutes West, 125 feet to a stake in the Northeasterly side of the said Hawthorne Road; thence extending along the said side of Hawthorne Road North 45 degrees, 9 minutes West, 60 feet to the first mentioned point and place of beginning.

BEING Lot 8 and the Northwesterly one-half of Lot 7, Block 10 on a Plan of Glenside Manor.

TITLE TO SAID PREMISES IS VESTED IN John Frisenda, Jr. and Melissa Frisenda, by Deed from Antonios S. Memis and Lauren Memis, dated 04/15/2007, recorded 04/26/2007 in Book 5644, Page 2309.

Parcel Number: 30-00-27784-00-5.

Location of property: 2721 Hawthorne Road, Glenside, PA 19038-2406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Frisenda, Jr. and Melissa Frisenda** at the suit of Wells Fargo Bank, N.A. Debt: \$180,873.08.

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

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

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

13-09743

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

BEGINNING at a point on the Northeasterly side of Poplar Street at the distance of 139 1/2 feet Northwestwardly from the Northwesterly side of Arch Street; thence Northwestwardly along the said side of said Poplar Street 30 feet to a point a corner; thence along land now or late of Paul D. Miller Northeastwardly 120 feet to the edge of a twenty feet wide alley; thence along the same Southeastwardly 30 feet to a point, a corner; thence along land now or late of Eliza D. Saurman Southeastwardly 120 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William H. Fishman by Deed from Rosa M. Duquesne dated September 3, 2003 and recorded September 15, 2003 in Deed Book 5473, Page 91.

Parcel Number: 13-00-30772-00-4.

Location of property: 225 East Poplar Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William H. Fishman** at the suit of Federal National Mortgage Association. Debt: \$90,150.92.

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.

13-09858

ALL THAT CERTAIN messuage being the Easterly half of a double dwelling house and lot or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron bolt in the middle of a public road leading from Sanatoga to Limerick Station in the line of lands now or late of Emanuel Schurr and Daniel B. Detwiler; thence by the latter South forty-four degrees, thirty-five minutes West, four hundred and forty one and five tenths feet to a point within Sixteen and one-half feet of the center line of the Philadelphia & Reading Railroad; thence along the said railroad North twenty-five degrees, thirty minutes East, forty-two and one-half feet to a point sixteen and one-half feet from said center line; thence by land about to be conveyed to Paul F. Copenhagen et ux. North forty-four degrees, thirty-five minutes East, four hundred twenty-seven feet to an iron bolt in the middle of said public road; thence along the middle of said public road by lands now or late of Emanuel Schurr South forty-one degrees, thirty-two minutes East, forty feet, one inch to the place of beginning.

CONTAINING seventeen thousand, three hundred sixty square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Eileen C. Oesterle, by Deed from Christian E. Oesterle, Jr., Deceased and Eileen C. Oesterle, dated 12/11/2006, recorded 12/26/2006 in Book 5629, Page 28.

Parcel Number: 37-00-02623-00-4.

Location of property: 55 Longview Road, Royersford, PA 19468-1011.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen C. Oesterle** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$223,674.72.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-09905

ALL THAT CERTAIN property, situated in **Cheltenham Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 6/30/88 and recorded 7/1/88, among the land records of the County and State set forth above, in Deed Volume 4878 and Page 496. More fully described as:

ALL THAT CERTAIN lot or piece of ground, situate in Cheltenham Township, Montgomery County, Pennsylvania, together with the buildings and improvements thereon erected, and described according to a survey and plan thereof made by George B. Mebus, Registered Engineer, Glenside, Pennsylvania on April 8, 1943, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Limekiln Turnpike at the distance of 95 feet, 11 7/8 inches Southeastwardly from the intersection which the said side of Limekiln Turnpike makes with the Southeasterly side of Greenwood Avenue (originally 33 feet wide, but since widened 21 feet on the Northwesterly side of its present width of 54 feet); thence along Lot No. 5 North 66 degrees, 58 minutes East, passing through a party wall of a garage 124 feet, 3/8 inches to a point; thence along the Southwesterly side of Lot No. 8 South 20 degrees, 57 minutes, 55 seconds East, 45 feet, 3/8 inches to a point; thence through Lot No. 6 South 66 degrees, 58 minutes West, 122 feet 4 5/8 inches to a point in the aforesaid Northeasterly side of Limekiln Turnpike; thence along the same North 23 degrees, 2 minutes, 00 seconds West, 45 feet to the place of beginning.

BEING the same premises which Steven J. Schonwald and Alyce Amelia H. Schonwald, his wife by Deed dated 06/30/1988 and recorded 7/01/1988 in Montgomery County in Deed Book 4878, Page 496 granted and conveyed unto Daniel Jones and Debra Jones, his wife, as Tenants by the Entireties.

Parcel Number: 31-00-17134-00-7.

Location of property: 8355 Limekiln Pike, Wyncote, PA 19095.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel A. Jones and Debra D. Jones** at the suit of The Bank of New York Mellon, the Successor to JP Morgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1. Debt: \$117,329.95.

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

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

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

13-09919

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and State of Pennsylvania being Lot #24, Section "C" on a Plan of Hillcrest prepared by Herbert H. Metz, R.E., as follows, to wit:

BEGINNING at a point in the center line of Crestview Road (60 feet wide) 525.24 feet as measured along the center line of Crestview Road Northeastwardly on the center line of Third Street (50 feet wide) being also a corner of Lot #23 on said plan, thence continuing along the center line of Crestview Road by a curved line curving to the right having a radius of 4,428.72 feet a distance of 75.24 feet to a point a corner of this and Lot #25 on said plan; thence extending along Lot #25 on said plan South 42 degrees, 41 minutes East, 243.51 feet to a point a corner of this and Lot #9, Section "D" on said plan South 47 degrees, 19 minutes West, 75 feet to a point a corner of this and Lot #23, Section "C" on said plan; thence extending along the line of Lot #23, Section "C" on said plan, North 42 degrees, 41 minutes West, 249.35 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rosa Troyo by Deed from Eric Todd Steigelman, dated January 23, 2007 and recorded February 26, 2007 in Deed Book 5636, Page 01961.

Parcel Number: 11-00-03168-00-7.

Location of property: 315 Crestview Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosa Troyo** at the suit of Federal National Mortgage Association. Debt: \$252,439.29.

Christine L. Graham, Attorney.

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

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

13-10563

ALL THAT CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lots No. 394, 395, 396 and 397 on Plan of Lots called "Beechwood" surveyed for Wood Harmon Real Estate Trustee by Milton R. Yerkes on April 20, 1907 which plan is recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 564, Page 500.

ONE THEREOF BEING Lot Nos. 394 and 395 and described together as one lot, according to a survey and plan thereof made by Henry D. Soderbart, by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania on February 5, 1947, as follows, to wit:

BEGINNING at a point on the Northwest side of Delmont Avenue (40 feet wide) at the distance of 274 feet measured North 49 degrees, 01 minute East along the said Northwest side of Delmont Avenue from its intersection with the Northerly side of Lawndale Avenue; thence extending North 40 degrees, 59 minutes West, 135 feet to a point; thence extending North 49 degrees, 01 minute East, 50 feet to a point; thence extending South 40 degrees, 59 minutes East, 135 feet to a point on the said Northwest side of Delmont Avenue; thence extending South 49 degrees, 01 minute West along the said Northwest side of Delmont Avenue, 50 feet to the first mentioned point and place of beginning.

THE REMAINING OTHER THEREOF BEING Lot Nos. 396 and 397 and described together as one lot, as follows, to wit:

BEGINNING at a point on the Northwest side of Delmont Avenue (40 feet wide) at the distance of 324 feet measured Northeastward along the said Northwest side of Delmont Avenue from its intersection with the Northeast side of Lawndale Avenue (50 feet wide) being a corner of this and Lot No. 395 on said plan; thence extending North 40 degrees, 59 minutes West along Lot No. 395 on said plan 135 feet to a point in the rear line of Lot No. 370 on said plan; thence extending North 49 degrees, 01 minutes East along the rear lines of Lot Nos. 370 and 369 on said plan, 50 feet to a point in line of Lot No. 398 on said plan; thence extending South 40 degrees, 59 minutes East along line of Lot No. 398 on said plan, 135 feet to a point on the said Northwest side of Delmont Avenue; thence extending South 49 degrees, 01 minute West along the said Northwest side of Delmont Avenue, 50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian W. Crooks and Julian Crooks, by Deed from Allen S. Beale and Claire-Juliette M. Beale, h/w, dated 09/14/2007, recorded 09/26/2007 in Book 5666, Page 1028.

Parcel Number: 40-00-15096-00-2.

Location of property: 840 Delmont Drive, Wynnewood, PA 19096-2608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julian Crooks and Brian W. Crooks** at the suit of Wells Fargo Bank, N.A. Debt: \$340,972.56.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-10684

ALL THAT CERTAIN unit designated as Unit Number 629 being a unit in The Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. as designated in the Declaration of Condominium of The Meadows bearing date January 4, 1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on January 12, 1984 and Plats and Plans for Condominium bearing date January 4, 1984 and recorded as Exhibit "C" of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest being .34% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which John B. Tomaselli and Ann F. Tomaselli, husband and wife by Deed dated July 31, 2001 and recorded September 6, 2001 in the Office of the Recorder Deeds in and for Montgomery County in Deed Book 5374, Page 1445 granted and conveyed unto Collette L. Zimmer, as sole owner.

Parcel Number: 61-00-01660-59-2.

Location of property: 629 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Collette L. Zimmer** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$197,567.27.

Andrew J. Marley, Attorney.

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

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

13-10690

ALL THAT CERTAIN message and lot or piece of land, known as No. 209 Chain Street, situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chain Street, at the distance of 64 feet Northeasterly from Lafayette Street; thence, Northwesterly at right angles to Chain Street, the line passing through the middle of the partition wall between the house on these premises and house on adjoining premises, 101 feet to a point on the Southeasterly side of a 4 feet wide alley laid out for the use of this and other premises abutting thereon; thence along said side of said alley, Northeasterly 17 feet to a point, a corner; and thence Southeasterly, parallel with the first line, 101 feet to the Northwesterly side of Chain Street, aforesaid; and thence along said side of said Chain Street, Southwesterly 17 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alex E. Shewchuk, III, by Deed from Mary Anne Santangelo and Charles J. Santangelo, dated 12/19/1997, recorded 12/26/1997 in Book 5211, Page 1023.

Parcel Number: 13-00-07252-00-7.

Location of property: 209 Chain Street, Norristown, PA 19401-4503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alex E. Shewchuk, III** at the suit of JP Morgan Chase Bank, N.A. Debt: \$59,085.50.

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

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

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

13-11465

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected or to be erected situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot 13 according to plan thereof made by George B. Mebus, Registered Professional Engineer on 12/7/48 and last revised 3/9/49 and being more fully bounded and described, as follows:

BEGINNING at a point on the North side of Woodland Road (40 feet wide) said point being at a distance of 15 feet measured North 78 degrees, 30 minutes, 10 seconds West from the intersection of said side of Woodland Road with the West side of Pershing Avenue (40 feet wide) (both lines produced); thence along the North side of Woodland Road North 78 degrees, 30 minutes, 10 seconds West a distance of 35.00 feet to a point; thence along the line of Lot 12 North 11 degrees, 29 minutes, 50 seconds East a distance of 120.00 feet to a point; thence South 78 degrees, 30 minutes, 10 seconds East, a distance of 11.57 feet to a point in the West side of Pershing Avenue; thence along said side of Pershing Avenue, South 46 degrees, 2 minutes, 10 seconds East a distance of 12.84 feet to a point of curve in said side of Pershing Avenue; thence along the same by a line curving to the right having a radius of 60 feet the arc distance of 60.25 feet to a point of tangent; thence still along the same, South 11 degrees, 29 minutes, 50 seconds West a distance of 47.48 feet to a point of curve in said side of Pershing Avenue; thence along the same by a line curving to the right and connecting the West side of Pershing Avenue with the North side of Woodland Road having a radius of 15.00 feet the arc distance of 23.56 feet to the point and place of beginning.

BEING the same premises which Anthony M. Merlino and Marie E. Merlino, his wife, by Indenture bearing date the 18th day of September A.D. 1971, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1704, Page 379 granted and conveyed unto Marie E. Merlino in fee.

TITLE TO SAID PREMISES IS VESTED IN George R. Kauffman and Donna M. Kauffman, his wife, as Tenants by Entireties by Deed from Marie E. Merlino dated 10/16/1972 recorded 11/09/1972 in Deed Book 3803, Page 472.

Parcel Number: 30-00-53444-00-4.

Location of property: 2304 Pershing Avenue, Township of Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna M. Kauffman and George R. Kauffman** at the suit of Omat I Reo Holdings, LLC. Debt: \$154,551.30.

Salvatore Carollo, Attorney. I.D. #311050

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

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

13-11632

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Merion Township**, County of Montgomery, Pennsylvania, being shown as Lot #2 on a plan entitled "Subdivision/Erosion Sediment Control Plan", plan made for Matthew and Ellen Cohen, prepared by Yerkes Associates, Inc. dated 7/9/80 and last revised 2/28/95 and recorded in Plan Book B-41, Page 332 and being more particularly described, as follows:

BEGINNING at a point on the center line of Bangor Road (originally 40 feet wide, widened by 5 feet on the Easterly side of 45 feet), said point being located Northerly 158.0 feet from the center line of Montgomery Road; thence from said point of beginning along the original center line of Bangor Road, North 06 degrees, 03 minutes East, 60.00 feet to a point, a corner of Lot #1; thence along the Southerly line of Lot #1, South 83 degrees, 45 minutes East crossing a monument to be set on the Easterly side line of Bangor Road at the distance of 25.00 feet a total distance of 145.00 feet to a point on the Westerly line of lands now or formerly of Pamela M. Kleiman; thence along said line of Pamela M. Kleiman and land now or formerly of John J. and Frances G. Gallagher, South 6 degrees, 3 minutes West, 60.00 feet to a point on the Northerly line of lands now or formerly of John A. and Rita Mizli; thence along the Northerly line of said John A. and Rita Mizli, land now or formerly of Joyce Ann a/k/a Joyce M. Breeding, land now or formerly of Leon and Lana Shtekher and Efim and Irina Kalilahaman and lands now or formerly of 319 Montgomery Avenue, North 83 degrees, 45 minutes West, crossing a monument to be set on the Easterly side line of Bangor Road, at the distance of 120.00 feet, a total distance of 145.00 feet to the first mentioned point and place of beginning.

CONTAINING zero and two hundred one-thousandths parts of an acre (0.200 AC) be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Vincent Varvolis, by Deed from Matthew Brady and Mary Brady, h/w, dated 11/29/2004, recorded 03/08/2005 in Book 5545, Page 2760.

Parcel Number: 40-00-04085-00-6.

Location of property: 303 Bangor Road, Bala Cynwyd, PA 19004-2803.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent Varvolis** at the suit of Deutsche Bank National Trust Company as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2005-AR1. Debt: \$549,211.54.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-11642

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, and described according to a survey of properties made for HC Veitz on 10/9/1959 by Reeder, Hagarty and Bryan Professional Engineers, Upper Derby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwest side of Rambo Street (50 feet wide) at the distance of 104.20 feet measured along the said side of Rambo Street North 26 degrees, 41 minutes West from its intersection with the Northwest side of Prospect Street (60 feet wide).

CONTAINING in front or breadth North 26 degrees, 41 minutes West, 16 feet and extending of that width in length or depth South 63 degrees, 19 minutes West the Northwest line and the Southeast line extending partly through the party wall between these premises and the premises adjoining to the northwest and southeast respectively 70 feet.

BEING Lot No. 17.

BEING the same premises which The Bank of New York Mellon f/k/a The Bank of New York, as Successor to JP Morgan Chase Bank, N.A., as Trustee for the Holders of Structured Asset Mortgage Investments II Trust 2006-7 by BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing, L.P. its Attorney in Fact by Power of Attorney recorded 10/03/2001 Book 207, Page 2153 by Deed dated 6/21/2010 and recorded 8/9/2010 in Montgomery County in Deed Book 5776, Page 236 granted and conveyed unto Sara Jenkins.

Parcel Number: 02-00-05056-00-9.

Location of property: 314 East Rambo Street, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sara Jenkins** 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: \$128,001.47.

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

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

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

13-11774

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery in Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Pages 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 4-C, 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).

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

TITLE TO SAID PREMISES IS VESTED IN Steven J. Sands, by Deed from Jennifer Ewaniuk, dated 10/24/2008, recorded 10/29/2008 in Book 5712, Page 656.

Parcel Number: 59-00-19898-36-5.

Location of property: 515 York Road, Unit 4-C a/k/a 515 North York Road, Unit 4-C, Willow Grove, PA 19090-2633.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Steven J. Sands** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$166,263.55.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-12046

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

BEGINNING at a point on the Northwest side of Arch Street at a distance of 80 feet Northeasterly from Poplar Street; thence parallel to Poplar Street, Northwesterly along land of H.B. and F.L. Smith 99.5 feet to Lot Number 25, sold to Thomas M. Saurman; thence by Lot Number 25 Northeastwardly at right angles to Poplar Street 20 feet to a corner in line of land of Flora V. Weaver; thence alongside land of Flora V. Weaver, Southeastwardly 995 feet to Arch Street, aforesaid; thence along the Northwest side thereof Southwestwardly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Benito Gomez and Maritza Gomez, by Deed from Federal National Mortgage Association, a/k/a, Fannie Mae, a Corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 06/30/2005, recorded 07/22/2005 in Book 5563, Page 774.

Parcel Number: 13-00-02444-00-9.

Location of property: 1329 Arch Street, Norristown, PA 19401-3559.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benito Gomez and Maritza Gomez** at the suit of JP Morgan Chase Bank, N.A. Debt: \$82,745.05.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-12111

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of Subdivision Correcting Original Plan of Subdivision for Accorn Hills, prepared 11/8/1985 recorded in Plan Book A-47, Page 412 prepared for Brian J. and Patrice M. Lynch and Charles A. and Maryanne Brown, made by Urwiler & Walter, Inc., Telford, Pennsylvania, dated February 28, 1991, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Acorn Lane (54 feet wide), said point being a point, a corner of Lot #10 as shown on the above mentioned plan; thence extending along the Northwesterly side of Acorn Lane, South 46 degrees, 45 minutes, 21 seconds West, 44.27 feet to a point of curve on the Northwesterly side of Acorn Lane; thence extending from said point of curve and still along the said side of Acorn Lane on the arc of a circle curving to the left having a radius of 127.00 feet and the arc distance of 60.96 feet to a point, a corner of lands of Brian J. and Patrice Lynch; thence extending along the aforesaid lands, North 63 degrees, 04 minutes, 42 seconds West, 50.32 feet to a point, a corner of lands now or late of Charles A. and Maryanne Brown; thence extending along the aforesaid lands, North 44 degrees, 51 minutes, 37 seconds West, 148.57 feet to a point, a corner of lands now or late of Montgomery County Industrial Development Authority; thence extending along the aforesaid lands, North 46 degrees, 45 minutes, 21 seconds East, 124.19 feet to a point, a corner of Lot #10 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 43 degrees, 14 minutes, 39 seconds East, 181.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Brian J. Lynch and Patrice M. Lynch, husband and wife, by Deed dated April 19, 2001 and recorded April 27, 2001 in Montgomery County in Deed Book 5357, Page 2448 granted and conveyed unto James S. Blake and Debra P. Blake, in fee.

AND the said James S. Blake has since departed this life on December 5, 2008, whereby title to the said premises vested solely in the said Debra P. Blake by Right of Survivorship.

AND the said Debra P. Blake, being so thereof seized, departed this life on March 18, 2013 leaving a Last Will and Testament at Montgomery County as Will No. 2013-1375 wherein said testatrix did nominate, constitute and appoint R. Bruce Radcliff, Executor to whom Letters Testamentary were granted on April 3, 2013.

Parcel Number: 56-00-00000-72-7.

Location of property: 249 Acorn Lane, North Wales, Upper Gwynedd Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Estate of Debra Pearl Blake a/k/a Debra Blake and Debra P. Blake and R. Bruce Radcliff, Executor** at the suit of Merck Sharp and Dohme Federal Credit Union. Debt: \$50,909.65.

Jeffrey G. Trauger, Attorney.

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

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

13-12161

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 Northwest side of Buttonwood Street, at the distance of 276 feet, 10 inches Northeasterly from the North corner of Airy and Buttonwood Streets, a corner of this and land formerly conveyed to said Kuntz Estate; thence by the same line passing through the middle of the partition wall between this and the house on said Kuntz adjoining land, Northwesterly 140 feet to a 20 feet wide alley; thence along said alley, Northeasterly 16 feet, 6 inches to land formerly of the said The Hamilton Terrace Company; thence by the same, the line passing through the middle of the partition wall between this and the house on said The Hamilton Terrace Company's adjoining land, Southeasterly 140 feet to Buttonwood Street aforesaid and along the Northwest side thereof, Southwesterly 16 feet, 6 inches to the place of beginning.

BEING the same premises which Hauser Corporation by Deed dated 5/8/2006 and recorded 7/18/2006 in Montgomery County in Deed Book 5608, Page 1732 granted and conveyed unto Michael Keane and Corrine Keane, husband and wife.

Parcel Number: 13-00-05824-00-4.

Location of property: 519 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Corrine Keane and Michael Keane** at the suit of Green Tree Servicing, LLC. Debt: \$135,663.20.

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

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

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

13-12443

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known as Lots No. 80 and 81 on plan of lots laid out by J. Edward Bean, known as Rose Lawn Terrace, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rose Avenue at the distance of 283.42 feet Southwestwardly from the Southwest side of Ridge Turnpike Road, a corner of this and Lot No. 82 belonging to William J. Cavanaugh; thence along the same Northwestwardly 125.00 feet to a point a corner of this and Lot No. 62 on said plan; thence along Lots Nos. 62 and 63 Southwestwardly 80.00 feet to a point a corner of this and Lot No. 79 on said plan, also a corner of Lot No. 64; thence along Lot No. 9 parallel with the first course Southeastwardly 125.00 feet to Rose Avenue aforesaid; thence along the Northwestwardly side thereof Northeastwardly 80.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip Graziano, by Deed from Philip Graziano and Karyn Folino, dated 07/31/2008, recorded 08/27/2008 in Book 5705, Page 968.

Parcel Number: 63-00-07411-00-5.

Location of property: 13 Rose Avenue, Norristown, PA 19403-3024.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Graziano** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$266,290.31.

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

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

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

13-12469

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Randy Run" as laid out for Robert L. Gresh, Inc., by Ralph E. Shaner & Son Engineering Company as of 7/3/1966, as follows, to wit:

BEGINNING at the Northwesterly corner of Lot #28, said point being on the Southerly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid Randy Drive and another given 50 feet wide street known as Gresh Drive, South 77 degrees, 08 minutes East, 120 feet; thence from said point of beginning continuing along the Westerly side of Lot #28 South 12 degrees, 52 minutes West, 200 feet to a corner on line other lands of the Grantor; thence along the same North 77 degrees, 08 minutes West, 120 feet to a corner on the Easterly property line of Gresh Drive; thence along the same North 12 degrees, 52 minutes East, 180 feet to a point of curvature; thence by a curve curving to the right having a radius of 20 feet and an arc length of 31.42 feet to a point of tangency on the Southerly property line of Randy Drive; thence along the same South 77 degrees, 08 minutes East, 100 feet to a corner and place of beginning.

BEING all of Lot #29 of a Plan of Lots known as "Randy Run".

TITLE TO SAID PREMISES IS VESTED IN Barbara A. Oxenford, by Deed from Andrew Duffy and Kristen J. Duffy, h/w, dated 06/17/2010, recorded 06/18/2010 in Book 5770, Page 1127.

Parcel Number: 42-00-04009-00-8.

Location of property: 1352 Randy Drive, Pottstown, PA 19464-2944.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara A. Oxenford** at the suit of Wells Fargo Bank, N.A. Debt: \$153,974.78.

Jonathan Lobbb, Attorney. I.D. #312174

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

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

13-12616

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of Green Ridge Farm, Section No. 3 made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on November 30, 1957 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-4, Page 27 on December 21, 1957, which said plan was revised on August 30, 1958 and re-recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-4, Page 80 on September 26, 1958 and more fully described, as follows, to wit:

BEGINNING at a point on the Northwest side of Pine Road (forty-six and five-tenths feet wide having been widened from its original width of thirty-three feet by the addition of thirteen and five-tenths feet on its Northwest side thereof) which point is measured South forty-five degrees, fifty-eight minutes, twenty-five seconds West, four hundred seventy-four and seventy-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty and ninety-five hundredths feet from a point on the Southwest side of Lawrence Road (fifty feet wide); thence extending along the Northwest side of Pine Road South forty-five degrees, fifty eight minutes, twenty-five seconds West, one hundred thirty-one and fifteen hundredths feet to a point; thence extending North forty-four degrees, one minute, thirty-five seconds West, one hundred forty and twenty-five hundredths feet at a point; thence extending North forty-three degrees, thirty-six minutes, fifteen seconds East, one hundred thirty-one and twenty-six hundredths feet to a point; thence extending South forty-four degrees, one minute, thirty-five seconds East, one hundred forty-five and sixty-eight hundredths feet to a point on the Northwest side of Pine Road the first mentioned point and place of beginning.

BEING Lot No. 201 Pine Road.

BEING the same parcel conveyed to Frances Jo E. Delrossi and Michael Delrossi from Frances Jo E. Delrossi, by virtue of a Deed Dated 1/18/2002, Recorded 2/21/2002, in Deed Book 5396, Page 2057, as Instrument No. 003939 County of Montgomery, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Frances Jo E. Delrossi and Michael Delrossi, h/w, by Deed from Frances Jo E. DelRossi, dated 01/18/2002, recorded 02/21/2002 in Book 5396, Page 2057.

Parcel Number: 41-00-07291-00-3.

Location of property: 3908 Pine Road, Huntingdon Valley, PA 19006-2307.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frances Jo Delrossi, E. a/k/a Frances Jo Delrossi and Michael Delrossi** at the suit of JP Morgan Chase Bank, National Association. Debt: \$283,463.23.

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

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

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

13-12650

ALL THAT CERTAIN message and lot of land, situate in the **Norristown Borough**, County of Montgomery and State of Pennsylvania known as No. 1209 Arch Street bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Arch Street at the distance of 120 feet Southwesterly from Wood Street, a corner of this and house and lot formerly of Mary Rice, but now of Ralph K. Quillman; thence by said Ralph Quillman's lot Northwesterly 100 feet to a point, a corner, thence Southwesterly 20 feet to other land of the said Charles J. Quillman of which this was a part; thence by said last mentioned land Southeasterly the line passing through the middle of the party wall between the houses 100 feet to Arch Street and along the Northwest side thereof Northeasterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen R. Byrd by Deed from Gregory B. Byrd and Karen R. Byrd, his wife, dated 9/30/2008 and recorded 10/30/2009 in the Montgomery County Recorder of Deeds in Book 5712, Page 01181.

Parcel Number: 13-00-02396-00-3.

Location of property: 1209 Arch Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Karen R. Byrd** at the suit of Nationstar Mortgage, LLC. Debt: \$151,408.33.

Patrick J. Wesner, Attorney.

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

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

13-12882

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a revised Plan of Whitemarsh Village, Section #2 and recorded at Norristown in Deed Book 2093, Page 601, as follows:

BEGINNING at a point on the Southeasterly side of Patton Road (50 feet wide) measured the three following courses and distances from a point of tangent on the Northeasterly side of Hall Drive (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32.45 feet to a point of tangent; (2) along the Southeasterly side of Patton Road, North 77 degrees, 27 minutes, 7 seconds East, 110.81 feet to a point of curve; (3) along the Southeasterly side Patton Road, on the arc of a circle curving to the right having radius of 14.75 feet the arc distance of 77.83 feet to the point and place of beginning; thence from said beginning point along the Southeasterly side of Patton Road on the arc of a circle curving to the right having a radius of 14.75 feet the arc distance 85.11 feet to a point; thence extending South 5 degrees, 6 minutes, 48 seconds West, 190.53 feet to a point on the Northwesterly side of a drainage right-of-way (60 feet wide); thence extending along the same South 74 degrees, 29 minutes, 14 seconds West, 86.42 feet to a point; thence extending North 5 degrees, 6 minutes, 48 seconds West, 202.03 feet to a point on the Southeasterly side of Patton Road, the first mentioned point and place of beginning.

BEING the same premises which F & M Realty, LLC by Deed dated 10/15/2007 and recorded 10/29/2007 in Montgomery County in Deed Book 5670, Page 302 granted and conveyed unto Candace O. Rud.

Parcel Number: 52-00-13591-00-1.

Location of property: 8618 Patton Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Candace Olivia Rud** at the suit of Ocwen Loan Servicing, LLC. Debt: \$296,224.46.

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

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

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

13-13201

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as 202 East Fornance Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Fornance Street, a corner of this and land formerly of said Milton S. Bodey and by him conveyed to H. Walton Wood, said point being at the distance of 19 feet, 6 inches Southeasterly from the South corner of Green and Fornance Streets; thence along the Southwest side of Fornance Street, Southeasterly 21 feet, 04 inches to a point, a corner of this and other land of said Milton S. Bodey; thence at right angles to Fornance Street, along line of said land of said Milton S. Bodey, Southwesterly 120 feet to a point in the Northeast side of Boorse Alley, laid out 20 feet wide; thence along said side of said alley, Northwesterly 21 feet, 04 inches to a point, a corner of this and aforesaid land of H. Walton Wood; thence along same at right angles to Fornance Street, and passing for a part of the distance through the middle of the said partition wall between this and house erected on said adjoining land, Northeasterly 120 feet to the place of beginning.

BEING the same premises which Jamil M. Ali and Angelina M. Ali, husband and wife, by Deed dated June 8, 2006 and recorded March 5, 2007 in Montgomery County in Deed Book 5604, Page 600 granted and conveyed unto Angelina M. Ali, in fee.

Parcel Number: 13-00-11584-00-4.

Location of property: 202 East Fornance Street, Norristown Borough, Montgomery County, PA.

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

Seized and taken in execution as the property of **Angeline M. Longo-Ali a/k/a Angeline M. Ali** at the suit of First Niagara Bank, N.A. Debt: \$95,815.56.

Jeffrey G. Trauger, Attorney.

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

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

13-13209

ALL THAT CERTAIN message and lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being one-half of lot marked and numbered 66 on the Plan of Lots of "Lansdale Heights", recorded in the Office for the Recording of Deeds, etc., at Norristown, Montgomery County and State aforesaid, in Deed Book No. 608, Page 500, etc., bounded and described, as follows, to wit:

SITUATE on the North side of Columbia Avenue at the distance of one hundred and thirty-one and four-tenths Westward from the West side of Towamencin Avenue, containing in front or breadth on the said Columbia Avenue twenty-five feet, and extending of that width in length or depth Northward between parallel lines at right angles to said Columbia Avenue, one hundred and fifty-five feet to a certain twenty feet wide alley running from Towamencin Avenue to Cannon Avenue.

TITLE TO SAID PREMISES IS VESTED IN Margarita Alan Wiley and Brian K. Wiley, h/w, by Deed from Margarita Alan and Iris Kirtan, daughter and mother, dated 10/20/2004, recorded 11/09/2004 in Book 5532, Page 221. Parcel Number: 11-00-02532-00-4.

Location of property: 611 Columbia Avenue, Lansdale, PA 19446-3307.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margarita Alan-Wiley and Brian K. Wiley** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-19. Debt: \$306,592.50.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-13214

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, 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 of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 332 being designated on Declaration Plan as Unit 2-F as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common Elements (as defined in such Declaration).

BEING the same premises which Melissa Eberz, by Deed dated 06-30-04 and recorded 07-08-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5515, Page 1409, granted and conveyed unto Young Jae Song and Jae Bok Song as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Tariq R. Sabir, by Deed from Young Jae Song and Jae Bok Song, dated 12/14/2009, recorded 12/17/2009 in Book 5754, Page 335.

Parcel Number: 59-00-19898-16-7.

Location of property: 515 York Road, Unit 2F a/k/a 515 North York Road, Condominium 2-F, Willow Grove, PA 19090-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tariq R. Sabir** at the suit of JP Morgan Chase Bank, National Association. Debt: \$139,677.76.

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

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

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

13-13218

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 according to a survey and plan thereof made by George C. Heilman, Registered Surveyor on 2/28/1962, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street (66 feet wide) at the distance of 37.51 feet measured North 45 degrees, East along the said side of Stanbridge Street from a point in line of land now or late of Harry Butera, which point is measured South 45 degrees, East along said line 33 feet from a point in the center line of said Stanbridge Street, which last mentioned point is at the distance of 2091.53 feet measured Northeastwardly along said center line from its point of intersection with the center line of Sterigere Street (66 feet wide).

CONTAINING in front or breadth on the said Stanbridge Street 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Stanbridge Street, the Northeastly and Southwestly lines thereof passing partly through the party wall of the building erected on this lot and the building erected on the Northeast and Southwest thereof 90 feet to a certain 20 feet wide alley.

BEING Lot 3 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide alley as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Jeremy A. Sheets and Heather L. Sheets, h/w, by Deed from Armand V. Vagnoni and Mary L. Vagnoni, h/w, dated 01/25/2007, recorded 01/29/2007 in Book 5633, Page 1106.

Parcel Number: 13-00-35064-00-5.

Location of property: 1442 Stanbridge Street, Norristown, PA 19401-5310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather L. Sheets and Jeremy A. Sheets** at the suit of U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2007-3. Debt: \$157,248.67.

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

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

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

13-13246

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 16 on a plan of Subdivision No. 2 of Norriton Park, prepared by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, dated August 16th, 1955, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Dorp Lane, fifty feet wide, at the distance of two hundred thirty feet measured along the Northeast side of Dorp Lane on a course of South fifty degrees, twenty-seven minutes East from the point of tangent of a curve, which last mentioned point is at the distance of thirty-one feet and forty-two one-hundredths of a foot, measured Southwestwardly and Southeastwardly along the arc of a circle curving to the left, having a radius of twenty feet from a point on the Southeast side of Stanbridge Street, forty-five feet wide, said point of beginning being a corner of Lot No. 17 on said plan; thence extending along Lot No. 17, North thirty-nine degrees, thirty-three minutes East, one hundred sixty feet to a point in line of Lot No. 19; thence along Lot No. 19, South fifty degrees, twenty-two minutes East, one hundred forty-seven feet and sixty-three one-hundredths of a foot to a point, a corner; thence extending South twenty-six degrees, twenty-nine minutes West, sixty feet and ninety-six one-hundredths of a foot to a point; thence South sixty-seven degrees, twenty-two minutes, forty-six seconds West, one hundred thirty-six feet and forty-one one-hundredths of a foot to a point on the Northeast side of Dorp Lane aforesaid; thence extending along the Northeast side of Dorp Lane, Northwestwardly on a line curving to the left, having a radius of one hundred seventy-five feet, the arc distance of eighty-five feet to a point; thence continuing along the Northeast side of Dorp Lane, North fifty degrees, twenty-seven minutes West, fifteen feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and conditions therein set forth.

TITLE TO SAID PREMISES IS VESTED IN Nancy Iacovoni and Leslie Iacovoni, by Deed from Wayne E. Klitsch and Barbara A. Miller, h/w, dated 08/17/2012, recorded 08/29/2012 in Book 5846, Page 1798.

Parcel Number: 33-00-02362-00-8.

Location of property: 2722 Dorp Lane, East Norriton, PA 19401-1774.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leslie Iacovoni and Nancy Iacovoni** at the suit of Wells Fargo Bank, N.A. Debt: \$128,265.29.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-13609

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a Site Plan made for Whitpain Hills Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number: 10 East Side Drive.

BEING Unit Number 13 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as "Skippack Pike", and center line of said right-of-way is measured the two following courses and distances from a point, a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike, North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate, South 46 degrees, 47 minutes, 56 seconds West, 730 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

BEING the same premises which Emilton Cortes and Migdalina Cortes, husband and wife by Deed dated 4/7/2008 and recorded 4/9/2008 in Montgomery County in Deed Book 5690, Page 1775 granted and conveyed unto John Daniel and Janet Daniel.

Parcel Number: 66-00-06407-80-8.

Location of property: 1013 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Janet Daniel and John Daniel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$202,705.87.

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

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

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

13-13860

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a land subdivision plan for Paul J. Moser by John J. Dzedzy, Inc., Civil Engineer and Land Surveyor, dated June 22, 1984, last revised on September 27, 1995 by Showalter & Associates, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-55, Page 483, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of North Wales Road (46.50 feet wide), at a corner of lands now or late of McDugall, as shown on said plan which iron pin is at the distance of 30.00 feet measured South 48 degrees, 27 minutes, 00 seconds East, through the Southeasterly portion of the bed of North Wales Road from a point on the original center line of the same and which last mentioned point is at the distance of 997.88 feet measured in a Southwestwardly direction along the aforesaid original center line of North Wales Road from its point of intersection with the center line of Yost Road (no width given); thence extending from said point of beginning, South 48 degrees, 27 minutes, 00 seconds East along the aforesaid lands of McDugall, the distance of 196.01 feet to an iron pin, at a corner of lands now or late of Hawley, as shown on said plan; thence extending South 41 degrees, 33 minutes, 00 seconds West, partly along lands of Hawley and also along lands now or late of Ziesing, as shown on said plan; thence extending along Lot No. 1 the three following courses and distances viz: (1) extending North 48 degrees, 27 minutes, 00 seconds West the distance of 64.12 feet to an iron pin (to be set), a corner; (2) thence extending South 88 degrees, 32 minutes, 53 seconds West, and now for a portion of the distance along the Southeasterly side of a certain 20.00 foot wide driveway easement to service Lot No. 1 as shown on said plan, the distance of 44.45 feet to an iron pin (to be set) a corner; and (3) thence extending North 48 degrees, 27 minutes, 00 seconds West and now also along the Southwestwardly side of the aforesaid driveway easement, the distance of 98.59 feet to an iron pin (to be set) on the said Southeasterly side of North Wales Road; thence extending along the said side of North Wales Road the two following courses and distances, viz: (1) extending North 41 degrees, 33 minutes, 00 seconds East the distance of 45.17 feet to an iron pin, an angle; and (2) thence extending North 40 degrees, 44 minutes, 00 seconds East, the distance of 55.72 feet to the first mentioned iron pin on the said Southeasterly side of North Wales Road, at a corner of the aforesaid lands of McDugall and place of beginning.

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

BEING the same premises which Kevin M. McAveney and Mildred E. McAveney, his wife by Deed dated July 25, 2000 and recorded August 7, 2000 in the County of Montgomery in Deed Book 5326, Page 1431 conveyed unto Hae Jeong Choi, in fee.

TITLE TO SAID PREMISES IS VESTED IN Hae Jeong Choi, by Deed from Kevin McAveney and Mildred E. McAveney, h/w, dated 07/25/2000, recorded 08/07/2000 in Book 5326, Page 1431.

Parcel Number: 66-00-04813-04-4.

Location of property: 1468 North Wales Road, Blue Bell, PA 19422-3687.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hae Jeong Choi a/k/a Hae J. Choi** at the suit of Citimortgage, Inc. Debt: \$292,328.34.

Zachary Jones, Attorney. I.D. #310721

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

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

13-13907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan made for Keenan Construction Company, Inc. by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated May 28, 1974 and last revised January 22, 1976, as follows, to wit:

BEGINNING at a point on the Northeast side of Woodland Avenue (variable widths) being measured on the arc of a circle curving to the right, having a radius of twenty-five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet from a point on the Northwest side of Lewis Lane (fifty feet wide); thence from said beginning point along the Northeast side of Woodland Avenue North forty-one degrees, two minutes, fifteen seconds West, one hundred twenty-five and fifty-six one-hundredths feet to a corner of lands now or late of Robert Kumpf; thence along same North forty-seven degrees, fifty-three minutes, forty-five seconds East, one hundred fifty feet to a point, a corner of Lot No. 29, on said plan; thence along same, South forty-one degrees, two minutes, fifteen seconds East, one hundred fifty-three and thirty-five one-hundredths feet to a point on the Northwest side of Lewis Lane; thence along same South forty-eight degrees, fifty-seven minutes, forty-five seconds West, one hundred twenty-four and ninety-eight one-hundredths feet to a point of curve; thence along the same, on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

BEING the same premises which Richard C. DeWulf and Nancy J., his wife, by Deed dated 6/1/1978 and recorded at Montgomery County in Deed Book 4305, Page 87, granted and conveyed unto Werner R. Koller and Carol D. Koller, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Erhard M. Koller and Catherine M. Koller, by Deed from Werner R. Koller and Carol D. Koller, h/w, dated 03/31/1998; recorded 04/15/1998 in Book 5222, Page 1171.

Parcel Number: 33-00-05178-66-6. Map #33001C049.

Location of property: 3101 Lewis Lane, Norristown a/k/a East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erhard M. Koller and Catherine M. Koller** at the suit of Federal National Mortgage Association. Debt: \$274,970.19 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-13957

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of C. Townsend Ludington made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated January 31, 1949, as follows, to wit:

BEGINNING at a point marking a corner of this and in line of land now or late of Nicholas Ludington, said point is at the distance of 64.09 feet measured North 21 degrees, 31 minutes West, along the line dividing lands now or late of Nicholas Ludington and C. Townsend Ludington from a point, which point is at the distance of 152.58 feet measured North 17 degrees, 24 minutes West from a stone marking a corner of land now or late of Wright S. Ludington and C. Townsend Ludington, which stone is at the distance of 128.51 feet measured North 11 degrees, 50 minutes West from a point in the middle of Mill Creek Road, which point is at the distance of 192.90 feet measured North 78 degrees, 45 minutes East along the middle of Mill Creek Road from its intersection with the middle of Old Gulph Road; thence from the beginning point by land now or late of Nicholas Ludington, the (8) following courses and distances: (1) North 28 degrees, 08 minutes West, 85.20 feet to a point; (2) North 23 degrees, 55 minutes West, 19.66 feet to a point; (3) North 28 degrees, 40 minutes West, 97.83 feet to a point; (4) North 23 degrees, 35 minutes West, 21.27 feet to an iron pin; (5) North 86 degrees, 28 minutes West, 18.53 feet to an iron pin; (6) North 31 degrees, 32 minutes West, 112.82 feet to an iron pin; (7) North 59 degrees, 05 minutes East, 19.63 feet to an iron pin; (8) North 31 degrees, 02 minutes West, 133.81 feet to the point in the bed of a private driveway; thence in the bed of said private driveway, North 58 degrees, 06 minutes East, 221.03 feet to a stone in line of land now or late of Cecil Barrett; thence by same and partly by land now or late of Orus J. Mathews, South 25 degrees, 50 minutes East, 502.45 feet to a point; thence by other land now or late of C. Townsend Ludington, of which this is a part, the (5) following courses and distances: (1) South 54 degrees, 10 minutes West, 12.77 feet to a point in the middle of the top of a wall; (2) along the middle of the top of a wall, South 03 degrees, 33 minutes, 30 seconds West, 10.80 feet to a point; (3) still along the middle of the top of a wall on a line curving to the right with a radius of 105.75 feet, the arc distance of 119.27 feet, the chord of said curved line has a bearing of South 42 degrees, 09 minutes West, 113.04 feet to a point; (4) still along the middle of top of wall on a line curving to the right with a radius of 108.75 feet, the arc distance of 87.86 feet, the chord of said curved line has a bearing of North 81 degrees, 23 minutes, 30 seconds West, 85.49 feet to a point; (5) North 28 degrees, 27 minutes West, 1.22 feet to the place of beginning.

CONTAINING 2.482 acres, be the same more or less.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of C. Townsend Ludington made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated January 31, 1949 and revised as to this piece, February 22, 1949, as follows, to wit:

BEGINNING at a point in the middle of Dodds Lane said point is at the distance of 1,290.30 feet measured Northeastwardly along the middle of Dodds Lane from its intersection with the middle of Gulf Road; thence along the middle of Dodds Lane North 86 degrees, 22 minutes East, 31.51 feet to a point; thence leaving Dodds Lane by land now or late of Cecil Barrett South 25 degrees, 50 minutes East, 140.55 feet to a stone; thence by land now or late of William B. Murphy, South 58 degrees, 06 minutes West, 40.23 feet to the point in the bed of an existing driveway; thence by other land now or late of Walter S. Franklin, of which this is a part, North 21 degrees, 53 minutes West, 157.09 feet to the place of beginning.

CONTAINING .199 acres, be the same more or less.

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, and described, as follows, to wit:

BEGINNING at a point in the title line of a private road, separating the property of the said Ludington Estate on the Southerly side and property of Walter S. Franklin on the Northerly side, which point is North 58 degrees, 06 minutes East, 809.66 feet along the title line of said driveway from its intersection with the line of Old Gulph Road, which point of intersection is North 43 degrees, 57 minutes West, 221.42 feet along the title line of Old Gulph Road to another point therein which point is North 71 degrees, 00 minutes West, 141.25 feet from another point in said title line, which is North 69 degrees, 30 minutes West, 88.51 feet from a point in the said title line, which point is North 69 degrees, 58 minutes West, 82 feet from a point in the said title line, which point is North 75 degrees, 45 minutes West, 392.40 feet from its intersection of the said title line of Old Gulph Road with the title line of Mill Creek Road; thence extending from the point of beginning so established, North 58 degrees, 06 minutes East, along the title line of said private road, 180.80 feet to a stone; thence North 21 degrees, 53 minutes West, 10.15 feet to a point; thence South 58 degrees, 06 minutes West, 182.42 feet to a point; and thence South 31 degrees, 02 minutes East, 10 feet to the point and place of beginning.

Parcel Number: 40-00-15616-00-4.

Location of property: 649 Dodds Lane, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph P. Grasso and Donna Grasso** at the suit of ABW-PA, Inc. Debt: \$2,159,129.32.

Scott P. Shectman, Attorney.

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

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

13-13996

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Alpine Village made for Berman Development Corporation by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 91 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Delapine, Jr., by Deed from Curt C. Carlier and Michelle Carlier, his wife, dated 11/28/2003, recorded 01/06/2004 in Book 5488, Page 1830.

Parcel Number: 38-00-02855-47-3.

Location of property: 53 Village Drive, Schwenksville, PA 19473-2314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Delapine, Jr. a/k/a Thomas A. Delapine, Jr. and Angela M. Delapine** at the suit of Citimortgage, Inc. Debt: \$166,775.22.

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

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

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

13-14027

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Center Avenue, located at West Marshal Street, **West Norriton 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 2, 1963, P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated February 15, 1980 and recorded on May 5, 1980 in Deed Book 4523, Page 519, and an Amendment thereto dated 11/24/80 and recorded 11/26/80 in Deed Book 4584, Page 98; and the Declaration Plan dated 5/3/80 and recorded 5/5/80 in Condominium Plan Book 8, Pages 1, 2, and 3 and a Code of Regulations dated 12/27/79 and recorded 5/5/80 in Deed Book 4523/552 and an Amendment thereto dated 11/24/80 and recorded 11/26/80 in Deed Book 4584/100 and any and all amendments thereto.

BEING and designated on said Declaration Plan as Unit No. 310 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 and Amendments thereto) of 0.86756%.

TITLE TO SAID PREMISES IS VESTED IN Kamini Patel, by Deed from James A. McKelvey, Jr., dated 07/20/2001, recorded 08/03/2001 in Book 5370, Page 573.

Parcel Number: 63-00-04864-75-2.

Location of property: 310 Centre Avenue a/k/a 310 Centre Avenue, Condominium 310, Norristown, PA 19403-3221.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Kamini Patel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$53,255.42.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-14050

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles F. Mebus, R.E. of Glenside Pennsylvania, dated the 11th day of May 1939 and last revised on the 12th day of June, 1939, as follows, to wit:

BEGINNING at a point on the Southerly side of Pleasant Avenue (40 feet wide) at the distance of 29 feet measured on the arc of a circle curving toward the left having a radius of 100 feet from a point of tangent in the said side of Pleasant Avenue, which point of tangent is measured at the distance of North 51 degrees, 33 minutes West, 272 feet from the intersection of and which the said side of Pleasant Avenue produced makes the center line of Easton Road (64 feet wide, as widened 7 feet on the Northwest side and as now or formerly proposed to be widened 7 feet on the Southeast side from the original width of 50 feet); thence leaving the said side of Pleasant Avenue and extending South 4 degrees, 24 minutes West, 115.88 feet to a point; thence extending South 38 degrees, 39 minutes, 30 seconds West, 73.83 feet to a point; thence extending North 7 degrees, 30 minutes, 55 seconds West, 173.29 feet to a point on the Southerly side of Pleasant Avenue; thence extending along the same on a line curving to the right having a radius of 100 feet. The arc distance of 79.79 feet to the first mentioned point and place of beginning.

BEING the same premises which Pierre S. Montagano and Beth E. Montagano, Trustees of the Montagano Family Trust, by Deed dated August 10, 2006, and recorded September 5, 2006 in the Office of the Recorder of Deeds for the County of Montgomery in Book 5615, Page 0071, granted and conveyed unto Carl McAnally and Lisa McAnally, his wife, in fee.

Parcel Number: 30-00-54172-00-5.

Location of property: 2324 Pleasant Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Carl McAnally and Lisa McAnally** at the suit of Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$483,697.69.

Andrew J. Marley, Attorney.

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

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

13-14095

PREMISES "A"

ALL THOSE TWO CERTAIN lots or pieces of ground, with the tenement or message thereon erected, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, being known and designated as Lots Nos. 742 and 743 on a certain Plan of Lots of Willow Grove, recorded in the Office for the Recording of Deeds in and for said County in Deed Book No. 403, Page 500.

SITUATE on the Northerly side of Washington Avenue, at the distance of 250 feet Eastwardly from the Easterly side of Decatur Avenue.

CONTAINING in front or breadth on said side of Washington Avenue, 50.97 feet, Lot No. 742 having 25 feet frontage and Lot No. 743 by reason of an angle in its frontage, 25.97 feet, and extending between parallel lines at right angles to Washington Avenue, 100 feet on the Westerly line and 94.43 feet on the Easterly side.

PREMISES "B"

ALSO, ALL THAT CERTAIN lot or piece of land, being known as Lot No. 745 Willow Grove land (Cottage Lots) **Abington Township**, County of Montgomery, and State of Pennsylvania.

Parcel Numbers: (A) 30-00-70524-00-6; (B) 30-00-70532-00-7.

Location of property: 1664 Washington Avenue, Abington Township, County of Montgomery, PA.

The improvements thereon are: (A) Two story detached single family residential dwelling; (B) Vacant land.

Seized and taken in execution as the property of **Joseph M. Pendleton, as Executor of The Estate of Naomi P. Lee a/k/a Naomi Pendleton Lee, Deceased** at the suit of U.S. Bank National Association, as Trustee, in Trust for the Holders of MLMI Trust 2002-AFC1 Asset-Backed Certificates, Series 2002-AFC1. Debt: \$81,991.36.

Barbara A. Fein, Attorney. I.D. #53002

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

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

13-14135

ALL THAT CERTAIN lot with a two story brick dwelling erected thereon, known as No. 314 West Wood Street, property located in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of West Wood Street at a distance of 162.4 feet Southeast from the South corner of Wood and Astor Streets, a corner of this and house No. 316 belonging to Clifton S. Holt et ux.; thence Southwest parallel to Astor Street, the line for a portion of the distance passing through the middle of the partition wall between this and said Holt's adjoining house 110 feet to the Northeast side of a 20 feet wide alley laid out for the use of the abutting property owners; thence Southeast along said alley 20.95 feet to land of Hugh B. Cunningham; thence Northeast along said Cunningham's land, the line for a portion of the distance passing through the middle of the partition wall between this house No. 314 and house No. 312 West Wood Street 110 feet to the Southwest side of West Wood Street; thence Northwest along West Wood Street, 20.95 feet to the place of beginning.

BEING the same premises which A. Caroline Ledger, by Deed dated November 8, 2000, and recorded November 28, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5340, Page 145, granted and conveyed unto Erica Hampton, in fee.

Parcel Number: 13-00-39576-00-2.

Location of property: 314 West Wood Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Erica Hampton** at the suit of HSBC Mortgage Services, Inc. Debt: \$196,512.19.

Christina C. Viola, Attorney.

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

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

13-14160

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Oak Hill Condominium" located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. 3101 et seq. by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated 7/8/1988 and recorded 7/11/1988 in Deed Book 4879, Page 484 and First Amendment to Declaration of Condominium dated 5/18/1989 and recorded 5/29/1989 in Deed Book 4912, Page 594 and Second Amendment to Declaration dated 3/9/1990 and recorded 3/15/1990 in Deed Book 4940, Page 2142 and Third Amendment to Declaration of Condominium dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 626.

BEING designated in such Declaration as Unit 3H as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .25200%.

UNDER AND SUBJECT to certain restrictions of record.

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

TITLE TO SAID PREMISES IS VESTED IN Gail S. Tepper, by Deed from Matthew H. Levin, dated 09/30/1996, recorded 10/02/1996 in Book 5163, Page 1.

Parcel Number: 40-00-43172-21-3.

Location of property: 1750 Oakwood Terrace a/k/a 1700 Oakwood Terrace, Unit 3H, Penn Valley, PA 19072-1048.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gail S. Tepper** at the suit of Bryn Mawr Trust Company. Debt: \$153,983.35.

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

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

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

13-14283

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 Final Plan entitled "The Links at Spring Ford", Phase I, drawn by Medveczky Associates, Consulting Engineers-Land Planners, Exton, Pennsylvania, dated 6/13/1997, last revised 9/23/1997 and recorded in Land Site Plan Book 4, Pages 77-78, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Walker Road (Private), 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 41 degrees, 13 minutes, 09 seconds West, 106.00 feet to a point in line of Common Open Space Area #2-1 as shown on said plan; thence extending along the line of said Common Open Space Area #2-1, North 48 degrees, 46 minutes, 51 seconds East, 22.00 feet to a point, a corner of Lot No. 10 as shown on said plan; thence extending along the line of said Lot No. 10, South 41 degrees, 13 minutes, 09 seconds East, 107.89 feet to a point on the Northwesterly side of Walker Road (Private) aforesaid; thence extending along the Northwesterly side of Walker Road (Private), South 48 degrees, 46 minutes, 51 seconds West, 22.08 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.

BEING the same premises which Westrum LSF Limited Partnership granted and conveyed unto Joseph D. Battinieri and Natalie Pergine, as Joint Tenants With Right of Survivorship, by Deed dated June 23, 1999 and recorded July 23, 1999 in Montgomery County Deed Book 5280, Page 1566.

Parcel Number: 37-00-00096-08-3.

Location of property: 78 Walker Road, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph D. Battinieri and Natalie M. Battinieri a/k/a Natalie Pergine** at the suit of Wells Fargo Bank, N.A. Debt: \$283,684.58 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-14428

ALL THAT CERTAIN lot or piece of ground, situate partly in **Lower Merion Township** and partly in West Conshohocken Borough, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan made for O.J. Patzau, by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 7/21/1963, as follows, to wit:

BEGINNING at a point in the middle line of Valley Road (33 feet wide) measured the four following courses and distances along the middle line of Valley Road from the point formed by the intersection of the middle line of Valley Road with the middle line of Mt. Pleasant Road: (1) extending from said point of intersection North 4 degrees, 11 minutes East,

118.40 feet; (2) North 28 degrees, 46 minutes East, 91.10 feet; (3) North 50 degrees, 35 minutes East, 140 feet; (4) North 57 degrees, 4 minutes East, 66.26 feet; thence from said point of beginning along Lot No. 4 on said plan, the four following courses and distances: (1) North 28 degrees, 17 minutes West, 233.75 feet to a point; (2) South 83 degrees, 25 minutes West, 147.76 feet to a point; (3) South 61 degrees, 38 minutes West, 164.70 feet to a point; (4) North 27 degrees, 13 minutes West crossing the Borough-Township Line 424.58 feet to a point; thence North 23 degrees, 25 minutes East, 207.57 feet to a corner of Lot No. 2; thence extending partly along Lot No. 2 and partly along Lot No. 1 recrossing the said Borough-Township Line South 27 degrees, 13 minutes East, 525.88 feet to a point; thence by Lot No. 1 the two following courses and distances: (1) North 83 degrees, 25 minutes East, 168.85 feet to a point; (2) passing through the bed of a certain driveway laid out between these premises and the premises adjoining to the Northwest South 28 degrees, 17 minutes East, 245.70 feet to a point in the middle line of Valley Road; thence along the middle line of Valley Road, South 57 degrees, 4 minutes West, 20.07 feet to the first mentioned point and place of beginning.

CONTAINING 2.023 acres or land, more or less.

BEING Lot No. 3 on said plan.

BEING the same premises which Kristine Lipkin, acting herein by her Attorney in Fact, Manrico A. Troncelliti, Jr., by Deed dated July 12, 2002 and recorded in the Montgomery County Recorder of Deeds Office on September 3, 2002 in Deed Book 5422, Page 833, granted and conveyed unto Nathan L. Jones, Jr. and Denise C. Jones.

Parcel Numbers: 40-00-63348-00-8 and 24-00-00000-00-0.

Location of property: 1216 Valley Road, Villanova, PA 19085.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nathan L. Jones, Jr., Denise C. Jones and United States of America** 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: \$858,020.24.

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.

13-14515

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Woodbrook" made for Renovations by Design, by Chambers Associates, Inc., Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Brynne Lane (30 feet wide) a corner of this and Lot Number 19 as shown on the above mentioned plan; thence along the same South 48 degrees, 50 minutes, 15 seconds East, 96 feet to a point; thence South 41 degrees, 09 minutes, 45 seconds West, 34.00 feet to a point a corner of Lot Number 17 on said plan; thence along the same North 48 degrees, 50 minutes, 15 seconds West, 96 feet to a point on the Southeastly side of Brynne Lane aforesaid; thence along the same North 41 degrees, 09 minutes, 45 seconds East, 34.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 18.

BEING the same premises which Renovations by Design, Inc., by Deed dated 2/27/06 and recorded in the Montgomery County Recorder of Deeds Office on 3/22/06 in Deed Book 5594, Page 971, granted and conveyed unto Altair T. Coninck and Alessandra Santos.

Parcel Number: 60-00-01139-17-8.

Location of property: 1656 Brynne Lane, Upper Pottsgrove Township, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Altair T. Coninck and Alessandra Santos** 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: \$237,519.01.

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.

13-14638

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Number 59 on the Plan of "Brookmont" and described according to a survey thereof made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, Pennsylvania, on 9/14/1949, as follows, to wit:

BEGINNING at a point of Lot Number 58 on the Southwesterly side of County Line Road (33 feet wide) at the distance of 2037.70 feet measured Northwestwardly along the said side of County Line Road from a monument set for a corner in line of land now or late of The Charles Russell Estate, as laid out on the said plan; thence passing along the said side of Lot Number 58, South 39 degrees, 20 minutes, 30 seconds West, 186.62 feet to a corner in line of Lot Number 69; thence along the line of said lot, North 43 degrees, 52 minutes, 30 seconds West, 98.58 feet to a corner in line of other lands now or late of Clayton A Hoover; thence passing along the same, North 39 degrees, 13 minutes, 30 seconds East, 175 feet to a monument set on the Southwesterly side of County Line Road, aforesaid; and thence passing along the said side thereof, South 50 degrees, 39 minutes, 30 seconds East, 98.26 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Mark A. De Rocini and Megan De Rocini, by Deed from Barbara A. Ellmore and Mary E. Maye, dated 07/21/2006, recorded 07/28/2006 in Book 5610, Page 411.

Parcel Number: 41-00-02503-00-3.

Location of property: 190 County Line Road, Huntingdon Valley, PA 19006-2406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. De Rocini and Megan De Rocini** at the suit of Citimortgage, Inc. Debt: \$257,288.18.

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

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

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

13-14721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Roslyn Homesteads made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated January 19, 1951, as follows, to wit:

BEGINNING at a point of tangent of a radius corner which has a radius of 10 feet wide point being on the Northeastly side of Patane Avenue (50 feet wide) at the distance of 10 feet measured North 46 degrees, 00 minutes West from the intersection which the said side of Patane Avenue made with the Northwestly side of Reservoir Avenue (50 feet wide) (both produced); thence along the said Northeastly side of Patane Avenue, North 46 degrees, 00 minutes West, the distance of 96 feet, 1/2 inch to a point a corner of Lot No. 337 on said plan; thence along the same, North 44 degrees, 00 minutes East, 65 feet, 9 inches to a point a corner of Lot No. 535 on said plan; thence extending along line of Lot No. 535, South 46 degrees, 00 minutes East, 106 feet 1/2 inch to a point on the Northwestly side of Reservoir Avenue; thence extending along said Northwestly side of Reservoir Avenue, South 44 degrees, 00 minutes West, 55 feet, 9 inches to a point of curve of the aforementioned radius corner; and thence extending Westwardly on a line curving to the right, having a radius of 10 feet the arc distance of 15 feet, 8 1/2 inches to the first mentioned point and place of beginning.

BEING the same premises that Vasily I. Surant and Tetyana Surant, husband and wife, by Deed dated March 30, 2005 and recorded April 26, 2005 in the County of Montgomery (Book 5551, Page 1741) (as Document No. 2005057044) granted and conveyed unto Joanne C. Hensman, as Sole Owner, her heirs and assigns, in fee.

Parcel Number: 30-00-55664-00-7.

Location of property: 1502 Reservoir Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanne C. Hensman** at the suit of Wells Fargo Bank, N.A. Debt: \$209,518.20.

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

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

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

13-14893

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, described in accordance with a Plan of Section "I" of Property of Providence Builders, Inc. made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated 12/11/1962 and last revised 7/24/1963, as follows, to wit:

BEGINNING at a point on the Northwest side of Ashwood Lane (50 feet wide) at the distance of 234.11 feet measured the (3) following courses and distances from a point of tangent on the Southeast side of Park Avenue (40 feet wide): (1) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet; (2) South 8 degrees, 22 minutes, 30 seconds East, 62.52 feet; and (3) on the arc of a circle curving to the right having a radius of 150 feet the arc distance of 132.32 feet; thence from said point of beginning along the Northwest side of Ashwood Lane, South 42 degrees, 10 minutes West, 160.93 feet to a point, a corner of Lot No. 54; thence along Lot No. 54 North 47 degrees, 50 minutes West, 180 feet to a point in line of Lot No. 49; thence partly along Lot No. 49 North 42 degrees, 10 minutes East, 10.43 feet to a point, a corner of Lots Nos. 49 and 48; thence along Lots Nos. 48 and 47 North 81 degrees, 37 minutes, 30 seconds East, 161.28 feet to a point, a corner of Lots Nos. 47 and 46; thence along Lot No. 46 South 66 degrees, 22 minutes East, 81.74 feet to the first mentioned point and place of beginning.

BEING Lot No. 53 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Paul Arnesman and Carol Arnesman, h/w, by Deed from Frank Leone and Christine A. Leone, dated 08/25/1999, recorded 09/15/1999 in Book 5288, Page 576.

Parcel Number: 43-00-00739-00-1.

Location of property: 3 Ashwood Lane, Audubon, PA 19403-1713.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Arnesman and Paul Arnesman** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$129,802.11.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-14958

ALL THAT CERTAIN message or tenement 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 of the Northwesterly side of Noble Street at the distance of 161 feet Southwesterly from the Southwesterly corner of Noble and Oak Streets, a corner of this and land now or late of Morris H. Shoemaker; thence along the same, the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, Northwesterly 170 feet more or less to a point on the Southeasterly side of an alley 20 feet wide in width; thence along said alley Southwesterly 23 feet to a point, a corner of this and land now or late of said Morris H. Shoemaker; thence along the same Southeasterly parallel to the first line 170 feet more or less to a point on the Northwesterly side of Noble Street; thence along the said side thereof, Northeasterly 23 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Saniyyah R. Hill and Juliah B. Wilson, by Deed from Shannon Parker, a/k/a, Shannon K. Toth, dated 03/26/2007, recorded 03/30/2007 in Book 5641, Page 822.

Parcel Number: 13-00-27932-00-9.

Location of property: 625 Noble Street, Norristown, PA 19401-5530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Saniyyah R. Hill and Juliah B. Wilson** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$196,543.64.

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.

13-15274

ALL THAT CERTAIN Southern half of a double frame message and lot or piece of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made thereof by William T. Muldrew, C. E. September 15, 1919, as follows, to wit:

BEGINNING at a stone set on the East side of the Doylestown and Willow Grove Turnpike Road, said stone being a corner of land now or late of Elizabeth N. Webster; thence by and along said side of said Turnpike Road North 10 degrees, 15 minutes West, 50 feet to a point a corner of other land now or late of R. Irvine Taylor and conveyed or about to be conveyed to Harietta R. Craven; thence by and along said Taylor's land the following four courses and distances as follows: North 77 degrees, 28 minutes East, 51.55 feet to a corner; thence North passing through the center of a party wall of double frame dwelling 86 degrees, 57 minutes East, 48.68 feet to a corner; thence North 67 degrees, 43 minutes East, 48.16 feet to a corner; and North 78 degrees, 4 minutes East, 65.31 feet to a corner of land now or late of Chalkley K. Stackhous; thence by and along the same South 00 degrees, 41 minutes, 10 seconds West, 48.63 feet to a stone, a corner land of the said Elizabeth N. Webster; thence by and along the same South 77 degrees 20 minutes West, 199.72 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot of land situate, in **Horsham Township**, aforesaid being a part of Lot No. 1647 on a plan of lots made by William T. Muldrew, C. E. for Reginald T. Ferguson and recorded at Norristown in Deed Book 830, Page 600 bounded and described, as follows:

BEGINNING at a stone a corner of land now or late of Cora C. Seiple and land now or late of Arthur M. Wood and Gertrude D. H. Woods, his wife (whereof this was a part); thence along said Cora C. Seiple's land and land now or late of Harietta R. Craven North 2 degrees, 57 minutes, 30 seconds West, 91.24 feet to a point a corner of Lot No. 1646 on said plan; thence along said Lot No. 1646 North 86 degrees, 25 minutes East, 25 feet to a point a corner of land now or late of Arthur M. Wood and Gertrude D. H. Wood his wife (whereof this was a part); thence along said land the following 2 course and distances, South 7 degrees, 2 minutes, 10 seconds East, 90.28 feet to a corner (in said course either running through or alongside of a small stream of water; and thence South 73 degrees, 41 minutes West, 32.29 feet to the place of beginning.

TOGETHER with the right, use and privilege to a former Grantee, his heirs and assigns, owners and occupiers of the within described premises to the use of a well located on the property adjoining, now or late of Harietta R. Craven with the right to conduct the water from said well to and upon the premises within described through pipes from said adjoining premises to the within described premises and with the right to enter upon said adjoining premises now or late of the said Harietta R. Craven to clean said well, renew or repair said pipes without interference or molestation of the part of the said Harietta R. Craven, her heirs, successors and assigns of the said adjoining land.

Parcel Number: 36-00-03817-00-8.

Location of property: 474 Easton Road, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Walter Studley** at the suit of Active Realty Company Profit Sharing Plan. Debt: \$225,714.02.

Robert S. Esposito, Attorney.

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

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

13-15391

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

BEGINNING at a point, the Southwest corner of Center Avenue and Roland Street; thence by said Center Avenue Northwesterly 3000 feet to Lot No. 475; thence by the same Southwesterly 10,500 feet to a 1,000 feet wide alley; thence by said alley Southeasterly 3,000 feet to Roland Street aforesaid; thence by the same Northeasterly 10,500 feet to the place of beginning.

BEING Lot No. 474 as numbered in a plan of East end addition to the Borough of Pottstown.

BEING the same premises which Security National Bank, now by merger, Harleysville National Bank, by Deed dated 8/3/2004 and recorded in the County of Montgomery on 10/27/2004 in Deed Book 5530, Page 1772, granted and conveyed unto Sean Devan and Dwayne Datesman, in fee.

TITLE TO SAID PREMISES IS VESTED IN Dwayne Datesman by Deed from Sean Devan and Dwayne Datesman dated 12/10/2004 recorded 01/07/2005 in Deed Book 5539, Page 1985.

Parcel Number: 16-00-03004-00-4.

Location of property: 1156 Center Avenue, Pottstown, PA 19464-5408.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dwayne Datesman** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, N.A., as Trustee for Asset-Backed Funding Corporation, Asset-Backed Certificates, Series 2005-HE1. Debt: \$163,383.99.

Salvatore Carollo, Attorney. I.D. #311050

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

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

13-15428

ALL THAT CERTAIN parcel of land, located on the Southerly side of Hill Road L.R. 46012 (legal width 33 feet ultimate width 80 feet), situate in **Douglass Township**, Montgomery County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 1444-1A dated 1/16/1984 as last revised, bounded on the North by Hill Road, and by the land of Charles E. and Janet L. Girard, on the East by Lot No. 1 of the said plan, on the South by the land of Ralph V. Schoenly, and on the West by Lot No. 3 of the said plan, being more fully described, as follows:

BEGINNING at an iron pin set in the bed of Hill Road, a corner of this and Lot No. 3 of the said plan, being located the next two courses and distances from Green Hill Road: (1) in an Southeasterly direction 825 feet to an iron pin set, a corner, and (2) South 68 degrees, 57 minutes, 50 seconds East, 798.10 feet to the point of beginning; thence extending from said point of beginning in the bed of Hill Road, along the lands of Charles E. and Janet L. Girard, South 68 degrees, 57 minutes, 50 seconds East, 157.66 feet to a p.k. nail set, a corner of this and Lot No. 1 of the said plan; thence extending along Lot No. 1, leaving Hill Road, South 26 degrees, 25 minutes, 48 seconds West, 334.86 feet to an iron pin set in the line of land of Ralph Y. Schoenly, a corner, the line passing over an iron pin set 42.14 feet from the first mentioned point; thence extending along the land of Ralph Y. Schoenly North 55 degrees, 3 minutes, 18 seconds West, 158.71 feet to an iron pin set, a corner of this and Lot No. 3 of the said plan; thence along Lot No. 3 North 26 degrees, 25 minutes, 48 seconds East, 296.54 feet to the point of beginning, the line passing over an iron pin set 33.67 feet from the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Perry, Sr. and Sonja S. Perry, h/w, by Deed from Kevin M. Addy and Jennifer M. Addy, h/w, dated 12/28/2005, recorded 01/04/2006 in Book 5585, Page 1566.

Parcel Number: 32-00-04764-20-8.

Location of property: 124 Hill Road, Barto, PA 19504-9227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sonja S. Perry and Michael A. Perry, Sr.** at the suit of Wells Fargo Bank, N.A. Debt: \$186,256.91.

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

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

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

13-15465

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Horsham Township**, County of Montgomery and state of Pennsylvania, bounded and described according to a plan of "Whitmer Farms", made by Tri-State Engineers and Surveyors, Inc., Southampton, Pennsylvania, on July 1, 1966 and last revised November 9, 1971, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Colonial drive (fifty feet wide), said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Lantern Lane (fifty feet wide): (1) leaving Lantern Lane on the arc of a circle curving to the right, having a radius of twenty feet the arc distance of thirty-one and four hundred sixteen one-thousandths feet to a point of tangent on the Southwesterly side of Colonial Drive; and (2) South fifty-three degrees, eighteen minutes, fifty-three seconds East, three hundred eighty feet to the point of beginning; thence extending from said beginning point, along the Southwesterly side of Colonial Drive, South fifty-three degrees, eighteen minutes, fifty-three seconds East, ninety feet to a point, a corner of Lot 73 on said plan;

thence extending along line of Lot 73, South thirty-six degrees, forty-one minutes, seven seconds West, one hundred seventy-five feet to a point in line of Lot 79 on said plan; thence partly along the rear lines of Lots 79 and 80, on said plan; North fifty-three degrees, eighteen minutes, fifty-three seconds West, ninety feet to a point a corner of Lot 71 on said plan; thence along line of Lot 71 on said plan, North thirty-six degrees, forty-one minutes, seven seconds East, one hundred seventy-five feet to a point on the Southwesterly side of Colonial Drive, the first mentioned point and place of beginning.

BEING Lot 72 on said plan.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Bruce P. Anderson and Nancy B. Anderson, h/w, by Deed from Charles L. Smith, Jr. and Phyllis V. Smith, h/w, dated 04/24/1987, recorded 04/30/1987 in Book 4836, Page 570.

Parcel Number: 36-00-02316-24-9.

Location of property: 619 Colonial Drive, Horsham, PA 19044-1605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce P. Anderson and Nancy B. Anderson** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$270,282.92.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-15522

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Towamencin Township**, County of Montgomery, Pennsylvania and described according to a certain plan thereof made for Walter Miethe by John E Burkhardt and Associates dated October 2, 1958, as follows, to wit:

BEGINNING at a point on the title line in the bed of Old Forty Foot Road (40 feet wide) a corner of other lands now or late of Walter Miethe, said point being at a distance of 170 feet measured South 44 degrees, 17 minutes West, along the title line through the bed of Old Forty Foot Road from its point of intersection with the extending title line in the bed of Morris Road (33 feet wide); thence extending from said point of beginning along the aforesaid other lands of Walter Miethe the 3 following courses and distances: (1) South 47 degrees, 43 minutes East crossing the Southeasterly side of Old Forty Foot Road 148.57 feet to a point; (2) South 49 degrees, 50 minutes East, 204.08 feet to a point; (3) South 45 degrees, 11 minutes West, 155 feet to a point, a corner of lands now or late of Ella May Ziegler; thence extending North 44 degrees, 49 minutes West along the aforesaid lands of Ziegler recrossing the Southeasterly side of Old Forty Foot Road 350 feet to a point on the title line in the bed of same, thence extending North 44 degrees, 17 minutes East along the title line through the bed of Old Forty Foot Road 130 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keely Irene Byford, by Deed from Stephen C. Sibel and Linda Sibel, h/w, dated 11/14/2003, recorded 11/25/2003 in Book 5483, Page 293.

Parcel Number: 53-00-05884-00-3.

Location of property: 1909 Old Forty Foot Road, Harleysville, PA 19438-3014.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keely I. Byford** at the suit of Nationstar Mortgage, LLC. Debt: \$266,498.10.

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

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

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

13-15605

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of "Twin Ponds" prepared for Parec Realty Companies, by Czop/Specter, Inc., Consulting Engineers and Surveyors dated November 21, 1988, last revised June 14, 1991, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-53, Page 74 and 75, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Road (50.00 feet wide), at a corner of Lot No. 28, as shown on said plan and which point is measured the 3 following courses and distances from a point of curve on the Southeasterly side of Golf Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of Golf Drive, on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc distance of 23.67 feet to a point of reverse curve on the said Northeasterly side of Roberts Road; (2) thence extending Southeastwardly along the said side of Roberts Road on the arc of a curve, curving to the right, having a radius of 596.43 feet, the arc distance of 56.00 feet to a point of tangent on the same; and (3) thence extending South 12 degrees, 06 minutes, 30 seconds East along the said Northeasterly side of Roberts Road, the distance of 117.29 feet to the point of beginning; thence extending from said point of beginning North 85 degrees, 41 minutes, 17 seconds East partly along Lot No. 28, aforesaid, and partly along Lot No. 29 as shown on said plan and also along Lot No. 30 as shown on said plan, the distance of 279.29 feet to a point, a corner of Lot No. 24, as shown on said plan; thence extending South 20 degrees, 57 minutes, 20 seconds East along Lot No. 24 the distance of 82.12 feet to a point, a corner of Lot No. 25 as shown on said plan; thence extending South 77 degrees, 53 minutes, 30 seconds West, partly along Lot No. 25 and also along Lot No. 26, as shown on said plan, the distance of 289.34 feet to a point on the said Northeasterly side of Roberts Road; thence extending North 12 degrees, 06 minutes, 30 seconds West along the said side of Roberts Road, the distance of 119.03 feet to the first mentioned point on the same, at a corner of the aforesaid Lot No. 28 and place of beginning.

BEING Lot No. 27 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Flack, Jr., by Deed from Deborah H. Flack and Robert C. Flack, Jr., w/h, dated 01/08/2013, recorded 01/18/2013 in Book 5861, Page 2241.

Parcel Number: 32-00-06021-22-9.

Location of property: 1325 Roberts Road, Gilbertsville, PA 19525-8804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert C. Flack, Jr.** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC5. Debt: \$333,548.61.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-15826

ALL THAT CERTAIN parcel of land, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated according to a plan of lots entitled "The Candlebrook Company Section G & H", made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, on the 30th day of March, 1956, and revised the 24th day of October, 1956, and recorded in the Office for the Recording of Deeds in and for Montgomery County, Norristown, Pennsylvania, in Plan Book A-3, Page 11, bounded and described, as follows:

BEGINNING at a point on the Easterly side of Springhouse Road (50 feet wide) at the distance of 81.48 feet measured South 24 degrees, 5 minutes West along same from a point of tangent thereon which is at the arc distance of 176.90 feet measured along the arc of a circle curving to the right in a Southerly direction on a radius of 200 feet from a point of curve on the Easterly side of Springhouse Road which last mentioned point is at the distance of 40.64 feet measured South 26 degrees, 35 minutes, 40 seconds East along said side of Springhouse Road from the Southerly terminus of its radial intersection with the Southeasterly side of Keebler Road (60 feet wide); thence extending South 65 degrees, 55 minutes East along the Southwesterly line of Lot No. 10 on said plan and crossing the Westerly line of a certain 10 feet wide utility easement 125 feet to a point in the center line thereof; thence extending South 24 degrees, 5 minutes West along same 60 feet to a point; thence extending North 65 degrees, 55 minutes West along the Northeasterly line of Lot No. 12 on said plan 125 feet to a point on the Easterly side of Springhouse Road aforesaid; thence extending North 24 degrees, 5 minutes East along same 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carlos Sierra-Franco and Barbara S. Sierra-Franco, his wife, by Deed from James F. Kelly, Jr. and Sally Ann Kelly, his wife, dated 09/06/1963, recorded 09/11/1963 in Book 3301, Page 377.

The said Carlos Sierra-Franco died on 4/10/2000, vesting sole interest in the property to Barbara S. Sierra-Franco.

Parcel Number: 58-00-17593-00-7.

Location of property: 428 Springhouse Road, King of Prussia, PA 19406-1822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Sierra Franco a/k/a Barbara S. Franco** at the suit of Nationstar Mortgage, LLC. Debt: \$215,502.55.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-16013

ALL THAT CERTAIN lot or piece of ground and all of the improvements thereon, situated in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan of Morrinton Knoll-Phase I, as recorded in the Office of Deeds of Montgomery County in Plan Book A-42, Page 14, and recorded in Plan Book A-46, Page 68, as follows:

BEGINNING at a point on the Southwesterly side of Fieldcrest Avenue (50 feet wide), a corner of this and Lot No. 116 as shown on said plan, which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Trooper Road, as shown on said plan: (1) leaving Trooper Road on the arc of a curve, curving to the right, having a radius of 20 feet the arc distance of 31.42 feet, to a point of tangent, to the Southwesterly side of Fieldcrest Avenue; (2) South 49 degrees, 65 minutes, 30 seconds East, 43.05 feet to the point of beginning; thence extending from said point of beginning continuing along the Southwesterly side of Fieldcrest Avenue, the two following courses and distances: (1) South 49 degrees, 5 minutes, 30 seconds East, 6.82 feet to a point of curve; and (2) on the arc of a curve, curving to the left, having a radius of 225 feet, the arc distance of 13.35 feet to a point of corner of Lot No. 114 as shown on said plan; thence extending South 32 degrees, 24 minutes, 30 seconds West along line of Lot No. 114, 121.61 feet to a point a corner; thence extending North 57 degrees, 35 minutes, 30 seconds West, 20 feet to a point a corner of Lot No. 116, as shown on said plan; thence extending North 32 degrees, 24 minutes, 30 seconds East along line of Lot No. 116, 124.20 feet to a point on the Southwesterly side of Fieldcrest Avenue aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 115 as shown on said plan.

BEING the same premises which Benjamin Heebner by Deed dated 03/14/11 and recorded 03/25/11 in Montgomery County Deed Book 5796, Page 1086, granted and conveyed unto Jamarr Tyreese Lee.

Parcel Number: 63-00-02262-04-2.

Location of property: 2510 Fieldcrest Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jamarr Tyreese Lee** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$241,933.71 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

13-16052

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and the Commonwealth of Pennsylvania, and described according to a plan of subdivision prepared for N.P. Industrial Center, Incorporated by Urwiler and Walter, Inc. dated December 13, 1993 and last revised May 27, 1994, which plan is recorded in Montgomery County in Plan Book A-55, Page 195, and more particularly, as follows:

BEGINNING at a point on the Southwesterly side of West Eighth Street (48 feet wide) at the distance of 209.55 feet measured South 47 degrees, 00 minutes, 00 seconds West along the said Southwesterly side of West Eighth Street from its point of intersection with the Northeasterly side of Maple Avenue (48 feet wide); thence extending from said point of beginning, South 47 degrees, 00 minutes, 00 seconds West, 150.00 feet to a point on the Northeasterly side of a certain 20 feet wide alley; thence extending along the same, North 43 degrees, 01 minutes, 43 seconds West, 26.94 feet to a point, a corner of land now or late of Mark Weirman; thence extending along the same, North 47 degrees, 00 minutes, 00 seconds East, passing in part through the middle of the party wall dividing these premises and the premises to the Northwest, 150.00 feet to a point on the said Southwesterly side of West Eighth Street; thence extending along the same, South 43 degrees, 01 minutes, 43 seconds East, 26.94 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gerard J. Jansen and Patricia Jansen, husband and wife by Deed from Gerard J. Jansen dated 11/17/2005 recorded 12/06/2005 in Deed Book 5581, Page 2660.

Parcel Number: 11-00-04680-00-7.

Location of property: 218 West 8th Street, Lansdale Borough, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gerard Jansen a/k/a Gerard J. Jansen and Patricia Jansen** at the suit of U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB6. Debt: \$144,604.62.

Salvatore Carollo, Attorney. I.D. #311050

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

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

13-16201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan and survey thereof made on the 3rd day of March, 1951, by Edward A. Cardwell, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Broadway Avenue (50 feet wide) at the distance of 274 feet measured North 42 feet, 49 inches East from its intersection with the Northeasterly side of Wayne Avenue (40 feet wide); thence extending along the said side of Broadway Avenue, North 42 feet, 49 inches East, 63 feet to a point in line of Lot "E" on said plan; thence extending along the same South 47 feet, 11 inches East, 125 feet to a point; thence extending South 42 feet, 49 inches West, 63 feet to a point in line of Lot "C" on said plan; thence extending along the same North 47 feet, 11 inches West, 125 feet to the first to the first mentioned point and place of beginning.

BEING known as Lot "D" on said plan.

BEING the same premises which Teresa Thornburg, now known as Teresa C. McHenry-Thornburg, also known as Teresa C. McHenry and John McHenry, her husband by Deed dated 6/6/2011 and recorded 6/13/2011 in Montgomery County in Deed Book 5803, Page 2317 granted and conveyed unto Daniel C. Pietrzak.

Parcel Number: 36-00-01135-00-8.

Location of property: 223 Broadway Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel C. Pietrzak** at the suit of PNC Bank, National Association. Debt: \$237,385.35.

Salvatore Filippello, Attorney. I.D. #313897

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

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

13-16547

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recording of Deeds of Montgomery County, a Declaration Deed August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 533 and an Amendment

thereto dated March 22, 1973 in Deed Book 3835, Page 533 and an Amendment thereto dated March 22, 1973 and recorded March 22, 1973 in Deed Book 3836, Page 374 and Second Amendment thereto dated June 4, 1974 and recorded June 6, 1974 in Deed Book 3948, Page 140 and a Third Amendment thereto dated June 20, 1974 and recorded July 5, 1974 in Deed Book 3957, Page 142; and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 1974 in Deed Book 3983, Page 186; and Declaration Plan dated June 22, 1970 and last revised March 9, 1973 and recorded March 20, 1973 in Condominium Plan Book 1, Page 53 and Sheet Number A-5 thereof Amended and last revised May 22, 1974 and recorded June 6, 1974 in Condominium Plan Book 3, Page 15; and Sheet Number A-5 thereof further Amended and last revised June 24, 1974 and recorded July 10, 1974 in Condominium Plan Book 3, Page 49 and Sheet Number A-12 thereof amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 3, Page 70; and a Code of Regulations dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 559; being and designated on Declaration Plan as Unit B-62, 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 1.35%.

BEING the same premises which Briar Properties, Inc., (Pennsylvania Corporation) by Deed dated October 25, 1974 and recorded in Montgomery County in Deed Book 3986, Page 56 conveyed unto Henry Spiegel and Anne Spiegel, his wife, in fee.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Henry Spiegel and Anne Spiegel, his wife, by deed dated March 30, 1979 and recorded in the Montgomery County Recorder of Deeds Office on April 4, 1979 in Deed Book 4399, Page 102, granted and conveyed unto Esther Savitz.

Parcel Number: 31-00-30106-97-6.

Location of property: 8302 Old York Road, Apartment B62, Elkins Park, PA 19027.

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 Esther S. Rappenport f/k/a Esther Savitz** at the suit of Bank of America, National Association, a National Banking Association, as Successor in Interest by Merger to Merrill Lynch Credit Corporation. Debt: \$296,329.51.

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.

13-16595

ALL THAT CERTAIN lot or piece of ground with the new brick message or tenement thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Airy Street, at the distance of 237 feet, 6 inches Northwesterly from the Northwesterly side of Hamilton Street.

CONTAINING in front or breadth on said side of Airy Street 26 feet, 8 inches and extending of that width in length or depth Northeastwardly between parallel lines the Southeasterly side line thereof extending through the middle of the partition wall between this house and the house of Clarence L. Freeman adjoining the same on the Southeasterly side of the cement pavement laid between this house and the house built on the adjoining lot of ground, now or late of J Frank Boyer at right angles to said side of Airy Street, Northeasterly 115 feet to the Southwesterly side of a certain alley laid out of the width of 10 feet for the use of the owners and occupiers of the properties abutting thereon.

BOUNDED on the Northwest by premises now or late of the said J. Frank Boyer on the Northeast by said 10 foot wide alley, on the Southeast by premises of Clarence L. Freeman and on the Southwest by Airy Street aforesaid.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Lam Hong Do and Quynh Tuyet Phan, husband and wife, by Deed dated August 25, 2003, and recorded September 9, 2003, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5479, Page 605, as Instrument No. 2003612671, granted and conveyed unto Joseph Oberholtzer and Charlene Oberholtzer, husband and wife, in fee.

Parcel Number: 13-00-01352-00-3.

Location of property: 1223 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joseph Oberholtzer and Charlene Oberholtzer** at the suit of HSBC Mortgage Services, Inc. Debt: \$197,590.03.

Andrew J. Marley, Attorney.

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

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

13-21070

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, State of Pennsylvania, described according to a survey and plan thereof made of Morewood by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania on February 18, 1959 and revised May 7, 1959, described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Flamingo Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet, (shown on prior deed as 32 feet) from a point on the Northeasterly side of Robin Road (50 feet wide); thence extending along the said Northwesterly side of Flamingo Road; North 28 degrees, 28 minutes, 30 seconds East, 90 feet to a point; thence extending North 61 degrees, 31 minutes, 30 seconds West, 113.66 feet to a point; thence extending South 28 degrees, 28 minutes, 30 seconds West, 110 feet to a point on the Northeasterly side of Robin Road, South 61 degrees, 31 minutes, 30 seconds East, 93.66 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 200 feet the arc distance of 31.42 feet to a point on the Northwesterly side of Flamingo Road, the first mentioned point and place of beginning.

BEING Lot Number 45.

TITLE TO SAID PREMISES IS VESTED IN Irmgard Sides and Keith Rodney Sides, mother and son, by Deed from Irmgard Sides, single person, dated 10/13/1995, recorded 10/17/1995 in Book 5128, Page 1754. Irmgard Sides was a co-record owner of the mortgage premises as a Joint Tenant With the Right of Survivorship. By virtue of Irmgard Sides' death on or about September 17, 1999, her ownership interest was automatically vested in Keith Rodney Sides, the Surviving Joint Tenant With the Right of Survivorship.

Parcel Number: 59-00-07816-00-9.

Location of property: 25 Flamingo Road, Hatboro, PA 19040-3147.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Rodney Sides a/k/a Keith R. Sides** at the suit of Citibank, N.A., as Trustee for Wachovia Loan Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1. Debt: \$74,329.02.

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

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

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

13-21107

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision of "The Orchard" for M. Massan Builder, Inc. by Herbert M. Metz, Inc., dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southwesterly of Jonathan Drive (50 feet wide) said point also being a corner of Lot No. 95 and place of beginning; thence along Lot No. 95, South 06 degrees, 41 minutes, 01 seconds West, 110.12 feet to a point in line of open space; thence along said open space, North 83 degrees, 18 minutes, 59 seconds West, 36.50 feet to a point a corner of Lot No. 97; thence along Lot No. 97, North 06 degrees, 41 minutes, 01 seconds East, 110.12 feet to a point on the Southwesterly side of Jonathan Drive; thence along the Southwesterly side of Jonathan Drive, South 83 degrees, 18 minutes, 59 seconds East, 36.50 feet to a point a corner of Lot No. 95 and first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nick A. Escarcha and Janet I. Escarcha, by Deed from Margaret L. Fegely, dated 08/19/1999, recorded 09/22/1999 in Book 5289, Page 151.

Parcel Number: 46-00-01684-16-9.

Location of property: 107 Jonathan Drive, North Wales, PA 19454-1452.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janet Escarcha a/k/a Janet I. Escarcha and Nick A. Escarcha** at the suit of Bank of America, N.A. s/b/m to Fleet National Bank. Debt: \$150,656.47.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-21123

ALL THAT CERTAIN unit in the property known, named and identified as Light Foundry Condominiums, located at Walnut and York Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which was heretofore submitted to the provisions of the Uniform Condominium Act 88 CSA 3101 at seq., by the recording in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, a Declaration dated April 17, 1991 recorded in Deed Book 4973, Page 1612 &c, and Amendment therefore dated November 20, 1991 recorded in Deed Book 4992, Page 184 &c.

BEING designated as Townhouse Unit #7.

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 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 assessed, except in so far as Section 3407 of said Act or the Declaration may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Juliana M. Cowdrick by Deed dated 9/29/2006 and recorded 9/5/2007 in Montgomery County in Deed Book 5663, Page 500 granted and conveyed unto Tamika Herbert-Knox.

Parcel Number: 16-00-30508-30-1.

Location of property: 107 Walnut Street - Unit 7 (Apartment C), Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tamika R. Herbert-Knox** at the suit of Green Tree Consumer Discount Company. Debt: \$100,947.02.

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

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

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

13-21131

ALL THAT CERTAIN lot with the buildings thereon erected, known as 1000 Stanbridge Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows, to wit:

BEGINNING on the Southeast side of Stanbridge Street, at the distance of 1.00 feet Northeastwardly from the Northeastwardly side of James Street, as proposed but not yet opened by Norristown Borough in Norristown Borough; containing in front or breadth on said Stanbridge Street 16.00 feet, more or less, and extending of that width in length or depth, Southeastwardly, between parallel lines at right angles to said Stanbridge Street 120.00 feet to the middle of a certain twenty foot wide driveway, 35 now laid out or intended to be laid out.

Premises "B"

ALL THAT CERTAIN parcel or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to and as shown on a certain Plan #2803, Sheet No., dated May 29, 1973, prepared by A. W. Martin Associates, Inc., Consulting Engineers, King of Prussia, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street (60.00 feet wide), at the intersection of the same with the Northeastly side of James Street (66.00 feet wide not open); thence from said point of beginning by the Northeastly side of James Street South 50 degrees, 12 minutes East, 70.00 feet to a point on the Northeastly side of a certain twenty foot alley to be dedicated to the Borough; thence by said side of said alley, North 40 degrees, 00 minute, 30 seconds East, 17.00 feet to a point; thence leaving said alley North 50 degrees, 12 minutes West, 50.00 feet to a point; thence by lands now or late of Basile South 40 degrees, 00 minute, 30 seconds West, 16.00 feet to a point on the Southeasterly side of Stanbridge Street; thence by said street South 40 degrees, 00 minutes, 30 seconds West, 1.00 feet to the point and piece of beginning.

BEING the same premises which James G Johnson and Margaret Johnson, husband and wife by Deed dated 6/14/2007 and recorded 6/29/2007 in Montgomery County in Deed Book 5653, Page 414 granted and conveyed unto Cheryl L. Federico.

Parcel Number: 13-00-34968-00-2.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cheryl L. Federico** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982). Debt: \$124,423.56.

Joshua I. Goldman, Attorney. I.D. #205047

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

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

13-21541

ALL THAT CERTAIN one-half of a double frame house and lot of land (being number 1235 Maple Street), situate in the 6th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Maple Street at the distance of 349 feet, 1 inch East from the Northeast corner of Roland and Maple Street, a corner of this and lot now or late of Francis Nagengast and wife; thence along the land of said Nagengast North 140 feet to the South side of a 20 feet wide alley; thence along the same East 21 feet to a point, a corner of this and other land now or late of Charles H. Snow; thence along land of said Charles H. Snow South 140 feet to the North side of Maple Street aforesaid; thence along said Maple Street Westwardly 21 feet to the point or place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Angela Moyer, by Deed from Karl Creasy, dated 02/26/1999, recorded 03/10/1999 in Book 5262, Page 2373.

Parcel Number: 16-00-20532-00-8.

Location of property: 1235 Maple Street, Pottstown, PA 19464-5821.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Moyer** at the suit of HSBC Bank USA, National Association as Trustee for ACE Securities Corporation Home Equity Loan Trust, Series 2006-HE1, Asset-Backed Pass-Through Certificates. Debt: \$94,571.11.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21716

PREMISES A:

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, 6/10/1965, as follows, to wit:

BEGINNING at a point of intersection, which the Southeasterly side of Church Street (30 feet wide), makes with the Northeastly side of Marshall Street (50 feet wide); thence from said point of beginning along the said side of Church Street, North 29 degrees, 20 minutes East, 140 feet to a point on the Southwesterly side of a 20 foot wide alley; thence along the same, South 61 degrees, 07 minutes East, 112.91 feet to a point; thence South 29 degrees, 20 minutes West, passing partly through the center of the party wall of the building erected on No. 25 East Marshall Street and the building erected on No. 27 East Marshall Street, adjoining to the Southeast thereof and also passing through a certain 2.15 feet wide overhead alley between the aforesaid premises, 140 feet to a point, on the Northeastly side of Marshall Street; thence along the same North 61 degrees, 07 minutes West, 112.91 feet to the first mentioned point and place of beginning.

BEING known as 15, 17, 19, 21, 23 and 25 East Marshall Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 2.15 feet wide alley as and for a passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereof and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

BEING the same premises in which the MBF Center (PA Non Profit) by Deed dated November 8, 2007 and recorded in Montgomery County November 9, 2007 in Deed Book 5671, Page 1517, granted and conveyed unto Nueva Vida Norristown New Life Mennonite Church, a PA Non Profit Corporation, in fee.

PREMISES B:

ALL THAT CERTAIN messuage, tenement and tract or piece of land, situate, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point, on the Northeast side of Marshall Street at the distance of 113 feet Southeastwardly from the East corner of Marshall and Church Streets, a corner of this and house and lot formerly of Leaver and Kneedler, in the middle of a 2 feet, 2 inch wide alley laid out in common use between said house; thence Northeastwardly along the same at right angles to said Marshall Street, the line passing through the middle of said alley and through the middle of the said partition wall above said alley, 140 feet to Blackberry Alley; thence along with Southwest side of said alley, Southeastwardly 18 feet to a corner of this and ground now or late of Elias Fillman; thence partly along said ground now or late of Elias Fillman and partly along ground now or late of Emma Wismer and the house thereon, Southwestwardly 140 feet to the Northeast side of Marshall Street, aforesaid; thence along the said side of said Marshall Street, Northwestwardly 18 feet to the place of beginning.

TOGETHER with the right, use, liberty and privilege of the aforesaid alley 2 feet, 2 inches wide at all times hereafter, forever in common with the owners, tenants and occupiers of the adjoining house on the Northwest now or late of Leaver and Kneedler.

BEING the same premises in which The MBF Center (PA Non Profit Corporation) by Deed dated November 8, 2007 and recorded November 9, 2007 in Montgomery County in Deed Book 5671, Page 1517, granted and conveyed unto Nueva Vida Norristown New Life Mennonite Church, a PA Non Profit Corporation, in fee.

Parcel Numbers: 13-00-24524-00-6, 13-00-24524-10-5, 13-00-24528-00-2.

Location of property: 25-27 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Office building.

Seized and taken in execution as the property of **Nueva Vida Norristown New Life Mennonite Church** at the suit of Univest Bank and Trust Company f/k/a Univest National Bank and Trust Company. Debt: \$586,992.85.

Joshua B. Ladov, Attorney.

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

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

13-21862

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

BEGINNING at the point of intersection which the Northeastly side of Airy Street (50 feet wide), makes with the Southeastly side of Logan Street (50 feet wide); thence extending from said point of beginning North 38 degrees, 04 minutes East along the Southeastly side of Logan Street and crossing a storm sewer line 90.00 feet

to a point, a corner of Lot No. 2 as shown on plan recorded in Plan Book C-16, Page 67; thence extending along same South 51 degrees, 56 minutes East and recrossing said storm sewer line 96.89 feet to a point on the Northwesterly side of Spruce Street (50 feet wide); thence extending along same South 63 degrees, 37 minutes West, 100.00 feet to the point of intersection which the Northwesterly side of Spruce Street makes with the Northeasterly side of Airy Street; thence extending Northwestwardly along the Northeasterly side of Airy Street 54 feet, 6 inches more or less, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Mullen, by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, dated 05/31/1996, recorded 07/26/1996 in Book 5155, Page 1650.

Parcel Number: 16-00-19423-00-1.

Location of property: 706 Logan Street, Pottstown, PA 19464-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Mullen a/k/a Thomas M. Mullen** 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: \$44,338.51.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21892

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

BEGINNING at a stake on the East corner of Swede and Marshall Streets; thence along the Northeast side of Marshall Street South sixty-one degrees and seven minutes East, one hundred fifty feet to the North corner of Marshall and Church Streets; thence along with Northwest side of said Church Street North twenty-nine degrees and twenty minutes East, sixty feet to a corner of land being Lot No. 4 now or late of David Sower; thence by the same North sixty-one degrees and seven minutes West, one hundred and fifty feet to a corner on the Southeasterly side of Swede Street aforesaid; thence along said side of Swede Street South twenty-nine degrees and twenty minutes West, sixty feet to the place of beginning.

BEING the same premises in which the Franconia Mennonite Board of Missions and Charities by Deed dated June 27, 2007 and recorded July 3, 2007 in Montgomery County in Deed Book 5653, Page 2387, granted and conveyed unto Nueva Vida Norristown New Life Mennonite Church.

Parcel Number: 13-00-24520-00-1.

Location of property: 3 East Marshall Street, Norristown, PA.

The improvements thereon are: Exempt - church.

Seized and taken in execution as the property of **Nueva Vida Norristown New Life Mennonite Church** at the suit of Univest Bank and Trust Company f/k/a Univest National Bank and Trust Company. Debt: \$192,418.50.

Joshua B. Ladov, Attorney.

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

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

13-22370

ALL THAT CERTAIN condominium unit, designated as Unit Number 116, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act 68 Pa. C.S. 3101 et seq., as designated in Declaration of Condominium of Trent Manor Condominium bearing date the 9th day of September A.D. 1986 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 October A.D. 1986 in Deed Book 4815, Page 972, and amended by 1st Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2299, a Second Amendment thereto dated 5/20/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2169, a Third Amendment thereto dated 11/5/1987 and recorded 11/23/1987 in Deed Book 4858 Page 230, a Fourth Amendment thereto dated 11/14/1988 and recorded 1/20/1988 in Deed Book 4863, Page 740, a Fifth Amendment thereto dated 10/12/1988 and recorded 10/19/1988 in Deed Book 4891, Page 1, a Sixth Amendment thereto dated 5/30/1989 and recorded 6/19/1989 in Deed Book 4914, Page 575 and a Seventh Amendment thereto dated 1/25/1990 and recorded 1/30/1990 in Deed Book 4937, Page 111; and plats and plans for Condominium bearing date of 5/19/1986 and recorded as Exhibit "C" of the Declaration of Condominium of Trent Manor Condominium.

TOGETHER with at the present time of an undivided 0.3745% interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium of which said interest may be changed from time to time as set forth in the aforesaid Declaration of Condominium.

The Condominium Unit thereon erected, is known and numbered as 116 William Penn Drive, Norristown, PA 19403.

BEING the same premises which Louis Marcolina and Wendy Marcolina, his wife by Deed dated 06/27/2007 and recorded 07/09/2007 in Montgomery County Deed Book 5654, Page 1414, granted and conveyed unto Michael E. Rask.

Parcel Number: 63-00-09446-16-6.

Location of property: 116 William Penn Drive, Norristown, PA 19403.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Michael E. Rask** at the suit of Midfirst Bank. Debt: \$208,845.51 (total amount of judgment).

Leon P. Haller, Attorney. I.D. #15700

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

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

13-22382

ALL THAT CER'FAIN 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 Northwestern side of Willow Street at the distance of 161.12 feet Southwesterly from the West corner of Freedley and Willow Streets and at the corner of a house and lot recently conveyed to Harry E. Sacks et ux.; thence along the Northwestern side of said Willow Street Southwesterly 16 feet, 2 inches to a point a corner of this and another house and lot of the said Irvin B. Houpt; thence at right angles to said Willow Street the line partly passing through the middle of the partition wall between this house and the house erected on the adjoining lot Northwesterly 118 feet to a point a corner of this and said lot of the said Irvin B. Houpt and on the Southeasterly side of a 20 foot wide alley running from Freedley Street to Fornance Street; thence Northeasterly along the Southeasterly side of said alley 16 feet, 2 inches to a point on the said side of said alley and a corner of the lot recently conveyed to said Harry E. Sacks, et ux.; thence by and along said lot of Harry E. Sacks, et ux. the line passing through the middle of the partition wall between this house and the house erected on the adjoining lot Southeasterly 118 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William L. Harp and Everlina Harp, by Deed from Hoc Kaing and Leang Guekte, dated 10/09/2002, recorded 11/13/2002 in Book 5433, Page 2202.

Parcel Number: 13-00-38988-00-5.

Location of property: 1445 Willow Street, Norristown, PA 19401-3329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Everlina Harp and William L. Harp** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3. Debt: \$81,322.94.

Jonathan Lob, Attorney. I.D. #312174

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

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

13-22431

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

SITUATE on the Northwestern side of Buttonwood Street at the distance of fifteen feet, three inches Southwesterly from the Westerly corner of the said Buttonwood Street and Rich Alley in Norristown Borough, County and State aforesaid.

CONTAINING in front or breadth on said side of Buttonwood Street Southwesterly fifteen feet, two inches and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Buttonwood Street, the Northeasterly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Mary D. Kratz adjoining to the Northeasterly and the Southwesterly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Evans and Heavner, adjoining to the Southwesterly, ninety-five feet to the Southeasterly side of a certain five foot wide alley leading from Lafayette Street to the said Rich Alley, bounded on the Northwesternly by said five feet wide alley, on the Northeasterly by premises belonging to Mary P. Kratz, on the Southeasterly by Buttonwood Street, aforesaid, and on the Southwesterly by other premises belonging to the said Joseph F. Evans and Frank R. Heavner.

TITLE TO SAID PREMISES IS VESTED IN Harriet L. Robinson and David H. Benson by Deed from Timothy Woodruff, dated December 15, 1995 and recorded December 21, 1995 in Deed Book 5135. Page 0784.

Parcel Number: 13-00-05768-00-6.

Location of property: 321 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harriet L. Robinson and David H. Benson** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for Certificateholders of EMC Mortgage Loan Trust 2002-B, Mortgage Loan Pass-Through Certificates, Series 2002-B. Debt: \$118,051.59.

Christine L. Graham, Attorney.

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

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

13-22477

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan "Old Mill Estates" Section II made by Bursich Associates, Inc., dated 5/2/1988, last revised 6/22/1989 and recorded in Montgomery County in Plan Book A-51, Page 152, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Buckwalter Road (50 feet wide) said point being a corner of Lot 34 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Buckwalter Road the two following courses and distances: (1) North 72 degrees, 32 minutes, 48 seconds East, 79.59 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 437.26 feet the arc distance of 106.31 feet to a point a corner of Lot No. 32; thence extending along same North 31 degrees. 03 minutes. 00 seconds East, 381.03 feet to a point, a corner of Lot No. 35; thence extending along same South 37 degrees, 54 minutes, 25 seconds East, 110.72 feet to a point, a corner of Lot 34; thence extending along the same, South 17 degrees, 27 minutes, 12 seconds West, 321.06 feet to the first mentioned point and place of beginning.

BEING Lot 33 as shown on said plan.

BEING the same premises which Providence Manor Associates, Inc., by Deed dated 7/15/1997 and recorded 8/29/1997 in Montgomery County in Deed Book 5197, Page 2018, granted and conveyed unto James P. Ferrie, Jr. and Sharon E. Ferrie.

Parcel Number: 61-00-00779-64-5.

Location of property: 117 Buckwalter Road, Upper Providence, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sharon E. Ferrie and James P. Ferrie a/k/a James P. Ferrie, Jr.** at the suit of Wells Fargo Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2005-PR1 Trust. Debt: \$352,039.36.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-22768

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan originally prepared by Ralph E. Shaner & Son, dated April 27, 1973, revised April 1974, and as revised of lots 27 through 88 and 94, by plan of Serdy, Bursich & Huth, Inc., dated April 21, 1975, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rivendell Lane (50 feet wide), which point of beginning is measured the following three courses and distances from a point of curve on the Northeasterly side of Oakdale Drive (50 feet wide); (1) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 95.16 feet to a point; (2) North 28 degrees, 24 minutes, 38 seconds East, 23.80 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 375 feet, the arc distance of 81.72 feet to the beginning point, said point being a point on the Northerly line of Lot No. 67; thence extending from said beginning point along the said side of Rivendell Lane in a Northeasterly direction on the arc of a circle curving to the right having a radius of 375 feet, the arc distance of 113 feet to a point in line of Lot No. 59; thence extending along line of Lot No. 59 South 31 degrees, 50 minutes, 20 seconds East, 154.01 feet to a point in line of Lot No. 69; thence extending along line of Lot No. 69 South 64 degrees, 48 minutes, 57 seconds West, 12.01 feet to a point in line of Lot No. 68; thence extending along line of Lot No. 68 North 80 degrees, 38 minutes, 17 seconds West, 89.40 feet to a point in line of Lot No. 67; thence extending along line of Lot No. 67 North 54 degrees, 32 minutes, 07 seconds West, 83.27 feet to the Southeasterly line of Rivendell Lane, the first mentioned point and place of beginning.

BEING Lot No. 58 on a revised subdivision plan for Woodgate I, as filed in Plan Book A-24/93.

BEING the premises which Gerald L. Raley and Cynthia L. Raley, his wife, by Deed dated May 15, 1987 and recorded in the Montgomery County Recorder of Deeds Office on May 19, 1987 in Deed Book 4838, Page 419, granted and conveyed unto Gregory T. Montague and Dorothy E. Montague, his wife.

Parcel Number: 42-00-04019-52-9.

Location of property: 838 Rivendell Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gregory T. Montague, Dorothy E. Montague and United States of America** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$221,938.98.

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.

13-22778

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 and described according to a Plan of Marshall Manor, Subdivision No. 2 made by Donald H. Schurr, Registered Professional Engineer, Norritown, Pennsylvania, dated August 2, 1955 and revised May 29, 1957, as follows:

BEGINNING at a point on the Northeasterly side of Avondale Road (50 feet wide) measured the four following courses and distances from the intersection of the Southwesterly side of Avondale Road with the Northwesterly side of Colonial Avenue (60 feet wide) (both lines produced): (1) extending from said point of intersection North 47 degrees, 12 minutes West, 145.91 feet to a point of curve; (2) on a line curving to the right having a radius of 175 feet the arc distance of 274.89 feet to a point of tangent; (3) North 42 degrees, 48 minutes East 795.77 feet to a point of curve; and (4) on a line curving to the right having a radius 2365.63 feet the arc distance of 159.62 feet to the point and place of beginning; thence extending from said beginning point North 47 degrees, 12 minutes West, 140.96 feet to a point; thence extending North 42 degrees, 48 minutes East, 75 feet to a point; thence extending South 47 degrees, 12 minutes East, 146.19 feet to a point on the Northwesterly side of Avondale Road; thence extending along same the two following courses and distances: (1) on a line curving to the right having a radius of 2315.62 feet the arc distance of 32.13 feet to a point of reverse curve; and (2) on a line curving to the left having a radius of 2365.63 feet the arc distance of 42.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Robert E. Shuler, a/k/a Robert Shuler and Deana Shuler by Deed from Patricia E. Drueding, Executrix of the Estate of Mary L. Barker, Deceased dated April 8, 2004 and recorded May 11, 2004 in Deed Book 05508, Page 1934.

Parcel Number: 63-00-00217-00-8.

Location of property: 149 Avondale Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert E. Shuler a/k/a Robert Shuler and Deana Shuler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$248,589.69.

Christine L. Graham, Attorney.

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

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

13-22786

ALL THAT CERTAIN tract of land, and the buildings erected thereon, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as Randy Run as laid out for Robert L. Gresh, Inc., by Ralph E. Shaner & Son Engineering Company as of July 3, 1967, revised December 14, 1971, and more fully described, as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 59, said point being on the Easterly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as projected of the aforesaid Randy Drive with another public road or street known as Boris Drive (50 feet wide) South 38 degrees, 40 minutes West, 180.00 feet; thence from said point of beginning leaving said Randy Drive and along the Southerly side of Lot No. 59, South 51 degrees, 20 minutes East, 200.00 feet to a corner on line of Lot No. 57; thence along a portion of Lot No. 57 and other lands now or formerly of Robert L. Gresh, Inc., South 38 degrees, 40 minutes West, 80.00 feet to a corner of Lot 61; thence along the latter, North 51 degrees, 20 minutes West, 200.00 feet to a corner on line of the Easterly property line of Randy Drive; thence along the same North 38 degrees, 40 minutes East, 80.00 feet to a corner and place of beginning.

BEING all of Lot No. 60 of a Plan of Lots known as Randy Run.

BEING 0.3673 acres of land.

BEING the same premises which Michael B. Kinsey and Jodi L. Tillia Kinsey, husband and wife, by Deed dated June 19, 2000 and recorded August 7, 2000 in Montgomery County in Deed Book 5326, Page 1678 granted and conveyed unto Angeline M. Longo, in fee.

Parcel Number: 42-00-03981-94-5.

Location of property: 1208 Randy Drive, Pottstown, Lower Pottsgrove Township, Montgomery County, PA 19464.

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

Seized and taken in execution as the property of **Angeline M. Longo-Ali a/k/a Angeline M. Longo** at the suit of First Niagara Bank, N.A., a National Banking Association, Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$94,072.31.

Jeffrey G. Trauger, Attorney.

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

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

13-23057

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County Pennsylvania and described according to a certain plan thereof know as Subdivision Plan 'Brentwood Village' Section No. 8 made by C. Raymond Weir Associates, Inc., dated December 6, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book C-2, Page 65, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clarrige Drive (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Jill Road (50 feet wide): (1) leaving Jill Road on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Clarrige Drive; (2) North 47 degrees, 49 minutes, 30 seconds West along the Northeasterly side of Clarrige Drive 240.00 feet to a point of curve on the same; (3) Northwesterly and Northeastwardly partly along the Northeasterly and Southeasterly side of Clarrige Drive on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 235.62 feet to a point of tangent on the Southeasterly side of same; and (4) North 42 degrees, 10 minutes, 30 seconds East along the Southeasterly side of Clarrige Drive 277.01 feet to the point of beginning; thence extending from said point of beginning, North 43 degrees, 10 minutes, 30 seconds East along the Southeasterly side of Clarrige Drive 46.84 feet to a point of curve on the same; thence extending Northeastwardly and Eastwardly partly along the Southeasterly and partly along the Southerly side of Clarrige Drive on the arc of a circle curving to the right having a radius of 160.00 feet the arc distance of 147.10 feet to a point on the Southerly side of same; thence extending, South 04 degrees, 51 minutes West, 218.90 feet to a point; thence extending North 47 degrees, 49 minutes, 30 seconds West, 195.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 92 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Walter S. Keller, Jr. and Renalda D. Keller, his wife, by Deed from Karl C. Smith and Lois D. Smith, dated 03/05/1968, recorded 03/06/1968 in Book 3503, Page 1078. Walter S. Keller Died on 1/8/2008, vesting interest to the premises solely to the Surviving Tenant by the Entireties, Renalda D. Keller. Parcel Number: 54-00-04279-00-5.

Location of property: 135 Clarrige Drive, Willow Grove, PA 19090-4218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Renalda D. Keller** at the suit of Wells Fargo Bank, N.A. Debt: \$235,270.02.

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

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

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

13-23061

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision made for Sam Braccia by Eastern Engineers & Surveyors, Inc., dated 5/4/1983 and recorded at Norristown, Pennsylvania in Plan Book B-40, Page 204, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Barrett Road (50 feet wide) at the distance of 150 feet South 42 degrees, 19 minutes West from the Southwesterly side of Bartram Road (50 feet wide); thence extending South 42 degrees, 19 minutes West, 50 feet to a point; thence extending North 47 degrees, 41 minutes West, 125 feet to a point; thence extending North 42 degrees, 19 minutes East, 50 feet to a point, a corner of Lot 2 on said plan; thence along line of Lot No. 2, North 47 degrees, 41 minutes East, 125 feet to a point on the Northwesterly side of Barrett Road, the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Diane Schlegel, by Deed from Sebastiano Braccia, dated 01/20/1984, recorded 01/24/1984 in Book 4728, Page 992.

Parcel Number: 59-00-00642-00-1.

Location of property: 118 Barrett Road, Willow Grove, PA 19090-3117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane Schlegel** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Bank of Pennsylvania, formerly known as Integra Bank, formerly known as Integra Bank/Pittsburgh, formerly known as Integra National Bank/Pittsburgh, Successor by Merger to Landmark Savings Association. Debt: \$53,414.37.

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

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

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

13-23937

ALL THAT CERTAIN brick message and lot or piece of ground, situate on the East side of Main Street, being designated as No. 543 Main Street, in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, being part of Lots Nos. 5 and 6 on Plan of Lots as laid out by the Arlington Real Estate Company of Reading, Pennsylvania, a Corporation, bounded and described, as follows, to wit: On the Northern side by, property of late Samuel B. and John E. Guenther, now Sue Oberholtzer; on the East by twenty foot wide alley; and on the South by property late of the said Samuel B. and John E. Guenther, now Jacob Schultz; and on the West by said Main Street.

CONTAINING in front along Main Street fifteen (15) feet and in depth from said Main Street to said alley two hundred and seventeen (217) feet, more or less.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Barbara A. Leister, by Deed dated February 24, 2005 and recorded in the Montgomery County Recorder of Deeds Office on March 8, 2005 in Deed Book 5545, Page 2475, granted and conveyed unto Richard D. Young and Lori A. Young, husband and wife.

Parcel Number: 06-00-02184-00-6.

Location of property: 543 Main Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard D. Young and Lori A. Young** at the suit of JP Morgan Chase Bank, National Association. Debt: \$135,147.44.

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.

13-24575

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan, Section Number 2 of Rxdale" made for Carsek Corporation, by Herbert H. Metz, Inc., Registered Engineers dated May 4th, 1965 and revised July 6th, 1965 said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book B-10, Page 118, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Ivy Lane (50 feet wide) said point being at the arc distance of 31.81 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 Northeasterly side of Hancock Road (41.50 feet wide); thence extending from said point of beginning along the Southeasterly side of Ivy Lane the three following courses and distances:

(1) North 44 degrees, 26 minutes East, 113.67 feet to a point of curve; (2) Northeastwardly on the arc distance of 59.17 feet to a point of tangent; and (3) North 27 degrees, 29 minutes East, 9 feet to a point; thence extending South 45 degrees, 34 minutes East, 120.31 feet to a point; thence extending South 44 degrees, 26 minutes West, 198.74 feet to a point on the Northeastly side of Hancock Road aforesaid; thence extending North 46 degrees, 41 minutes West along the Northeastly side of Hancock Road 94.63 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.81 feet to the first mentioned point of tangent and place of beginning, known: as Lot No. 42 as shown on the above mentioned plan, 249 Hancock Road, North Wales.

BEING the same premises which James J. Peters and Joanne E. Peters by Deed dated November 20, 2002 and recorded January 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5443, Page 1062, granted and conveyed unto Stephen Sagrestano and Malinda Sagrestano, h/w.

Parcel Number: 56-00-03745-20-4.

Location of property: 249 Hancock Road, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stephen Sagrestano and Melinda Sagrestano** at the suit of HSBC Bank USA, N.A., et al. Debt: \$383,146.85.

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.

13-24744

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 Plan of Survey thereof made by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, dated July 10th, 1952 and last revised December 8th, 1952, as follows, to wit:

BEGINNING at a point on the Northeast side of Bluebuff Road (fifty feet wide), at the distance of twenty-five feet measured North twenty-one degrees, thirty-six minutes, thirty seconds East through the bed of Bluebuff Road, from a point in the middle line thereof, which latter point is at the distance of one hundred fifty-three feet measured North sixty-eight degrees, twenty-three minutes, thirty seconds West along the middle line of Bluebuff Road, from a point formed by the intersection of the said middle line of Bluebuff Road with the middle line of Gunport Lane (fifty feet wide); thence extending from said point of beginning along the Northeast side of Bluebuff Road and partly along the Northeast side of the cul-de-sac, having a radius of fifty feet, forming the Northwestern terminus of Bluebuff Road, the two following courses and distances, viz: (1) North sixty-eight degrees, twenty-three minutes, thirty seconds West, sixteen and nine one-hundredths feet to a point of curve; (2) Northwestward on the arc of a circle having a radius of one hundred feet, the chord bearing to the right, the arc distance of fifty-eight and fifty-six one-hundredths feet to a point of reverse curve; thence extending North twenty-nine degrees, forty-one minutes East, one hundred nine and forty-two one-hundredths feet to a point; thence extending South sixty-eight degrees, twenty-three minutes, thirty seconds East, fifty-six feet to a point; and thence extending South twenty-one degrees, thirty-six minutes, thirty seconds West, passing partly along the middle line of a driveway eighty feet wide, which extending Southward into Bluebuff Road, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot #34 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the premises adjoining to the Southeast and entitled to the use thereof.

BEING the same premises which Stacie M. Marrie, Co-Executrix and Suzanne M. Oelmann, Co-Executrix of The Estate of Doris L. Michael a/k/a Doris Michael, Deceased by Deed dated 11/26/2008 and recorded 2/9/2009 in Montgomery County in Deed Book 5721, Page 1412 granted and conveyed unto Brendan Walsh and Jessalynn Walsh.

Parcel Number: 58-00-01567-00-4.

Location of property: 422 Bluebuff Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brendan Walsh and Jessalynn Walsh** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$224,407.92.

Salvatore Filippello, Attorney, I.D. #313897

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

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

13-24915

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, State of Pennsylvania and described according to a Professional Engineers, dated 1/24/1955 and last revised 6/13/1955, said plan being recorded in Montgomery at Norristown, Pennsylvania in Plan Book B-2, Page 53, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Kanes Road (50 feet wide) at a distance of 753.73 feet measured on a bearing of North 47 degrees, 0 minutes, 20 seconds West along the said side of Kanes Road from a point of tangent in the same, said point of tangent being at the distance of 89.34 feet Northwestwardly measured still along the said side of Kanes Road on the arc of a circle curving to the left having a radius of 183.95 feet from a point of compound curve in the same, said point of compound curve being at the distance of 57.59 feet measured on the arc of a circle curving to the left having a radius of 30 feet from a point of curve on the Northerly side of Fitzwatertown Road (60 feet wide).

CONTAINING in front or breadth on the said side of Kanes Road 58 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Kanes Road 125 feet.

BEING all of Lot No. 50 and part of Lot No. 51 as shown on the above recorded plan now known as Lot No. 50.

BEING the same premises which Vincent J. Taddei, Jr., Executor of the Estate of Josephine Taddei, Deceased by Deed dated March 30, 1999 and recorded May 4, 1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5270, Page 0222, granted and conveyed unto Christopher R. Simms and Kimberly Demski-Simms.

Parcel Number: 30-00-34996-00-2.

Location of property: 2972 Kanes Road, Willow Grove, PA 19090 a/k/a 2972 Kanes Road, Abington, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kimberly Demski-Simms and Christopher R. Simms** at the suit of U.S. Bank National Association, et al. Debt: \$280,904.52.

Andrew J. Marley, Attorney.

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

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

13-24916

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery in the Commonwealth of Pennsylvania and described according to a plan and survey thereon made by Charles F. Mebus, Registered Engineer, on the Twenty-Fourth day of November A.D. 1936 and revised April 8th, 1937, as follows, to wit:

BEGINNING at a point in the Southeast side of Wharton Road (formerly Baeder Road) (sixty feet wide) at the distance of seven hundred and ninety-one and eighty-four one-hundredths feet Northeast from the intersection which the said side of Wharton Road produced makes with the Northeast side of Jenkintown Road (thirty-six and five-tenths) feet wide as widened three and five tenths feet on the Northeast side from the original width of thirty-three feet produced; thence along the said Southeast side of Wharton Road North fifty-two degrees, twenty-one minutes East, seventy-five feet to a point; thence along the line dividing Lots No. 180 and 181, South thirty-seven degrees, thirty-nine minutes East, one hundred and sixty feet to a point in the Northwest side of a right-of-way (twenty feet wide) for drainage; thence along the said right-of-way South fifty-two degrees, twenty-one minutes West, seventy-five feet to a point; thence along the line dividing Lots No. 181 and 182 North thirty-seven degrees, thirty-nine minutes West, one hundred and sixty feet to the place of beginning.

BEING Lot No. 181 on Plan of Baederwood.

BEING the same premises which Linda A Spangler, a widow by Deed dated October 16 1997 and recorded November 21, 1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5207, Page 1126, granted and conveyed unto Evan B. Ames Barbara Ames, husband and wife, as Tenants by the Entirety.

Parcel Number: 30-00-03092-00-1.

Location of property: 547 Baeder Road, Abington Township, PA 19046 a/k/a 547 Baeder Road, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Evan B. Ames and Barbara A. Ames a/k/a Barbara Ames** at the suit of U.S. Bank National Association, et al. Debt: \$501,339.36.

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.

13-25874

THE LAND REFERRED TO in this commitment is described, as follows:

ALL THAT CERTAIN message and lot of land known as 123 West Second Street, situate in **Bridgeport Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Second Street a corner of this and land E.M. Evans; thence along said Evans land Northerly 53 feet, 5 inches to a corner of this and land now or late of Charles Witman; thence along said Witman's land Easterly 14 feet, 5 inches to a point a corner of this and Lot #21 (said point being opposite the middle of the partition wall between this property and the adjoining #121); thence Southerly the line passing through the middle of an alley way between this house and the adjoining house and through the middle of the partition wall above said alleyway 53 feet, 5 inches to Second Street, aforesaid; thence along the said side of Second Street, Westerly 14 feet, 5 inches more or less to the place of beginning.

BEING the same premises which Joseph M. Basile a/k/a Joseph by Deed dated February 24, 2004 and recorded March 30, 2004 in Montgomery County in Deed Book 5501, Page 1529 granted and conveyed unto Richard Stanton and Beverly Stanton, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Raymond J. Fonash and Kimberly A. Fonash, husband and wife, as Tenants by the Entirety by Deed from Richard Stanton and Beverly Stanton, husband and wife dated 03/31/2005 recorded 04/20/2005 in Deed Book 5550, Page 2503.

Parcel Number: 02-00-05476-00-3.

Location of property: 123 2nd Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Fonash and Raymond J. Fonash** at the suit of PNC Bank, N.A. Debt: \$91,729.68.

Nicole LaBletta, Attorney. I.D. #202194

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 29, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by
Eileen Whalon Behr, **Sheriff**

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority for **Array Architects, Inc.**, a Delaware corporation, and a Registration of Fictitious Name under the Fictitious Names Act for Array Architects, Inc. - DE, were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 21, 2013. The principal place of business for Array Architects, Inc. and Array Architects, Inc. - DE is 2520 Renaissance Blvd., Ste. 110, King of Prussia, Pennsylvania 19406. The party to the registration of the fictitious name is Array Architects, Inc., a Delaware corporation.

Karen N. Connelly, Esquire

JSDC Law Offices

P.O. Box 650

Hershey, PA 17033

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 22, 2013, by **GlobalServe Title Agency Corp.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 525 Northern Blvd., Ste. 205, Great Neck, NY 11021, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

Douglas Moyal, Esquire

525 Northern Blvd., Suite 205

Great Neck, NY 11021

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-32675

NOTICE IS HEREBY GIVEN that on November 4, 2013, the Petition of Steven L. Chung, on behalf of minor child, Talia Nicole Chung and Brooke Alexis Chung, an adult, was filed in the above named Court, praying for a Decree to change their names to TALIA NICOLE CHUNG SCICCHITANO AND BROOKE ALEXIS CHUNG SCICCHITANO.

The Court has fixed January 8, 2014, 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.

Steven L. Chung, Esquire

3821 Vincent Road

Collegeville, PA 19426

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.

LCRES HOLDINGS, 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.

Motionique, 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.

Drake, Hileman & Davis

Bailiwick Office Campus, Suite 15

P.O. Box 1306

Doylestown, PA 18901

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 October 3, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Halloween Helpers**

The purposes for which it was organized are: to collect previously-enjoyed Halloween costumes and distribute them to children in need.

CIVIL ACTION

IN THE U. S. BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF PENNSYLVANIA

EDWARD J. LITWIN,
Bankruptcy No. 13-20296-CMB, Chapter 7,
Related to Document Nos. 34 & 35

NOTICE OF HEARING ON MOTION TO SELL PROPERTY FREE AND DIVESTED OF LIENS. NOTICE IS HEREBY GIVEN THAT the Trustee has filed a Motion to Sell Real Property Free and Divested of Liens regarding the following property: 813 Northridge Drive, Norristown, PA 19403 (Montgomery County Parcel No. 63-00-05514-552) to Catherine E. Johnson, 371 Hilltop Drive, Apartment E, King of Prussia, PA 19406, for One Hundred Seven Thousand Five Hundred Dollars and No Cents (\$107,500.00) according to the terms set forth in the Motion for Sale. For more information, visit <http://www.pawb.uscourts.gov/easi.htm>.

An Order has been issued setting deadlines for objections to the sale of the property and for the date of the hearing on the sale. **On or before December 6, 2013**, any objections shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties. A hearing is scheduled for **December 17, 2013 at 1:30 p.m.**, before Judge Carlota M. Böhm in Courtroom B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, **at which time higher/better offers will be considered and objections to the sale will be heard.** Potential bidders must provide Two Thousand Five Hundred Dollars and No Cents (\$2,500.00) in certified funds as hand money before placing a bid.

Arrangements for inspection prior to said sale hearing may be made with: Jeffrey J. Sikirica, Trustee, 121 Northbrook Drive, Pine Township, Gibsonia, PA 15044, Phone No. (724) 625-2566, Fax No. (724) 625-4611, Email: TrusteeSikirica@consolidated.net.

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2013-29771

**WELLS FARGO BANK, N.A. S/B/M
WACHOVIA BANK, N.A. F/K/A FIRST UNION
HOME EQUITY BANK, N.A.,**
Plaintiff

vs.

**GERALD WRIGHT, IN HIS CAPACITY AS HEIR
OF LEON J. WRIGHT, DECEASED**

**TERRANCE WRIGHT, IN HIS CAPACITY
AS HEIR OF LEON J. WRIGHT, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER LEON J. WRIGHT,
DECEASED,**
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LEON J. WRIGHT,
DECEASED**

You are hereby notified that on October 1, 2013, Plaintiff, WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, N.A. F/K/A FIRST UNION HOME EQUITY BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2013-29771. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 188 HORSHAM ROAD, HORSHAM, PA 19044-2602, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2013-24701

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

JOHN J. FLAMINO

**VICKI ALVARO, in her capacity as Administratrix
and Heir of the Estate of JOANN PICKWELL**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER JOANN PICKWELL, DECEASED,**
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOANN PICKWELL, DECEASED

You are hereby notified that on July 30, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 13-24701. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 363 STEWART AVENUE, JENKINTOWN, PA 19046-2231, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2013-21102**

PENNYMAC CORP,
Plaintiff

vs.

**SARAH FREECE LOVE, IN HER CAPACITY
AS HEIR OF CHARLES T. LOVE**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER CHARLES T. LOVE, DECEASED**

**MATTHEW LOVE, IN HIS CAPACITY AS HEIR
OF CHARLES T. LOVE,**
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES T. LOVE, DECEASED

You are hereby notified that on July 3, 2013, Plaintiff, PENNYMAC CORP., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2013-21102. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 65 WEST CHERRY LANE, ROYERSFORD, PA 19468-4322, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2013-28153**

WELLS FARGO BANK, N.A.,
Plaintiff

vs.

TALAITUPU MAAE TAAMILO

TIA TAAMILO

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER FUAIFALE TAAMILO, DECEASED,**
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FUAIFALE TAAMILO, DECEASED

You are hereby notified that on September 6, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2013-28153. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 738 SHAW AVENUE, LANSDALE, PA 19446-2334, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

DISSOLUTION

Notice is hereby given that the shareholders and directors of **Huntington Medical Facilities, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

ALBIN, PHILIP, dec'd.

Late of Lower Salford Township.
Executor: JONATHAN B. ALBIN,
c/o Carole Hendrick, Esquire,
3927 Mill Road,
Collegeville, PA 19426.
ATTORNEY: CAROLE HENDRICK,
3927 Mill Road,
Collegeville, PA 19426

ANTRIM, CHARLES H., JR. also known as CHARLES H. ANTRIM, dec'd.

Late of Borough of North Wales.
Co-Executors: RUTH A. LEAVESLEY AND
CHARLES BRUCE ANTRIM,
c/o Edward J. Campanella, Esquire,
477 West Valley Road,
Wayne, PA 19087.
ATTORNEY: EDWARD J. CAMPANELLA,
477 West Valley Road,
Wayne, PA 19087

BAGOTAI, JOHN, dec'd.

Late of Montgomery Township.
Administrator c.t.a.: JOSEPH F. BAGOTAI,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: JOHN H. FILICE,
RUBIN, GLICKMAN, STEINBERG & GIFFORD,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446

CLIFTON, JOSEPHINE ROSE, dec'd.

Late of Upper Merion Township.
Executor: ROBERT K. CLIFTON.
ATTORNEY: BRUCE W. LAVERTY,
LAVERTY LAW OFFICES, LLC,
701 East Lancaster Avenue, Suite B,
Downingtown, PA 19335

DUNN, THOMAS ANTHONY, JR., dec'd.

Late of Borough of Hatboro.
Executrix: ROSEMARY D. VELTEN,
1228 Barnes Drive,
Warminster, PA 18974.

ELLIS, ESTHER, dec'd.

Late of Borough of Pottstown.
Executor: KENNETH W. ELLIS,
327 Big Spring Road,
Etters, PA 17319.
ATTORNEY: CHARLES D. GARNER, JR.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

GAMBLE, EVELYN MILDRED also known as**EVELYN M. ULLMAN GAMBLE and
EVELYN GAMBLE, dec'd.**

Late of Perkiomen Township.
Co-Executrices: BETTY A. GAMBLE,
MARIE A. LE AND
DONNA L. BATZELL,
P.O. Box 54,
Skipack, PA 19474.
ATTORNEY: JOHN H. FILICE,
2605 North Broad Street,
Colmar, PA 18915

**GERLACH, CHARLES HENRY also known as
CHARLES GERLACH, dec'd.**

Late of Upper Pottsgrove Township.
Executrix: SHARON M. SCHRADER,
1777 Orlando Road,
Pottstown, PA 19464.

GRACE, ROSE B., dec'd.

Late of Upper Dublin Township.
Executrix: ALICE J. TILLGER,
271 Bethlehem Pike, Suite 202,
Colmar, PA 18915.
ATTORNEY: ALICE J. TILLGER,
271 Bethlehem Pike, Suite 202,
Colmar, PA 18915

HARTMANN, JOHN DAVID, IV, dec'd.

Late of Hatfield Township.
Administratrix: WENDY S. HARTMANN,
499 E. Walnut Street,
North Wales, PA 19454.
ATTORNEY: J. OLIVER GINGRICH,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 E. Broad Street,
P.O. Box 64769,
Souderton, PA 18964

**HAYDEN, LUCILLE A. also known as
LUCILLE HAYDEN, dec'd.**

Late of Borough of Norristown.
Executors: TERRENCE HAYDEN AND
DENNIS HAYDEN,
c/o Daniel B. Evans, Esquire,
P.O. Box 27370,
Philadelphia, PA 19118.
ATTORNEY: DANIEL B. EVANS,
P.O. Box 27370,
Philadelphia, PA 19118

HEMMERLE, MABEL E., dec'd.

Late of Whitpain Township.
Executor: ROBERT F. HEMMERLE,
c/o Elizabeth B. Place, Esquire,
17 South Second Street, 6th Floor,
Harrisburg, PA 17101-2039.
ATTORNEY: ELIZABETH B. PLACE,
SKARLATOS ZONARICH LLC,
17 South Second Street, 6th Floor,
Harrisburg, PA 17101-2039

**HEWITT, ILSELORE also known as
ILLOU HEWITT, dec'd.**

Late of Upper Gwynedd Township.
Executor: MICHEL TAUPIN,
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

HORN, ARNOLD, dec'd.

Late of Cheltenham Township.
Executors: BARBARA ADRIAN HORN,
STEVEN IRA HORN,
DVORAH JAN HORN-GREENBERG,
c/o Charles K. Plotnick, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.
ATTORNEY: CHARLES K. PLOTNICK,
PLOTNICK & ELLIS, P.C.,
261 Old York Road, Suite 200,
Jenkintown, PA 19046

**ISENBERG, ELIZABETH also known as
ELIZABETH B. ISENBERG and
BETTY B. ISENBERG, dec'd.**

Late of Upper Merion Township.
Executrix: BETTY I. LONDON,
c/o Paul C. Heintz, Esquire,
One Penn Center, 19th Floor,
1617 John F. Kennedy Boulevard,
Philadelphia, PA 19103-1895.
ATTORNEY: PAUL C. HEINTZ,
OBERMAYER REBMANN MAXWELL &
HIPPELL LLP,
One Penn Center, 19th Floor,
1617 John F. Kennedy Boulevard,
Philadelphia, PA 19103-1895

KREMER, GLORIA, dec'd.

Late of Abington Township.
Executor: RICHARD P. HAAZ,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

LAND, JOHN JAMES, dec'd.

Late of Hatfield Township.
Executor: JOSEPH J. LAND, JR.,
c/o Fiore & Barber LLC,
425 Main Street, Suite 200,
Harleysville, PA 19438.
ATTORNEY: CHRISTOPHER P. FIORE,
FIORE & BARBER, LLC,
425 Main Street, Suite 200,
Harleysville, PA 19438,
215-256-0205

LOUGHERY, CATHERINE C., dec'd.

Late of Montgomery Township.
Executrix: CLAIRE LOUGHERY,
c/o Robert M. Slutsky, Esquire,
600 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
ROBERT M. SLUTSKY ASSOCIATES,
600 West Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

MAUGER, DAVID E., IV, dec'd.

Late of Borough of Pottstown.
Administratrix: BARBARA J. MAUGER,
2 Diamond Court,
Pottstown, PA 19464.
ATTORNEY: JOHN A. KOURY, JR.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

McCABE, MARGARET T. also known as**MARGARET McCABE, dec'd.**

Late of Abington Township.
 Executrix: MARGARET T. HOUCK,
 2645 Susquehanna Road,
 Roslyn, PA 19001.

ATTORNEY: ROBERT E. BLUMBERG,
 705 W. DeKalb Pike,
 King of Prussia, PA 19406

McCLURE, GEORGE WILLIAM, JR., dec'd.

Late of Hatfield Township.
 Administrator: DONALD R. McCLURE,
 48 Merry Dell Drive,
 Churchville, PA 18966.

MESSNER, MARY A. also known as**MARY MESSNER, dec'd.**

Late of Upper Moreland Township.
 Executors: MARIANNE MAHON AND
 MICHAEL D. KUPP,
 c/o Francis X. Steckclair, Esquire,
 250 North Pennsylvania Avenue,
 P.O. Box 217,
 Morrisville, PA 19067.

ATTORNEY: FRANCIS X. STECKLAIR,
 CURTIN & HEEFNER LLP,
 250 North Pennsylvania Avenue,
 P.O. Box 217,
 Morrisville, PA 19067

**MIDDLETON, FRANCES S. also known as
FRANCES STAUBUS MIDDLETON, dec'd.**

Late of Lower Merion Township.
 Executors: LUCIA M. HUGHES AND
 JOHN S. MIDDLETON,
 c/o Margaret Gallagher Thompson, Esquire,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428.
 ATTORNEY: MARGARET GALLAGHER
 THOMPSON,
 COZEN O'CONNOR,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428

**MONTGOMERY, EDITH M. also known as
EDITH MAE MONTGOMERY, dec'd.**

Late of Borough of Lansdale.
 Executrix: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

**MORRISON, FREDERICK J. also known as
FREDERICK JOHN MORRISON, dec'd.**

Late of Plymouth Township.
 Executors: EUGENE E. MORRISON AND
 JAMES D. MORRISON,
 c/o David W. Conver, Esquire,
 1800 Pennbrook Pkwy., Ste. 200,
 Lansdale, PA 19446.

ATTORNEY: DAVID W. CONVER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Pkwy., Ste. 200,
 Lansdale, PA 19446

PASCALE, NICHOLAS M., dec'd.

Late of Cheltenham Township.
 Executrix: MARIE PASCALE,
 328 Tall Meadow Lane,
 Yardley, PA 19067.
 ATTORNEY: JEROLD E. ROTHKOFF,
 ROTHKOFF LAW GROUP,
 911 Kings Hwy S.,
 Cherry Hill, NJ 08034

PYNE, KEVIN, dec'd.

Late of Whitpain Township.
 Executrix: CAROLE R. PYNE,
 1598 Thayer Drive,
 Blue Bell, PA 19422.
 ATTORNEY: ROBERT J. DOUGHER,
 BITLER, DOUGHER & RICE, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508-8319

SAYLOR, ARLENE Y., dec'd.

Late of Upper Hanover Township.
 Executor: RICHARD G. SAYLOR,
 3068 Bowers Mill Road,
 Pennsburg, PA 18073.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 E. Main Street,
 Collegeville, PA 19426

SCALZO, PAUL F., dec'd.

Late of Upper Providence Township.
 Executrix: LISA GETTS,
 218 Winterberry Lane,
 Collegeville, PA 19426.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES,
 376 E. Main Street,
 Collegeville, PA 19426

**SCHOENINGER, LYNN S. also known as
LYNN FEHNEL SCHOENINGER, dec'd.**

Late of Limerick Township.
 Executor: GARY E. FEHNEL,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

**SCHWARTZ, GERALD ALAN also known as
GERALD A. SCHWARTZ, dec'd.**

Late of Borough of Hatfield.
 Executor: DANIEL R. SCHWARTZ,
 547 Harleysville Pike,
 Harleysville, PA 19438.
 ATTORNEY: BARRY O. BOHMUELLER,
 29 Mainland Road,
 Harleysville, PA 19438

**TIMBARIO, ESTHER also known as
ESTHER S. TIMBARIO, dec'd.**

Late of Whitmarsh Township.
 Executrix: PATRICIA T. JOHN,
 c/o Margaret Gallagher Thompson, Esquire,
 200 Four Falls Corp. Center, Ste. 400,
 West Conshohocken, PA 19428.
 ATTORNEY: MARGARET GALLAGHER
 THOMPSON,
 COZEN O'CONNOR,
 200 Four Falls Corp. Center, Ste. 400,
 West Conshohocken, PA 19428

TINNEY, WALTER H., II, dec'd.

Late of Limerick Township.
 Executor: PAUL STOFFA AND
 TOWNSEND BARR TINNEY,
 c/o Fiore & Barber LLC,
 425 Main Street, Suite 200,
 Harleysville, PA 19438.
 ATTORNEY: CHRISTOPHER P. FIORE,
 FIORE & BARBER, LLC,
 425 Main Street, Suite 200,
 Harleysville, PA 19438,
 215-256-0205

TOURNIER, RAYMOND J. also known as**RAYMOND TOURNIER, dec'd.**

Late of Springfield Township.
 Executrix: CAROL A. GARRISON,
 1245 Quarry Hall Road,
 Norristown, PA 19403.

WENRICH, ESTHER M., dec'd.

Late of Abington Township.
 Executrices: PATRICIA COLLINS AND
 PATRICIA BLACK,
 c/o Joseph N. Frabizzio, Esquire,
 25 Elliott Avenue, First Floor,
 Bryn Mawr, PA 19010.
 ATTORNEY: JOSEPH N. FRABIZZIO,
 25 Elliott Avenue, First Floor,
 Bryn Mawr, PA 19010

Second Publication**ALDERFER, FLOYD K., dec'd.**

Late of Lower Salford Township.
 Executrix: ELIZABETH A. ALDERFER,
 432 School Lane,
 Harleysville, PA 19438.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

BREY, ROBERT C. also known as**ROBERT CARL BREY, dec'd.**

Late of Towamencin Township.
 Executrix: NANCY L. BREY,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

CELLINI, QUIRINO also known as
QUIRINO W. CELLINI, SR., dec'd.

Late of Lower Merion Township.
 Executor: CARL CELLINI,
 1021 Balmoral Way,
 Maple Glen, PA 19002.
 ATTORNEY: FRANCIS J. MURPHY,
 MURPHY and MURPHY,
 801 Old Lancaster Road,
 Bryn Mawr, PA 19010

DiRENZO, ROSE M. also known as**ROSE DiRENZO, dec'd.**

Late of Upper Providence Township.
 Executors: ROBERT P. DiRENZO AND
 LUCILLE C. CANAVAN,
 c/o Diane K. Foxman, Esquire,
 333 W. Germantown Pike,
 East Norriton, PA 19403.
 ATTORNEY: DIANE K. FOXMAN,
 333 W. Germantown Pike,
 East Norriton, PA 19403

GADIRAJU, RAMANA, dec'd.

Late of Lower Gwynedd Township.
 Administrator: ABHISHEK GADIRAJU,
 c/o Rachel Fitoussi, Esquire,
 62 West Princeton Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: RACHEL FITOUSSI,
 62 West Princeton Road,
 Bala Cynwyd, PA 19004

KERINS, ANNABELLE, dec'd.

Late of Borough of Ambler.
 Executor: RODMAN M. ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: RODMAN M. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

KULKARNI, SHUBHADA, dec'd.

Late of Lower Gwynedd Township.
 Administrator: ABHISHEK GADIRAJU,
 c/o Rachel Fitoussi, Esquire,
 62 West Princeton Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: RACHEL FITOUSSI,
 62 West Princeton Road,
 Bala Cynwyd, PA 19004

LEVINS, CHARLES R. also known as**CHARLES LEVIN, dec'd.**

Late of Plymouth Township.
 Administrator: JAMES G. LEVINS,
 223 West 6th Avenue,
 Conshohocken, PA 19428.
 ATTORNEY: JOHN T. FORRY,
 FORRY ULLMAN,
 540 Court Street,
 P.O. Box 542,
 Reading, PA 19603

McCONNELL, CATHERINE also known as**CATHERINE T. McCONNELL and****CATHARINE McCONNELL, dec'd.**

Late of Abington Township.
 Executrix: JOAN F. McCONNELL,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

McCRYSTAL, GEORGINA also known as**GEORGINA ELIZABETH McCRYSTAL,****G.E. McCRYSTAL and****GEORGINA E. McCRYSTAL, dec'd.**

Late of Borough of Rockledge.
 Executor: MARK N. HAYDU,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE AND ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

McILVAIN, THOMAS BAIRD also known as**T. BAIRD McILVAIN, dec'd.**

Late of Lower Merion Township.
 Executor: MR. THOMAS B. McILVAIN, JR.,
 c/o Ms. Elaine Dettinburn, TBM Hardwoods, Inc.,
 100 Filbert Street,
 Hanover, PA 17331.
 ATTORNEY: ARTHUR J. BECKER, JR.,
 BECKER & STRAUSBAUGH, P.C.,
 544 Carlisle Street,
 Hanover, PA 17331

PLUDA, LOIS also known as**LOIS A. PLUDA, dec'd.**

Late of Franconia Township.
 Executor: JAMES M. PLUDA,
 1613 Harvest Moon Lane,
 Hatfield, PA 19440.
 ATTORNEY: DOUGLAS M. JOHNSON,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

QUEER, ORPHA M., dec'd.

Late of Borough of Pottstown.
 Executrix: BARBARA A. IMES,
 c/o Allan B. Greenwood, Esquire,
 Siana, Bellwoar & McAndrew, LLP,
 941 Pottstown Pike, Suite 200,
 Chester Springs, PA 19425.

RINEWALT, GESELE F., dec'd.

Late of Borough of Pottstown.
 Executrix: LINDA M. CLAUSEN,
 2459 Rosenberry Road,
 Gilbertsville, PA 19525.
 ATTORNEY: DANIEL I. SAGER,
 43 High Street,
 Pottstown, PA 19464

SALATA, HENDRICO F., SR. also known as**HENDRICO SALATA, dec'd.**

Late of Borough of Pottstown.
 Administrator: VINCENT S. DiCIOCCIO,
 P.O. Box 788,
 Bryn Mawr, PA 19010.
 ATTORNEY: VINCENT S. DiCIOCCIO,
 P.O. Box 788,
 Bryn Mawr, PA 19010

SCHANTZ, PAULINE B., dec'd.

Late of Borough of Pennsburg.
 Co-Executors: BRUCE SCHANTZ AND
 MARY LOU BREY,
 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

SCHWARTZ, STACEY L. also known as**STACEY SCHWARTZ, dec'd.**

Late of Whitmarsh Township.
 Executrix: BARBARA JO SCHWARTZ,
 c/o D. Barry Pritchard, Jr., Esquire,
 516 DeKalb Street,
 Norristown, PA 19401.
 ATTORNEY: D. BARRY PRITCHARD, JR.,
 516 DeKalb Street,
 Norristown, PA 19401

SCIOLI SR., MICHAELA., dec'd.

Late of Horsham Township.
 Executors: MICHAEL A. SCIOLI, JR.,
 19 E. Oleander Drive,
 Mt. Laurel, NJ 08054,
 KATHLEEN R. MEINHART,
 P.O. Box 926,
 Quakertown, PA 18951.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD,
 222 South Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

STEELE, ORIE, JR. also known as**ORIE STEELE, dec'd.**

Late of Lower Moreland Township.
 Executors: GREGORY STEELE AND
 ROXANE STEELE,
 c/o Thomas M. Guinan, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: THOMAS M. GUINAN,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

WALLACE, DENNIS E., dec'd.

Late of Cheltenham Township.
 Executrix: DORIS E. HAWKINS,
 c/o Randal J. McDowell, Esquire,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

WILLIAMS, BARBARA J. K. also known as**BARBARA WILLIAMS, dec'd.**

Late of East Norriton Township.
 Administratrix: CAROL ANN HUDACEK,
 1010 East Main Street,
 Larksville, PA 18651.
 ATTORNEY: MICHAEL A. HUDACEK, JR.,
 43 East Main Street,
 Plymouth, PA 18651

ZOIDIS, KATHERINE S., dec'd.

Late of Abington Township.
 Executor: THOMAS D. ZOIDIS,
 c/o George M. Riter, Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

Third and Final Publication**ALLEN, RACHEL A. also known as****RACHEL ALLEN, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: KAREN A. HOLVECK,
 c/o Tara M. Walsh, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: TARA M. WALSH,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 Great Valley Corporate Center,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

BARBERA, MICHAEL also known as**MICHAEL BARBERA, SR., dec'd.**

Late of Douglass Township.
 Administrator: SCOTT A. BARBERA,
 93 Shady Lane,
 Boyertown, PA 19512.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

BOLTON, JOAN E., dec'd.

Late of Whitemarsh Township.
 Executrices: TRINA INTERRANTE AND
 MELANIE MASCIATONIO,
 c/o David A. Miller, Esquire,
 937 North Hanover Street,
 Pottstown, PA 19464,
 610-326-9333.
 ATTORNEY: DAVID A. MILLER,
 MILLER LAW CENTER PLLC,
 937 North Hanover Street,
 Pottstown, PA 19464

CAMPAGNA, CARMELA J., dec'd.

Late of Lower Moreland Township.
 Administratrix: FRANCES A. DOUGLAS,
 1426 Briarwood Road,
 Havertown, PA 19083.

CHAMOW, MARTIN F., dec'd.

Late of Springfield Township.
 Executor: ETHAN S. CHAMOW,
 c/o Stephen J. Labroli, Esquire.
 ATTORNEY: STEPHEN J. LABROLI,
 1500 JFK Blvd., Suite 1910,
 Philadelphia, PA 19102

CHESTNUT, RUTH S., dec'd.

Late of Lower Gwynedd Township.
 Executrix: SANDRA C. COZZOLINO,
 c/o Albert DerMovsesian, Esquire,
 P.O. Box 601,
 Willow Grove, PA 19090.
 ATTORNEY: ALBERT DerMOVSESIAN,
 P.O. Box 601,
 Willow Grove, PA 19090

CONICELLO, JAMES A., SR. also known as JIMMY CONICELLO, SR., dec'd.

Late of Whitemarsh Township.
 Executrix: SUSANNAH M. CONICELLO,
 367 Roberts Avenue,
 Conshohocken, PA 19428.

COOPER, WILLIAM RIDGE, II also known as WILLIAM R. COOPER and WILLIAM COOPER, dec'd.

Late of Montgomery Township.
 Co-Executrices: PAULA M. WILKIE AND
 PATRICIA S. GEYER,
 c/o Cooper & Greenleaf,
 333 N. Broad Street,
 Lansdale, PA 19446.

COOPWOOD, MARION H., dec'd.

Late of Upper Gwynedd Township.
 Executor: MANUFACTURERS & TRADERS
 TRUST COMPANY,
 c/o Edwin S. Moore, III, Esquire,
 1900 Spruce Street,
 Philadelphia, PA 19103-6686.
 ATTORNEY: EDWIN S. MOORE, III,
 THISTLE, MOORE, ROSSER & TULL,
 1900 Spruce Street,
 Philadelphia, PA 19103-6686

DEDEOGLU, PAULINE also known as PAULINE DEDEIAN, dec'd.

Late of Lower Providence Township.
 Executor: MANUEL DEDEIAN,
 2701 Matlack Drive,
 Audubon, PA 19403.

DEETZ, BETTY E., dec'd.

Late of Upper Gwynedd Township.
 Administratrix: LOIS D. HEANY,
 c/o Grim, Biehn & Thatcher,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasié, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasié, PA 18944-0215

ELIAS, ILONA, dec'd.

Late of Lower Merion Township.
 Executrix: KLARA WILLIAMS,
 506 Cheswold Court,
 Wayne, PA 19087.
 ATTORNEY: BENJAMIN A. ANDERSEN,
 POWELL, TRACHTMAN, LOGAN, CARRLE &
 LOMBARDO, P.C.,
 475 Allendale Road, Suite 200,
 King of Prussia, PA 19406

FEHL, HOWARD C., dec'd.

Late of Lower Providence Township.
 Executors: DEBORAH SARDARO,
 c/o Smith Aker, Grossman & Hollinger,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150,
 LAWRENCE J. BRANDON,
 c/o Fox, Differ, Callahan, Sheridan & McDevitt,
 325 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: JAMES L. HOLLINGER,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150,
 ATTORNEY: BRIAN McDEVITT,
 325 Swede Street,
 Norristown, PA 19401

GABEL, RICHARD J. also known as RICHARD GABEL, dec'd.

Late of Lower Merion Township.
 Executrix: NANCY J. GABEL,
 c/o Burton K. Stein, Esquire,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428.
 ATTORNEY: BURTON K. STEIN,
 COZEN O'CONNOR, P.C.,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428

GARWACKI, VICTORIA, dec'd.

Late of Towamencin Township.
 Executrix: LINDA GARWACKI,
 c/o David W. Conver, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONVER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

HANNUM, MARY F., dec'd.

Late of Lower Pottsgrove Township.
 Executor: PAUL R. HANNUM,
 c/o Joel S. Lubér, Esquire,
 40 E. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: JOEL S. LUBER,
 HIGH SWARTZ, LLP,
 40 E. Airy Street,
 Norristown, PA 19401

HERTZ, LEA, dec'd.

Late of Lower Merion Township.
 Executrices: DORIT R. MATITYAHU AND
 OFRA ELYASHIV,
 c/o Phyllis Horn Epstein, Esquire,
 1515 Market Street, 15th Floor,
 Philadelphia, PA 19102.
 ATTORNEY: PHYLLIS HORN EPSTEIN,
 EPSTEIN, SHAPIRO & EPSTEIN, P.C.,
 1515 Market Street, 15th Floor,
 Philadelphia, PA 19102

**JONES, JAMES MICHAEL also known as
JAMES M. JONES, dec'd.**

Late of Lower Providence Township.
 Administratrix: CAROLYN C. JONES,
 c/o Jerold S. Berschler, Esquire,
 522 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: JEROLD S. BERSCHLER,
 SOLOMON BERSCHLER & SCHATZ,
 522 Swede Street,
 Norristown, PA 19401

**KELLY, JOHN JOSEPH also known as
JACK KELLY, dec'd.**

Late of West Norriton Township.
 Administratrix: CARLINA FRYER,
 73 N. Schuylkill Avenue,
 Norristown, PA 19403.

LAMBERT, EARL J., dec'd.

Late of Upper Frederick Township.
 Executor: THOMAS J. LAMBERT,
 c/o Mark S. Pinnie, Esquire,
 Barnard, Mezzanotte, Pinnie and Seelaus, LLP,
 218 West Front Street,
 Media, PA 19063.
 ATTORNEY: MARK S. PINNIE,
 BARNARD, MEZZANOTTE, PINNIE AND
 SEELAUS, LLP,
 218 West Front Street,
 Media, PA 19063

LANGE, MARY JOSEPHINE, dec'd.

Late of Lower Gwynedd Township.
 Executrix: KATE M. LANGE,
 c/o R. Leonard Davis, III, Esquire,
 Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: R. LEONARD DAVIS, III,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

LEVE, NORMA B., dec'd.

Late of Hatfield Township.
 Executrix: ROSEMARY MAMIENSKI,
 c/o Richard I. Torpey, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: RICHARD I. TORPEY,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

**LOWERY, DEBORAH LEE also known as
DEBBIE LOWERY, dec'd.**

Late of Borough of Norristown.
 Executrix: CHRISTINA LOWERY,
 1640 Powell Street,
 Norristown, PA 19401.

LYMAN, WILLIAM P., dec'd.

Late of Lower Gwynedd Township.
 Executor: UNIVEST BANK AND TRUST CO.,
 14 North Main Street,
 P.O. Box 64197,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

MARKS, THERESA, dec'd.

Late of Abington Township.
 Executor: RAYMOND MACNAMARA,
 c/o Miles B. Rittmaster, Esquire,
 1495 Alan Wood Road, #104,
 Conshohocken, PA 19428.
 ATTORNEY: MILES B. RITTMASER,
 1495 Alan Wood Road, #104,
 Conshohocken, PA 19428

McCOTTRY, CLEOPHAS MATTHEW, dec'd.

Late of Montgomery County.
 Executors: SHIRLEY BYRD AND
 KENNETH McCOTTRY,
 526 E. Basin Street,
 Norristown, PA 19401.

MENESES, ANNE M., dec'd.

Late of Upper Merion Township.
 Executor: JAMES E. MENESES, JR.,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

MILLIGAN, JAMES WILLIAM, dec'd.

Late of Borough of Ambler.
 Administrator: THOMAS BRUMBAUGH,
 42 Hickory Lane,
 Chalfont, PA 18914.

NAGEL, CAROLYN MAE also known as**CAROLYN M. NAGEL and
CAROLYN NAGEL, dec'd.**

Late of Whitpain Township.
 Executrix: VIRGINIA LAVIN,
 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

**NEWETT, JOHN J., JR. also known as
JOHN J. NEWETT, dec'd.**

Late of Upper Providence Township.
 Executrix: MARY L. NEWETT,
 c/o Derek S. Liss, Esquire,
 1700 Benjamin Franklin Pkwy.,
 Philadelphia, PA 19103.
 ATTORNEY: DEREK S. LISS,
 1700 Benjamin Franklin Pkwy.,
 Philadelphia, PA 19103

PAPROCKI, FLORENCE C., dec'd.

Late of Borough of Pottstown.
Co-Executors: CHARLES J. PAPROCKI,
237 Mountain Mary Road,
Boyertown, PA 19512,
GREGORY PAPROCKI,
63 Forrest Drive,
Holland, PA 18966.
ATTORNEY: CHARLES D. GARNER, JR.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

PETHER, PENELOPE JANE, dec'd.

Late of Lower Merion Township.
Executor: DAVID S. CAUDILL,
c/o Jill R. Fowler, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428.
ATTORNEY: JILL R. FOWLER,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428

RAHAMUT-ALI, CLAN CLYDE also known as**CLAN RAHAMUT-ALI, dec'd.**

Late of Springfield Township.
Executors: MICHAEL J. ALI AND
PATRICIA CHORLEY,
c/o Stephen M. Howard, Esquire,
605 North Broad Street,
Lansdale, PA 19446.
ATTORNEY: STEPHEN M. HOWARD,
605 North Broad Street,
Lansdale, PA 19446

SELLERS, WARREN S. also known as**WARREN SHUMAN SELLERS, dec'd.**

Late of Worcester Township.
Executrix: MARGARETTA D. SELLERS,
45 Nockamixon Road,
Kinterville, PA 18930.
ATTORNEY: STEVEN A. COTLAR,
23 West Court Street,
Doylestown, PA 18901

SLOANE, BEATRICE S. also known as**BEATRICE SLOANE, dec'd.**

Late of Whitemarsh Township.
Executors: ELLIOT B. SLOANE AND
JOEL SLOANE,
c/o George Luskus, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: GEORGE LUSKUS,
GEORGE LUSKUS, P.C.,
745 Yorkway Place,
Jenkintown, PA 19046

STEAD, JANE T., dec'd.

Late of Lower Moreland Township.
Administratrix: JENNIFER T. LEIBIGER,
c/o Kevin D. Birkhead, Esquire,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KEVIN D. BIRKHEAD,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

THOMAS, MARIE THERESE also known as**MARIE T. THOMAS, dec'd.**

Late of Cheltenham Township.
Executor: JAMES J. THOMAS,
c/o Joseph J. Fiandra, Esquire,
448 North Easton Road,
Glenside, PA 19038.
ATTORNEY: JOSEPH J. FIANDRA,
448 North Easton Road,
Glenside, PA 19038

THOMPSON, ROBERT G., dec'd.

Late of Abington Township.
Executor: JAMES E. BICKLEY,
c/o Michael C. McBratnie, Esquire,
P.O. Box 673,
Exton, PA 19341.
ATTORNEY: MICHAEL C. McBRATNIE,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341

WALKER, NORMAN K., dec'd.

Late of Whitemarsh Township.
Executrix: CHRISTINE J. SHAMBORSKY,
c/o Neal R. Pearlstine, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19454.
ATTORNEY: NEAL R. PEARLSTINE,
298 Wissahickon Avenue,
North Wales, PA 19454

WARD, MICHAEL MOSES also known as**MICHAEL M. WARD and
OYEWOLFFE MIMAR PUIM WARD, dec'd.**

Late of Borough of North Wales.
Administratrix: RHONDA A. WARD,
c/o Jennifer Roche, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428.
ATTORNEY: JENNIFER ROCHE,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428

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

GlobalServe Settlement Services Corp.
with its principal place of business at 525 Northern Blvd.,
Ste. 205, Great Neck, NY 11021.

The names and address of the entity and persons owning or interested in said business are: GlobalServe Title Agency Corp., Scott Packman, Douglas Moyal and Dean Mavrides, 525 Northern Blvd., Ste. 205, Great Neck, NY 11021.

The application was filed on October 22, 2013.

Douglas Moyal, Esquire
525 Northern Blvd., Suite 205
Great Neck, NY 11021

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on October 31, 2013 with the Pennsylvania Department of State for **383 Lakeside Road Unit 303 Ardmore PA LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Joshua Upin, Esquire
800 N. 2nd Street, No. 178
Philadelphia, PA 19123

Notice is hereby given that a Certificate of Organization was filed on November 4, 2013, with the Pennsylvania Department of State for **KLIOS Consulting LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Thomas J. Stapleton, Jr., Esquire, Solicitor
Stapleton & Colden
5030 State Road, Suite 2-600
P.O. Box 350
Drexel Hill, PA 19026

MISCELLANEOUS

FOREIGN WITHDRAWAL

Notice is hereby given that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Duration Capital Management Advisors, Inc.**, a corporation of the State of Delaware, with principal office at 2 Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, and registered office in Pennsylvania at 401 City Ave., Ste. 902, Bala Cynwyd, PA 19004, which on May 2, 2003, was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Department of State.

Cozen O'Connor, Solicitors
200 Four Falls Corporate Center, Suite 400
West Conshohocken, PA 19428

TRUST NOTICES

First Publication

HENRY FRAZER PARRY IRREV TRUST,
Dated January 5, 2010, as amended
HENRY FRAZER PARRY, DECEASED

Notice is hereby given of the death of Henry Frazer Parry, late of Lower Gwynedd Township, Montgomery County, Pennsylvania, on October 4, 2013. During his lifetime, he established a Revocable Trust dated January 5, 2010. All persons indebted to the Decedent or the Trust are requested to make immediate payment, and those having legal claims, to present the same without delay to:

Martha Parry Oscarson, **Trustee**
in care of her attorney:

Janet E. Amacher, Esquire
311 N. Sumneytown Pike, Suite 1A
North Wales, PA 19454

Trust of Frederick J. Morrison, Deceased **Dated 10/24/95**

Upon the death of **Frederick J. Morrison** of Plymouth Meeting, Montgomery County, PA, on November 7, 2013, the Trustees of Frederick J. Morrison Trust, 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, respectively, to:

James D. Morrison & Eugene E. Morrison, **Trustees**
c/o Dischell Bartle & Dooley, PC
1800 Pennbrook Parkway, Ste. 200
P.O. Box 107
Lansdale, PA 19446-0107
215.362.2474

Second Publication

TRUST NOTICE

Notice is hereby given of the administration of the **Trust of John C. Kerr**, deceased, late of Horsham Twp., Montgomery County, PA. Trust dated 4/15/2005, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to:

Bruce E. Kerr, **Trustee**
c/o Brett B. Weinstein, Esq.
705 W. DeKalb Pike
King of Prussia, PA 19406

Third and Final Publication

Rose Kesselman Revocable Trust Agreement
dated 12/11/1995, as Amended
Rose Kesselman, Deceased
Late of Cheltenham Twp.,
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust, are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Donald Kesselman & Sharon Kesselman, **Trustees**
c/o Adam S. Bernick, Esq.
2047 Locust St.
Phila., PA 19103
Or to their Atty.: Adam S. Bernick
2047 Locust St.
Phila., PA 19103

EXECUTIONS ISSUED

Week Ending November 19, 2013

The Defendant's Name Appears
First in Capital Letters

ADAMS, JOSEPH: CAROL: TD BANK, GRNSH. -
Capital One Bank Usa Na; 201321555; WRIT/EXEC.
AESBAR PROPERTIES, LLC: UNITED STATES OF
AMERICA - Wells Fargo Bank Na, et al.; 201220425;
\$0.00.

AKER, JOSHUA - Wells Fargo Bank
National Association; 201309880; \$89,120.50.

- ALEXANDER, AKEYA - Drexel University College Of Medicine, et al.; 201326289; WRIT/EXEC.
- AMIR, NOREEN: BANK OF AMERICA, GRNSH. - Capital One Bank Usa Na; 201326994; WRIT/EXEC.
- BACHMAN, DAVID: WELLS FARGO, GRNSH. - Portfolio Recovery Associates, LLC; 201206993; WRIT/EXEC.
- BELL, SELMA - Pnc Bank National Association; 201129608; \$242,634.70.
- BERNSTEIN, SYLVIA - Liberty Home Equity Solutions, Inc., et al.; 201310982.
- BLAKEY, TERRI: ESTATE OF EMILY CORUM BLAKEY - Onewest Bank Fsb; 201302620; \$84,271.49.
- BOYER, BADHASA: COMTRUST FEDERAL CREDIT UNION, GRNSH. - St Josephs University; 201209251; ORDER/5,408.99.
- BRITTINGHAM, TERESE - Bank Of America National Association, et al.; 201024346; \$325,670.68.
- BROKAW, CHERYL - Us Bank National Association, et al.; 201214496; \$95,458.71.
- BUSTION, JANELLE: HARRISON, BENJAMIN - M&T Bank; 201324892; \$423,557.60.
- BYRNE, DAVID: MICHELE: MARKS, MICHELE, ET AL. - Us Bank National Association; 201008440; WRIT/EXEC.
- CASEY, BENEDICT - Green Tree Servicing, LLC; 201328676.
- CIANCI, JENNIFER: NAGLE, MARGARET - Pnc Bank National Association; 201222373; WRIT/EXEC.
- CILIBERTO, FRANK: SYLVIA - Chase Home Finance, LLC, et al.; 201025482; \$173,911.76.
- COLLOM, STEPHEN: SANDRA: STEPHEN, ET AL. - Jpmorgan Chase Bank National Association; 201214288; \$218,798.25.
- DAM, THANH-THUY: THANH-TRUC: NGUYEN, PHAP - Real Estate Mortgage Network, Inc.; 201135424; \$335,528.39.
- DAVIS, DALE: JOHNSON, DALE: PNC BANK, GRNSH. - Advantage Assets Ii, Inc.; 201028538; \$5,356.61.
- DOBBS, ADAM - Orthodox Car Rental, Inc.; 201326463; WRIT/EXEC.
- DONNELLY, KENT: WALSH, BERNADETTE - Jpmorgan Chase Bank, et al.; 201213550; \$207,744.19.
- DOWNS, MATTHEW: NAVY FEDERAL CU, GRNSH. - Drexel University; 201215116; ORDER/14,680.97.
- ECKMAN, AMY - Household Finance Consumer Discount Company; 201102106; IN REM ORDER/154,161.28.
- ESLAVA, JUAN - Bank Of America Na; 201225074; WRIT/EXEC.
- ESTATE OF JAMES J OWENS: OWENS, LARRY - Us Bank National Association, et al.; 201212846; WRIT/EXEC.
- FERRIER, KAREN: RODMAN - Nationstar Mortgage, LLC; 201312239; WRIT/EXEC.
- FISH, PETER - Citimortgage, Inc.; 200719360; ORDER/AMEND/IN REM JDMT 247.92.
- FISHER, SHANA: WELLS FARGO BANK NA, GRNSH. - Drexel University; 201231397; WRIT/EXEC.
- FLYNN, MARGARET: PARSON-FLYNN, MARGARET: FLYNN, ROGER, ET AL. - Beneficial Consumer Discount Company, et al.; 200929710; \$246,725.94.
- GALANTE, JACOB - Philadelphia University; 201326240; WRIT/EXEC.
- GIGLIOTTI, NORMA - Srmof 2009-1 Trust; 201113424; WRIT/EXEC.
- GT BUILDERS GROUP, LLC: HARLEYSVILLE SAVINGS BANK, GRNSH. - Mccarthy Masonry And Concrete, Inc.; 201331559; WRIT/EXEC.
- GUIDO, DAVID - Hsbc Bank Usa National Association As Trustee, et al.; 201325160; \$312,743.80.
- HOANG, THANH: TD BANK, GRNSH. - Capital One Bank Usa Na; 201325179; WRIT/EXEC.
- HOANG, THANH: TD BANK, GRNSH. - Capital One Bank Usa Na; 201325197; WRIT/EXEC.
- HOCKMAN, PAUL: PAUL: PAUL, ET AL. - Bank Of America Na, et al.; 201305314; \$74,307.85.
- HUBERT, JIMMIE - Generation Mortgage Company; 201302661.
- JAFFE, PETER: PETER - Saxon Mortgage Services, Inc.; 201106554; \$427,051.98.
- KAMPIA, WILLIAM - Souderton Area School District; 201216418; WRIT/EXEC.
- KANG, KENNY: JENNY: JENNY - Wells Fargo Bank Na, et al.; 201219089; \$68,960.65.
- KANG, TOMMY: TD BANK NA, GRNSH. - Temple University; 201220046; WRIT/EXEC.
- KERCH, PETER - Us Bank National Association; 201328631; WRIT/EXEC.
- KIM, KWAN: JEA: JEA - Bac Home Loans Servicing, L.P., et al.; 201033247; \$456,362.31.
- KIM, SOONYOUNG: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201327251; WRIT/EXEC.
- LAWLESS, DANIELLE - Citigmortgage, Inc.; 201313710; \$83,751.38.
- LEE, MYUNG: WELLS FARGO BANK, GRNSH. - Equable Ascent Financial, LLC; 201306194; \$3,280.97.
- LIEBERS, KATTIA: TURANO, JOSEPH - Deutsche Bank National Trust Company; 201302840; \$155,345.44.
- MALLOY, LORETTE: BANK OF AMERICA, GRNSH. - Crown Asset Management, LLC; 200903181; WRIT/EXEC.
- MCCLURE, BRIAN - Wells Fargo Bank Na; 201314749; WRIT/EXEC.
- MCGLYNN, CHARLES: CITIZENS BANK, GRNSH. - Acc, LLC; 200921116; \$2,633.12.
- MESSINA, MARIANNE: FRANCESCO - Bank Of America Na, et al.; 201310657; WRIT/EXEC.
- MILLER, ALISCIA - Maple Hill Community Association; 201327590; WRIT/EXEC.
- MOGEL, REBECCA - Deutsche Bank National Trust Company As Trustee; 201104847; \$169,920.23.
- MORAN, MANDY - Sbi Federal Credit Union, et al.; 201227963; WRIT/EXEC.
- MORGAN, STACI: STACI - Jp Morgan Chase Bank National Association; 201322399; \$115,608.33.
- NEWCOMER, BRADLEY: PENN LIBERTY BANK, GRNSH. - Morgan Stanley Smith Barney, LLC; 201333415; \$159,532.89.
- NEWELL, MARK - Wells Fargo Bank Na; 201230736; \$152,737.75.
- OECHSLIN, SANDRA: DISALVO, ANTHONY - Bank Of New York Mellon, et al.; 201206727; ORDER AMEND IN REM/430,713.14.
- PERRY, STEPHANIE: TD BANK, GRNSH. - Equable Ascent Financial, LLC; 201305108; WRIT/EXEC.
- PHILLIPS, BONNIE: PNC BANK, GRNSH. - Erie Insurance Group; 201308299; WRIT/EXEC.

PHILMONT AVE LOWER MORELAND L P -
Lower Moreland Township School District;
201306241; WRIT/EXEC.
PROIETTO, TRACEY: TD BANK, GRNSH. -
Capital One Bank Usa Na; 201325194; WRIT/EXEC.
QUINN, THOMAS: QUINN REAL ESTATE
HOLDINGS, LLC - Jpmorgan Chase Bank
National Association; 201329629; WRIT/EXEC.
RABOLD, LAUREN: CITIZENS BANK, GRNSH. -
Target National Bank, et al.; 201128617; \$3,836.31.
RAMSEY, JAMES - Wells Fargo Bank Na; 201303223;
\$143,381.16.
RAMSEY, LORETTA: CITIZENS BANK, GRNSH. -
Ford Motor Credit Company, LLC; 201331192;
\$9,497.71.
RENNER, DOUGLAS: WACHOVIA BANK, GRNSH. -
Unifund Ccr Partners, et al.; 200706091;
WRIT/EXEC.
ROBINSON, JASON: TD BANK, GRNSH. -
Fia Card Services Na; 201230662; WRIT/EXEC.
RODRIGUEZ, JANET - Fifth Third Mortgage Company;
201302148; \$157,189.61.
ROSE, ROBERT: ANDREA - Upper Dublin
School District; 201224624; WRIT/EXEC.
RUFO, ANTHONY - Td Bank Na; 201314048;
\$2,341,341.21.
RUFO, ANTHONY: AMR CONSTRUCTION, INC. -
Eizen Fineburg & Mccarthy, P.C., et al.; 201332426;
WRIT/EXEC.
RUTKOWSKI, JOHN - Yellowbook Sales, Inc.;
201134825; WRIT/EXEC.
SACKS, LEROY - Deutsche Bank National
Trust Company, et al.; 201324572; \$281,050.30.
SAILER, MICHAEL: KRISTIE - Wells Fargo Bank Na;
201212608; \$122,797.29.
SASSO, JOHN: TD BANK, GRNSH. -
Capital One Bank Usa Na; 201327136; WRIT/EXEC.
SCAMPTON, CAROLANN: BANK OF AMERICA,
GRNSH. - Target National Bank; 201328132;
WRIT/EXEC.
SCHWEIGER, ROBERT: TD BANK NA, GRNSH. -
Ge Capital Retail Bank; 201231920; WRIT/EXEC.
SCOTCH, PAUL: PENNSTAR BANK, GRNSH. -
Gary Mezzly, LLC; 201232957.
SIM, IN: LEE, YOUNG: BYUN, SEUNGHAK -
Bank Of America Na; 201221678; \$263,490.74.
SMITH, EDWARD - Wells Fargo Bank N A, et al.;
201306322.
SPADY, WINSLOW - Jpmorgan Chase Bank
National Association; 201324286; \$144,994.92.
VECCIONE, DOMENIC: DOMENIC -
Wells Fargo Bank Na, et al.; 201329148; \$44,066.17.
VIA, MICHAEL - Jpmorgan Chase Bank
National Association; 201327354; \$152,961.30.
WEIDEMOYER, MICHAEL: MICHAEL: JOANNA,
ET AL. - Citimortgage, Inc.; 201132468;
ORDER AMEND IN REM/254,493.61.
WELDON, DIANE: WILDIN, DIANE:
JOHNSON, CLARENCE, ET AL. -
Onewest Bank Fsb, et al.; 201215273; \$176,651.34.
WILSON, JOHN: SANDRA - Federal National
Mortgage Association; 201325387; \$225,709.18.
YANG, CHANG - Federal National Mortgage Association;
201307033; \$186,401.99.
ZACHARY, MICHELLE: GANT, EARL - Valley Forge
Military Academy And College; 201326244;
WRIT/EXEC.
ZUBERT, MICHAEL - Saxon Mortgage Services, Inc.,
et al.; 201035541; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending November 19, 2013

**The Defendant's Name Appears
First in Capital Letters**

BELL, DAYMOND - Scott, Jenelle; 201333138;
Judgment fr. District Justice; \$WRIT/EXEC.
BULFORD, CHARLES: SMITH-BULFORD, NADINE -
Plymouth Valley Periodontal Assoc; 201333217;
Judgment fr. District Justice; \$1668.33.
CAPITAL STYLE LUXURY TRANSPORTATION LLC:
STEINKE, PAUL: SWINTOSKY, DAVID -
Tbf Financial Llc; 201332775; Complaint In
Confession of Judgment; \$7,908.86.
DANIELS, MATTHEW - Calvary Spv I Llc;
201332103; Judgment fr. District Justice; \$2,670.89.
DAVIS, NATTIA - Plymouth Valley Periodontal Assoc;
201333220; Judgment fr. District Justice; \$1088.03.
DB EMILY LLC AND ASSOCIATES:
VALENTI, ANTHONY - Allied Building Products Corp;
201332879; Complaint In Confession of Judgment;
\$10,246.42.
DESAI, SUGNYA: GIRISH:
MANECKSHAW, NAINSHAD, ET.AL. -
Santander Bank Na; 201332783; Complaint In
Confession of Judgment; \$1,196,098.16.
DHLP-LIMERICK GOLF COMMUNITY LP -
Ravens Claw Homeowners Association Inc;
201332830; Complaint In Confession of Judgment;
\$18882.50.
FLANAGAN, JILL - Capital One Bank Usa Na;
201333190; Judgment fr. District Justice; \$3,561.87.
GAINES, FREDERICK - Midland Funding Llc;
201332739; Judgment fr. District Justice; \$1,124.48.
GLISSON, STEPHANIE: HOLMSTROM, SEAN -
Capetola, Justin; 201332876; Judgment fr.
District Justice; \$2111.33.
HALFPENNY, MELISSA: ROBERT - Hyperion
Bank; 201332837; Complaint In Confession of
Judgment; \$354685.45.
HAZELTINE, KAREN - Hazeltine, Sandra; 201332882;
Complaint In Confession of Judgment; \$104,618.59.
INTEGRATED FINANCIAL GROUP INC -
Liberty Property Limited Partnership; 201332760;
Complaint In Confession of Judgment; \$POSSESSION.
JAMES, AMANDA - Jmmmpc Company; 201332093;
Judgment fr. District Justice; \$1,698.40.
K & H AUTO WRECKERS INC -
Upper Merion Township; 201332747; Judgment fr.
District Justice; \$1713.54.
KING, JANET - Td Bank Usa N A; 201332824;
Judgment fr. District Justice; \$3487.59.
KUSHNER, JAY - Michael P Conolly Plumbing &
Heating Inc; 201333114; Judgment fr.
District Justice; \$1,270.35.
LAMAZZA, LAURA - Barton, Robert; 201332999;
Judgment fr. District Justice; \$1,347.70.
LOWE, KAY: CHARLES - Albert Einstein
Medical Center; 201333229; Certification of
Judgment; \$9,032.93.
MAIN LINE HOSPITALS - Ch Briggs Company;
201332765; Lien; \$30,194.09.
MALETTA, FRANK - Capital One Bank Usa Na;
201333208; Judgment fr. District Justice; \$2,573.17.

MARTINEZ, NADINE - Calvalry Spv I Llc;
201332095; Judgment fr. District Justice; \$1,462.76.
MCCARTY, SCOTT - Calvanese, Louis; 201333017;
Judgment fr. District Justice; \$2,841.35.
MCDOWELL, AMANDA - Midland Funding Llc;
201332738; Judgment fr. District Justice; \$1,806.08.
MEYER, ANDREW: AM DESIGN ENTERPRISES LLC:
ANDREW MEYER DESIGNS LLC -
Mcelroy Deutsch Mulvaney & Carpenter Llp;
201333034; Judgment fr. District Justice; \$5,840.75.
ONEILL, J. BRIAN - Aig Centennial Insurance Company;
201332683; Foreign Judgment; \$22,403.18.
PENDELTON, KAREN - Asset Acceptance Llc;
201333145; Judgment fr. District Justice; \$7741.19.
REPICI, PHIL - Calvalry Spv I Llc; 201333151;
Judgment fr. District Justice; \$1729.57.
SERE, GEORGE - Yellow Book Sales And Distribution
Company Inc; 201333181; Complaint In
Confession of Judgment; \$26,898.33.
TAYLOR, CRYSTAL - Plymouth Valley
Periodontal Assoc; 201333218; Judgment fr.
District Justice; \$1681.69.
WEBB, RICKY - Midland Funding Llc; 201332694;
Judgment fr. District Justice; \$2,282.60.
YOUNG, BARBARA - Capital One Bank Usa Na;
201333182; Judgment fr. District Justice; \$3,863.68.

**ABINGTON TWP. -
entered municipal claims against:**

Bradley, Darryl: Chante; 201332710; \$743.56.
Britt, Robyn: Jones, Brenda; 201332700; \$1,185.84.
Ungerer, Shirley: Leonard, Nancy; 201333036; \$815.62.

**CHELTENHAM TWP. -
entered municipal claims against:**

Home Sweet Home Property Management Co Llc;
201332998; \$1169.31.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Odza, Frances: Mills, Elaine; 201332713; \$5,591.31.

**LANSDALE BORO. -
entered municipal claims against:**

Community Housing Services Inc; 201332706; \$2,488.89.
Community Housing Services Inc; 201332707; \$479.48.

**LOWER MERION TWP. -
entered municipal claims against:**

1300 Race Street Partnership; 201332851; \$1069.42.
Afilalo, Aaron; 201332944; \$355.03.
Afilalo, Aaron; 201332944; \$355.03.
Amadio, Beth; 201332961; \$422.14.
Bala Family Associates Lp; 201332866; \$111.49.
Bayliss, Ross: Susan; 201332955; \$377.76.
Bettoun, Joan: Raphael Bettoun, Cara; 201332958;
\$793.40.
Bezar, Nadeem: Gina; 201332870; \$816.67.
Boukidis, Christos: Agapios: Dimitrios; 201332859;
\$355.57.
Braunfield, Ronald: Hayman, Kimberly; 201332923;
\$463.27.
Brooks, Yvette; 201332951; \$428.09.
Bryn Mawr Trust Company; 201332860; \$456.77.
Byrd, Theodore: Loretta; 201332918; \$462.73.
Callaway, Christine; 201332869; \$467.05.

Carson, Gary; 201332946; \$247.33.
Cerone, John: Raschiatore, Joan; 201332931; \$425.93.
Cjd Group Llc; 201332871; \$108.24.
Couzens, Jay: Nili; 201332960; \$498.44.
David, Carl: Arlyn; 201332858; \$487.08.
David, Carolyn: Bartrand, Timothy; 201332949; \$322.02.
Donohue, Shelagh; 201333068; \$412.93.
Dotsey, James: Margaret; 201332862; \$108.24.
Dvir, Edward: Bleicher, Melissa; 201333065; \$267.35.
Dyer-Goode, Pamela; 2013332926; \$159.66.
Ferdinand, Francis: Joanne; 201333072; \$825.34.
Forman, Howard: Ellen; 201333006; \$299.28.
Fusek, E.; 201333071; \$513.06.
Gibson, Patrick: Daley, Susan; 201332912; \$376.14.
Goldberg, Steven: Suzanne; 201333063; \$395.62.
Gove, Stephen; 201333054; \$108.24.
Grossman, Patrice; 201332857; \$108.24.
Halloran, Richard; 201332855; \$1945.07.
Harel, Yaron: Gayle; 201333059; \$480.59.
Hayes, William: Margaret; 201332941; \$443.78.
Hazany, Behrouz: Davis, Elizabeth; 201333058; \$268.98.
Hb Real Estate Llc; 201333053; \$769.58.
Hovsepian, Raymond; 201333061; \$636.46.
Hummel, Harry: Hutner, Laura; 201332947; \$720.34.
Isen, William: Nathan; 201332867; \$458.40.
Ivanovic, Miomir; 201332957; \$522.26.
Jacobs, Peter: Alix; 201333067; \$256.52.
Jp Morgan Chase Bank Na; 201332950; \$777.71.
Kahley, John: Linda; 201333049; \$108.24.
Kashuk, Jeffry; 201333008; \$353.94.
Kessler, Alan: Gail; 201332928; \$215.94.
Knapp, Evelyn; 201333048; \$211.07.
Kruse, Karen; 201333069; \$411.31.
Lachs, Michael; 201332916; \$152.62.
Larkin, E.: Jeanne; 201332854; \$372.35.
Lavin, Howard: Lyn; 201332930; \$522.80.
Lavner, Justin; 201332919; \$285.76.
Leddy, John: Kerryann; 201332929; \$1249.63.
Lee, Gerald: Ellen; 201333050; \$4162.37.
Leslie, Michael: Wilson-Leslie, Deborah; 201332939;
\$400.49.
Lonesome, Ira: Josephine; 201332917; \$111.49.
Madero, Roberto: Karen; 201333066; \$578.54.
Marriner, Frank: Cirelli, Susan; 201332935; \$396.16.
Mcclatchy, Walter; 201333064; \$271.68.
Mcdevitt, Brian; 201332911; \$196.45.
Mckenna, Thomas: Nancy; 201332872; \$132.05.
Meade, Maurice; 201332875; \$148.84.
Meltzer, Simcha: James: Jaime; 201332913; \$357.19.
Merion Square Center Inc; 201332940; \$108.24.
Minus, James; 201332942; \$108.24.
Mollick, Ethan: Lilach; 201333052; \$376.14.
Nagle, Jordan; 201332948; \$240.29.
Nathanson, Gabriel: Alicia; 201332921; \$259.24.
Nissim, John: Sheryl; 201332945; \$463.27.
Norton, Vincent; 201332933; \$331.75.
Obrien, Cheryl; 201332954; \$292.25.
Pacella, Vincent; 201333055; \$108.24.
Pappas, George: Maria; 201332952; \$720.88.
Pepperney, Michael: Margaret; 201332953; \$265.19.
Peta, Frank: Anna; 201332959; \$242.46.
Quinn, Martin: Christopher; 201332932; \$186.72.
Raina, Amresh: Ganju, Reena; 201332938; \$173.18.
Raphael, James: Stacey; 201333057; \$615.35.
Real, Joyce: Lawrence; 201332865; \$296.04.
Redford, Sargent: Mcquillen, Sara; 201332956; \$289.00.
Reuschel, Michael; 201332920; \$678.12.

Ross, Anne; 201332914; \$418.88.
 Saunders, Balfour; 201332943; \$322.02.
 Shaposhnick, Nadav; 201332915; \$380.46.
 Shepard, Margaret; 201332934; \$309.56.
 Sorkin, Stephen; Ann; 201332861; \$280.34.
 Stanton, Robert; Janine; 201332925; \$314.98.
 Still, David; Sheridan; 201333062; \$298.74.
 Sussman, Murray; Joanne; 201332924; \$519.55.
 Tarshish, Milton; Greenberg, Suzan; 201332922; \$204.58.
 Teran, Lauro; Laura; 201332864; \$549.32.
 Todd, Jesse; Rajan, Sopida; 201332856; \$305.23.
 Totten, Donald; 201332853; \$108.24.
 Tzanis, Evangelos; Tatsis, Ourania; 201332873; \$266.81.
 Van Gelderen, Maria; 201332937; \$451.91.
 Waters, William; Peggy; 201332874; \$351.78.
 White, John; 201332868; \$123.40.
 Wohl, Hope; 201333056; \$427.55.
 Wolgin, Joshua; Curl, Victoria; 201333051; \$588.83.
 Wortley, Kenneth; Colleen; 201332927; \$468.68.
 Wurtz, Jonathan; Michelle; 201333070; \$358.81.
 Wurzak, Jake; Jo Ann; 201332863; \$214.32.

**LOWER POTTS GROVE TWP. -
 entered municipal claims against:**

Williams, Tia; 201332718; \$773.67.

**LOWER POTTS GROVE TWP. MUN. AUTH. -
 entered municipal claims against:**

Kotch, Diane; 201332997; \$745.99.
 Wickersham, Jessica; 201333246; \$854.56.

**PENNA. UNINSURED EMPLOYERS
 GUARANTY FUND -
 entered municipal claims against:**

Signature Home Concepts Inc; Signature
 Home Concepts Inc; 201362726; \$38,863.90.

**PENNSYLVANIA UNEMP. COMP. FUND -
 entered claims against:**

Choice Services Inc; 201362729; \$7,107.10.
 Cinjo Inc; Harleysville Exxon Shop; 201362727;
 \$4,189.46.
 Wehrli Llc; 201362728; \$22,382.30.

**POTTS GROVE SCHOOL DIST. -
 entered municipal claims against:**

Sunnyville Partners Ii Llp; 201333031; \$3489.59.
 Sunnyville Partners Ii Llp; 201333038; \$4543.52.
 Wickersham, Jessica; 201333244; \$5466.05.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Christie, Julia; 201333040; \$617.61.
 Harper, Robert; 201333042; \$659.79.
 Kelley, Ralph; Michelle; 201332897; \$616.80.
 Kenna, Kevin; 201333045; \$609.79.
 Murray, Peter; Traci; 201333039; \$659.79.
 Owheya, Joshua; Gretchen; 201332905; \$449.79.
 Owheya, Joshua; Gretchen; 201332979; \$494.07.
 Pusaski, Joanne; 201333047; \$609.79.
 Scarborough, Andrew; Morgan; 201333206; \$609.79.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

Bealer, Gary; Diane; Gleen; 201333074; \$1,929.11.

**SOUNDERTON AREA SCHOOL DIST. -
 entered municipal claims against:**

Harvey, Brian; Mary; 201333002; \$4368.22.
 Landis, Joy; Fetterolf, William; 201332890; \$3715.24.

**UNITED STATES INTERNAL REV. -
 entered municipal claims against:**

Binion, Robert; 201371017; \$25199.05.
 Crown Performance Corporation; 201371013; \$16528.46.
 Doorstep Custom Office Furniture; 201371011; \$1331.94.
 Feinberg, David; 201371019; \$519,589.78.
 Maressa, Sonia; 201371012; \$12252.43.
 Moskola, Kaylan; 201371016; \$227,945.22.
 Obrien And Obrien Llp; Obiren, John; 201371015;
 \$17311.64.
 Resnick, Lynn; 201371018; \$21202.27.
 Smallwood, Jacqueline; 201371010; \$12252.43.
 Weber, Craig; 201371014; \$11979.38.

**UPPER PROVIDENCE TWP. -
 entered municipal claims against:**

McLaughlin, Luke; Linda; 201332880; \$457.05.

**WEST NORRITON TWP. -
 entered municipal claims against:**

Breidenbach, Jill; 201333203; \$1,751.07.

LETTERS OF ADMINISTRATION

Granted Week Ending November 19, 2013

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

BURGESS, CORNELIUS, SR. - Abington Township;
 Burgess, Mary A., 336 Cadwalader Avenue
 Elkins Park, PA 19027.
 CANFIELD, MARYJANE - Rockledge Borough;
 Walsh, Maryjane, 3385 Indian Hills Drive
 Milton, FL 32571.
 GILMAN, DOLORES A. - Lower Gwynedd Township;
 Gilman, Joan R., 411 Wyndon Road
 Ambler, PA 19002.
 KULP, ROBERT R. - Lansdale Borough;
 Keppel, Bonnie L., 98 Hamlin Avenue
 Telford, PA 18969.
 LONG, ELIZABETH M. - Lower Merion Township;
 Long, Joseph P., Jr., 169 School Street
 Bala Cynwyd, PA 19004.
 MONTGOMERY, EDITH M. - Conshohocken Borough;
 Clements, Patricia L., 516 Falcon Road
 Audubon, PA 19403.
 MORRIS, JOHN E. - Cheltenham Township;
 Morris, Chris B., 529 Elkins Avenue
 Elkins Park, PA 19027.
 MOSKOWITZ, JANET P. - Abington Township;
 Koffs, Catherine K., 435 Abrams Mill Road
 King Of Prussia, PA 19406-1551.
 NORDBERG, RICHARD C. - Hatfield Township;
 Cox, Edward R., 4100 River Road
 Reading, PA 19605.
 POGODA, ANDRZEJ G. - Lansdale Borough;
 Pogoda, Justyna, 460 Franklin St
 Lansdale, PA 19446.

RALSTON, MARGARET A. - Whitemarsh Township;
Lukens, Deborah, 415 Revere Road
Lafayette Hill, PA 19444.
SCHWEIBOLD, JOSEPH F., JR. - Rockledge Borough;
Henry, Joseph P., 237 Leona Avenue
Huntingdon Valley, PA 19006.
STEIN, ALBERT W. - Lower Merion Township;
Bruck, Alan, 1461 Gunpowder Road
Rydal, PA 19046.
STROGEN, EILEEN M. - Springfield Township;
Strogen, Edward M., Jr., 443 Lantern Lane
Berwyn, PA 19312-2050.
TOLAN, KEVIN D. - Ambler Borough;
Creamer, Mary E., 201 W. Evergreen Avenue
Phila, PA 19118.

SUITS BROUGHT

Week Ending November 19, 2013

**The Defendant's Name Appears
First in Capital Letters**

ALEXANDROV, IVAN: SWOO - Wells Fargo Bank Na;
201332746; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.
ALLAN A MYERS LP - Russo, John; 201332886;
Civil Action; Rush, Brad S.
ALVARADO, JUAN - Pineda Molina, Wendy; 201333078;
Complaint Divorce.
ASIF, ZAHID - Asif, Shahida; 201333103;
Complaint Divorce.
AUGUSTINE, MARK - Portfolio Recovery
Associates Llc; 201332827; Civil Action;
Brown, Carrie A.
BARTOL, LISA - Portfolio Recovery Associates Llc;
201332825; Civil Action; Brown, Carrie A.
BOARD OF ASSESSMENT APPEALS - Dhanwada,
Dharmender; 201333166; Appeal from Board of
Assessment; Montgomery-Budd, Angela E.
BOWERS, JESSICA - Ward, Brian; 201332727;
Complaint for Custody/Visitation;
Ottaviano, Jamie V.
BOYNES, ELEANOR - Deutsche Bank
National Trust Company; 201332736; Complaint
in Ejectment; Denardo, Christopher A.
BREWER, TINA - Pottstown Memorial Hospital;
201333171; Defendants Appeal from District Justice.
CANDEBAT, MARTHA - Arrowood Indemnity Co;
201332709; Civil Action; Koplove, Steven.
CHARLES, JILLIAN - Charles, David; 201333019;
Complaint Divorce; Witmer, Benjamin E.
CICIPPIO, ALLEN: ERIC - Diamond Credit Union;
201332684; Complaint In Mortgage Foreclosure;
Curtin, Philip G.
CONNOR, SAMANTHA - Mckinney, Michael;
201332788; Civil Action; Greenfield, Marc.
DAQUILA, ANTHONY: KRISTINE - Bank Of
New York Mellon; 201333123; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.
DINNIS, SAM - Braccia, Nick; 201332750; Petition
to Appeal Nunc Pro Tunc.
DMS PROPERTIES - Johnson, Valerie; 201333169;
Plaintiffs Appeal from District Justice.
DOUGHERTY, JENNIFER: JENNIFER -
Federal National Mortgage Association;
201332733; Complaint in Ejectment; Davis, Adam.
DREW, CAROL - Portfolio Recovery Associates Llc;
201332823; Civil Action; Brown, Carrie A.
DUFF, ANGELA - Morgan, Paul; 201332500;
Complaint for Custody/Visitation.
FAGAN, KAREN: TIMOTHY - Wells Fargo Bank Na;
201333110; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.
FANELLI, JAMES - Citimortgage Inc; 201333104;
Complaint In Mortgage Foreclosure;
Kolesnik, John M.
FRANCIS, KRISTIN: KRONENBITTER, KRISTIN -
Francis, Shaun; 201332697; Complaint Divorce;
Durham-Dewitt, Katrina R.
GRANT, JAMES - National Collegiate Student
Loan Trust; 201333109; Civil Action; Ratchford,
Michael F.
GRIGORYAN, ALEXANDER - Grigoryan, Anna;
201332755; Complaint Divorce; Guerin, Annemarie.
GULAR, MICHAEL - Dunar, Cassie; 201332606;
Complaint for Custody/Visitation.
HATBORO TOWNSHIP ZONING HEARING
BOARD - Keller, Florence; 201333125; Appeal
from Zoning Board Non Govt.
HILDEBRAND, JOHN - Federal National
Mortgage Association; 201333205; Complaint in
Ejectment; Lobb, Jonathan.
HOCH, LINDSAY - Mertz, Brett; 201332828;
Complaint for Custody/Visitation.
HOLLINS, MICHAEL - Wells Fargo Bank Na;
201333107; Complaint In Mortgage Foreclosure;
Lobb, Jonathan.
HUGHES, SHANEN: CAMPBELL, LANCE -
Peco Energy Company; 201333159; Defendants
Appeal from District Justice.
JONES, TERRI - Phh Mortgage Corporation;
201333137; Complaint In Mortgage Foreclosure;
Kolesnik, John M.
KASSABIAN, SHAWN - Brown, Chelsea;
201332565; Complaint for Custody/Visitation.
KING, BRANDON - Citimortgage Inc; 201333101;
Complaint In Mortgage Foreclosure; Davis, Adam.
KOBESKI, JUTIN - Carella, Lauren; 201333167;
Complaint Divorce; Lentz-Mcmahon, Erin C.
LEWIS, JEFFREY - Daywalt, Hope; 201332764;
Complaint for Custody/Visitation.
LONG, RENEE - Corum, Justin; 201332593;
Complaint for Custody/Visitation.
MALEKNIAZI, KIANDOKHY - Us Bank
National Association; 201333095; Complaint In
Mortgage Foreclosure; Davis, Adam.
MCCLAIN, GEORGE - Mcclain, Shannon;
201332748; Complaint Divorce.
MILLER, AMY: GINGERICH MILLER, AMY:
MILLER, ERIC - Pnnac Mortgage Opportunity
Fund Investors Llc; 201333117; Complaint In
Mortgage Foreclosure; Davis, Adam.
MOHOL, SHEKHAR: PROGRESSIVE ADVANCED
INSURANCE COMPANY - Foster, Ashley;
201332903; Civil Action; Saiontz, Eric A.
MONTGOMERY COUNTY BOARD OF
ASSESSMENT - Welsh, Jeffrey; 201332666;
Appeal from Board of Assessment; Obrien, Joseph P.
MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Huang, Lu;
201333021; Appeal from Board of Assessment.

- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Bransfield, William;
201331069; Appeal from Board of Assessment;
Linn, Geraldine M.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - McGlasson, Katherine;
201332829; Appeal from Board of Assessment;
Berlinger, Richard W.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Upper Dublin
School District; 201332831; Appeal Board of
Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Abington Township;
201332834; Appeal Board of Assessment Govt;
Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Sherry Lake Associates;
201332962; Appeal from Board of Assessment;
Schneider, David Andrew.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Highway Materials Inc;
201333129; Appeal from Board of Assessment;
Yanoff, Michael.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Upper Dublin
School District; 201332850; Appeal Board of
Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Upper Dublin
School District; 201332877; Appeal Board of
Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Upper Dublin
School District; 201332881; Appeal Board of
Assessment Govt; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Highway Materials Inc;
201333153; Appeal from Board of Assessment;
Yanoff, Michael.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - Highway Materials Inc;
201333155; Appeal from Board of Assessment;
Yanoff, Michael.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - 19 Sentry West
Partners Lp; 201333156; Appeal from Board of
Assessment; Yanoff, Michael.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS: MONTGOMERY COUNTY:
MALVERN INSTITUTE OF WILLOW GROVE,
ET.AL. - Upper Moreland School District;
201333035; Appeal Board of Assessment Govt;
McAle, Joseph J.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS: MONTGOMERY COUNTY:
PEP BOYS - MANNY MOE JACK, ET.AL. -
Upper Moreland School District; 201333033;
Appeal Board of Assessment Govt; McAlee, Joseph J.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS: MONTGOMERY COUNTY:
UPPER MORELAND TOWNSHIP, ET.AL. -
Upper Moreland School District; 201333032;
Appeal Board of Assessment Govt; McAlee, Joseph J.
- MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS: MONTGOMERY COUNTY:
UPPER MORELAND TOWNSHIP, ET.AL. -
Upper Moreland School District; 201333037;
Appeal Board of Assessment Govt; McAlee, Joseph J.
- MONTGOMERY COUNTY SHERIFFS
DEPARTMENT - Bullock, Lea; 201332704;
Petition; Bauer, Paul A. Iii.
- MONTGOMERY COUNTY SHERIFFS DEPARTMENT -
Bullock, Lea; 201332704; Petition; Bauer, Paul A. Iii.
- MONTGOMERY COUNTY TAX CLAIM BUREAU:
MARTIN, ALBERT - Hbg Properties Llc; 201332826;
Petition; Lupin, Steven H.
- MONTGOMERY COUNTY TAX CLAIM BUREAU:
MARTIN, ALBERT - Hbg Properties Llc; 201332836;
Petition; Lupin, Steven H.
- MONTTOYA, STEPHANIE - Montoya, Miguel;
201333237; Complaint Divorce; Consolo, Colleen F.
- MUNGIN, ASHLEY - Giordano, Stephan; 201332482;
Complaint for Custody/Visitation; Schimmel, Diana C.
- NEAFCY, HALEY - LEIS, DAVID - Neafcy, Sharon;
201333135; Complaint for Custody/Visitation.
- NUNEZ, MIREY - Portfolio Recovery Associates Llc;
201333179; Civil Action; Garvey, Mark R.
- PAPA, JOHANNA - Portfolio Recovery Associates Llc;
201333234; Civil Action; Polas, Robert N., Jr.
- PAUL CONST LLC: MONACO, MARC:
SALASSA, PAUL - Rental World Division Of Kora;
201332964; Defendants Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hall, Cynthia; 201332659;
Appeal from Suspension/Registration/Insp;
Harbison, Keith A.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Urquhart, Robert; 201332660;
Appeal from Suspension/Registration/Insp;
Noonan, Gregory R.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Payne, Sheri; 201332688;
Appeal from Suspension/Registration/Insp;
Goebert, Gregory K.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Manzo, Maura; 201332685;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Kim, Yoon; 201332717;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wheeler, Stephen; 201332530;
Appeal from Suspension/Registration/Insp;
Madden, R. Emmett.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Kirby, Andrew; 201332787;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Schurelds, Sierra; 201333134;
Appeal from Suspension/Registration/Insp.
- PIERCE, RYAN - Pierce, Lisa; 201333060;
Complaint Divorce.
- PILLING, LISA - English, Michael; 201332662;
Complaint for Custody/Visitation.
- POWLUS, DANIEL: MASON, LISA: LISA, ET.AL. -
Wells Fargo Bank Na; 201333046; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.
- QUIGLEY, JOAN - Obrien, Christine; 201333189;
Civil Action; Murphy, Frank P.
- RAPID TRANSFER CO - Bowman Sales &
Equipment Inc; 201333200; Civil Action; Karasic,
Matthew D.
- RESH, DIANE - Discover Bank; 201333025;
Civil Action; Gulko, Ralph.

RICCARDI, MORGAN - Short, James; 201333164; Complaint for Custody/Visitation.
 RICHMOND, TRAVIS - Remick, Kaitlyn; 201332725; Complaint for Custody/Visitation.
 RODRIGUEZ, ALEJANDRO - Rodriguez, Naomi; 201332740; Complaint for Custody/Visitation.
 ROSATO, DANIELLE - Portfolio Recovery Associates Llc; 201332833; Civil Action; Brown, Carrie A.
 SAFEWAY INC: GENUARDI FAMILY MARKET LP: GENUARDI SUPERMARKETS INC - Muhammad, Khadijah; 201333247; Civil Action; Mccartney, Daniel W., Jr.
 SARRO, MICHAEL: JULIE - Portfolio Recovery Associates Llc; 201333230; Civil Action; Polas, Robert N., Jr.
 SCALTRITO, ARTHUR: MICHAEL: MICHAEL, ET.AL. - Wells Fargo Bank Na; 201333099; Complaint In Mortgage Foreclosure; Davis, Adam.
 SHDC DEKALB INVESTORS LP: MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Norristown Area School District; 201332699; Appeal Board of Assessment Govt; Amuso, Peter C.
 SLAWETSKY, MAY - Green Tree Servicing Llc; 201333043; Complaint In Mortgage Foreclosure; Kolesnik, John M.
 SNOWDEN, JAMES - Portfolio Recovery Associates Llc; 201332737; Civil Action; Brown, Carrie A.
 SPARROW, HORACE - Sparrow, Marlene; 201333012; Complaint Divorce; Simpkins, John P.
 SPINELLI, JOSEPH - Bank Of America Na; 201332848; Civil Action; Sandoval, Alicia.
 ST ONGE, DAVID - Federal National Mortgage Association; 201332732; Complaint in Ejectment; Davis, Adam.
 STINSON, CHRISTINE - Portfolio Recovery Associates Llc; 201332806; Civil Action; Brown, Carrie A.
 THE BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY - Shvartsman, Zack; 201333185; Appeal Board of Assessment Govt; Tinovsky, Vladislav.
 TULLY, CHRISTINA: MCSWAIN, JUANITA - National Collegiate Student Loan Trust; 201333113; Civil Action; Ratchford, Michael F.
 VENEY, LEVODES - Federal National Mortgage Association; 201333209; Complaint in Ejectment; Lobb, Jonathan.
 WALTERS, STACEY - Bohn, Susan; 201332556; Complaint for Custody/Visitation; Sager, Lawrence.
 YU, JOHN: CHRISTINE - Bellamy, Daisy; 201333213; Civil Action; Rosenbaum, Jeffrey M.
 ZIMMERMAN SANITARY SUPPLY LLC: KOLLAR, DOUGLAS - Ochnich, Jacob; 201333249; Civil Action; Oshaughnessy, William B.
 ZIMMERMAN SANITARY SUPPLY LLC: KOLLAR, DOUGLAS - Foley, John; 201333250; Civil Action; Oshaughnessy, William B.

WILLS PROBATED

Granted Week Ending November 19, 2013

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ALDERFER, FLOYD K. - Lower Salford Township; Alderfer, Elizabeth A., 432 School Lane Harleysville, PA 19438.
 ANDREWS, MARIE L. - Worcester Township; Andrews, David R., 151 Blue Bird Crossing Lansdale, PA 19446.
 BREY, ROBERT C. - Towamencin Township; Brey, Nancy L., 1448 West Main Street Lansdale, PA 19446.
 CLARKE, JOHN M., SR. - Upper Providence Township; Callahan, Susan C., 631 Spruce Street Royersford, PA 19468.
 CLEMMER, IDA V. - Upper Frederick Township; Kulp, Karen, 471 Klemm Road Gilbertsville, PA 19525.
 COPELAND, SEENA H. - Lower Merion Township; Copeland, Robert W., 601 N. Ithan Avenue Bryn Mawr, PA 19010.
 CORBE, JOSEPH F. - Abington Township; Corbe, Diane M., 2943 Kanes Road Willow Grove, PA 19090-4338.
 DAHLIN, JANE T. - Lower Gwynedd Township; Taylor, Christopher N., 20 Jack Ladder Circle Horsham, PA 19044.
 DAPRILE, LILLIAN - Upper Merion Township; Daprile, Gary R., 909 N. Ridge Road Perkasi, PA 18944; Hagan, Barbara, 118 Putney Lane Malvern, PA 19355.
 DELANEY, WILLIAM A., JR. - Limerick Township; Delaney, Susan J., 4401 Waterford Way Limerick, PA 19468.
 DIRENZO, ROSE M. - Upper Providence Township; Canavan, Lucille C., 48 Eagle Road Phoenixville, PA 19460; Drenzo, Robert P., 345 Colonial Avenue Collegeville, PA 19426-2537.
 DONNELLY, CAROL S. - Towamencin Township; Donnelly, Martin W., 1053 Hillside Avenue Lansdale, PA 19446.
 ELLIS, ESTHER - Pottstown Borough; Ellis, Kenneth W., 327 Big Spring Road Eters, PA 17319.
 GILES, PATRICIA A. - Upper Merion Township; Giles, Craig P., 208 Highland View Drive Lincoln University, PA 19352.
 HENNING, DENNIS R. - North Wales Borough; Henning, Michael R., 272 Caplos Road White Haven, PA 18661-2950.
 HOFFMAN, EDWARD D. - Upper Providence Township; Smoyer, Nina, 1118 Ross Lane Phoenixville, PA 19460.
 JAGER, LENIE W. - Plymouth Township; Jager, Richard, 16 Horseshoe Lane Horsham, PA 19040.
 JAKAS, RIMVYDAS - Whitpain Township; Jakas, Dalia R., 102 Doral Drive Blue Bell, PA 19422.
 KERINS, ANNABELLE - Ambler Borough; Rosenberger, Rodman M., One Summit Street Philadelphia, PA 19118.

LANCASTER, JOHN A. - Lower Gwynedd Township;
Lancaster, Christopher, 1080 Trinity Lane
Gulph Mills, PA 19428.

LORD, SYLVIA S. - Upper Frederick Township;
Lord, Pamela S., 3106 Big Road
Zieglersville, PA 19492.

LOUGHERY, CATHERINE C. - Montgomery Township;
Loughery, Claire E., 101 Lennox Ct
Lansdale, PA 19446.

MCCRISTAL, GEORGINA - Rockledge Borough;
Haydu, Mark N., 150 Spicebush Lane
Milford, PA 18337.

MCKNIGHT, DOROTHY L. - Abington Township;
Wolfe, Dorothy L., 6 Front Street
Shiremanstown, PA 17011.

MIDDLETON, FRANCES S. - Lower Merion Township;
Hughes, Lucia M., 10 S. Fifth Avenue
Wilmington, NC 28401-4539; Middleton, John S.,
407 Caversham Road Bryn Mawr, PA 19010-2901.

MILLER, MARIE E. - Springfield Township;
Miller, Kathryn A., 138 Carpenter Lane
Philadelphia, PA 19119.

MURRAY, DONNA - West Norriton Township;
Murray, John J. Iii, 1691 Pheasant Lane
Norritown, PA 19403.

PLUDA, LOIS - Franconia Township; Pluda, James M.,
1613 Harvest Moon Lane Hatfield, PA 19440.

PROFROCK, ANNA M. - East Norriton Township;
Profrock, Michael D., 45 Hickory Lane
Chalfont, PA 18914.

SAYLOR, ARLENE Y. - Upper Hanover Township;
Saylor, Richard G., 3068 Bowers Mill Road
Pennsburg, PA 18073.

SCHOENINGER, LYNN S. - Limerick Township;
Fehnel, Gary E., 4141 Timothy Drive
Merritt Island, FL 32953-8150.

SCHWARTZ, GERALD A. - Hatboro Borough;
Schwartz, Daniel R., 547 Harleysville Pike
Harleysville, PA 19438.

SCHWARTZ, STACEY L. - Whitmarsh Township;
Schwartz, Barbara J., 720 Andorra Road
Lafayette Hill, PA 19444.

SCIOLI, MICHAEL A., SR. - Horsham Township;
Meinhart, Kathleen R., P O Box 926
Quakertown, PA 18951; Sciolli, Michael A., Jr.,
19 E. Oleander Drive Mt. Laurel, NJ 08054.

SERRATORE, HELEN A. - Cheltenham Township;
Carinha, Joanne T., 929 Indian Creek Way
Horsham, PA 19044; Lorenti, Rosemarie,
808 Pennypack Circle Hatboro, PA 19040.

STEVENS, RICHARD - Lower Merion Township;
Stevens, Rita J., 827 Mt. Pleasant Road
Bryn Mawr, PA 19010.

TUCKER, JESSE E. - Lower Gwynedd Township;
Cahill, Linda T., 201 Fairway Road
Ambler, PA 19002; Tucker, Glen E.,
112 Claremont Drive Lansdale, PA 19446;
Tucker, Jesse E., Jr., 421 Camelot Drive
Brookhaven, PA 19015.

WALLACE, DENNIS E. - Cheltenham Township;
Hawkins, Doris E., 7724 Union Avenue
Elkins Park, PA 19027.

YEARS, J. R. - Abington Township; Years, Jesse,
1514 Linden Avenue Willow Grove, PA 19090.

ZOIDIS, KATHERINE S. - Abington Township;
Zoidis, Thomas D., 630 Washington Lane
Rydal, PA 19046.

RETURN DAY LIST

December 9, 2013
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Agliano v. Weis Markets - Motion of Defendants to Compel Discovery of Plaintiff (Seq. 23 D) - **J. Young - S. Wall.**
2. Alston v. Amity Square, LLC - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 1d) - **R. Kuhn - P. Hasson.**
3. American Acquisition Property VIII, LLC v. Mullaney - Motion to Compel Attendance of Defendant Gerald Mullaney and Martin Mullaney at Depositions by Oral Examination and Sanctions (Seq. 104d) - **G. Young - W. Weir.**
4. American Acquisition Property VIII, LLC v. Mullaney - Plaintiff's Motion to Compel Attendance of Defendant Martin Mullaney at Deposition by Oral Examination and Sanctions (Seq. 92 D) - **G. Young - W. Weir.**
5. Austin v. Groff - Petition for Leave to Settle or Compromise Incapacitated Persons Action (Seq. 200) - **G. Baldino - J. Levan.**
6. BAC Home Loans Servicing, L.P. v. Dupiche - Motion to Reassess Damages (Seq. 33) - **L. Phelan - J. Kolesnik.**
7. BAC Home Loans Servicing, L.P. v. Kim - Motion to Confirm Sale and Divest Junior Judgment Nunc Pro Tunc (Seq. 25) - **T. McCabe - A. Tuttle.**
8. Bach v. Pennsylvania Turnpike Commission - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 19D) - **B. Hockfield - M. Clement - C. Cosgrove - J. Sweet.**
9. Bank of America, N.A. v. Figueroa - Motion to Set Aside Sheriff's Sale (Seq. 36) - **R. Cusick - M. Weisberg.**
10. Bank of America, N.A. v. Martino - Motion to Reassess Damages (Seq. 22) - **A. Zuckerman - R. Leite-Young.**
11. Briara Trading Company v. Qureshi - Motion to Compel Responses to Discovery in Aid of Execution from Muhammad N. Qureshi and Textile Nexus, LLC (Seq. 12 D) - **A. Silverstein.**
12. Burnett v. Lynnewood Gardens Apartments - Motion to Compel Defendant's Discovery (Seq. 19 D) - **N. Vitale - J. Devlin.**
13. Burstein v. Burstein - Petition to Withdraw as Counsel for Defendant (Seq. 226) - **R. Whitelaw - C. Sattin.**
14. Cannella v. Griswold International, LLC - Motion to Consolidate (Seq. 18) Both Docket Numbers - **D. Jaskowiak - S. Engle.**
15. Carter v. Williams - Plaintiff's Motion for Leave to File a Second Amended Complaint (Seq. 85) - **D. Feinberg - G. Knoell, III.**
16. Chorus Contractors, LLC v. A&H Real Estate Services, LLC - Motion to Quash Subpoena and for Protective Order (Seq. 83 D) - **K. Cohen - P. Brownstein.**

17. Citimortgage, Inc. v. Eckhart - Motion to Compel (Seq. 28 D) - **A. Zuckerman - S. Hladik.**
18. Citimortgage, Inc. v. Novotny - Motion to Set Aside Plaintiff's Sheriff's Foreclosure Sale (Seq. 10) - **P. Wesner.**
19. Colonial School District v. Conicelli Alan Wood, L.P. - Motion to Compel Answer to Discovery Directed to Conicelli Alan Wood Road, L.P. (Seq. 15 D) - **L. Szczesny.**
20. Colonial School District v. Conicelli Conshohocken Road, L.P. - Motion to Compel Answer to Discovery Directed to Conicelli Conshohocken Road, L.P. (Seq. 16 D) - **L. Szczesny - W. Brennan.**
21. Crews-Turner v. Abington Memorial Hospital - Plaintiff's Motion to Quash Subpoenas for Mother, Plaintiff's Scholastic Records and Motion for Protective Order (Seq. 20) - **S. Specter - B. Post.**
22. Crouse v. Alker - Petition to Withdraw as Counsel (Seq. 28) - **C. Hendrick.**
23. Daly v. Martin - Defendant Martin and Eroh's Motion to Compel Plaintiffs Brian and Geraldine Daly's Answer to 1st Set of Interrogatories and Request for Production of Documents (Seq. 1-1 D) - **M. Feldman - D. Leeds.**
24. Discover Bank v. Rice - Petition to Withdraw as Counsel (Seq. 36) - **M. Dougherty - D. Weisgold.**
25. Estate of Carey Lukens v. Philomeno - Plaintiff's Motion for Leave to File a Second Amended Complaint (Seq. 20) - **Z. Arbitman - M. Himsworth.**
26. Estate of David Deasy v. Abington Memorial Hospital - Plaintiff's Motion to Compel Depositions (Seq. 70 D) - **M. D'Aniello - T. Fitzpatrick - M. McGilvery.**
27. Everbank v. Utley - Petition of Plaintiff to Strike Discontinuance (Seq. 15) - **C. Graham.**
28. Fannie Mae Federal National Mortgage Association v. Mealey - Motion to Reassess Damages (Seq. 13) - **A. Zuckerman.**
29. Federal Deposit Insurance Corporation v. Sevenco, LLC a/k/a Sevenco, LLC - Motion to Withdraw as Counsel for Plaintiff (Seq. 7) - **W. McConnell.**
30. First Cornerstone Bank v. Valley Forge Arcadia Associates, Inc. - Motion of Suzanne Basile and JM Basile & Associates, Inc. for Protective Order (Seq. 10) - **R. Badman - M. Haltzman.**
31. Fitzgerald v. Glat - Plaintiff's Motion to Compel Production of the Adverse Event Reporting Policy/Procedure from Defendant Del Val Orthopaedics/Spine (Seq. 113 D) - **J. Beasley - D. Juliana - J. Filoreto.**
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53. Kida v. Pitts - Defendant Kelga Pitts' Motion to Compel Cardionet's Compliance With a Valid Subpoena (Seq. 17 D) - **R. Katzenstein - J. Brenner.**
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77. *Nardini v. Nardini* - Petition to Withdraw as Counsel (Seq. 137) - **L. Martini - C. Graff**.
78. *Nationstar Mortgage, LLC v. Darang* - Plaintiff's Motion to Compel the Depositions of the Defendant (Seq. 18 D) - **M. Coughlin - M. Shaffer**.
79. *Nationstar Mortgage LLC v. Franco* - Motion to Reassess Damages (Seq. 9) - **J. Lobb**.
80. *Norber Trust v. AMS Retail, LLC* - Motion for Admission Pro Hac Vice (Seq. 1) - **M. Fekete**.
81. *Panella v. Upper Dublin School District* - Defendant Tri State Elevator Company's Motion to Compel Defendant Upper Dublin Response to Request for Production of Documents (Seq. 47 D) - **V. Vangrossi - J. Connor - M. Lautman**.
82. *Patterson v. Henderson* - Motion to Compel Defendant's Supplemental Response to Request for Production of Documents (Seq. 16 D) - **A. Krantz - G. Mondjack**.
83. *PHH Mortgage Corporation v. Blackledge* - Motion to Reassess Damages (Seq. 13) - **M. Brushwood**.
84. *Pressman v. Pressman* - Petition for Leave to Withdraw as Counsel (Seq. 4) - **J. Berschler**.
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86. *Saviello v. Scranton Hospitality, LLC* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories Directed to Scranton Hospital, et al. (Seq. 16 D) - **V. Vangrossi - G. Williams**.
87. *Schmidt v. Weist* - Defendant Melissa Weist's Motion to Compel Authorization to Release Cell Phone Records of Defendant Patrick Reilly (Seq. 14 D) - **B. Wall - J. Godin**.
88. *Sellers v. Avondale Renovations, Inc.* - Plaintiff's Motion to Compel Answer to Post Judgment Interrogatories and Request for Production to Party Defendants (Seq. 45 D) - **K. Bachman - D. McCartney**.
89. *Shin v. Ordonez* - Motion to Consolidate (Seq. 23) Both Docket Numbers - **J. Orchinik - D. Bush**.
90. *Silverman v. Central Transport, Inc.* - Motion to Compel (Seq. 106 D) - **B. Magen - M. Perry**.
91. *Silverman v. Central Transport, Inc.* - Motion to Strike Objections and Compel Discovery Responses of Defendants Central Transport, Inc. (Seq. 105 D) - **B. Magen - M. Perry**.
92. *Sovereign Bank v. Nygard* - Motion to Compel Discovery (Seq. 11 D) - **J. Dopke**.
93. *Sparmins v. Maggio* - Defendant's Motion to Compel Plaintiff's Answers to Defendant's Discovery Requests (Seq. 8 D) - **S. Schwartz - E. Devine**.
94. *Stanford v. Nardone Brothers Trucking Company* - Motion for Leave to Join of Defendants of Nardone Brothers Trucking Company and Nardone Brothers Baking Company (Seq. 15) - **A. Cupaiuolo - S. Vilardi**.
95. *Stony Creek Condominium Association v. Christopher* - Plaintiff's Petition for Supplemental Relief in Aid of Execution (Seq. 10) - **H. Barrow**.
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97. *Upper Merion School District v. CMW Investments, LTD* - Motion to Compel Responses to Discovery Requests (Seq. 12 D) - **L. Szczesny - J. Herron**.
98. *U.S. Bank National Association v. Hueber* - Notice of Motion to Cancel Sale, Vacate Final Judgment and Set Aside Default and Counterclaim (Seq. 26) - **R. Cusick - A. Tuttle**.
99. *Vass v. Barroso* - Motion to Compel Deposition of Defendant Randi Liebowitz (Barraso) (Seq. 38 D) - **M. Feldman - A. Eckert**.
100. *Vass v. Barroso* - Motion to Compel Deposition of Plaintiff (Seq. 37 D) - **M. Feldman - A. Eckert**.
101. *Vaughan v. Vaughan* - Petition for Leave to Withdraw as Counsel (Seq. 50) - **L. Walters - J. Berschler**.
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104. Village at Cranberry Estates Homeowners Association v. Cranberry Estates Homeowners Association, Inc. - Defendant's Motion to Dismiss for Failure to Join Indispensable Parties (Seq. 33) - **S. Porter - H. Barrow.**
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108. Wells Fargo Bank, N.A. v. Crooks - Motion to Reassess Damages (Seq. 10) - **A. Zuckerman.**
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110. Wells Fargo Bank, N.A. v. Keller - Motion to Reassess Damages (Seq. 9) - **M. Wooters.**
111. Wells Fargo Bank, N.A. v. Kidd - Motion to Reassess Damages (Seq. 12) - **B. Yoder - W. Shimer.**
112. Wells Fargo Bank, N.A. v. Kidd - Motion to Reassess Damages (Seq. 12) - **B. Yoder - W. Shimer.**
113. Wells Fargo Bank, N.A. v. Lasso - Motion to Amend Caption (Seq. 13) - **J. Ackerman.**
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116. Williams v. Durante - Petition to Withdraw Appearance as Counsel (Seq. 23) - **C. Consolo.**