

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 January 30, 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 February 27, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

98-07666

PREMISES "A":

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 Northwestern side of Swede Street, at the distance of 327.00 feet more or less, Southwesterly from the Northwest corner of Swede and Elm Streets, a corner of this and property now or late of Samuel P. Abraham; thence along the Northwest side of said Swede Street, Southwesterly 70.00 feet to a corner of this and property now or late of Samuel McCarter; thence along said McCarter's property Northwesternly and parallel with Elm Street, 132.00 feet to the Southeasterly side of Maple Alley; thence along the Southeasterly side of said alley, Northeastly 69.00 feet and 3 inches to a corner of this and property now or late of Samuel Abraham; thence along the same Southeasterly along the Southwest base of brick wall of adjoining house 86.00 feet 1 inch to a point; thence Northeastly 7 inches to the center of partition wall of this and adjoining house; thence Southeasterly, the line following the center of partition wall 46.00 feet to the Northwesternly side of Swede Street, the place of beginning.

PREMISES "B"

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

BEGINNING at a point on the Northwesternly side of Swede Street at the distance of 277.00 feet Southwesterly from the Southwest side of Elm Street, a corner of this and ground formerly of B. F. Chain; thence along the same side of Swede Street Southwesterly 50.00 feet more or less to a corner of this and another house and ground of Franklin D. Sower; thence along the same Northwesternly, the line passing through the middle of the partition wall between the house hereby granted and said Sower's adjoining house 47.00 feet to a corner of said wall; thence Southwesterly, inches to a corner at the Southwesterly side or face wall of the house hereby granted; thence along the same side or face of said wall and by ground of said Sower, Northwesternly 85.1 feet to a corner of Maple Alley; thence along the Southeast side of said alley Northeastly 50.00 feet more or less to a corner of this and said ground now or formerly of Benjamin F. Chain; thence by the same Southeasterly parallel to Elm Street, 132.1 feet to the place of beginning.

PREMISES "A"

TITLE TO SAID PREMISES IS VESTED IN Grimm Brothers Realty Company by Deed from Grimm Brothers Realty Company dated 12/17/1991 and recorded 12/26/1991 in the County of Montgomery in Deed Book 4994, Page 2171.

PREMISES "B"

TITLE TO SAID PREMISES IS VESTED IN Grimm Brothers Realty Company by Deed from Grimm Brothers Realty Company dated 12/17/1991 and recorded 12/26/1991 in the County of Montgomery in Deed Book 4994, Page 2173.

Parcel Numbers: 13-00-36448-00-7 (Parcel A); 13-00-36452-00-3 (Parcel B).

Location of property: 837-839 Swede Street, Norristown, PA 19401.

The improvements thereon are: Multi-use office/apartments.

Seized and taken in execution as the property of **Grimm Brothers Realty Company** at the suit of PNC Bank, National Association. Debt: \$136,027.36.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

04-24533

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements erected thereon, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of 445 Lancaster Avenue and 7 Booth Lane, prepared by Regis, Inc., Engineers and Surveyors (Job Number 98068), dated June 14, 1999, last revised May 17, 2000, being more fully described, as follows:

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

TITLE TO SAID PREMISES IS VESTED IN James A. Froio and Karen J. Jensen, as Joint Tenants With Right of Survivorship, not as Tenants in Common by Deed from Prudential Residential Services, Limited Partnership dated 7/25/02, recorded 9/23/02 in Deed Book 5425, Page 1409.

Parcel Number: 40-00-30720-06-5.

Location of property: 5 Booth Lane, #6, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James A. Froio and Karen F. Jensen a/k/a Karen J. Jensen** at the suit of HSBC Bank USA, National Association, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset-Backed Certificates, Series 2002-HE1 Trust. Debt: \$801,190.58.

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.

07-19360

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated October 27, 1961 and revised June 20, 1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Colton Drive (fifty feet wide), which point is measured the five following courses and distances from a point of curve on the Northeasterly side of Allendale Road (as shown on said plan): (1) extending from said point of curve on a line curving to the right having a radius of twenty-three and five-tenths feet, the arc distance of forty-two feet and one one-hundredth of a foot to a point of tangent; (2) North forty-five degrees, fifty-seven minutes East, two hundred eight and eighty-nine one-hundredths feet to a point of curve; (3) on a line curving to the left having a radius of two hundred feet, the arc distance of one hundred eighty-eight feet to a point of tangent; (4) North seven degrees, fifty-four minutes, thirty seconds West, four hundred thirty-four and fifty-one one-hundredths feet to a point of curve; and (5) on a line curving to the left having a radius of one hundred fifty feet, the arc distance of fifty-seven and three one-hundredths feet to a point of tangent; and (2) South forty-five degrees, West four and sixty-six one-hundredths feet to a point; thence extending North forty-five degrees, West one hundred fifty-one and forty-five one-hundredths feet to a point; thence extending North forty-seven degrees, seventeen minutes East, one hundred twenty-three and twenty-six one-hundredths feet to a point; thence extending South twenty-three degrees, thirteen minutes East, one hundred sixty-nine and thirty-five one-hundredths feet to a point on the Northwesterly side of Colton Drive, the first mentioned point and place of beginning.

BEING Lot No. 61.

TITLE TO SAID PREMISES IS VESTED IN Peter Fish, by Deed from Mary R. Fish, widow, dated 09/29/2004, recorded 10/13/2004, in Deed Book 5524, Page 2771.

Parcel Number: 49-00-02434-00-1.

Location of property: 17 Colton Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Fish** at the suit of Citimortgage, Inc. Debt: \$247,927.54.

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.

07-31022

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision for "Pine Crest Golf Club" prepared by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, three pages thereof being dated July 18, 1988 and last revised February 14, 1989, and the final three pages thereof being dated November 14, 1988 and last revised February 14, 1989, and all recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-50, Pages 447, 478, 479, 480, 481 and 482, and with Page 477 thereto being later revised on July 10, 1989 and recorded as aforesaid, in Plan Book A-51, Page 443, and with Pages 480, 481 and 482 thereto being all later revised on May 4, 1989 and recorded as aforesaid, in Plan Book A-51, Pages 444, 445 and 446, respectively, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Country Club Drive (50.00 feet wide), at a corner of Lot Number 2, as shown on said plan; thence extending from said point of beginning North 14 degrees, 12 minutes, 14 seconds West, along the said Northeasterly side of Country Club Drive, the distance of 90.00 feet to a point, a corner; thence extending North 75 degrees, 47 minutes, 46 seconds East, the distance of 120.00 feet to a point, a corner; thence extending South 14 degrees, 12 minutes, 14 seconds East, the distance of 90.00 feet to a point, a corner of Lot Number 2, the distance of 120.00 feet to the first mentioned point on the said Northeasterly side of Country Club Drive and place of beginning.

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

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas S. Slack, Jr. and Kathy A. Slack, h/w, by Deed from Walter J. Aldridge and Teresa E. Aldridge, h/w, dated 02/23/2001, recorded 03/28/2001, in Deed Book 5354, Page 952.

Parcel Number: 46-00-00548-50-3.

Location of property: 104 Country Club Drive, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas S. Slack, Jr. and Kathy A. Slack** at the suit of U.S. Bank National Association, as Trustee for RASC 2006-EMX6. Debt: \$632,980.85.

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

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

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

07-31681

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Domenic N. and Tina M. Dellose by Stout, Tacconelli & Associates, dated 5/1/1991 and last revised on 6/7/1991, and recorded in Plan Book A-53, Page 182, as follows, to wit:

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

BEING Lot No. 1 on said plan.

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

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

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

The improvements thereon are: Residential property.

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

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.

08-00200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Elkins Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania, 5/7/1929, as follows, to wit:

BEGINNING at a point on the Northeast side of Church Road (33 feet wide) at the distance of 473.73 feet measured North 41 degrees, 7 minutes, 30 seconds West along the said Northeast side of Church Road, from its intersection with the Northwest side of Brookside Avenue (formerly Ogontz Avenue) (50 feet wide), if both were extended to intersect; thence extending from said beginning point North 41 degrees, 7 minutes, 30 seconds West along the Northeast side of Church Road, 60 feet to a point, crossing the head of a certain 10 feet wide driveway which extends Northeastward from the said Northeast side of Church Road to a depth of 140 feet and communicates at its Easternmost end with a certain other driveway 10 feet wide, which extends Southeastward, crossing the head of a certain other driveway 10 feet wide, which extends Southwestward into the said Church Road; thence extending North 48 degrees, 52 minutes, 30 seconds East partly along the Northwest side of the first above described 10 feet wide driveway, 150.54 feet to a point; thence extending North 35 degrees, 18 minutes, 30 seconds West, 109 feet to the Southwest bank of Tacony Creek; thence extending along the said Southwest bank of Tacony Creek the 6 following courses and distances viz: (1) South 56 degrees, 33 minutes, 30 seconds East, 40 feet to a point; thence (2) South 40 degrees, 33 minutes, 30 seconds East, 37 feet to a point; thence (3) South 71 degrees, 13 minutes, 30 seconds East, 50 feet to a point; thence (4) South 85 degrees, 23 minutes, 30 seconds East, 31 feet to a point; thence (5) South 33 degrees, 38 minutes, 30 seconds East, 17.57 feet to a point; thence (6) South 32 degrees, 17 minutes, 30 seconds East, 10.12 feet to a point; thence extending South 48 degrees, 52 minutes, 30 seconds West, crossing the second above described 10 feet wide driveway 214.74 feet to the said Northeast side of Church Road, the first mentioned point and place of beginning.

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

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at an interior point corner of land of Cheltenham Township Board of Education being located at the distance of 150.54 feet measured North 48 degrees, 52 minutes, 30 seconds East from a point in the Northeasterly side of Church Road (33 feet wide) the last point being located at the distance of 533.73 feet measured North 41 degrees,

7 minutes, 30 seconds West along the said Northeasterly side of Church Road from its intersection with the Northwestern side of Brookshire Avenue formerly Ogontz Avenue if both lines were extended; thence (1) from said beginning point extending North 35 degrees, 18 minutes, 30 seconds West, 109 feet to a point in the bed of Tookany (Tacony) Creek; thence (2) extending South 56 degrees, 33 minutes, 36 seconds East, 40 feet to a point; thence (3) extending South 40 degrees, 33 minutes, 30 seconds East, 37 feet to a point; thence (4) extending South 71 degrees, 13 minutes, 30 seconds East, 38.01 feet to a point; thence (5) extending South 48 degrees, 52 minutes, 30 seconds West, 40.38 feet to the first mentioned point and place of beginning.

CONTAINING thereon 0.0525 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Pacific National Holdings, Inc., by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 05/08/2008, recorded 05/16/2008 in Book 5692, Page 2527.

Parcel Number: 31-00-06307-00-7.

Location of property: 547 Church Road a/k/a 547 East Church Road, Elkins Park, PA 19027-2445.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony B. Davis, Mary L. Davis and Pacific National Holdings** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$158,033.64.

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.

08-02213

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Forest Gardens" made by Damon and Foster, Civil Engineers, dated October 17, 1958, said plan recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, Page 91 and later revised May 28, 1959, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beech Street (66.00 feet wide) (not open), said point being the 2 following courses and distances from a point of curve on the Northwestern side of Birch Drive, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Beech Street and; (2) North 49 degrees, 39 minutes West along the Southwesterly side of Beech Street, 184.50 feet to the point of beginning; thence extending from said point of beginning, South 40 degrees, 21 minutes West, partly through a party wall between these premises and premises adjoining to the Southeast 90.50 feet to a point on the Northeasterly side of a certain 15.00 feet wide driveway, which extends Southeastwardly into Birch Drive and Northwestwardly connecting with another certain 15.00 feet wide driveway, which extends Northeastwardly into Beech Street and Southwestwardly into Redwood Lane (50.00 feet wide); thence extending North 49 degrees, 39 minutes West along the Northeasterly side of the first above mentioned driveway 26.50 feet to a point; thence extending North 40 degrees, 21 minutes East, 90.50 feet to a point; thence extending North 40 degrees, 21 minutes East, 90.50 feet to a point on the Southwesterly side of Beech Street, aforesaid; thence extending South 49 degrees, 39 minutes East along the Southwesterly side of Beech Street 26.50 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Arlene Ramsey, by Deed from Michael D. Proffrock and Kathleen Proffrock, dated 08/27/1999, recorded 09/08/1999, in Deed Book 5287, Page 476.

Parcel Number: 13-00-04520-00-3.

Location of property: 1318 West Beech Street a/k/a 1318 Beech Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene Ramsey** at the suit of U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE1, Asset-Backed Pass-Through Certificates Series 2006-HE1. Debt: \$261,039.74.

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.

08-02333

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Surveyor, of Lansdale, Pennsylvania dated 6/30/40, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southwest side of Sixth Street, as laid out in the Borough of Lansdale 48 feet wide, at the distance of 247 feet Southeast of the Southeast side of Chestnut Street, as laid out in the Borough of Lansdale 48 feet wide, being a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the Southwest side of said Sixth Street, South 47 degrees, 35 minutes East, 47 feet to an iron pin, a corner of land now or late of Cora Barnrd; thence extending along said land now or late of said Cora Barnrd, South 42 degrees,

25 minutes West, 166.92 feet to an iron pin set for a corner on the Northwest side of a 20 feet wide alley; thence extending along the Northwest side of said 20 feet wide alley, North 48 degrees, 31 minutes West, 47 feet to an iron pin, a corner of other land late of Horace L. Shellenberger, Deceased; thence extending along the same, North 42 degrees, 25 minutes East, 167.69 feet to the place of beginning.

BOUNDED on the Northeast by Sixth Street, on the Southeast by land now or late of Cora Barndt, on the Southwest by said 20 feet wide alley and on the Northwest by other land late of Horace L. Shellenberger, Deceased.

BEING the same premises which Ethel A. Shellenberger, by Deed dated December 18, 1998 and recorded in the Office of the Recorder of Deeds of Montgomery County on January 8, 1999, in Deed Book Volume 5255, Page 1168, granted and conveyed unto Jason A. Teipel.

Parcel Number: 11-00-15588-00-7.

Location of property: 114 East 6th Street, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jason A. Teipel** at the suit of Chase Home Finance, LLC s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$109,668.43.

Kristine M. Anthou, Attorney.

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

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

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 Marie Judeline Legoute, by Deed from David R. Petion, II, dated 03/23/2010, recorded 04/07/2010, in Deed Book 5763, Page 1064.

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 and David R. Petion a/k/a David R. Petion, II** at the suit of U.S. Bank National Association, as Trustee for CSAB Mortgage-Backed Pass-through Certificates, Series 2006-3. Debt: \$240,025.62.

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

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

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

08-36551

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 Winding Brooke Estates dated February 18, 1987 and last revised May 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 on the Northerly side of Heather Lane (50 feet wide) said point being a common corner of this Lot and Lot No. 3 on the above mentioned plan; thence from said point and along Lot 3 North 03 degrees, 37 minutes, 55 seconds West, 125 feet to a point a corner of open space on the above mentioned plan; thence from said point and along said open space North 86 degrees, 22 minutes, 05 seconds East, 80.00 feet to a point, a corner of Lot No. 5 on the above mentioned plan; thence from said point and along Lot No. 5 South 03 degrees, 37 minutes, 55 seconds East, 125.00 feet to a point on the Northerly side of Heather Lane; thence from said point along said Northerly side of Heather Lane South 86 degrees, 22 minutes, 05 seconds West, 80.00 feet to said point and place of beginning.

BEING known as Lot No. 4.

TITLE TO SAID PREMISES IS VESTED IN Michael Barefield and Beverly Barefield, by Deed from William Kelley, a/k/a, William H. Kelley, by his agent John F. Walsh and Marian Kelley, dated 01/05/2004, recorded 01/14/2004 in Book 5490, Page 731.

Parcel Number: 42-00-01416-06-3.

Location of property: 2303 Heather Lane, Pottstown, PA 19464-2667.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly Barefield and Michael Barefield** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$200,471.41.

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

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

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

08-39476

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

TRACT #1 - Beginning at a corner in the middle of a public road formerly called Water Street, now Chestnut Street; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/2 degrees, West 116 feet, 10 inches to a stake for a corner; thence (2) South 42 1/4 degrees, East 116 feet, 10 inches to a corner in the middle of the aforesaid public road; (3) thence extending along the middle thereof, South 47 3/4 degrees, West 50 feet to the place of beginning.

TRACT # 2 - Adjoining #1 Beginning at a point in land now or late of Jonas K. Clemmer; thence extending along land now or late of Jones H. Moyer, the 3 following courses and distances, to wit: (1) North 42 1/4 degrees, West 33 feet, 4 inches to a stake, a corner; thence (2) North 47 3/4 degrees, East 33 feet, 4 inches to a corner in line of land now or late of Jonas R. Clemmer; thence along land now or late of said Jonas R. Clemmer, South 47 3/4 degrees, West 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Haggerty by Deed from Herbert S. Georgiadis and Angela L. Georgiadis, husband and wife dated 10/24/97, recorded 10/28/97 in Deed Book 5204, Page 1198.

Parcel Number: 21-00-01808-00-7.

Location of property: 107 East Chestnut Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John H. Haggerty a/k/a John Haggerty and United States of America** at the suit of National City Mortgage Company, d/b/a Accubanc Mortgage. Debt: \$103,731.79.

Katherine E. Knowlton, Attorney. I.D. #311713

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

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

09-04381

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section Number 1 "Aidenn Lair" Extension Number 1, made by C. Raymond Weir Associates, Inc., dated November 29, 1965 and last revised March 5, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-5, Page 27, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dublin Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Limerick Lane (50 feet wide): (1) leaving Limerick Lane, on the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Dublin Road; and (2) North 50 degrees, 50 minutes, 40 seconds West along the Northeasterly side of Dublin Road 215.00 feet to the point of beginning; thence extending from said point of beginning along the Northeasterly side of Dublin Road, the two following courses and distances: (1) North 50 degrees, 59 minutes, 40 seconds West, 109.68 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle, curving to the right, having a radius of 100.00 feet, the arc distance of 58.19 feet to a point; thence extending North 72 degrees, 20 minutes, 50 seconds East, 236.00 feet to point; thence extending South 70 degrees, 25 minutes, 10 seconds East, 37.04 feet to a point; thence extending South 39 degrees, 00 minutes, 20 seconds West, 225.93 feet to the first mentioned point and place of beginning.

BEING Lot Number 10, as shown on the above mentioned plan (House No. 1614 Dublin Road).

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Nutter and Karen D. Nutter, h/w, by Deed from Joseph S. Nutter, dated 11/06/1990, recorded 11/16/1990, in Deed Book 4963, Page 450.

Parcel Number: 54-00-05614-00-2.

Location of property: 1614 Dublin Road, Dresher, PA 19025-1216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Nutter, Sr. a/k/a Joseph S. Nutter and Karen D. Nutter, a/k/a Karen D. Markel** at the suit of HSBC Bank USA, National Association, as Trustee for The Holders of Deutsche ALT-A Securities Mortgage Loan Trust Series 2006-AR1. Debt: \$441,379.71.

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

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

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

09-04842

ALL THAT CERTAIN tract, situate in **Abington Township**, in the property known, named and identified in the Declaration Plan referred to below as 1006 York Road Condominium of Pennsylvania, which has hereafter been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Philadelphia Department of Records of a Declaration dated January 5, 1979 and recorded on January 5, 1979 in Deed Book 4376, Page 469 and Declaration Plan dated December 12, 1978 and recorded on January 5, 1979 in Condominium Plan Book 6, Page 38 and a Code of Regulations dated December 12, 1978 and recorded on January 5, 1979 in Deed Book 4376, Page 496, being described as such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in a such Declaration).

BEING the same premises which Ruth Keeley, n/b/m Ruth Davalos, by Deed dated 06/14/06, recorded 07/28/08 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 05610, Page 363, granted and conveyed unto Ruth Davalos.

Parcel Number: 59-00-19661-31-4.

Location of property: 1006 North York Road, Condominium 25, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruth A. Davalos a/k/a Ruth A. Keeley** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7. Debt: \$92,598.81.

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.

09-04954

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

BEGINNING at a stone on the Southern side of Spring Mill Avenue at the distance of one hundred fifty-five feet Westerly from the Southwest corner of Spring Mill Avenue and Jones Street a corner of this and house and lot owned by Catherine McDermott; thence by the same Southerly at right angles to said Spring Mill Avenue, one hundred twenty feet to a stake; thence Westerly parallel with Spring Mill Avenue, fifteen feet to a stake a corner of this and other land of Theresa Heald; thence by the same, Northerly parallel with the first line, one hundred twenty feet to Spring Mill Avenue aforesaid; thence along the same Easterly fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jessica L. Peryea, by Deed from Frances E. Mathis, dated 01/17/2008, recorded 02/07/2008 in Book 5681, Page 02030.

Parcel Number: 05-00-09732-00-1.

Location of property: 529 Spring Mill Avenue, Conshohocken, PA 19428-1949.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica L. Peryea** at the suit of Taylor, Bean & Whitaker Mortgage Corporation. Debt: \$188,386.68.

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.

09-09875

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

BEGINNING at a corner of this and other land of the aforesaid James H. Renninger, on the South side of Oak Street, at a distance of 62 feet, South 1/2 inches from the East side of Evans Street; thence Southwardly along the same 130 feet to a 10 feet wide alley; thence Eastwardly along the same 24 feet, 1/2 inch to other land of the said James H. Renninger; thence Northwardly along the same 130 feet to the aforesaid Oak Street; thence Westwardly by the same 24 feet, 1/2 inch to the place of beginning.

Thomas M. Corum departed this life on April 6, 2010 leaving title to said premises solely vested in Virginia L. Corum.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Corum and Virginia L. Corum, by Deed from Hildegard H. Boettger, widow, dated January 2, 1976 and recorded January 9, 1976 in Deed Book 4080, Page 560.

Parcel Number: 16-00-21840-00-5.

Location of property: 330 Oak Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas M. Corum a/k/a Thomas Corum and Virginia L. Corum a/k/a Virginia Corum** at the suit of Bank of America, N.A. Debt: \$64,699.84.

Margaret Gairo, Attorney.

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

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

09-13056

ALL THAT CERTAIN lot or parcel of land and premises, with the buildings thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, and as per a plan of lots for the North Wales Land Association, North Wales, Montgomery County, Pennsylvania, and marked on said plan of lots as Lot #128, bounded and described, as follows, to wit:

SITUATE on the Northwestern side of Montgomery Avenue, at the distance of 100 feet Southwesterly from the Southwesterly side of West Street.

CONTAINING in front or breadth on the said Montgomery Avenue, 50 feet and of that width extending in length or depth between lines parallel with the said West Street, Northwesterly 136.5 feet to a 14 feet wide alley.

BEING the same premises which Dennis R. Shiffler, by Deed dated September 20, 2006 and recorded in the Office of the Recorder of Deeds of Montgomery County on October 17, 2006 in Deed Book Volume 5620, Page 366, granted and conveyed unto Keith W. Sheehy and Melanie L. Sheehy.

Parcel Number: 56-00-05761-00-6.

Location of property: 506 West Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith W. Sheehy and Melanie L. Sheehy** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$255,797.98.

Kristine M. Anthon, 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.

09-15444

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

BEGINNING at a point of curve on the Southwesterly side of Dixon Road (variable width) which point is measured the 3 following courses and distances from a point of curve on the Northwestern side of Spring Lane (variable width): (1) leaving said Spring Lane on the arc of a circle curving to the left having a radius of 29.07 feet the arc distance of 51.93 feet to a point of tangent on the said Southwesterly side of Dixon Road; (2) thence along same North 22 degrees, 26 minutes, 31 seconds West, 49.75 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 382.84 feet the arc distance of 31.85 feet to the place of beginning; thence extending from Dixon Road and along the center of a 20 foot wide easement for sewers and also along Lot #46 South 67 degrees, 33 minutes, 29 seconds West, 170.67 feet to a point in line of lands of Lot #52 on said plan; thence along same North 22 degrees, 26 minutes, 31 seconds West, 54.11 feet to a point in line of land of Lot #50 on said plan; thence along same and along Lot #49 on said plan, North 43 degrees, 59 minutes, 39 seconds East, 112 feet to a corner of Lot #49 and #48 on said plan; thence along said Lot #49 North 59 degrees, 29 minutes, 15 seconds East, 75.64 feet to a point of curve on the said Southwesterly side of Dixon Road; thence along same the following 3 courses and distances: (1) on the arc of a circle curving to the right having a radius of 185.37 feet the arc distance of 49.42 feet to a point of tangent; (2) South 15 degrees, 14 minutes, 15 seconds East, 44.42 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 382.84 feet the arc distance of 16.29 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #47 on said plan.

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

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

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

The improvements thereon are: Residential property.

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

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.

09-18110

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania on a public road now Glasgow Street leading from the former Reading and Perkiomen Turnpike, now High Street, bounded and described, as follows, to wit:

No. 1 - BEGINNING at a corner in the middle of said public road leading from the former turnpike to Glasgow and land late of Augustus L. Bechtel; thence along the middle of said public road by land late of John Richard, Deceased, Southwardly 30 feet to a stake a corner of land of late of David Levengood; thence by the same Westwardly 120 feet more or less to a stake a corner of this and in line of land late of Philip Koch; thence by the same Northwardly 30 feet to a corner of this and other land late of Augustus L. Bechtel; thence by the same Eastwardly 120 feet more or less to said public road aforesaid, the place of beginning.

No. 2 - BEGINNING on the West side of said public road at a post a corner of this and other land late of Charlotte Frech (Tract No. 1); thence by said road North 36 feet to a post a corner of this and land late of Augustus L. Bechtel of which this was a part; thence by said other land late of said Bechtel West 123 feet more or less to a post a corner of this in line of land late of Philip C. Koch; thence by said land South 36 feet more or less to a post a corner of this and said other land late of Charlotte Frech; thence by the same East 123 feet more or less to the West side of said road, the place of beginning.

TOGETHER with all rights and privileges and under and subject to the covenants, easements, restrictions, reservations and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Michael Daniel Bone, by Deed from Patricia Kay Hoffman, dated 09/30/2008, recorded 10/07/2008 in Book 5710, Page 286.

Parcel Number: 64-00-01618-00-1.

Location of property: 801 Glasgow Street, Pottstown, PA 19464-6245.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Bone a/k/a Michael Daniel Bone** at the suit of Flagstar Bank, FSB. Debt: \$133,553.30.

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

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

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

09-24417

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on the 25th day of August, A.D. 1952, as follows, to wit:

BEGINNING at a point on the Southwest side of Boncouer Road (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of 1,705 feet, the arc distance of 149.48 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31,416 feet from a point on the Southeast side of Brookfield Road (50 feet wide); thence extending along the Southwest side of Boncouer Road, along the arc of a circle, curving to the right, having a radius of 1,705 feet, the arc distance of 65 feet to a point; thence extending south 66 degrees, 58 minutes, 58 seconds West, 130 feet to a point; thence extending along the arc of a circle, curving to the left, having a radius of 1,575 feet, the arc distance of 60.968 feet to a point; thence extending North 64 degrees, 45 minutes, 54 seconds East, 130 feet to a point on the Southwest side of Boncouer Road, the first mentioned point and place of beginning.

BEING the same premises which Dongzheng Jin and Lili Wang by Deed dated 6/24/2005 and recorded 8/1/2005 in Book 5684, Page 1912, Instrument #2005106404 granted and conveyed unto Mi Soon Park, a/k/a Misoon Park.

Parcel Number: 31-00-02890-00-4.

Location of property: 132 Boncouer Road, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mi Soon Park a/k/a Misoon Park** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders CWTAL, Inc. Alternative Loan Trust 2005-46CB Mortgage Pass-Through Certificates, Series 2005-46CB. Debt: \$235,056.66.

Joshua I. Goldman, Attorney.

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

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

09-34161

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 prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Engineers, Urwiler & Walter Inc., of Sumneytown, Pennsylvania dated April 26, 1978 and recorded in Plan Book A-35, Page 38 bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Pamela Circle (50 feet wide) said point being measured by three (3) following courses and distances from the Northwestern side of Shirley Drive (50 feet wide); thence (1) leaving one aforesaid Shirley Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 35.41 feet to a point of tangent on the aforesaid Pamela Circle; thence (2) extending along the same, North 65 degrees, 08 minutes West, 65.01 feet to a point of curve on same; thence (3) extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 3.91 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Pamela Circle on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.56 feet to a point a corner of Lot Number 12 as shown on the above mentioned plan; thence extending along Lot Number 42 and passing through a partition wall as shown on the above mentioned plan North 06 degrees, 56 minutes, 44 seconds East, 139.51 feet to a point, a corner of Lot Number 34 as shown on the above mentioned plan; thence extending along Lot Numbers 34 and 35 and along part of the Lot Number 36 as shown on the above mentioned plan, South 65 degrees, 30 minutes, 59 seconds East, 75.23 feet to a point a corner of Lot Number 40 as shown on the above mentioned plan, South 23 degrees, 35 minutes, 13 seconds West, 128.83 feet to the Northeasterly side of the aforesaid Pamela Circle to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 41 as shown on the above mentioned plan.

CONTAINING 7,261 square feet of land, more or less.

BEING the same premises which William Weberby Deed dated 04/26/2004 and recorded 04/26/2004 in Montgomery County in Deed Book 5505, Page 440 granted and conveyed unto Joyce Weber.

Parcel Number: 50-00-03174-04-3.

Location of property: 265 Pamela Circle, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William Weber and Joyce A. Weber** 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-J14 Mortgage Pass-Through Certificates, Series 2005-J14. Debt: \$186,981.13.

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

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

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

09-38432

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 Northwestwardly 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 Chase Home Finance, LLC. Debt: \$33,328.92

Edward D. Conway, 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.

10-00221

ALL THAT CERTAIN lot or piece of ground with one-half of a double dwelling house thereon erected, situate in **Jenkintown Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point a corner on the Northeastly side of Walnut Street (60 feet wide) at the distance of 253 feet Northwestwardly from the Northwestwardly side of Washington Lane (33 feet wide), it being a corner of land conveyed to Pricilla A. Pool of which this was a part; thence along said side of Walnut Street North 225 degrees, 13 minutes West 28.50 feet to a corner of other land owned by the said grantor; thence by and along the same North 64 degrees, 47 minutes East, the line passing through the middle of the partition wall between the dwelling house erected on this and the adjoining lot, 150 feet to a point in line of land of Thomas E. Harper; thence along the same, in a line parallel with the said Walnut Street, South 25 degrees, 13 minutes East, 28.50 feet to a point in the line of land of the said Pricilla A. Pool; thence by the same on a line at right angles to, said Walnut Street, South 64 degrees, 17 minutes East, 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paula J. Bense, by Deed from Radian Services, Inc., dated 03/27/2002, recorded 04/17/2002 in Book 5403, Page 2178.

Parcel Number: 10-00-04148-00-9.

Location of property: 114 Walnut Street, Jenkintown, PA 19046-3126.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula J. Bense** at the suit of Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$135,900.43.

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.

10-00248

ALL THAT CERTAIN lot or tract of land 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 9/10/1954 and revised 7/1/1955, 8/8/1955 and 9/21/1955 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (50.00 feet wide) at the distance of 75.00 feet Northeastwardly from the intersection which the said side of Edgewood Avenue makes with the Northeasterly side of Minam Avenue (formerly Park Avenue) (50 feet wide); thence along the said side of Edgewood Avenue North 44 degrees, 00 minutes East, 37.50 feet to a point; thence passing through the party wall of a semi-detached dwelling South 46 degrees, 00 minutes East, 101.37 feet to a point; thence South 43 degrees, 42 minutes West, 37.50 feet to a point; thence North 46 degrees, 00 minutes West, 101.57 feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

BEING Lot No. 61-A on the aforementioned plan and also being Lot No. 4 and part of Lot No. 5, Block "V" on Plan of Roslyn Heights.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway in common with the owners, tenants and occupiers of premises adjoining to Southwest, together with a proportionate part of the expense to maintain same.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Cecille A. Hines by Deed granted from Susan M. McGee, Executrix for the Estate of Andrew W. Zavetsky, dated 09/28/2006 and recorded 12/8/2006 in Deed Book 5627, Page 602. Parcel Number: 30-00-17260-00-8.

Location of property: 1569 Edgewood Avenue, Abington, PA 19001-1520.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cecille A. Hines** at the suit of Nationstar Mortgage, LLC. Debt: \$209,829.80.

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

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

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

10-00543

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, described according to a survey and plan thereof made by Franklin and Lindsey. Registered Professional Engineers dated August 18, 1941 and revised October 2, 1941, as follows, to wit:

SITUATE in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and beginning at a point on the Westerly side of Elizabeth Road (50 feet wide) at the distance of 168.41 feet measured on the arc if a circle curving to the left, having a radius of 474.51 feet from a compound curve, which point is at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of tangent on the Northeastwardly side of Lanfair Road (50 feet wide); thence from said beginning point Westwardly on a radial line the distance of 1479.56 feet to a point; thence extending North 6 degrees, 54 minutes East, 41.48 feet to a point; thence extending Eastwardly partly through a party driveway between these and the premises adjoining on the North, 145.89 feet to a point on the said Westwardly side of Elizabeth Road; thence extending along the same Southwardly on a line curving to the right having a radius of 474.51 feet the arc distance of 60 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert E. Meyer and Shelley S. Meyer by Deed dated 12/30/2001 and recorded 01/04/2002 in Montgomery County in Deed Book 5390, Page 1758 granted and conveyed unto Tanya Smith and James A. Gaskins, III.

Parcel Number: 31-00-09025-00-7.

Location of property: 7418 Elizabeth Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James A. Gaskins, III and Tanya Smith** at the suit of Midfirst Bank. Debt: \$156,579.51.

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.

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.

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

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

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

10-05680

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to a record plan (3 of 6) of Parcel A prepared for Yorkshire Bluebell, Inc., made by Robert B. Blue, Consulting Engineers, P.C., dated 5/17/1994, last revised July 6, 1995, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-56, Page 252, as follows, to wit:

BEGINNING of point of Southwardly side of Dewsbury Place (50 feet wide) at this point said point of beginning being point of corner of Lot #52 as shown on the above mentioned plan; thence extending from said point beginning along the said of Dewsbury Place South 64 degrees, 50 minutes, 37 seconds East, 12.75 feet to a point of curve on the Southwesterly side of a cul-de-sac of an irregular width at the terminus of Dewsbury Place; thence extending all the same the two following courses and distances: (1) on the arc and circle curving to the right, having a radius of 13.00 feet in the arc distance of 12.00 feet to a point of reverse curve on the same; thence extending the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 12.73 feet to a point of corner of Lot #49 as shown in the above mentioned plan; thence extending along the aforesaid Lot, 75 degrees, 09 minutes, 23 seconds West, 138.77 feet to a point; thence extending from said point North, 64 degrees, 15 minutes, 37 seconds West, 32.00 feet to a point of corner Lot #51 as shown in the above mentioned plan; thence extending along the aforesaid lot North 25 degrees, 09 minutes, 23 seconds East, 153.00 feet till first mentioned point and place of beginning.

CONTAINING the area of 4,790 square feet.

BEING Lot #50 as shown in the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Chan Ho Jung and Mary E. Jung, h/w, by Deed from Gregory S. Howser and Karen Sue Howser, h/w, dated 10/31/2005, recorded 11/25/2005 in Book 5580, Page 1598.

Parcel Number: 66-00-01868-12-7.

Location of property: 394 Dewsbury Place, Blue Bell, PA 19422-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary E. Jung and Chan Ho Jung** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$485,833.50.

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

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

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

10-10003

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438, and a First Amendment of Code of Regulations thereto dated September 16, 1987 and recorded February 25, 1988 in Deed Book 4866, Page 294, and a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 241; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded in Deed Book 4230, Page 97; and an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded in Deed Book 4262, Page 411; and a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded in Deed Book 4270, Page 291; and an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; and a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66; and a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979

in Deed Book 4453, Page 417; and a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; and Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; and a Sixteenth Amendment to Declaration of Condominium dated August 22, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; and a Seventeenth Amendment to Declaration of Condominium dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and an Eighteenth Amendment to Declaration of Condominium dated May 9, 1984 and recorded May 10, 1984 in Deed Book 4735, Page 2402; and an Amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735, Page 2402; and Declaration Plan recorded December 20, 1979 in Condominium Plan Book 6, Page 76, being and designated on the Declaration Plan as Building 13, Unit 1502, as more fully described in such Amendments to Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .2380%, which interest may be reduced to not less than an undivided .1786% interest within seven years from the dated of recordation of the Declaration of Condominium by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey G. Anderson and Megan J. Anderson, husband and wife, by Deed from Aplans, L.P., a Pennsylvania Limited Partnership by its Attorney-in-Fact GMH Residential, Inc., Realty, Inc., duly constituted and appointed by Letter-of-Attorney dated March 3, 1999 and recorded in Letter of Attorney Book 200, Page 1931, with an address at c/o General Electric Capital Corporation, Commercial Rent Estate Financing and Servicing, 1528 Walnut Street, 9th Floor, Philadelphia, Pennsylvania, dated August 13, 1999 and recorded September 24, 1999 in Deed Book 5289, Page 1558.

Parcel Number: 53-00-00056-00-8.

Location of property: 1502 Aberdeen Court, Lansdale, PA 19446.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Jeffrey G. Anderson and Megan J. Anderson** at the suit of Bank of America, N.A. Debt: \$184,098.54.

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.

10-12898

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Davis Industrial Condominium, located in **Lower Moreland 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 Recorder of Deeds Office of Montgomery County of a Declaration dated September 29, 1980, and recorded on September 30, 1980, in Deed Book 4565, Page 117, and amendment thereto dated October 27, 1980 and recorded November 10, 1980 in Deed Book 4579, Page 82, and Declaration Plan dated June 13, 1980 and last revised September 29, 1980 and recorded on September 30, 1980 in Condominium Plan Book 8, Page 41, and a Code of Regulations dated September 29, 1980, and recorded on September 30, 1980, in Deed Book 4565, Page 138.

BEING the same premises which John Robinson and Edward Fennell, Co-Partners by Deed dated 05/18/2006 and recorded 06/15/2006 in Montgomery County, in Deed Book 5604, Page 1909 granted and conveyed unto John Robinson and Patricia Robinson.

Parcel Number: 41-00-06991-20-4.

Location of property: 2785 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Robinson and Patricia Robinson** at the suit of PA Portfolio Investors, LLC (as Successor in Interest to Paramount Mortgage and Capital, LLC). Debt: \$424,867.45.

Lisa Lee, Attorney. I.D. #78020

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

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

10-14538

ALL THAT CERTAIN unit in the property known, named and identified as Spring Mount Condominium, located in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act 69 Pa. C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated January 24, 2007 and recorded January 25, 2007 in Deed Book 5632, Page 2954 being and designated as Unit No. 1 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1/7 percent.

BEING the same premises which The Jeryl M. Knechel and Eileen H. Knechel Charitable Remainder Unitrust dated April 24, 2007, by Deed dated June 11, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on June 28, 2007, at Deed Book Volume 5653, Page 32, granted and conveyed unto Kathleen Skala and Collins Polywacz.

Parcel Number: 38-00-02626-01-8.

Location of property: 5 Station Avenue, Spring Mount, PA 19478.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Kathleen M. Skala and Collins A. Polywacz** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$183,789.92.

Kristine M. Anthou, Attorney.

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

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

10-14754

ALL THAT CERTAIN lot or tract of land with the house erected thereon, situate in **Schwenksville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey by Meixner Surveyors, dated May 20, 1964, as follows, to wit:

BEGINNING at a point set in the center line of Main Street (35 feet wide) a corner of land now or late of David H. Bean; thence in and along the center line of said Main Street, North 17 degrees, 30 minutes West, 58.75 feet to a point still in the bed of said Main Street, a corner of land now or late of Theodore C. Willis and M. Durell Kriebel, grantees herein; thence by the same and passing over an iron pin set 17.55 feet from the center line of Main Street, South 76 degrees, 44 minutes, 20 seconds East, 91.50 feet to a point, a corner of land now or late of Laverne J. Junker and Hulda A. Junker, his wife, of which this was a part; thence by lands now or late of the grantors herein and being parallel to, and 20 feet from, the house on the herein reserved premises, South 17 degrees, 30 minutes East, 52.60 feet to a point, and land now or late of David H. Bean aforesaid; thence by the same South 72 degrees, 53 minutes West, 91.25 to a point in the center line of Main Street aforesaid, the place of beginning, which point is 17.55 feet from the curb line.

TOGETHER with the free and uninterrupted use, liberty and privilege of the passage in and along a road or passageway 7 feet wide on the adjoining lot of ground conveyed by Franklin F. Hendricks, et ux. to Joseph E. McNoldy and Valentine G. Prizer by Deed dated May 8, 1893, recorded at Norristown, in Deed Book 387, Page 283, along the dividing line of the lot hereby conveyed and the adjoining lot of said Joseph E. McNoldy and Valentine G. Prizer, being the line of North 71 1/2 degrees, East 432 feet, the said road or passageway to extend from the Perkiomen and Sumnertown Turnpike Road the Perkiomen Railroad, as mentioned and reserved in said Deed.

RESERVING for the use of the said Joseph E. McNoldy and Valentine G. Prizer, their heirs and assigns, the free and uninterrupted use, liberty and privilege of, and passage in and along a road or passageway 7 feet wide on the lot or ground hereby conveyed, along said dividing line, from the Perkiomen and Sumnertown Turnpike Road to the Perkiomen Railroad; thence whole forming a road or passageway 14 feet in width, and extending along said line of aforesaid, for the use of the said Joseph E. McNoldy, and the said Joseph E. McNoldy and Valentine G. Prizer, and their respective heirs and assigns forever, as a road or passageway as set forth in the aforesaid Deed of Franklin E. Hendricks and wife to Joseph E. McNoldy and Valentine G. Prizer.

Parcel Number: 20-00-00202-00-3.

Location of property: 566 Main Street, Schwenksville, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Lonny Boline** at the suit of Perkiomen Valley School District. Debt: \$4,757.96.

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.

10-14790

ALL THAT CERTAIN unit in the property known, named and identified as Biltmore Estates Condominium, located in **Skippack Township**, 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 in the Montgomery County Department of Records of a Declaration, dated July 3, 2007, recorded July 3, 2007, in Deed Book 5653, Page 2336; Second Amendment, dated November 15, 2007, recorded in Deed Book 5677, Page 376; and any additional Amendment(s) thereto.

BEING designated as Suite No. 122, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel Number: 51-00-02917-84-5.

Location of property: 3920 Ashland Drive, Suite 122, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Lucetia D. Coleman a/k/a Lucretia D. Coleman** at the suit of Perkiomen Valley School District. Debt: \$3,828.53.

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.

10-15868

ALL THAT CERTAIN lot or messuage or tenement or piece of ground, situate on the Southeasterly side of Sycamore Avenue in the Village of Lamott (late Camptown) in **Cheltenham Township**, County of Montgomery, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle of the said Sycamore Avenue at the distance of one hundred forty-seven feet, seven and one-quarter inches Northeastwardly from the middle of the public road dividing the counties of Montgomery and Philadelphia, called Cheltenham Avenue or County Line Road.

CONTAINING in front or breadth on said Sycamore Avenue ninety feet and extending in length or depth of that width Eastwardly between lines parallel with said Cheltenham Avenue or County Line Road, two hundred sixteen feet, one and three-quarter inches.

TITLE TO SAID PREMISES IS VESTED IN Norman O. Triplett, by Deed from Elizabeth S. Triplett, a/k/a Elizabeth Sarah Triplett, Executrix of the Estate of Frank Triplett and Norman Triplett, dated 09/25/1989, recorded 09/27/1989 in Book 4924, Page 986.

Mortgagor Norman O. Triplett a/k/a Norman Triplett died on 05/30/2009, leaving a Will dated 05/30/2008. Letters Testamentary were granted to Dwight Triplett a/k/a Dwight Martin Triplett, Sr. on 12/30/2009 in Montgomery County, No. 46-2009-4250. Decedent's surviving heir(s) at law and next-of-kin are Dwight Triplett a/k/a Dwight Martin Triplett, Sr., Allen Curtis Triplett, Michael Kevin Triplett.

Parcel Number: 31-00-25792-00-7.

Location of property: 7313 Sycamore Avenue, Lamott, PA 19027-1082.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dwight Triplett a/k/a Dwight Martin Triplett, Sr., in His Capacity as Executor and Devisee of The Estate of Norman O. Triplett a/k/a Norman Triplett, Allen Curtis Triplett, in His Capacity as Devisee of The Estate of Norman O. Triplett a/k/a Norman Triplett and Michael Kevin Triplett, in His Capacity as Devisee of The Estate of Norman O. Triplett a/k/a Norman Triplett** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$220,352.79.

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.

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 VanClee 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 05567, Page 2434 Instrument #2005119326.

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 CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2005-19, Mortgage Pass-Through Certificates, Series 2005-19. Debt: \$517,056.41.

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.

10-21145

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

STARTING at a point on the center line of Route 422 (Pennsylvania Department of Highways alignment of 1912); thence in a Northerly direction along the center line of Willow Road a distance of 310 feet to the intersecting centerline of a 20 feet wide avenue; thence continuing along the centerline of Willow Road a distance of 110 feet to the point of beginning; thence turning 90 degrees in an Easterly direction along lands now or late of E. and C.F. Slifer a distance of 272.50 feet, more or less, to a corner; thence turning 90 degrees in a Northerly direction along lands now or late of Fremont C. Keim and Clare M. Keim a distance of 100 feet to a corner; thence turning 90 degrees in a Westerly direction along lands now or late of Fremont C. Keim, et ux., a distance of 255.35 feet, more or less, to the center line of Willow Road; thence bearing in a Southerly direction along the center line of Willow Road on an arc of 300 feet radius and traversing an angle of 19 degrees, 28 minutes, 15.6 seconds a distance of 101.94 feet, more or less, to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN William H. Pence, III, by Deed from William H. Pence, III and Christine D. Pence, dated 07/01/2008, recorded 07/24/2008 in Book 5701, Page 750.

Parcel Number: 42-00-05353-00-5.

Location of property: 94 Willow Road, Pottstown, PA 19464-3002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Henry Pence, III a/k/a William Pence, III a/k/a William H. Pence, III and Christine Diane Pence a/k/a Christine D. Pence a/k/a Debra Pence** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$379,394.61.

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.

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.

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

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

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

10-24625

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

BEGINNING on the Northwest corner of Rowland Street and a 20 feet wide alley; thence Northwardly along said Rowland Street and Lot No. 372, 75 feet, 3 inches to Lot No. 371, land now or late of the Estate of Peter L. Egolf, deceased; thence Westwardly along said Lot No. 371 and through the middle of a well and a double brick message 106 feet, 3 inches to a 20 feet wide alley; thence Southeastwardly along said alley 140 feet, 3 inches to Rowland Street, aforesaid, the place of beginning.

BEING known as Lot No. 372 in a plan of East End Addition to the Borough of Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Patrick A. Snow by Deed given by Patrick A. Snow and Donna M. Parkinson, now known as Donna M. Parkinson-Snow, dated 7/14/2006 and recorded 10/27/2006 in Book 5621, Page 02319, and by Instrument #2006133860.

Parcel Number: 16-00-24932-00-9.

Location of property: 175 South Roland Street a/k/a 313 South Roland Street, Pottstown, PA 19464-5837.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick A. Snow** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$152,477.78.

Meredith Wooters, Attorney. I.D. #307207

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

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

10-25173

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. 701 on a certain Development Plan of Walnut Ridge Estates, Recorded in the Office for the Recording of Deeds in Montgomery County, in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 701 prepared by Serdy, Bursich and Huth, Inc., as endorsed hereon, as, follows:

BEGINNING at a point on the party wall between this and Lot No. 702, which point is measured the 4 following courses and distances from a point on the center line of Kepler Road, as shown on said plan; (1) leaving Kepler Road on a course measured South 51 degrees, 11 minutes, 23 seconds East, 225.00 feet to a concrete monument; (2) South 31 degrees, 17 minutes, 14 seconds East, 445.26 feet to a concrete monument; (3) North 24 degrees, 30 minutes, 30 seconds East, 313.05 feet to a point; and (4) North 54 degrees, 46 minutes East, 73.49 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 54 degrees, 46 minutes East from said point of beginning 20.00 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same premises which Joseph C. Kelly, Jr., by Deed dated August 21, 2007 and recorded in the Office of the Recorder of Deeds of Montgomery County on September 10, 2007, at Deed Book Volume 5663, Page 02596, granted and conveyed unto Joseph C. Kelly, Jr. and Shawn Joseph Kelly, as Joint Tenants With the Right of Survivorship. On September 19, 2008, Joseph C. Kelly, Jr. died, at which time Defendant, Shawn Joseph Kelly, became the owner by operation of law.

Parcel Number: 42-00-05117-37-6.

Location of property: 701 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Shawn Joseph Kelly** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$120,699.32.

Kristine M. Anthou, Attorney.

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

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

10-25448

ALL THAT CERTAIN lot or piece of ground, situate on the South side of High Street in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lot #8 on High Street in the Plan of Lots of Anna P. Hobert and Sarah P. Hobart Deceased, the same bounded and described, as follows, to wit:

BEGINNING at a stake at the dividing line of this and Lot #7 (now the property of R. Morgan Root); thence extending Southwardly along said dividing line 170 feet to a 20 feet wide alley; thence Eastwardly along said alley 30 feet to a stake or point of dividing line of this and Lot #9 (now owned by J.W. Evans); thence extending Northwardly along said line 170 feet to the South side of High Street; thence Westwardly 30 feet along said High Street to the place of beginning.

Parcel Number: 16-00-14128-00-4.

Location of property: 542 High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Beverly Maginnis** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,583.78.

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.

10-27251

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, Pennsylvania described according to a certain Plan of Property made for Abcon, Inc. by Charles E. Shoemaker, Inc., Engineers and Surveyors dated January 7, 1975, as follows:

BEGINNING at a point in the Southwesterly side of Greyhorse Road (50 feet wide), said point being measures the two following courses and distances from a point on the curve of the Southeasterly side of Division Street (60 feet wide): (1) leaving Division Street 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 tangent on the Southwesterly side of Greyhorse Road; and (2) South 50 degrees, 29 minutes, 10 seconds East along the Southwesterly side of Greyhorse Road 382.81 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Greyhorse Road South 50 degrees, 29 minutes, 10 seconds East crossing the head of a certain Easement for driveway purposes 30 feet wide at this point 88.21 feet to a point a corner of Lot No. 2 as shown on the above mentioned plan; thence extending along the same South 39 degrees, 30 minutes, 50 seconds West crossing the bed of said Easement for driveway purposes (25 feet wide at this point) 142 feet to a point; thence extending North 50 degrees, 29 minutes, 10 seconds West, 88.21 feet to a point; thence extending North 39 degrees, 30 minutes, 50 seconds East, 142 feet to the first mentioned point and place of beginning.

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

Parcel Number: 59-00-08869-01-8.

Location of property: 313 Greyhorse Road, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kimberly Crisafi** at the suit of Upper Moreland Township School District.
Debt: \$4,895.27.

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.

10-27907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 520.00 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10.00 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150.00 feet.

BEING known as Lot Number 75.

TITLE TO SAID PREMISES IS VESTED IN Philip M. Plano and Frances A. Plano, h/w, by Deed from Jon D. Chick and Kimberly Peiffer, a/k/a Kimberly Chick, h/w, dated 04/30/2001, recorded 05/14/2001 in Book 5360, Page 202.

Parcel Number: 54-00-12430-00-8.

Location of property: 770 North Hills Avenue, Glenside, PA 19038-1323.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip M. Plano and Frances A. Plano** at the suit of Nationstar Mortgage, LLC. Debt: \$176,664.32.

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.

10-28057

ALL THAT CERTAIN lot or tract of land, situate on the South side of Vine Street, East of Maple Avenue, in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to recent survey and plan dated 11/1/1946, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, of Souderton, being Tract No. 1 on said plan, as follows, to wit:

BEGINNING at a spike in the center line of Vine Street as extended from Hatfield Borough, said point being 337.85 feet East of an iron pin marking the intersection of the center line of Vine Street and Maple Avenue; thence along lands conveyed by said Elmer D. Ruth and Edward Barnes, South 45 degrees, 48 minutes East, the distance of 655.22 feet to an iron pin, a corner in line of lands of William J. Moore; thence along the same, South 42 degrees, 51 minutes West, the distance of 100 feet to an iron pin; thence along Tract No. 2, being other lands of said Elmer D. Ruth, of which this was a part, North 46 degrees, 56 minutes West, the distance of 653.59 feet to the center line of Vine Street; thence along the same, North 41 degrees, 55 minutes East, the distance of 113 feet to the place of beginning.

CONTAINING one and six one-tenths acres of land, more or less.

BEING the same premises which James Thiebeau, by Deed dated 09/16/2004 and dated 10/08/2004, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5528, Page 1526, granted and conveyed unto Kevin A. Kronberg.

Parcel Number: 35-00-10705-00-6.

Location of property: 2309 East Vine Street, Hatfield, PA 19440.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kevin A. Kronberg** at the suit of Kondaur Capital Corporation.
Debt: \$252,717.80.

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

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

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

10-28196

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record subdivision plan 'Country Walk' made by Gilmore & Associates, Inc., Consulting Engineers & Land Surveyors, dated 10/4/1999 and last revised on 8/11/2000 and recorded in Plan Book A-59, Page 338, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Country Drive (50 feet wide), at a corner of this and Lot No. 21 as shown on the above mentioned plan; thence extending from said point of beginning and along

Lot No. 21, South 00 degrees, 33 minutes, 18 seconds West, 149.25 feet to a point, a corner in line of Lot No. 20; thence extending along the same South 61 degrees, 30 minutes, 34 seconds West, 129.03 feet to a point, a corner in line of Lot No. 23; thence extending along the same North 32 degrees, 06 minutes, 49 seconds West, 169.97 feet to a point, a corner on the Southeastly side of Country Drive; thence extending partly along the same and partly along the Southwesterly side of Country Drive, the (2) following course and distances, as follows, to wit: thence (1) North 68 degrees, 58 minutes, 36 seconds East, 158.55 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 58.44 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 22 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregory I. Glenn, Jr. and Alicia I. Glenn, h/w, by Deed from Country Walk Properties, L.P., a Pennsylvania Limited Partnership, dated 12/28/2001, recorded 02/04/2002 in book 5394, Page 923. Parcel Number: 42-00-01073-34-3.

Location of property: 8 Country Drive, Pottstown, PA 19464-7222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory I. Glenn, Jr. a/k/a Gregory Isaiah Glenn, Jr. and Alicia I. Glenn a/k/a Alicia Irene Glenn** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$279,316.95.

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

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

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

10-28638

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a plan of subdivision prepared for Jeffrey L. Clemens by Stout, Tacconelli & Associates, Inc., dated February 7, 1994, last revised June 8, 1994 and recorded July 22, 1994 in Plan Book A-55, Page 54, as follows, to wit:

BEGINNING at a point on the Southwesterly Ultimate Right-of-Way of Oak Street (50 feet wide) which is located South 03 degrees, 01 minutes, 00 seconds East, 274.17 feet from the intersection of said Ultimate Right-of-Way line and the Southeastly Ultimate Right-of-Way line of Bridge Street (T.R. 113) (80 feet wide); thence extending from said point of beginning along the Southwesterly Ultimate Right of Way line of Oak Street South 03 degrees, 01 minutes, 00 seconds East, 41.30 feet to a point, a corner of Lot No. 2 on said plan; thence extending along Lot No. 2 South 86 degrees, 59 minutes, 00 seconds West, 155.95 feet to a point, in line of Lot No. 5 on said plan; thence extending along Lot No. 5 North 24 degrees, 16 minutes, 29 seconds East, 46.47 feet to a point, a corner of Lot No. 4; thence extending along Lot No. 4 North 86 degrees, 59 minutes, 00 seconds East, 134.64 feet to the first mentioned point and place of beginning.

Parcel Number: 48-00-01684-04-1.

Location of property: 105 Oak Street, Perkiomen Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph M. Farmer** at the suit of Perkiomen Valley School District. Debt: \$3,170.06.

Robert P. Daday, Attorney.

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

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

10-30015

ALL THAT CERTAIN lot or piece of ground, with a frame bungalow erected thereon, situate in **Douglass Township**, Montgomery County, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in line of lands of late William Y. Cleaver; thence along the same South forty-one and one-quarter degrees, East fifty-nine feet to a corner of lands of Curtis Pronheiser; thence along the same South forty-five and one-half degrees, West ninety feet and one inch to a corner of lands of Edward Lenhart; thence along the same North forty-one and one-quarter degrees, West sixty-one feet to a corner in line of other lands of Edward Lenhart; thence along the same North forty-seven degrees, East ninety feet and one inch to the place of beginning.

CONTAINING 5,395 square feet of land.

TOGETHER with the exclusive right to use the following described property and any buildings erected thereon, for the Grantees, their heirs and assigns, said exclusive right to be perpetually an exclusive right to be used by the Grantees herein, their heirs and assigns, forever.

ALL THAT CERTAIN parcel of land, situated in **Douglass Township**, Montgomery County, Pennsylvania. Described accordingly to a plan and survey as prepared by John T. Aston, Registered Surveyors, Boyertown, Pennsylvania, Plan No. 966-0A, dated September 22, 1978. Bounded on the North and East by the remaining land of Betty S. Cleaver, on the South by the Lot No. 1B on the above mentioned plan (other land of Betty S. Cleaver), on the West by the land of Frank W. and Dolores A. Fritz, being more fully described, as follows:

BEGINNING at a point, a corner of this and Lot No. 1B on the above mentioned plan and the land of Curtis P. and Vivian D. Pronheiser, being located 282.15 feet from a point in the bed of Congo Road measured in a Northwesterly direction; thence from the point of beginning along Lot No. 1B North 45 degrees, 15 minutes, 05 seconds, 59.02 feet to an iron pin set, a corner of this and the land of Frank W. and Dolores A. Fritz, the line passing through a frame shed; thence along the land of Frank W. and Dolores A. Fritz, North 45 degrees, 30 minutes East, 30.72 feet to an iron pin set, a corner of this and the remaining land of Betty S. Cleaver; thence along the remaining land of Betty S. Cleaver the next three courses and distances, to wit: (1) South 42 degrees, 22 minutes, 49 seconds East, 25.66 feet to an iron pin set, a corner; (2) South 20 degrees, 44 minutes, 20 seconds East, 35.07 feet to an iron pin set, a corner; (3) South 40 degrees, 36 minutes, 10 seconds West, 14.92 feet to the point of beginning.

CONTAINING 1,492 square feet.

BEING the same premises which Daniel J. W. Hutt and Donnajean Hutt, his wife, by their Deed dated July 30, 1987 and recorded in Deed Book Volume 4851, Page 47, Montgomery County records, granted and conveyed unto Donnajean Hutt, one of the Grantors, herein, in fee simple.

TITLE TO SAID PREMISES IS VESTED IN David F. Bechtel, a/k/a David F. Bechtel, Jr. by Deed from David F. Bechtel, Jr. and Rosemarie C. Bechtel dated June 21, 1994 and recorded September 7, 1994 in Deed Book 5090, Page 0451.

Parcel Number: 32-00-05364-00-4.

Location of property: 12 Wilson Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David F. Bechtel, Jr.** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$120,409.50.

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.

11-03569

ALL THAT CERTAIN message, tenement and tract or piece of land with the buildings thereon erected, 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 Powell Street, at the distance of two hundred eleven and three quarters feet Southwestwardly from Freedley Street, a corner of this and land conveyed to Morgan Wright; thence by the line of said Wright's land passing through the middle of the partition wall of this and house of said Wright's land Northwestwardly at right angles to Powell Street, one hundred forty-four feet to the line of a twenty feet wide alley; thence by said alley Northeastwardly twenty-five feet to a point in other land now or late of J. Frank Boyer; thence by said land now or late of said J. Frank Boyer Southeastwardly parallel with the first course one hundred forty-four feet to the Northwest side of Powell Street and; thence by that side of Powell Street Southwestwardly twenty-five feet to the place of beginning.

Parcel Number: 13-00-31612-00-1.

Location of property: 1431 Powell Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Charles P. Hertzog, Jr. and Carol Hertzog** at the suit of Municipality of Norristown. Debt: \$2,081.38.

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.

11-06809

ALL THAT CERTAIN unit designated as Unit No. A-3, in the Maple Building being a Unit in "Spring Mountain Summit," a condominium located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery, and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominiums of "Spring Mountain Summit" under the Unit Property Act, dated February 22, 1980, and recorded in the Office for Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443, and also as being designated on the Declaration Plan of "Spring Mountain Summit" recorded in aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80.

TOGETHER with a .6880% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit."

UNDER AND SUBJECT to all agreements, conditions and restrictions of record to the provisions, easements, and covenants as contained in the above Declaration of Condominium of "Spring Mountain Summit" and the Declaration Plan of "Spring Mountain Summit" as well as the "Code of Regulations" of "Spring Mountain Summit" dated February 22, 1980, and recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480.

ALSO UNDER AND SUBJECT in all respects to a certain Declaration of Easements, Covenants, and restrictions dated February 22, 1980 and recorded as aforesaid in Deed Book 4503, Page 437.

THE GRANTEE, for and on behalf of itself and themselves, their heirs, personal representative, successors, and assigns by the acceptance of the Deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of, and expenses in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed and that, except insofar as Section 705 and 706 of the said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenants shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

Parcel Number: 20-00-00060-02-8.

Location of property: 4412 Forest Lane - Condominium A-3, Schwenksville, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael H. Johnson** at the suit of Perkiomen Valley School District.
Debt: \$2,188.71.

Robert P. Daday, Attorney.

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

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

11-07239

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to Plan of Subdivision of "Maugers Mill Estates Phase II" made by Chambers Associates, Inc., Consulting Engineers and Surveyors, Villanova, Pennsylvania dated September 25, 1998 and last revised February 26, 1999 and recorded in Plan Book A-85, Page 238, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Aspen Drive, said point being a common corner of the herein described lot and Lot No. 24 on said plan; thence in and along the ultimate right-of-way line of Aspen Drive, North 55 degrees, 18 minutes, 00 seconds West a distance of 111.73 feet to a point; thence continuing in a Southwesterly direction 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 on the Easterly side of Butternut Drive; thence along Butternut Drive, South 34 degrees, 42 minutes, 24 seconds West a distance of 80.03 feet to a point, said point being a common corner of the herein described lot and Lot No. 30 on said plan; thence along Lot No. 30 South 55 degrees, 17 minutes, 30 seconds East a distance of 126.75 feet to a point on line of Lot No. 24; thence along Lot No. 24, North 34 degrees, 42 minutes, 00 seconds East a distance of 95.05 feet to a point on the ultimate right-of-way line of Aspen Drive being the first mentioned point and place of beginning.

BEING Lot No. 23 on the above mentioned plan.

Parcel Number: 60-00-00001-89-4.

Location of property: 1527 Aspen Drive, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paul Owens** at the suit of Township of Upper Pottsgrove.
Debt: \$2,185.62.

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.

11-08524

ALL THAT CERTAIN tract or piece of land, situate at "Ringing Rocks", **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Southerly side of White Pine Lane (60 feet wide) and a corner of lands about to be conveyed to Curtis Angstadt and Emma May Angstadt; thence along said Angstadt's land, South 37 degrees, 37 minutes West, 270 feet to an iron pin and a corner of other lands of the Grantors; thence along said land South 52 degrees, 23 minutes East, 100 feet to a corner of land now or about to be conveyed to Mahlon S. Bossum and Mabel G. Bossum; thence along said Bossum's lands North 37 degrees, 37 minutes East, 270 feet to an iron pin on the Southerly side of White Pine Lane; thence along said White Pine Lane North 52 degrees, 23 minutes West, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Warren and Bethann Warren, as Tenants by the Entirety by Deed from Alexander A. Szychowski by his agent, Carol A. Stahl and Lulu May Szychowski by her agent, Carol A. Stahl, by their power of attorney dated September 14, 2000 and intended to be forthwith recorded dated 07/07/2003 recorded 07/30/2003 in Deed Book 5466, Page 2438.

Parcel Number: 42-00-05323-00-8.

Location of property: 728 White Pine Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethann Warren and Christopher Warren** at the suit of PNC Bank, National Association. Debt: \$119,426.82.

Elana B. Flehinger, Attorney. I.D. #209197

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

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

11-10326

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on plan of lots known as G in Oaks Farm, made by G. D. Houtman & Son, Civil Engineers and Land Surveyors, dated August 1953, and last revised December 16, 1953 and recorded March 22, 1954, in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania in Plan Book A-1, Page R6 and 6A, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Green Tree Lane (50 feet wide) at a corner of Lot No. 13 on said plan; thence extending from said point of beginning along said Lot No. 13, North 23 degrees, 51 minutes, 20 seconds West, 212.38 feet to a point; thence extending North 59 degrees, 50 minutes, 40 seconds East, 100.61 feet to a point in line of Lot No. 16 on said plan; thence extending along the same, South 23 degrees, 51 minutes, 20 seconds East, 223.42 feet to a point on said side of Green Tree Lane; thence extending along the same, South 66 degrees, 08 minutes, 40 seconds West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

BEING the same premises which Ronald Rappaport, single man by Deed dated 7/1/1975 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4039, Page 571, granted and conveyed unto Allen B. Cohen and Geraldine S. Cohen, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Morinelli (Deceased) and Marie Morinelli, his wife, as Tenants by the Entireties by Deed from Allen B. Cohen and Geraldine S. Cohen, his wife dated 08/01/1993, recorded 08/09/1993 in Deed Book 4714, Page 70.

Parcel Number: 40-00-21088-00-4.

Location of property: 1132 Greentree Lane, Penn Valley, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marie Morinelli** at the suit of Virtual Bank, a Division of Lydian Private Bank. Debt: \$54,246.73.

Harry B. Reese, 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.

11-12941

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

BEGINNING at a point in the Northwesterly side of Oak Road (forty feet wide) at the distance of forty-four feet, seven inches, Southwestwardly from a point of curve of a radius corner (which has a radius of ten feet) said point of curve being at the distance of eleven feet one-half inch Southwestwardly from the intersection which said side of Oak Road produced, makes with the Southwestly side of Springhouse Lane (forty feet wide) produced; thence along said Northwesterly side of Oak Road, South seventy-seven degrees, fifty two minutes West, twenty-five feet to a point; thence passing through Lot No. 103 North ten degrees, forty-six minutes, twenty seconds West, twenty-nine feet, five and five-eighths inches to a point; thence North twelve degrees, eight minutes West, forty-two feet four and seven-eighths inches, passing through the party wall of a twin house to a point; thence still through Lot No. 103 North twelve degrees, twenty-one minutes West, fifty-three feet, one one-half inches to a point in the rear line of certain other lots fronting on Harrison Avenue; thence along the same North seventy-seven degrees, fifty-two minutes East, twenty-four feet, six inches to a point; thence by Lot No. 104 South twelve degrees, eight minutes East, one hundred twenty-five feet to the place of beginning.

Parcel Number: 31-00-20947-00-1.

Location of property: 304 Oak Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Fenton T. Whalen, Jr. and Marie A. Whalen** at the suit of Cheltenham Township School District. Debt: \$3,932.22.

Robert P. Daday, Attorney.

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

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

11-13854

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made of Fair Oaks Tract prepared for Hantman Construction Company by Edward A. Cardwell, Registered Surveyor, Hatboro, Pennsylvania, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania in Deed Book 2262, Page 601 described, as follows, to wit:

BEGINNING at a point of tangency of a curve having a radius of 25 feet connecting the Northwesterly edge of the right-of-way of Carton Street (40 feet wide) with the Northeasterly edge of the right-of-way of Lynne Avenue (50 feet wide), said point being 36.79 feet Northeast of the point of intersection of the said edges of the right-of-way of Carton Street and Lynne Avenue, both produced, and extending thence by the said edge of the right-of-way of Carton Street, North 43 degrees, 15 minutes, 58 seconds East, 97.66 feet to a corner; thence extending North 25 degrees, 08 minutes, 02 seconds West, 86.37 feet to a corner; thence extending South 43 degrees, 15 minutes, 58 seconds West, 135.57 feet to a corner in the aforementioned Northeasterly edge of the right-of-way of Lynne Avenue; thence extending by the same the two following courses and distances: (1) by a curve to the right having a radius of 175 feet the arc distance of 18.92 feet to a point of tangency; and (2) thence South 25 degrees, 08 minutes, 02 seconds East, 30.59 feet to the point of curvature of a curve to the left, having a radius of 25 feet connecting the said edge of the right-of-way of Lynne Avenue with the aforementioned Northwesterly edge of the right-of-way of Carton Street; thence extending by the same the arc distance of 48.44 feet to the point of beginning.

Parcel Number: 59-00-11590-00-6.

Location of property: 2000 Carton Street, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Sherry M. Gretzula** at the suit of Upper Moreland Township School District. Debt: \$4,003.29.

Robert P. Daday, Attorney.

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

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

11-15656

ALL THAT CERTAIN message and tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a draft as prepared by Ralph E. Shaner & Son Engineering Company from deed descriptions, office records, etc. (not surveyed).and more fully described, as follows, to wit:

BEGINNING at a corner of lands previously conveyed by the late Pasquale Orlando to Warren D. Phelps and Evelyn D. Phelps, his wife, said point being in the bed of Orlando Road (formerly known as Great Swamp Road) leading from Pennsylvania State Highway Traffic Route #663 to North Keen Street having a legal width of 33 feet and an ultimate width of 50 feet; thence from said point of beginning along lands of aforesaid Warren D. Phelps, South 35 degrees, 45 minutes East, 156.58 feet to an iron pin, a corner of lands of George Lyndell Egolf and other lands now or formerly owned by Elmer M. Erb and Elizabeth H. Erb, his wife; thence along the latter lands, South 65 degrees, 15 minutes West, 121.95 feet to an iron pin, a corner on the Northerly right-of-way of a given road or street known as Kennedy Court; thence along the same, North 24 degrees, 45 minutes West, 5.05 feet to a point of deflection and continuing along the same North 36 degrees, 20 minutes West, 182.78 feet to a corner in the bed of the aforesaid Orlando Road; thence in and along the same North 78 degrees, 15 minutes East, 132.15 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN United States of America, c/o United States Attorney - Eastern Division and Kathleen F. Kissinger by Deed from Gerald B. Vermeesch and Rita A. Vermeesch by their Attorneys in Fact Brian G. Vermeesch and Gregory B. Vermeesch dated January 25, 2005 and recorded February 11, 2005 in Deed Book 05543, Page 1679.

Parcel Number: 42-00-03253-00-8.

Location of property: 1630 Orlando Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen F. Kissinger and United States of America c/o United States Attorney - Eastern Division** 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 2006-18CB Mortgage Pass-Through Certificates, Series 2006-18CB. Debt: \$215,096.69.

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.

11-18076

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 86 on a plan of lots known as Green Acres in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Westerly side of Sunrise Lane said point of beginning being North 23 degrees, 13 minutes East, 677.5 feet Northwardly from the Westerly property line of Sunrise Lane and the center line of Mervine Road; thence continuing along the Westerly side of Sunrise Lane North 23 degrees, 13 minutes East, 103.6 feet to a corner of Lot No. 85; thence along said lot North 52 degrees, 14 minutes West, 168.80 feet to a common corner of Lots Nos. 66, 67 and 85; thence along Lot No. 66 South 37 degrees, 46 minutes West, 100 feet to a common corner of Lots Nos. 65, 66 and 87; thence continuing along Lot No. 87 South 52 degrees, 14 minutes East, 195.96 feet to the Westerly property line of Sunrise Lane, the point and place of beginning.

Parcel Number: 42-00-04846-00-8.

Location of property: 1415 Sunrise Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert Stohr and Jessica Silverwood** at the suit of Lower Pottsgrove Township. Debt: \$1,374.29.

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.

11-22543

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2309 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to an "As Built" Plan of House No. 2309 prepared by Serdy and Bursich, Inc., as endorsed herein, as follows:

BEGINNING at a point on the center line of the party wall between this and Lot No. 2308 which point is measured the three (3) following courses and distances from the point of intersection of the center line of Main Drive and "B" Drive, as shown on said plan: (1) leaving said point of intersection and extending North 58 degrees, 14 minutes, 00 seconds West along the center line of Main Drive 75.00 feet; (2) North 41 degrees, 46 minutes, 00 seconds East, 175.48 feet; and (3) North 48 degrees, 14 minutes, 00 seconds West, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 41 degrees, 46 minutes, 00 seconds West from said point of beginning 20.00 feet and extending of that width Northwesterly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-65-4.

Location of property: 2309 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mark I. Waker and Maureen Waker** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,389.32.

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.

11-22549

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision "Northgate" Phase 1A/1B (Section 5) made by Van Cleff Engineering Associates dated 10/31/2005, last revised 11/22/2006 and recorded in Montgomery County in Plan Book 28, Page 247 thru 260 (249), as follows, to wit:

BEGINNING at a point on the Northeasterly side of Morgan Hill Road (40 feet wide) said point being a corner of Lot 32 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 32 as shown on the above mentioned plan North 76 degrees, 49 minutes, 37 seconds East, 97.12 feet to a point a corner of Lot 38 as shown on the above mentioned plan; thence extending along the same South 02 degrees, 59 minutes, 17 seconds East, 80.00 feet to a point a corner of Open Space "D" as shown on the above mentioned plan; thence extending along the same South 59 degrees, 51 minutes, 16 seconds West, 77.70 feet to a point on the Northeasterly side of Morgan Hill Drive; thence extending along the same on the arc of a circle curving to the right having a radius of 280.00 feet the arc distance of 82.94 feet to the first mentioned point and place of beginning.

BEING Lot Number 33 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Wesley E. Pine as sole owner deeded by Wesley E. Pine and Tricia Pine, dated 10/22/2011, recorded 12/19/2011 in Book 5822, Page 01683 and Instrument Number 2011111691. Parcel Number: 57-00-01006-35-4.

Location of property: 1111 Morgan Hill Drive, Pennsburg, PA 18073-1129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wesley E. Pine** at the suit of Wells Fargo Bank, N.A. Debt: \$310,445.85.

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

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

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

11-22572

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 as 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.

Parcel Number: 42-00-04019-52-9.

Location of property: 838 Rivendell Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregory T. Montague and Dorothy E. Montague** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,403.20.

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.

11-22604

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, designated as Lot No. 207 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for 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. 207 prepared by Serdy, Bursich & Huth, Inc. as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot No. 206 as shown on said plan, which point is measured the 4 following courses and distances from a property corner on the center line of Kepler Road (no width given) as shown on said plan which last mentioned point is at the distance of 704.79 feet measured South 41 degrees, 22 minutes, 00 seconds West along the aforesaid center line of Kepler Road from its point of intersection with a property corner of Buchert Road (no width given) as shown on said plan: (1) extending South 51 degrees, 11 minutes, 23 seconds East the distance of 73.24 feet to a concrete monument a corner; (2) thence extending North 89 degrees, 22 minutes, 59 seconds East the distance of 271.73 feet to a point a corner; (3) thence extending North 48 degrees, 38 minutes West the distance of 109.15 feet to a point a corner; and (4) thence extending North 41 degrees, 22 minutes East the distance of 5.33 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 48 degrees, 38 minutes West from said point of beginning 17.83 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38.00 feet. Parcel Number: 42-00-05117-08-8.

Location of property: 207 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Louis S. Greco** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,304.82.

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.

11-22959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated 7/16/56, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (66.00 feet wide) at the distance of 75.00 feet measured along Roberts Street on a course of North 49 degrees, 14 minutes West from the Northeasterly side of Calamia Drive (50.00 feet wide).

CONTAINING in front or breadth on said Roberts Street 30.00 feet and extending Northeastwardly, of that width in length or depth between parallel lines at right angles to. said Roberts Street, the Northwestern line thereof extending along line of Lot No. 186 on said plan and partly through the party wall between the house erected on this lot and the house erected on the lot to the Northwest, the Southeasterly line extending along line of Lot No. 184 and on the said plan 115.00 feet to a point in the title line in the bed of certain assessment for utility and driveway, which easement extends Northwestwardly into Glen Valley Drive K. (50.00 feet wide) and Southeastwardly into Calamia Drive, and also connects with another easement for utility and driveway, which extends in a general Northwestwardly direction into Glen Valley Drive, as shown on the above mentioned plan.

BEING the same premises which John Frank Popowicz, Jr., by Deed dated June 16, 2005 and recorded on September 13, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5570, Page 1853, granted and conveyed unto Raymond Pfender and Karen Ann Pfender, husband and wife, Tenants by Entirety.

Parcel Number: 13-00-32336-00-6.

Location of property: 547 East Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Raymond Pfender and Karen Ann Pfender** at the suit of HSBC Bank U.S., N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2, by its Attorney in Fact Owen Loan Servicing, LLC. Debt: \$200,253.20.

Kevin P. Diskin, Attorney.

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

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

11-24656

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan and survey thereof made by Hiltner and Hitchcock, Surveyor dated February 5, 1924, as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street at the distance of two hundred four and forty-nine one-hundredths feet Southwesterly from the West corner of Buttonwood and Lafayette Streets belonging to the said Heavner and Evans; thence extending Northwestwardly at right angles to said Buttonwood Street along said premises known as Number 215 Buttonwood Street ninety-nine and six-tenths feet to the middle of an eighteen foot wide alley; thence extending along the middle of said eighteen foot wide alley Southwestwardly seventeen and fifty-four one-hundredths feet to a point a corner of these premises and premises known as Number 211 Buttonwood Street now belonging to said Heavner and Evans; thence extending along the same Southeastwardly the line passing through the middle of a partition wall dividing these premises and 211 Buttonwood Street ninety-nine and six-tenths feet to the northwest side of Buttonwood Street; and thence extending along the Northwest side of Buttonwood Street Northeastwardly seventeen and fifty-four one-hundredths feet to the place of beginning.

TOGETHER with the right and use of a twenty foot wide alley leading from the aforesaid eighteen feet wide alley into Vaughan Alley twenty feet wide said Vaughan's Alley extending from Washington to Lafayette Street.

BEING the same premises William Byron Battle, II by Deed dated 05/19/06 and recorded on 06/30/06 in the Recorder of Deeds Office of Montgomery County, Pennsylvania, Instrument #2006064872, granted and conveyed unto Kareem J. Lee and Michele L. Brooker.

Parcel Number: 13-00-05676-00-8.

Location of property: 213 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Kareem J. Lee and Michele L. Brooker** at the suit of PNC Bank, National Association. Debt: \$142,472.52.

Louis P. Vitti, Attorney.

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

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

11-25823

ALL THAT CERTAIN lot, parcel, piece of ground, with the buildings and improvements thereon erected, known as No. 115 (formerly No. 114) Second Avenue, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made by R.W. Wack, R.S., dated September 16, 1943, bounded and described, as follows, to wit:

BEGINNING at an iron spike in the middle line of Second Avenue at the distance of two hundred forty and seven-tenths (240.7) feet Southeasterly from the intersection of the middle lines of Second Avenue and Walnut Street, (both of said streets being fifty-three (53) feet wide, respectively), being a corner of this and land now or late of Ralph Bush; thence along the middle line of Second Avenue, South twenty-one (21) degrees East, twenty-one and fifty-five hundredths (21.55) feet to a corner of other lands now or late of Edgar J. Weaver and now or late of Irvin R. Wadsworth and Lillian A. Wadsworth; thence along the same and through the party wall of the same South sixty-nine (69) degrees, thirty-seven (37) minutes West, two hundred eighteen and thirty-three hundredths (218.33) feet to a stake, a corner line of the Reading Railroad Company's land; thence along the same on a curve to the right having a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5729.65) feet and a distance of twenty-one and six-tenths (21.6) feet to a stake, a corner of and now or late of the said Ralph Bush; thence along the same North sixty-nine (69) degrees, thirty-seven minutes East, two hundred eighteen and forty-five hundredths (218.45) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew S. Winters and Laura J. Mossie, by Deed from ENC Properties, L.P., by its General Partner, ENC Properties, Inc., dated 04/29/2005, recorded 05/06/2005 in Book 5563, Page 401.

Parcel Number: 19-00-03160-00-7.

Location of property: 115 2nd Avenue a/k/a 115 Second Avenue, Royersford, PA 19468-2204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew S. Winters and Laura J. Mossie** at the suit of Wells Fargo Bank, N.A. Debt: \$138,776.01.

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.

11-26741

ALL THAT CERTAIN tract or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made December 8, 1952 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Northeast side of a 33 feet wide right-of-way a corner of this and other land now or late of John and Mary Kozak, previously conveyed to Joseph and Marie Piroshak; thence along said side of said right-of-way North 37 degrees, 45 minutes West, ninety-four and one-tenth feet to an iron pin, a corner of land now or late of Bernard C. and Anna Kozak; thence along the same and land now or late of John and Mary Kozak,

North 46 degrees, 15 minutes East, three hundred ninety-three and five-hundredths feet to an iron pin on the Southwest side of a public road (33 feet wide) leading to Highway No. 46185; thence along the said side of said public road, South 39 degrees, East one hundred twenty-three and seventy-five hundredths feet to an iron pin a corner of land previously conveyed to Joseph and Marie Piroshak; thence along the same South 52 degrees, 33 minutes West, three hundred ninety-two and twenty-nine hundredths feet to the place of beginning.

TOGETHER with the free and uninterrupted use of a right-of-way or drive (33 feet wide) leading to the public road to Sanatoga (recorded in Deed Book 1915, Page 487) to and for the use of all owners of land abutting on said right-of-way or drive their heirs and assigns, tenants or occupiers at all times hereafter forever. Subject, however to the proportionate share of the costs to maintain said right-of-way or drive.

Parcel Number: 42-00-02569-00-8.

Location of property: 1132 Kepler Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jerome Campbell and Kathleen E. Campbell** at the suit of Lower Pottsgrove Township. Debt: \$1,512.19.

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.

11-28310

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

BEGINNING at a point a corner in the intersection of the center line of Washington Street (thirty-six feet wide) with the center line of 8th Street (thirty-six feet wide); thence along the said center line of Washington Street, South seventeen degrees, fifteen minutes East, one hundred fifteen feet to a point a corner in line of land now or late of Charles B. Miller; thence by the same South seventy-two degrees, forty-five minutes West, two hundred feet to a point a corner in the center line of Bitting Alley (twenty feet wide); thence along the said center line of Bitting Alley, North seventeen degrees, fifteen minutes West, one hundred fifteen feet to a point a corner in the intersection of the center line of Bitting Alley with the center line of 8th Street; thence along the said center line of 8th Street, North seventy-two degrees, forty-five minutes East, two hundred feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM a certain ten feet by one hundred fifteen feet piece of ground being a portion of the bed of Bitting Alley.

BEING the same premises which RITI, a Limited Partnership, by Deed dated June 2, 2000, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 5319, Page 798, granted and conveyed unto Allen Fink and Suzanne Fink, husband and wife, as Tenants by the Entireties, in fee.

Parcel Number: 17-00-01153-00-9.

Location of property: 800 Washington Street, Red Hill, PA 18076.

The improvements thereon are: Buildings and hereditaments thereon erected.

Seized and taken in execution as the property of **Allen Fink and Suzanne Fink** at the suit of RITI, a Pennsylvania Limited Partnership. Debt: \$33,170.12.

Brook E. Newborn, 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.

11-34091

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Section 2 "Justa Farms" made for Chapel Hill Development Corporation by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors dated April 15, 1963 and last revised March 29, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 108, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Mettler Road said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Marquis Lane; thence extending from said point of beginning South 62 degrees, 39 minutes, 30 second East along the Southwesterly side of Mettler Road 150 feet to a point; thence extending South 27 degrees, 20 minutes, 30 seconds West, 150 feet to a point; thence extending North 62 degrees, 39 minutes, 30 seconds West, 170 feet to a point on the Southeasterly side of Marquis Lane aforesaid; thence extending North 27 degrees, 20 minutes, 30 seconds East along the Southeasterly side of Marquis Lane 130 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 31.42 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter B. Nordberg, by Deed from Lauren K. Garfield, dated 06/20/1997, recorded 08/11/1997 in Book 5195, Page 1439. The said Peter B. Nordberg departed this life on 4/17/2010, and upon information and belief, his surviving heir and next-of-kin is Kristie Mykaila Nordberg.

Parcel Number: 41-00-05710-00-9.

Location of property: 3793 Marquis Lane, Huntingdon Valley, PA 19006-2735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristie Mykaila Nordberg in Her Capacity as Executrix and Devisee of The Estate of Peter B. Nordberg** 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: \$209,800.92.

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.

11-34585

97 East Third Avenue, Borough of Trappe, Montgomery County, PA 19426 (Parcel #23-00-01247-40-4).

ALL THAT CERTAIN real estate with improvements located thereon, situate in **Trappe Borough**, Montgomery County, Pennsylvania, being shown on a Deed Plot of Lands of Charles E. Jr. and Jane T. Wismer, prepared for Montgomery County Planning Commission by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated August 30, 1991, last revised October 14, 1991, and being more fully described, as follows:

BEGINNING at a point in the bed of East Third Street (S.R. 113), located + 825 feet from the intersection of Main Street (S.R. 422) and said East Third Street; thence, extending along in the bed of East Third Street, South 44°, 27', 49" West, 294.92 feet to a corner of this and lands of now or late Saint Lukes German Reformed Church of Trappe; thence, extending along lands of now or late Saint Lukes German Reformed Church of Trappe the following three (3) courses: (1) leaving said East Third Street, North 45°, 02', 11" West, 233.92 feet to a corner of these; (2) South 67°, 45', 06" West, 118.23 feet to an angle point; (3) South 44°, 57', 49" West, 116.99 feet to a point in the line of lands of now or late Saint Lukes German Reformed Church of Trappe and a corner of this and lands of now or late Timothy P. and Elizabeth L. Zeigler; thence, extending along lands of now or late Timothy P. and Elizabeth L. Zeigler, North 47°, 47', 11" West, 290.71 feet to a stone, a corner of these and a point in the line of lands of now or late Evan and Janet B. Frazer and John Malinowski and Deborah W. Frazer; thence, extending along lands of now or late Evan and Janet B. Frazer and John Malinowski and Deborah W. Frazer, North 44°, 27', 49" East, 503.25 feet to a stake, a corner of these; thence, continuing along lands of now or late Evan and Janet B. Frazer and John Malinowski and Deborah W. Frazer, lands of now or late Thomas J. Gross, lands of now or late George Hagey, and lands of now or late Sarah Shuper, North 48°, 17', 11" West, 1194.60 feet to a stone, a corner of this and lands of now or late Jacob Cole; thence, extending along lands of now or late Jacob Cole, South 36°, 12', 49" West, 123.66 feet to a point; thence, extending along lands of now or late Jacob Cole and various owners, North 47°, 22', 11" West, 1086.70 feet to a point; thence extending along a line, North 43°, 22', 49" East, 398.00 feet to a corner of these and lands of now or late Robert J. Jr. and Joan R. Laubmeier and lands of now or late Donald James Cesell; thence extending along lands of now or late Donald James Cesell the following six (6) courses: (1) crossing the stream, South 47°, 22', 11" East, 233.49 feet to a corner of these; (2) North 43°, 46', 23" East, 203.87 feet to a corner of these; (3) recrossing the stream, North 33°, 52', 57" West, 83.18 feet to a corner of these; (4) North 41°, 34', 03" East, 93.28 feet to a corner of these; (5) North 35°, 08', 41" West, 232.17 feet to an angle point; (6) North 39°, 20' 37" West, 166.57 feet to a point on the Southeasterly right-of-way of East Seventh Street (40 foot half-width); thence, extending along said right-of-way, North 43°, 46', 31" East, 30.22 feet to a point, a corner of other lands of now or late Charles E., Jr. and Jane T. Wismer; thence, extending along other lands of now or late Charles E., Jr. and Jane T. Wismer the following five (5) courses: (1) South 39°, 20', 28" East, 171.29 feet to an angle point; (2) South 35°, 08', 32" East, 309.34 feet to a corner of these, a point in or near the bed of the stream; (3) extending along or near the stream, North 75°, 06', 48" East, 31.92 feet to an angle point; (4) extending along or near the stream North 63°, 33', 11" East, 220.98 feet to an angle point; (5) extending along or near the stream, North 52°, 50', 46" East, 126.86 feet to a corner of these and lands of now or late Stephen M. and Carol A. Hale; thence, extending along lands now or late of Stephen M. and Carol A. Hale and in or near the stream the following two (2) courses: (1) North 35°, 05', 18" East, 165.52 feet to an angle point; (2) North 51°, 33', 15" East, 184.70 feet to a point in line of lands now or late of Martin Zielinski; thence, extending along lands of now or late Martin Zielinski the following four (4) courses: (1) South 47°, 00', 29" East, 559.70 feet to a corner; (2) North 36°, 12', 49" East, 176.00 feet to a stake; (3) South 86°, 17', 11" East, 580.80 feet to a corner of these; (4) North 42°, 57', 49" East, 1486.51 feet to an iron pin, a point, a corner of lands of Alexander I. and Selena R. Siomko; thence extending along lands of Alexander I. and Selena R. Siomko the following three (3) courses: (1) North 76°, 32', 49" East, 268.51 feet to an iron pin, an angle point; (2) North 68°, 30', 19" East, 209.35 feet to an iron pin, an angle point; (3) North 72°, 50', 19" East, 247.39 feet to a spike in the bed of Betcher Road (Township Line Road) and the line separating the Borough of Trappe and Perkiomen Township; thence extending along the bed of Betcher Road, South 47°, 32', 11" East, 334.30 feet iron pin and a corner of this and lands of now or late David B. and Claire M. Cooley; thence extending along lands of now or late David B. and Claire M. Cooley the following two (2) courses: (1) South 42°, 57', 49" West, 200.00 feet to an iron pin, a corner; (2) South 47°, 32', 11" East, 200.00 feet to an iron pin, a corner of these and lands of now or late Charles A. and Rae I. Walker and lands of now or late A. Carl and Gladys F. Espenship; thence extending along lands of now or late A. Carl and Gladys F. Espenship the following two (2) courses: (1) South 42°, 57', 49" West, 216.00 feet to an iron pin, a corner; (2) South 47°, 32', 11" East, 145.51 feet to an iron pin, a point and corner of lands of now or late Mildred L. Franks; thence extending along lands of now or late Mildred L. Franks, South 27°, 54', 49" West, 393.00 feet to an iron pin and a corner of lands of now or late Joseph F. and Sally W. Sweeney; thence, extending along lands of now or late Joseph F. and Sally W. Sweeney the following two (2) courses: (1) South 34°, 29', 38" West, 256.69 feet to a corner of these; (2) South 47°, 02' 11" East, 290.00 feet to a point in the bed of East Third Street; thence, extending along East Third Street, South 42°, 57', 49" West, 1053.76 feet to a point in other lands of now or late Charles E., Jr. and Jane T. Wismer; thence, extending along lands of now or late Charles E., Jr. and Jane T. Wismer the following three (3) courses: (1) North 47°, 02', 11" West, 248.71 feet to a point; (2) South 42°, 57', 49" West, 208.71 feet to a point; (3) South 47°, 02', 11" East, 248.71 feet to a point in the bed of East Third Street; thence, extending along the bed of East Third Street, South 42°, 57', 49" West, 1552.29 feet to the point and place of beginning.

CONTAINING 7,127,735 square feet (163.6303 acres), be the same, more or less, of land area.

190 East Third Avenue, Borough of Trappe, Montgomery County, PA 19426 (Parcel #23-00-01222-00-6).

ALL THAT CERTAIN tract of land with improvements located thereon, situate in **Trappe Borough**, Montgomery County, the Commonwealth of Pennsylvania, being shown on a Deed Plot of lands of n/l Charles E., Jane T. and Matthew G. Wismer, prepared for Montgomery County Planning Commission, by Major & Tracy, Inc., Civil Engineers and Land Surveyors, Lansdale, Pennsylvania, dated November 29, 2001, and being described, as follows:

BEGINNING at the intersection of the center lines of East Third Avenue (33 feet wide) and College Avenue (33 feet wide); thence, extending from said point of beginning, along the center line of East Third Avenue, North 40°, 45', 00" East, 399.12 feet to a corner of this and lands of now or late Matthew G. and Dale A. Wismer; thence, leaving said center line, crossing the southeasterly side of East Third Avenue, crossing an iron pin, South 49°, 15', 00" East, 221.23 feet to a corner of these; thence continuing along said line of lands of Wismer the following three courses and distances: (1) North 40°, 45', 00" East, 100.00 feet to an angle point; (2) North 58°, 55', 00" East, 142.55 feet to a corner; (3) North 38°, 45', 00" West, 270.20 feet, crossing the Southeasterly side of the aforementioned East Third Avenue to said center line; thence, extending along said center line of East Third Avenue the following two courses and distances: (1) North 40°, 45', 00" East, 54.00 feet to an angle point; (2) North 41°, 45', 30" East, 58.74 feet to a corner of this and lands of now or late Perkiomen Valley School District; thence, extending along said line of lands now or late Perkiomen Valley School District, crossing an iron pin, South 29°, 07', 30" East, 909.54 feet to an iron pin, a corner of these, and line of lands of now or late Charles E. Wismer; thence extending along said line of lands of now or late Charles E. Wismer, South 66°, 00', 00" West, 663.69 feet to a point in the center line of College Avenue; thence, extending along the center line of College Avenue the following two courses and distances: (1) North 38°, 23', 30" West, 194.02 feet to an angle point; (2) North 37°, 23', 00" West, 389.72 feet to a point, being the point and place of beginning.

CONTAINING 10.741 acres of land area, be the same, more or less.

Parcel Numbers: 23-00-01247-40-4 (97 East Third Avenue, Trappe, PA) and 23-00-01222-00-6 (190 East Third Avenue, Trappe, PA).

Location of property: 97 East Third Avenue and 190 East Third Avenue, Trappe, Montgomery County, PA.

The improvements thereon are: Preferential Assessment.

Seized and taken in execution as the property of **Matthew G. Wismer, Jane S. Wismer, Janet T. Wismer and The United States of America** at the suit of National Penn Bank, f/k/a Home Towne Heritage Bank, a Division of National Penn Bank. Debt: \$373,743.49.

Mark G. Yoder, 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.

11-35297

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan made by George B. Mebus, Engineer of Glenside, Pennsylvania of Robinhood Village, June 24, 1952, as follows, to wit:

BEGINNING at a point on the Northeastly side of Surrey Lane (50 feet wide), said point being an arc distance of 473.42 feet and a radius of 2880.00 feet curving to the right from a point of tangent, said tangent being 307.81 feet, South 48 degrees, 59 minutes, 10 seconds East from a radius corner, said radius corner being an arc distance of 29.16 feet from a radius corner having a radius of 20.00 feet on the Southeasterly side of Warminster Road (41.5 feet wide, widened 8.5 feet on the Southeasterly side); thence extending along the Southeasterly side of Lot No. 13, North 50 degrees, 25 minutes, 56 seconds East, 237.02 feet to a point; thence South 48 degrees, 59 minutes, 10 seconds East, 65.54 feet to a point; thence along the Northwesterly line of Lot No. 15, South 51 degrees, 30 minutes, 24 seconds West, 248.41 feet to a point on the Northeast side of aforesaid Surrey Lane; thence along the Northeastly side of said lane, North 38 degrees, 29 minutes, 36 seconds West, 6.00 feet to a point of curve; thence along the said curve in a Northwesterly direction, curving to the left an arc distance of 54.00 feet having a radius of 2880.00 feet to the point and place of beginning.

BEING Lot No. 14 as shown on Plan of Robinhood Village.

TITLE TO SAID PREMISES IS VESTED IN Marianne Hujcs, by Deed from James Orr and Colleen Orr, dated 06/28/2002, recorded 07/05/2002 in Book 5415, Page 50.

Parcel Number: 59-00-16645-00-9.

Location of property: 323 Surrey Lane, Hatboro, PA 19040-3539.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marianne T. Hujcs a/k/a Marianne Hujcs** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$112,451.39.

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

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

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

12-01326

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made of Section 3 Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated, February 4, 1960, as follows, to wit:

BEGINNING at a point on the Northeastly side of Norma Lane (50.00 feet wide) at the distance of 265.83 feet measured Southwestwardly and Northwestwardly the four following courses and distances from a point of tangent on the Southwesterly side of Natalie Lane (50.00 feet wide): (1) on the arc of a circle curving to the right, having a radius

of 10.00 feet, the arc distance of 15.71 feet; (2) South 55 degrees, 51 minutes West, 64.93 feet; (3) on the arc of a circle, curving to the right, having a radius of 275.00 feet, the arc distance of 117.19 feet; and (4) North 88 degrees, 44 minutes West, 68 feet; thence along the Northeasterly side of Norma Lane North 88 degrees, 44 minutes West, 26.00 feet to a corner of Lot No. 415; thence along the same North 01 degree, 16 minutes East, 109.04 feet to a point in line of Lot No. 411; thence along the same and partly along line of Lot No. 410, North 63 degrees, 18 minutes, 40 seconds East, 29.43 feet to a corner of Lot No. 417; thence along the same, South 01 degree, 15 minutes West, 122.84 feet to the first mentioned point and place of beginning.

BEING Lot No. 416 on said plan.

BEING the same premises which Henry C. Ptaszkowski and Debra Ptaszkowski, husband and wife by Deed dated 01/31/1997 and recorded 01/31/1997 in Montgomery County in Deed Book 5176. Page 111 granted and conveyed unto John A. James.

Parcel Number: 13-00-28196-00-6.

Location of property: 505 Norma Lane, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John A. James** at the suit of U.S. Bank National Association, as Trustee for Pennsylvania Housing Finance Agency. Debt: \$86,736.69.

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

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

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

12-01586

ALL THAT CERTAIN volume of air space, according to the provisions of 68 P.D. Ch. 19 Act of August 14, 1963 being an upper unit having a lower elevation of 9 feet, 6 1/2 inches and shall extend horizontally to the upper elevation of 17 feet, 7 1/2 inches and which is bounded by and lies within the vertical planes which are respectively formed by projecting vertically upwards the building lines which lies within the boundaries, as follows:

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of The Terrace at Maple Ridge, prepared for REDGO Properties, Inc., by Bursich Associates, Inc., Pottstown, Pennsylvania, Drawing No. 71409-89A, dated February 14, 1992, as follows, to wit:

BEGINNING at an interior point which point is measured the four next following courses and distances from a point on the center line of Sunnyside Road, viz: (1) North 38 degrees, 45 minutes, 01 seconds West, 67.25 feet to a point marking the Southeasterly corner of Lot No. 93; (2) South 79 degrees, 01 minute, 18 seconds West, 60.17 feet to the point marking the Southwesterly corner of Lot No. 92 on the Easterly line of Lot No. 91; (3) South 10 degrees, 58 minutes, 42 seconds East, 4.00 feet to a point marking the Southeasterly corner of Lot No. 91; and (4) South 79 degrees, 01 minute, 18 seconds West 60.16 feet to said beginning point, said point also being the Southeasterly corner of this premises; thence extending from said beginning point along the Southeasterly line of this premises South 79 degrees, 01 minute, 18 seconds West, 30.08 feet to the Southwesterly corner of this premises; thence extending North 10 degrees, 58 minutes, 42 seconds West, 39.33 feet to the point marking the Northwesterly corner of this premises; thence extending along the Northerly line of this premises North 79 degrees, 01 minute, 18 seconds East, 30.08 feet to the point marking the Northeasterly corner of this premises and Lot No. 90 aforesaid; thence extending along the same South 10 degrees, 58 minutes, 42 seconds East, 39.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Maple Ridge Development, Inc. by Deed dated 04/30/1992 and recorded 05/12/1992 in Montgomery County in Deed Book 5006, Page 794 granted and conveyed unto Richard J. Wolfe.

Parcel Number: 42-00-04125-33-3.

Location of property: 1834 Rosewood Court, Unit 89, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Richard J. Wolfe** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$56,279.28.

Andrew Gornall, Attorney. I.D. #92382

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

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

12-01932

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

BEGINNING at the point of intersection of the Northerly side of Warren Street with the Northwesterly side of an alley 20 feet in width, said point being also at the distance of 125.9 feet Northwesterly from the point of intersection of said Northeasterly side of Warren Street with the Northwesterly side of Astor Street; thence along said side of Warren Northwesterly 20 feet to a point in line of lands conveyed to Albert Cox; thence extending along said land Northeasterly the line extending through the middle of the party wall between the house located on the premises covered hereunder and the one on the adjoining lot conveyed to Albert Cox, 126.75 feet to a point in the middle line of an alley 20 feet in width laid out under an agreement between Franklin L. Wright, et ux. and Christopher B. Daring, et ux. dated June 30, 1930, recorded in Deed Book 1106, Page 494; thence extending along middle line of said alley Southeasterly 20 feet to a point on the Northwesterly side of the first mentioned alley 20 feet in width; thence extending along said side of said alley Southwesterly 126.75 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right and privilege of and in a passage in and along two certain alleys each laid out 20 feet in width under an agreement between Franklin L. Wright and wife and Christopher B. Daring and wife dated June 30, 1930 and recorded in Deed Book 1106, Page 494 as therein more fully described and set forth.

TOGETHER with the free ingress, egress and regress to and for the said Clarence H. Maple and Clara N. Maple, his wife, their heirs and assigns and their tenants, under tenants, occupiers of possessors of the premises to the proportionate part of all necessary charges and expenses which shall from time to time accrue in the maintenance of the alley 20 feet in width, beginning at a point 116.75 feet Northeastwardly from Warren Street and at the distance of 125.9 feet Northwestwardly from Astor Street, being the alley first described in said agreement.

UNDER AND SUBJECT to restrictions as in Deed Book Agreement as in Deed Book 1106, Page 494 as to alleys.

ALSO UNDER AND SUBJECT to easement of alleys along rear.

TITLE TO SAID PREMISES IS VESTED IN A. Jason Wallace, by Deed from Linda Rohrer, Executrix of the Jan S. Martin, a/k/a, Janet Martin-Kagan Estate, dated 10/12/2004, recorded 01/26/2005 in Book 5541, Page 1919.

Parcel Number: 13-00-37912-00-1.

Location of property: 415 West Warren Street a/k/a 415 Warren Street, Norristown, PA 19401-2938.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **A. Jason Wallace a/k/a Jason Wallace** 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: \$115,859.98.

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.

12-01957

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan "Cardinal View" made by Chambers Associates, Consulting Engineers and Surveyors, dated 4/8/1987 and revised 11/16/1988 and recorded in Plan Book A-50, Page 307, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Scarlet Drive (50.00 feet wide) said point being the Easternmost terminus of a round corner connecting the Southwesterly side of Scarlet Drive with the Southeasterly side of Colwell Lane (60.00 feet wide) and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Scarlet Drive South 54 degrees, 09 minutes, 30 seconds East, 96.89 feet to a point, a corner of Lot No. 6; thence extending along Lot No. 6 South 35 degrees, 50 minutes, 30 seconds West, 125.00 feet to a point, in line of Lot No. 143; thence extending along Lot No. 143 North 54 degrees, 09 minutes, 30 seconds West, 113.66 feet to a point on the Southeasterly side of Colwell Lane; thence extending along the Southeasterly side of Colwell Lane, the two (2) following courses and distances, viz: (1) North 36 degrees, 30 minutes, 00 seconds East, 104.98 feet to a point of curve; and (2) distance of 31.43 feet to a point on the Southwesterly side of Scarlet Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maryann Minor, Jr. by Deed from Maryann Minor dated December 10, 2005 and recorded October 6, 2006 in Deed Book 5618, Page 2067.

Parcel Number: 49-00-11244-00-2.

Location of property: 101 Scarlet Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Minor, Jr.** at the suit of Bank of America, N.A. Debt: \$409,464.22.

Terrence J. McCabe, Attorney.

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

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

12-02487

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey of James Cresson, as follows:

BEGINNING at a point in the middle line of Swede Street, one hundred eighty-eight and eight-tenths feet North 48 degrees, East from the intersection of the middle line of Swede Street with the Northeast side of Hartranft Avenue; thence along the middle line of Swede Road North 48 degrees, East sixty feet to a point in line of land now or late of Alan H. Wood; thence extending along said land South 42 degrees, East two hundred thirty-two and sixty-five one-hundredths feet to a point a corner of land of the Lehigh Valley Transit Company; thence extending along said land South 71 degrees, 57 minutes West, sixty-five and sixty-five one-hundredths feet to a point in line now or late of Eugene S. Wentz; thence extending along said land North 42 degrees, West two hundred six feet to the place of beginning.

BEING the same premises which Margaret G. Mullen, widow, by Deed dated 12/27/2002 and recorded 1/16/2003 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5442, Page 1455, granted and conveyed unto Earl L. Harrison and Ellen M. Harrison, as Tenants by the Entirety.

Parcel Number: 33-00-09166-00-8.

Location of property: 2204 Swede Road, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Earl L. Harrison, Ellen M. Harrison and The United States of America** at the suit of PNC Bank, National Association. Debt: \$295,322.81.

Louis P. Vitti, Attorney.

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

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

12-02923

ALL THAT CERTAIN tract of land together with the improvements thereon erected, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of easements prepared for Pauline Fillman, by Urwiler and Walter, Inc., dated December 28, 1986, last revised March 25, 1987.

BEGINNING at a point on the Southwesterly side line of Sumneytown Pike, Route 63 (40 feet wide), said point being located 427 feet more or less measured Southeastwardly from the intersection of said sidelines with the center line of Church Road; thence extending along the Southwesterly side line of Sumneytown Pike, South 41 degrees, 18 minutes, 15 seconds East, 33.79 feet to a point in line of lands of Pauline Fillman (Lot No. 38); thence extending along said lands the following two (2) courses and distances: (1) South 55 degrees, 33 minutes, 47 seconds West, 166.00 feet to a point; (2) North 34 degrees, 26 minutes, 13 seconds West, 8.57 feet to a point in line of lands of David H. Marshall; thence extending along said lands, North 46 degrees, 47 minutes, 44 seconds East, 163.87 feet to a point and place of beginning.

CONTAINING 3.478 square feet of land, more or less.

UNDER AND SUBJECT TO Agreements, Restrictions and Easements of Record.

BEING known as Lot No. 4.

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Lee, by Deed from Robert E. Pepe, Jr. and Eileen P. Pepe, his wife, dated 06/28/2007, recorded 07/06/2007 in Book 5654, Page 481.

Parcel Number: 45-00-02752-00-2.

Location of property: 3173 Sumneytown Pike a/k/a 3173 Main Street, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Lee** at the suit of Nationstar Mortgage, LLC. Debt: \$180,522.00.

Meredith Wothers, 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.

12-03421

ALL THAT CERTAIN unit, designated as Unit Number 76, being a unit in "The Court at Jamestowne", a condominium, situate in **East Norriton 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. 3103, et seq., as designated in the Declaration of Condominium of the Court at Jamestowne bearing date 09/27/1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 09/28/1988 in Deed Book 4888, Page 1132, and Plats and Plans for Condominium bearing date 02/24/1988 and recorded as Exhibit "D" of the Declaration of Condominium of The Court at Jamestowne, and First Amendment thereto dated 09/27/1988 and recorded 09/28/1988 in Deed Book 4888, Page 1236, and Second Amendment thereto dated 11/23/1988 and recorded 12/28/1988 in Deed Book 4894, Page 1772, and Third Amendment thereto dated 02/17/1989 and recorded 02/23/1989 in Deed Book 4903, Page 498, and Fourth Amendment thereto dated 07/26/1989 and recorded 08/02/1989 in Deed Book 4918, Page 2340, and Fifth Amendment thereto dated 06/17/1991 and recorded 06/18/1991 in Deed Book 4978, Page 1389.

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

BEING No. 176 Godspeed Court, "The Court at Jamestowne", a Condominium.

BEING the same premises which Christopher E. Isbrecht by Deed dated May 21, 2007 and recorded in the Office of the Recorder of Deeds for Montgomery County on May 24, 2007 in Book 5648, Page 01761, granted and conveyed unto Dong S. Mun.

Parcel Number: 33-00-00047-18-1.

Location of property: 176 Godspeed Court, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dong S. Mun** at the suit of JP Morgan Chase Bank, National Association. Debt: \$208,881.94.

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.

12-04523

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.

12-04956

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Aronimink" made by Bursich Associates, Inc., Pottstown, Pennsylvania dated 3/4/88, last revised 5/24/89, as follows, to wit:

BEGINNING at a point on the Northwestern side of Aronimink Drive (50 feet wide) which point is measured the three courses and distances from a point of curve on the Southwesterly side of Cherokee Circle: (1) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 44.91 feet to a point of compound curve; (2) on the arc of a circle curving to the right, having a radius of 324.24 feet, the arc distance of 180.78 feet; and (3) South 73 degrees, 56 minutes, 16 seconds West, 39.42 feet to the point of beginning; thence extending from said point of beginning, along the said Northwestern side of Aronimink Drive, South 73 degrees, 56 minutes, 16 seconds West, 46.00 feet to a point, a corner of Lot No. 32 on said plan; thence extending along said lot, North 16 degrees, 03 minutes, 44 seconds West, 83.00 feet to a point, a corner in line of Open Space "C"; thence extending along same, North 73 degrees, 56 minutes, 16 seconds East, 46.00 feet to a point, a corner of Lot No. 30; thence extending along said lot, South 16 degrees, 03 minutes, 44 seconds East, 83.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 on said plan.

BEING the same premises which Anthony J. Petaccio, Jr. by Indenture bearing date the 27th day of June A.D. 2002 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5420, Page 1850 granted and conveyed unto Steven Smith, Sr. and Judith T. Fanaro, in fee.

Gabriel E. Morelli departed this life on August 15, 2007, leaving title to said premises solely vested in Linda L. Morelli.

TITLE TO SAID PREMISES IS VESTED IN Gabriel E. Morelli and Linda L. Morelli by Seed from Steven Smith, Sr. and Judith T. Fanaro (herein referred to as Grantor/s) dated April 8, 2005 and recorded April 15, 2005 in Deed Book 5550, Page 1163.

Parcel Number: 37-00-00068-19-2.

Location of property: 305 Aronimink Drive, Limerick, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gabriel E. Morelli (deceased) and Linda L. Morelli** at the suit of Bank of America, N.A. Debt: \$189,355.82.

Margaret Gairo, Attorney.

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

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

12-05001

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

BEGINNING at a point, which point is situate at the distance of 104.6 feet measured along a line extending North 48 degrees, 39 minutes West from a point in the center line of Keenan Street, which last mentioned point is situate at the distance of 58.81 feet Northeastwardly from the intersection of the middle line of Keenan Street with the middle line of Cheltenham Avenue; thence from said beginning point North 48 degrees, 39 minutes West, 100 feet to a point in line of land now or late of James Corr and Damel McGrath; thence by said line North 41 degrees, 21 minutes East, 42.7 feet to land now or late of Benjamin Anderson; thence by Anderson's ground South 48 degrees, 39 minutes East, 100 feet to a point; thence South 41 degrees, 21 minutes West, 42.7 feet to the first mentioned point and place of beginning.

BEING the same premises which Joan Slade, by Fee Simple Deed dated November 3, 2005 and recorded November 28, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6580, Page 2118, granted and conveyed unto Marcellus S. Coleman and Tiffany Chavous, as Tenants by the Entirety.

Parcel Number: 31-00-15964-00-7.

Location of property: 7302 Keenan (Rear) Street, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marcellus S. Coleman and Tiffany Chavous** 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 the Benefit of The Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2006-B, by its Attorney in Fact Ocwen Loan Servicing, LLC. Debt: \$98,218.00.

Kevin P. Diskin, Attorney.

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

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

12-05373

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision of lands of Ronald J. and Joy A. Diesinger, made by Andrew F. Kent, Registered Surveyor, dated March 6, 1980, last revised May 12, 1980, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-40, Page 91, as follows, to wit:

BEGINNING at a point located on the Southwesterly side of Graterford Road (50.00 feet wide - reserved for an ultimate right-of-way 60.00 feet wide), said point being a corner of this lot and Lot No. 2, as shown on the above mentioned plan; thence extending from said point and place of beginning, leaving the Southwesterly side of Graterford Road, along line of Lot No. 2, the next two following courses and distances, viz: (1) South 45 degrees, 41 minutes, 20 seconds West, 186.92 feet to an iron pin, found; and (2) North 44 degrees, 18 minutes, 40 seconds West, 214.00 feet to an iron pin, found, a corner in line of lands now or late of Richard D. Raub and Genevieve Raub (Deed Book 2430, Page 535), as shown on said plan; thence extending from said iron pin and along lands now or late of Richard D. Raub and Genevieve Raub, North 45 degrees, 41 minutes, 20 seconds East, 186.92 feet to a point, a corner located on the Southwesterly side of Graterford Road, aforesaid; thence extending from said point along the Southwesterly side of Graterford Road, South 44 degrees, 18 minutes, 40 seconds East, 214.00 feet to a point, said point being the first mentioned point and place of beginning.

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

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES IS VESTED IN Dharmaraj Shetty and Kathleen M. Shetty by Deed from Federal National Mortgage Association dated 09/26/1996 and recorded 10/02/1996 Volume 5163, Page 17.

Parcel Number: 37-00-01042-15-4.

Location of property: 88 Graterford Road, Schwenksville, PA 19473-1610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dharmara J. Shetty and Kathleen M. Shetty** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$49,429.06.

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.

12-05988

ALL THAT CERTAIN lot or piece of ground, situate in Roy-Chester Park, **Abington Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer dated April 28, 1956, as follows, to wit:

BEGINNING at the point formed by the intersection of the Southwesterly side of Welsh Road (thirty-three feet wide) with the Northwesterly side of Edge Hill Road (thirty-three feet wide); thence extending from said point of beginning South sixty-six degrees, forty-six minutes West along the Northwesterly side of Edge Hill Road ninety and forty-eight one-hundredths feet to a point; thence extending North twenty-three degrees, fourteen minutes West, seventy-five and no one-hundredths feet to a point; thence extending North sixty-six degrees, forty-six minutes East, one hundred and fifty one-hundredths feet to a point on the Southwesterly side of Welsh Road aforesaid; thence extending Southwesterly side of Welsh Road seventy-five and sixty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John F. McGovern, by Deed from John F. McGovern and Amy E. McGovern, h/w, dated 02/17/2011, recorded 03/15/2011 in Book 5795, Page 1682.

Parcel Number: 30-00-48824-00-7.

Location of property: 2000 Old Welsh Road, Abington, PA 19001-1216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy E. McGovern and John F. McGovern** at the suit of Wells Fargo Bank, N.A. Debt: \$296,575.89.

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.

12-07479

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Agnes L. Lumpkin** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$52,415.07.

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.

12-08477

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan of Westover Woods, made for R.G. Crecraft, Inc., by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated November 1959 and also in accordance with a Subdivision Plan of Westover Woods, made by R.G. Crecraft, Inc. by Reeder and Magarity, Professional Engineers,, Upper Darby, Pennsylvania, dated 5/24/1955 and last revised 11/15/1955, as follows, to wit:

BEGINNING at a point on the Northwest side of School Lane (60 feet wide) measured along said side of School Lane, the three following courses and distances from the intersection of said side of School Lane with the Southwest side of Hemlock Road (50 feet wide) (both lines produced): (1) South 2 degrees, 39 minutes, 14 seconds West, 52.83 feet; (2) on the arc of a circle curving to the right having a radius of 370 feet, the arc distance of 386.09 feet; (3) South 62 degrees, 26 minutes, 30 seconds West, 124 feet; thence from said point of beginning along the Northwest side of School Lane South 62 degrees, 26 minutes, 30 seconds West, 95 feet to a corner of Lot 230 as laid out on the first above mentioned plan; thence along Lot No. 230 and through the middle of a 15 feet wide drainage easement, North 27 degrees, 33 minutes, 30 seconds West, 180 feet to a point; thence North 62 degrees, 26 minutes, 30 seconds East, 95 feet to a corner of Lot No. 232; thence along Lot No. 232, South 27 degrees, 33 minutes, 30 seconds East, 180 feet to the first mentioned point and place of beginning.

BEING Lot No. 231 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn J. Mitchell and Steven Mitchell by Deed from dated April 6, 2004 and recorded May 10, 2004 in Deed Book 5506, Page 1391.

Parcel Number: 63-00-07459-00-2.

Location of property: 251 School Lane, West Norriton Township, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jaclyn J. Mitchell and Steven Mitchell** at the suit of Weichert Financial Services. Debt: \$157,796.97.

Edward D. Conway, 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.

12-08637

ALL THAT CERTAIN parcel of land situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Southwesterly part of Lots Nos. 12 and 13 on a certain plan of 'Hillcrest' made by Charles E. Puff, Jr., Professional Engineer on May 4, 1926, and approved by the Board of Commissioners of Cheltenham Township on October 21, 1926, and recorded in the Office for the Recording of Deeds for Montgomery County, in Deed Book No. 1008, Page 600 &c, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Cheltenham Avenue at the Westerly end of a curve having a radius of 8 feet forming the corner of the said Northeasterly line of Cheltenham Avenue and the Northwesterly line of Hillcrest Road; thence extending along the said Northeasterly side of Cheltenham Avenue North 52 degrees, 42 minutes, 48 seconds West, 127.67 feet to a point; thence extending North 37 degrees, 17 minutes, 12 seconds East, 80 feet to a point, thence extending South 52 degrees, 42 minutes, 48 seconds East, 142 feet to a point in the Northwesterly side of Hillcrest Avenue; thence extending along the said side of Hillcrest Avenue South 42 degrees, 17 minutes, 12 seconds West, 72.98 feet to a point of curve; thence extending along the said curve along the arc of a circle curving to the right having a radius of 8 feet the arc distance of 11.87 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marie Saradgine Clotaire, Norma Clotaire-Cerisier and Givenchy Cerisier as Joint Tenants With Rights of Survivorship by Deed from Marie Saradgine Clotaire dated 09/02/2005, and recorded 10/19/2005 in Book 5575, Page 2118 Instrument #2005151871.

Parcel Number: 31-00-05767-00-7.

Location of property: 7801 Cheltenham Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Givenchy Cerisier and Marie Saradgine Clotaire and Norma Clotaire-Cerisier** 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: \$425,352.09.

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.

12-08720

ALL THAT CERTAIN tract of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colonial Manor made for Dominic LaRosa, by Charles E. Shoemaker, Inc., dated 5/6/1994 and recorded in Plan Book A-57, Page 355.

BEGINNING at a point on the Northwestern side of Reiniger Road a corner of this and Lot Number 10 as shown on the above mentioned plan; thence extending along Lot Number 10 North 3 degrees, 59 minutes, 5 seconds West, 235.72 feet to a point in line of lands now or late of Thomas J. and Louisa M. Bortnichak; thence extending South 48 degrees, 59 minutes, 5 seconds East, 245.53 feet to a point on the Northwestern side of Reiniger Road aforesaid; thence extending along the same the 3 following courses and distances: (1) South 41 degrees, 00 minutes, 55 seconds West, 25.69 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 117.81 feet to a point of tangent; (3) South 86 degrees, 00 minutes, 55 seconds West, 49.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 11.

BEING the same premises which Byberry Road Associates, Inc., a Pennsylvania Corporation, by Deed dated August 30, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on September 21, 1999 in Deed Book Volume 5288, Page 2104, granted and conveyed unto Thomas D. Shevlin and Diana M. Shevlin, husband and wife.

Parcel Number: 59-00-15209-00-5.

Location of property: 4060 Reiniger Road, Hatboro, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas D. Shevlin and Diana M. Shevlin** at the suit of Wells Fargo Bank, National Association. Debt: \$75,123.62.

Shawn P. McClure, Attorney. I.D. #205951

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

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

12-08799

ALL THAT CERTAIN lot or piece 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 7/16/73, last revised 11/27/73, made by Serdy, Bursich and Associates, Inc., as follows, to wit:

BEGINNING at a point on the Northwestern side of Valley Road (50 feet wide), being a point on the Northeastly line of Lot No. 19; thence extending along the said side of Lot No. 19, North 39 degrees, 22 minutes, ___ seconds West, 210.68 feet to a point in line of land now or late of the St. Aloysius Roman Catholic Church; thence along land of the church, North 38 degrees, 04 minutes East, 40 feet to a point in line of Lot No. 17; thence extending along line of Lot No. 17, South 52 degrees, 18 minutes East, 216.16 feet to a point on the Northwestern side of Valley Road; thence along the said side of Valley Road, the following 2 courses and distances: (1) South 37 degrees, 42 minutes West, 3 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 85.08 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jarad S. Schneider and Thomas Wolsky, by Deed from Denise Eileen Gaugler and Gary K. Gaugler, dated 02/25/2008, recorded 03/04/2008 in Book 5684, Page 770.

Parcel Number: 42-00-05041-13-7.

Location of property: 1393 North Valley Road, Pottstown, PA 19464-2439.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jarad S. Schneider and Thomas Wolsky** at the suit of Wells Fargo Bank, N.A. Debt: \$103,282.52.

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.

12-09197

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof, made by Russell S. Lyman, Registered Professional Engineer dated June 28, 1981 and last revised November 6, 1981 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 59, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Street (50 feet wide), said point being the two following courses and distances from a point of curve on the Easterly side of Cherry Street (52 feet wide): (1) leaving Cherry Street on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 21.34 feet to a point of tangent on the Southeasterly side of Cedar Street; and (2) North 42°, 41' East along the Southeasterly side of Cedar Street, 493.56 feet to the point of beginning; thence extending from said point of beginning, North 42°, 41' East along the Southeasterly side of Cedar Street, 37.50 feet to a point; thence extending South 47°, 19' East, 145.43 feet to a point; thence extending South 42°, 2' West, 37.50 feet to a point; thence extending North 47°, 19' West, 145.86 feet to the first mentioned point and place of beginning.

BEING Lot Number 57 as shown on the above mentioned plan.

BEING the same premises which Michael Kevin Barnes and Lori A. Barnes, by Deed dated 5/18/2000 and recorded 5/22/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5317, Page 1549, granted and conveyed unto Kenneth E. Smeltzer and Laura A. Smeltzer, husband and wife.

Parcel Number: 11-00-01444-00-3.

Location of property: 441 Cedar Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth E. Smeltzer and Laura A. Smeltzer** at the suit of Bank of America, N.A., s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$216,891.12.

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.

12-09601

ALL THAT CERTAIN unit designated as Unit 12, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania, dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406 and amended May 16, 1986 in Deed Book 4799, Page 1851.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes, and to the provisions, easements and covenants contained in the aforesaid Declaration of Condominium and Plats and Plan.

BEING the same premises which Deborah A. Gualtieri, by Deed dated 12/27/1991 and recorded 1/3/1992 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4994, Page 1595, granted and conveyed unto Angela F. Pileggi, unmarried.

Parcel Number: 54-00-03935-11-5.

Location of property: 12 Cavendish Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela F. Pileggi** at the suit of Bank of America, N.A., s/b/m BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$48,606.39.

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.

12-09673

ALL THAT CERTAIN unit and improvements erected, situate at 226 Essex Avenue in **Narberth Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

UNIT Number 1 of the condominium known as Essex House as described more fully in a certain instrument entitled "Declaration of Condominium of Essex House" (hereinafter called Declaration) recorded pursuant to the Unit Property Act of Pennsylvania (Act of Assembly of July 3, 1963, P.L. 196, 68 Pa. Stat. Ann. Section 700.001-700.8-5 as amended) in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 3655, Page 216 and as shown on a certain instrument entitled "Declaration Plan of Essex House" (hereinafter called "Declaration Plan") recorded pursuant of aforesaid Unit Property Act in the aforesaid Office in Plan Case No. 9 and Amendment thereof dated 9/28/1986 and recorded 4/16/1987 in Deed Book 4834, Page 2264; and Second Amendment thereto dated 9/27/1987 and recorded 4/28/1988 in Deed Book 4871, Page 1054, including a five percent proportionate undivided interest in the Common Elements as that term is defined in the Declaration of the Code of Regulations hereinafter mentioned.

BEING that same premises which Panos M. Karousakis and Anna K. Karousakis, his wife by their Attorney-in-Fact Elpidia Kohler by Deed dated May 26, 1987 and recorded in Montgomery County in Deed Book 4839, Page 1553 conveyed unto Thomas K. Land, in fee. And the said Thomas K. Land intermarried with Patricia F. Lapres on June 25, 1988, title then vesting in Thomas K. Land and Patricia F. Land, his wife.

BEING the same premises which Thomas K. Land and Patricia F. Land, his wife by Deed dated November 16, 1990 and recorded in Montgomery County in Deed Book 4963, Page 1272 conveyed unto Gary Goehringer and Carol Ballentine, husband and wife, in fee.

Parcel Number: 12-00-01201-50-6.

Location of property: 226 North Essex Avenue, Unit 1, Narberth, PA 19072.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Gary Goehringer** at the suit of Essex House Association, Inc. Debt: \$14,029.75.

Patrick D. McDonnell, Attorney. I.D. #708038

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

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

12-09907

ALL THOSE FOUR CERTAIN lots or pieces of ground, together with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof made for Robert Harold by George B. Mebus, Inc., Engineers, dated April 10, 1961 as one lot, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Susquehanna Road (40 feet wide) with the Northwesterly side of Clemons Avenue (formerly Seventy Street) (50 feet wide); thence extending from said point of beginning North 49 degrees, 42 minutes West along the Northeasterly side of Susquehanna Road 100.08 feet to a point; thence extending North 42 degrees, 24 minutes East, 136.06 feet to a point; thence extending South 47 degrees, 26 minutes East, 100 feet to a point on the Northwesterly side of Clemons Avenue aforesaid; thence extending South 42 degrees, 24 minutes West along the Northwesterly side of Clemons Avenue 122.39 feet to the first mentioned point and place of beginning.

BEING Lot Numbers 800 and 803 inclusive as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Margaret Rautenbach, by Deed from David Goth, an unmarried man, dated 07/22/2005, recorded 09/14/2005 in Book 05570, Page 2314.

Parcel Number: 54-00-14788-00-8.

Location of property: 3025 Susquehanna Road, Roslyn, PA 19001-4030.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Rautenbach a/k/a Margaret Mary Rautenbach** 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: \$210,100.32.

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.

12-10524

ALL THAT CERTAIN message and lot or piece of ground, hereditaments and appurtenances, 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 Selma Street at the distance of 110.78 feet Northeasterly from the North corner of Washington and Selma Streets; thence Northwesterly along other land of C. B. Daring, 85 feet to the Southeast side of a twenty (20) feet wide alley; thence along said side of said alley Northeasterly 18.83 feet to a point, a corner; thence by other land of said C. B. Daring Southeasterly, the line passing through the middle of the partition wall between this and said adjoining houses, 85 feet to a point on the Northwest side of Selma Street, aforesaid; thence along said side of said Selma Street Southwesterly, 18.83 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan L. Avery and Andrea L. Avery, his wife, by Deed from Thomas V. Cane and Carol Cane, his wife, dated 08/27/2004, recorded 08/30/2004 in Book 5523, Page 1878.

Parcel Number: 13-00-33512-00-9.

Location of property: 113 Selma Street, Norristown, PA 19401-4340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan L. Avery a/k/a Jonathan Levi Avery and Andrea L. Avery a/k/a Andrea Lynn Avery** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$105,273.20.

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

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

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

12-10733

ALL THAT CERTAIN unit or parcel of land, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, designated and shown on Plan of Sawmill Valley Section III, Phase II (Sawyer's Creek) and Phases I and II made by Urwiler and Walter, Inc. Sumneytown, Pennsylvania, dated 7/22/1983 and revised 8/26/1983 and recorded in Plan Book A-45, Page 34, 35, designated as Unit No. 21.

UNDER AND SUBJECT to the Rights, Conditions, Provisions and Restrictions as set forth in a certain Declaration of Restrictions, Covenants and Easements of Sawyer's Creek in Deed Book 4723, Page 1507, as supplemented.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Skibiszewski, as Sole Owner, his heirs and assigns, by Deed from Carolyn Jill Marczak, her heirs and assigns, dated 11/26/04, recorded 12/22/04, in Book 05537, Page 1058, Instrument #2004242560.

Parcel Number: 36-00-11666-20-5.

Location of property: 514 Whetstone Road, Horsham, PA 19044-1932.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Skibiszewski** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company, doing business as Eastern Mortgage Services. Debt: \$134,395.72.

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

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

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

12-11603

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on 5/12/1959 and last revised 11/20/1959, as follows, to wit:

SITUATE on the Northwesterly side of Lindbergh Avenue (50 feet wide) at the distance of 261.15 feet Northeastwardly from the Northeasterly side of Patane Avenue (50 feet wide); thence extending North 46 degrees, 0 minutes West, 97.15 feet to a point; thence extending North 45 degrees, 26 minutes, 10 seconds East, 51.87 feet to a point; thence extending South 46 degrees, 0 minutes East, 95.85 feet to a point on the Northwesterly side of Lindbergh Avenue; thence extending along the Northwesterly side of Lindbergh Avenue, South 44 degrees, 0 minutes West, 51.85 feet to the first mentioned point and place of beginning.

BEING House No. 1524 and Lot No. 455-A Lindbergh Avenue, also being part of Lot No. 11 and all of Lot No. 12 and part of Lot No. 13 as shown on a plan of Royal Heights.

UNDER AND SUBJECT to 15 feet wide easement extending along rear of premises for water damage.

TITLE TO SAID PREMISES IS VESTED IN Nathaniel Morris and Dana Jackson, by Deed from Galla B. Hue and Sidonnie Ricketts Hue, dated 03/21/2009, recorded 03/31/2009 in Book 5725, Page 1553.

Parcel Number: 30-00-38368-00-5.

Location of property: 1524 Lindbergh Avenue, Abington, PA 19001-1509.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nathaniel Morris and Dana Jackson** at the suit of Wells Fargo Bank, N.A. Debt: \$218,542.36.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-11617

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situated in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Fox Heath, Phase I and Phase II, made by Bursich Associates, Inc., Consulting Engineers, made for David Marsh and Al Emma, dated June 19, 1990 and last revised January 28, 1992, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Pony Lane (26.00 feet wide), said point being a point, a corner of Lot #192 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid lot, North 46 degrees, 14 minutes, 05 seconds East and crossing a certain unmarked easement and also crossing a certain 12 feet wide utility and maintenance easement a distance of 107.39 feet to a point; thence extending from said point South 81 degrees, 53 minutes, 26 seconds East and crossing two certain 5 feet wide easements and also crossing a certain utility easement a distance of 52.64 feet to a point, a corner of Lot #194 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 10 degrees, 44 minutes, 19 seconds West and recrossing the aforementioned 12 feet wide utility and maintenance easement, a distance of 90.00 feet to a point of curve on the Northeastly side of cul-de-sac of irregular width at the terminus of Pony Lane; thence extending along the same the three following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50.00 feet and recrossing the aforementioned utility easement and also recrossing a certain 5 feet wide easement, the arc distance of 43.61 feet to a point of reverse curve on the same; (2) on the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 37.33 feet to a point of compound curve on the same; and (3) on the arc of a circle curving to the right having a radius of 137.00 feet and recrossing the aforementioned 5 feet wide easement and also recrossing the aforementioned unmarked easement, the arc distance of 50.69 feet to the first mentioned point of curve and place of beginning.

BEING Lot No. 193 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Francis M. Letterio and Kathleen Letterio, by Deed from Amber A. Osidach, dated 08/25/2006, recorded 09/11/2006 in Book 5615, Page 2457.

Parcel Number: 48-00-01838-08-5.

Location of property: 209 Pony Lane, Schwenksville, PA 19473-1873.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen Letterio and Francis M. Letterio a/k/a Francis Letterio** at the suit of PHH Mortgage Corporation. Debt: \$258,316.46.

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.

12-11785

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision made for G.B.S. Realty, Inc., by Urwiler and Walter, Inc. dated 10/15/1973 and last revised 8/28/1974 and recorded in Plan Book A-24, Page 80, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sandra Lane (50 feet wide) said point is measured the six following courses and distances along the said side of Sandra Lane from a point of curve on the Southwesterly side of Germantown Pike (75 feet wide): (1) leaving Germantown Pike on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northwesterly side of Sandra Lane; (2) South 27 degrees, 42 minutes, 24 seconds West, 338.26 feet to a point of curve; (3) Southwestwardly on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 187.19 feet to a point of tangent; (4) South 66 degrees, 42 minutes, 24 seconds West, 111.42 feet to a point of curve; (5) Southwestwardly on the arc of a circle curving to the left having a radius of 825 feet the arc distance of 346.15 feet to a point of tangent; and (6) South 42 degrees, 40 minutes West, 300 feet to the point of beginning; thence extending from said beginning point and along the Northwesterly side of Sandra Lane, South 42 degrees, 40 minutes West, 20 feet to a point a corner of Lot 51 as shown on above mentioned plan; thence extending along the same, North 47 degrees, 20 minutes West, 145.42 feet to a point, a corner of lands now or late of Henry Cresswell; thence extending along the same, North 46 degrees, 36 minutes, 26 seconds East, 20.05 feet to a point a corner of Lot 53 as shown on the above mentioned plan; thence extending along the same, South 47 degrees, 20 minutes East, 144.04 feet to a point on the Northwesterly side of Sandra Lane being the first mentioned point and place of beginning.

BEING Lot No. 52 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David F. Demarco, Jr. and Jeanne M. Demarco, by Deed from Todd Hydock and Amy Hydock, dated 07/26/2002, recorded 09/13/2002 in Book 5424, Page 313.

Parcel Number: 33-00-07575-24-9.

Location of property: 764 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeanne M. Demarco and David F. Demarco, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$156,878.83.

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.

12-12285

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a Plan Of Survey made for Russell Fulmer by F. Richard Urwiler dated May 19, 1962, as follows, to wit:

BEGINNING at a point on the title line in the bed of Main Street leading from Zieglersville to Spring Mount (33 feet wide) at the distance of 202.5 feet measured South 35 degrees, East along the title line in Main Street from a point on the center line extended of First Avenue (30 feet wide); thence along the title line in Main Street South 35 degrees, East 72.5 feet to a point; thence South 55 degrees, West 150 feet to an iron pin; thence extending North 35 degrees, West 91 feet to an iron pin; thence North 62 degrees, 13 minutes, 08 seconds East, 151.19 feet to the first mentioned point and place of beginning.

BEING the same premises which James Schmalenberger and Karen Schmalenberger his wife, by Deed dated 7/1/93 and recorded 9/9/93 in the Office of the Recorder of Deeds of Montgomery County, in Book 5053 and Page 2226, conveyed unto Karen Schmalenberger.

AND the said Karen Schmalenberger was divorced from the bonds of marriage and is now known as Karen E. Hess.

Parcel Number: 38-00-01387-00-6.

Location of property: 116 Main Street, Spring Mount, PA 19478.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Karen E. Hess** at the suit of Midfirst Bank. Debt: \$123,074.79.

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.

12-12461

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

SITUATE on the Southeasterly side of Walnut Avenue at the distance of two hundred eighty feet measured North fifty-eight degrees, twenty-one minutes East, along the said side of Walnut Avenue from the intersection with the Northeasterly side of Spring Avenue.

CONTAINING in front or breadth Northeastwardly along the said side of Walnut Avenue twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Walnut Avenue one hundred ten feet the Northeasterly line thereof passing through the center of the partition wall dividing these from the premises to the Northeast.

TITLE TO SAID PREMISES IS VESTED IN Ermine Saunders, by Deed from Ermine Saunders, a/k/a Ermine Saunder as erroneously set forth in prior Seed, dated 11/22/1993, recorded 12/14/1993 in Book 5063, Page 2432.

Mortgagor Ermine Saunders died on 04/01/2009, leaving a will dated 03/27/2002. Letters Testamentary were granted to Balfour A. Saunders on 06/25/2010 in Montgomery County, No. 46-2010-2125. Decedent's surviving heir at law and next-of-kin is Balfour A. Saunders.

Parcel Number: 40-00-63868-00-1.

Location of property: 141 Walnut Avenue, Ardmore, PA 19003-2139.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Balfour A. Saunders, in his Capacity as Executor and Devisee of The Estate of Ermine Saunders** at the suit of Bryn Mawr Trust Company. Debt: \$26,491.96.

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.

12-12839

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

BEGINNING at a point in the Southwesterly line of Bok Road, said point being the Southeasterly end of the curve connecting the curved Southwesterly line of Bok Road with the Southeasterly line of Arboretum Road, said connecting curve having a radius of 20 feet; thence Southeastwardly curving to the left with a radius of 425 feet, an arc distance of 62.91 feet to a point in the division line between Lots 1 and 2, Block 4, on plan hereinafter mentioned; thence South 58 degrees, 25 minutes, 51 seconds West along the division line between Lots 1 and 2, Block 4, said plan 172.37 feet to a point in the line of Lot 9, Block 4, said plan; thence North 47 degrees, 47 minutes, 22 seconds West along the division line between Lots 1 and 9, Block 4, said plan, 44.29 feet to a point corner to Lots 1, 9 and 10, Block 4, said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the division line between Lots 1 and 10, Block 4, said plan 95.14 feet to a point in the Southeasterly line of Arboretum Road; thence North 75 degrees, 55 minutes, 50 seconds East along the Southeasterly line of Arboretum Road, 158.66 feet to the Southwesterly end of the aforementioned connecting curve; thence Northeastwardly and Southeastwardly along said connecting curve, curving to the right with a radius of 20 feet, an arc distance of 29.63 feet to the place of beginning.

BEING Lot 1, Block 4, Plan of Curtis Hills, Section No. 1, made for Curtis Mills Development Corporation, dated February 7, 1953, made by George W. Mebus, Registered Professional Engineer.

UNDER AND SUBJECT, nevertheless, to certain agreements, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Wright and Brenda J. Wright, h/w, by Deed from Sol Diamond and Gladys Diamond, h/w, dated 05/28/1986, recorded 06/04/1986 in Book 4801, Page 723.

Parcel Number: 31-00-00493-00-7.

Location of property: 1108 Arboretum Road, Wyncote, PA 19095-2025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Wright and Brenda J. Wright** 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: \$336,410.53.

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

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

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

12-13075

ALL THAT CERTAIN lot or piece of land, situate in **Skipack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plan of Landis Meadows, made by Barry Isett & Associates. Consulting Engineers, dated 8/25/1987, last revised 1/20/1989 and recorded in Plan Book A-50, Page 402, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mount Airy Road (150 feet wide), a corner of Lot No. 8 on said plan, which point is measured North 42 degrees, 00 minutes, 00 seconds East, 112.94 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the left, having a radius of 25.00 feet, the arc distance of 39.67 feet from a point of curve on the Northeasterly side of Landis Road (60 feet wide); thence from said point of beginning,

extending along said Lot No. 8 the two following courses and distances: (1) North 48 degrees, 00 minutes, 00 seconds West, 70.00 feet; (2) North 23 degrees, 48 minutes, 29 seconds West, crossing a sewer easement and the Southeasterly side of another sewer easement as shown on said plan 224.74 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same and through the bed of said easement North 42 degrees, 00 minutes, 00 seconds East, 105.00 feet to a point, a corner of Lot No. 10 on said plan; thence extending along the same the two following courses and distances: (1) South 21 degrees, 33 minutes, 46 seconds East, 161.93 feet recrossing the Southeasterly side of the last mentioned easement and recrossing the first mentioned easement; (2) South 48 degrees, 00 minutes, 00 seconds East, 130.00 feet to a point on the Northwesterly side of Mount Airy Road, aforesaid; thence extending along the same, South 42 degrees, 00 minutes, 00 seconds West, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on said plan.

CONTAINING 30,162.13 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Thomas Varughese and Silgy Thomas, by Deed from Charles McCabe and Marie E. McCabe, dated 04/22/2004, recorded 05/19/2004 in Book 5507, Page 2458. By virtue of the death of Silgy Thomas on 11/14/2010, Thomas Varughese became the sole owner of the premises as Tenant by the Entireties.

Parcel Number: 51-00-02877-10-5.

Location of property: 811 Mount Airy Road, Collegeville, PA 19426-1146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Varughese** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$269,316.33.

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.

12-13409

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision of "A Portion of Birchwood" made for County Builders, Inc., by Hopkins & Scott, Inc., Registered Surveyors, Kimberton, Pennsylvania dated 4/13/77, revised 8/31/77 and recorded in Plan Book. A-30, Page 70, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a 50 feet wide unnamed Street (dedicated as Colony Drive in Deed of Dedication recorded in Deed Book 4699/635) a corner of this and Lot No.5 on the above mentioned plan, which last mentioned point is measured the three following courses and described from a point on the Southwesterly side of Birchwood Road (60 feet wide): (1) leaving Birchwood Road on the arc of a circle curving to the left having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent of the Southerly side of said unnamed street; (2) South 45 degrees, 25 minutes West 37.50 feet to a point of curve; (3) along the arc of a circle curving to the right having a radius of 215.94 feet the arc distance of 248.05 feet to the point of beginning; thence extending along Lot No. 5 South 21 degrees, 14 minutes West crossing a 20.00 feet wide drainage easement 160.42 feet to a point on the Southerly side of said easement and in line of lands now or late of William F. Jenkins; thence extending along the same the two following courses and distances: (1) South 86 degrees, 25 minutes West, 11.08 feet to a point; (2) North 55 degrees, 21 minutes West, 86.27 feet to a point a corner of this and Lot No. 7 on the above mentioned plan; thence extending along same, North 27 degrees, 55 minutes East recrossing said 20.00 feet wide easement 153.54 feet to a point on the Southerly side of said unnamed street; thence extending along the same the two following courses and distances: (1) South 62 degrees, 05 minutes East, 51.32 feet to a point of curve; (2) along the arc of a circle curving to the left, having a radius of 215.94 feet the arc distance of 25.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 6.

BEING the same premises which Dale Carpenter and Charlene Carpenter by Indenture bearing date the 22nd day of August A.D. 2005 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book, 5569, Page 432, granted and conveyed unto Charlene Carpenter, in fee.

AND the said Charlene Carpenter departed this life on or about the 8th day of December A.D. 2005, leaving a will dated 1/27/2006 duly proven and registered in the Office of the Register of Wills in and for the County of Montgomery as of No. 46-2006-3982 for Whose Estate letters Testamentary were duly granted unto Julia Smith.

BEING the same premises which The Estate of Charlene Carpenter by Julia Smith, Executrix by Deed dated 04/30/2007 and recorded 05/03/2007 in Montgomery County in Deed Book 5645, Page 2203 granted and conveyed unto Joseph M. Rossi and Beth A. Rossi, husband and wife.

Parcel Number: 48-00-00578-11-2.

Location of property: 515 Colony Drive, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Beth A. Rossi and Joseph M. Rossi** at the suit of Green Tree Servicing, LLC. Debt: \$316,731.75.

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.

12-13592

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, described according to a lot plan and survey thereof, made on July 26, 1924 by William T. Muldrew, Esquire, Borough Engineer of Jenkintown and recorded at Norristown in the County of Montgomery in the State of Pennsylvania in Plan Book, Number Page, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Church Road (50 feet wide) at the distance of 403.56 feet Southwestwardly from the Southwesterly side of Fox Chase and Huntingdon Turnpike (54 feet wide) in **Rockledge Borough**, County of Montgomery and State of Pennsylvania: thence extending South 50 degrees, 45 minutes East, 133.65 feet to a point: thence extending South 39 degrees, 15 minutes West, 33.37 feet to a point; thence extending North 50 degrees, 45 minutes West, 135.09 feet to a point on the said Southeasterly side of Church Road; and thence extending North 41 degrees, 42 minutes, 30 seconds East along the same, 33.45 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

THIS conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TITLE TO SAID PREMISES IS VESTED IN Doris Dellinger, by Deed from Lua Kim, dated 01/28/2010, recorded 02/03/2010 in Book 5758, Page 931.

Parcel Number: 18-00-00781-00-2.

Location of property: 7941 Church Road, Jenkintown, PA 19046-4323.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Doris Dellinger** at the suit of GMAC Mortgage, LLC. Debt: \$250,806.35.

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.

12-13709

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Sections Numbers 1, 2, and 3 Plan of Subdivision 'Oak Hill Farms' made for Solids Corporation by Russell S. Lyman, Registered Professional Engineer, dated June 7, 1962 and revised June 12, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, Plan Book A-10, Page 33, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Moon Flower Road (50 feet wide) (formerly known as Mimosa Lane) said point being the two following courses and distances from a point of curve on the Southeasterly side of Gerstley Road (50 feet wide): (1) leaving Gerstley Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Moon Flower Road; and (2) South 47 degrees, 00 minutes East along the Southwesterly side of Moon Flower Road 100.00 feet to the point of beginning containing in front or breadth Southeastwardly along the Southwesterly side of Moon Flower Road 80.00 feet and extending of that width in length of depth Southwesterly between parallel lines at right angles to Moon Flower Road 150.00 feet.

UNDER AND SUBJECT to agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Judith Markoski and John Markoski, wife and husband, as Tenants by the Entireties, by Deed from Vinh D. Phung and Kimberly N. Phung, dated 10/30/2003, recorded 12/02/2003, in Deed Book 5484, Page 33.

Parcel Number: 36-00-08275-12-2.

Location of property: 235 Mimosa Lane, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judith Markoski and John W. Markoski a/k/a John Markoski** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Mastr Alternative Loan Trust 2004-9. Debt: \$390,551.50.

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.

12-13962

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

ALL THAT CERTAIN message and tract of land together with the dwelling now thereon erected, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, known as 7 B Avenue, bounded and described according to a survey dated 12/27/1952 as prepared by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of a 15 foot wide right-of-way said beginning point being North 45 degrees, 56 minutes West, 86.92 feet from land now or late of Elmer St. Clair; thence South 61 degrees, 05 minutes West, 129.85 feet to an iron pin a corner of land now or late of Howard Long; thence along said Long's land North 41 degrees, 15 minutes West, 47.28 feet to an iron pin on the Southeast side of and 15 foot wide right-of-way; thence along said side of right-of-way North 37 degrees, 42 minutes East, 128.78 feet to an iron pin on the Southwest side of said 15 foot wide right-of-way; thence along said side of right-of-way South 45 degrees, 56 minutes East, 98.1 feet to the place of beginning.

CONTAINING 9,019 square feet of land, more or less.

TOGETHER with the free and uninterrupted use of a right-of-way 15 feet wide leading to a 20 foot wide road over land of the said Lewis B. and Sarah Hoffman, together with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, in common with other owners of land abutting thereon, their heirs and assigns forever as recited in Deed Book 2356, Page 179.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Long and Betty H. Long, h/w, by Deed from First Savings Bank of Perkasie, dated 10/07/1994, recorded 10/13/1994 in Book 5093, Page 2497. Betty H. Long was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Betty H. Long's death on or about 01/16/1999, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 38-00-01927-00-6.

Location of property: 7 B Avenue, Perkiomenville, PA 18074-9735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry W. Long** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$87,390.48.

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.

12-13998

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a survey and draft thereof made by George F. Shaner, R.P.E. on June 18, 1947, situate on the Southeast side of Sunset Drive (fifty feet wide) at the distance of one hundred, nineteen feet Southwardly from the Southwest side of Queen Street (fifty feet wide) in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Southwest side of Sunset Drive fifty-seven feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Southeast side of Sunset Drive one hundred feet.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which James B. Dowd, III and Polly L. Dowd, his wife, by Deed dated May 15, 1997, and recorded in the Office of the Recorder of Deeds in and for Montgomery County at Norristown, Pennsylvania, in Deed Book No. 5187, at Page 1424, et seq., granted and conveyed unto Donald E. Richards, Jr., Grantor herein.

THIS is a conveyance from husband to wife, and is tax exempt.

ALSO being the same premises which Donald E. Richards, Jr. by Deed dated August 3, 2012 and recorded on August 20, 2012 and recorded in Montgomery County Deed Book 5845, Page 1447 et seq., granted and conveyed unto Heather E. Richards.

Parcel Number: 16-00-28712-00-9.

Location of property: 1484 Sunset Drive, Pottstown Borough, 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 **Donald E. Richards, Jr. and Heather Richards** at the suit of First Niagara Bank, N.A. Debt: \$161,737.51.

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.

12-14057

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Section 1 Map of a Portion of Property of Andorra Nurseries, Inc., made by Yerkes Engineering Company, Consulting Engineers and Surveyors dated March 13, 1967 and last revised July 12, 1967 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-10, Page 78 and later revised October 25, 1967, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a cul-de-sac (of irregular width) at the end of proposed road B (50 feet wide) said point being the five following courses and distances from a point of curve on the Westerly side of proposed road A (50 feet wide): (1) leaving proposed road A on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southerly side of proposed road B (50 feet wide); (2) South 84 degrees, 49 minutes, 10; seconds West along the Southerly side of proposed road B 24 feet to a point of curve on the same; (3) Westwardly and Northwestwardly partly along the Southerly and Southwestly sides of proposed road B on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 170.71 feet to a point of reverse curve at the beginning of the aforesaid cul-de-sac; (4) Northwestwardly and Westwardly partly along the Southwestly and Southerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 65.00 feet the arc distance of 31.82 feet to a point of reverse curve; and (5) Westwardly and Northwestwardly partly along the Southerly and Southwestly sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 48.44 feet to the point of beginning; thence extending from said point of beginning South 66 degrees, 15 minutes, 55 seconds West, 77.34 feet to a point; thence extending South 50 degrees, 07 minutes, 55 seconds West, 122.44 feet to a point; thence extending North 10 degrees,

17 minutes, 40 seconds West, 284.26 feet to a point; thence extending South 58 degrees, 14 minutes, 55 seconds East crossing the Southwesterly side of and partly through the bed of a certain 20 feet wide sanitary easement 255.51 feet to a point on the Northwesterly side of the aforesaid cul-de-sac; thence extending Southwestwardly and Southeastwardly partly along the Northwesterly and Southwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 40 feet recrossing the Southwesterly side of the aforesaid 20 feet wide sanitary sewer easement the arc distance of 36.95 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.652 acres.

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

BEING the same premises which Rhonda Schatz, by Deed dated April 30, 1984 and recorded in the Office of the Recorder of Deeds of Montgomery County on May 3, 1984, at Deed Book Volume 4735, Page 563, granted and conveyed unto Jerry P. Hurvitz and Cynthia Becker Hurvitz.

Parcel Number: 65-00-05383-00-6.

Location of property: 8 Hawthorne Circle, Lafayette Hill, PA 19444.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jerry P. Hurvitz, Cynthia Becker Hurvitz and The United States of America** 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: \$403,303.12.

Kristine M. Anthou, Attorney.

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

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

12-14149

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

BEGINNING at a point on the West side of Grant Street one hundred seventeen feet, six inches South from the Southwest corner of Grant Street and Jefferson Avenue at a point a corner of this land now or late of O.B. Lessig; thence by the same Westwardly one hundred twenty-five feet to the East line of a private alley; thence along the East line of said alley and parallel with said Grant Street Southwardly 14 feet, 6 inches to the North line of a twenty feet wide alley; thence by the same and parallel with the first described line Eastwardly one hundred twenty-five feet to the West line of Grant Street aforesaid; thence along the West line of said Grant Street Northwardly fourteen feet, six inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathon E. Cohen, by Deed from Carolyn R. Francis, dated 04/11/2007, recorded 05/08/2007 in Book 5646, Page 495.

Parcel Number: 16-00-11724-00-5.

Location of property: 317 Grant Street, Pottstown, PA 19464-4801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathon E. Cohen** at the suit of HSBC Bank USA, National Association as Trustee for PHH Alternative Mortgage Trust, Series 2007-3. Debt: \$64,104.27.

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

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

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

12-14370

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

BEGINNING at a point on the Northwesterly side line of Morris Road (82 feet wide), said point located South 65 degrees, 53 minutes, 50 seconds West, 475 feet from the intersection of said side line with the Southwesterly side line of Blaker Drive (82 feet wide); thence extending along said side line of Morris Road, South 65 degrees, 53 minutes, 50 seconds West, 20 feet to a point in line of Lot No. 305; thence extending along said Lot, North 24 degrees, 06 minutes, 10 seconds West, 105 feet to a point in line of lands of the Park Area (to be dedicated to East Greenville Borough); thence extending along said lands, along the Southeasterly side line of a 20 feet wide sanitary sewer easement, North 65 degrees, 53 minutes, 50 seconds East, 20 feet to a point in line of Lot No. 307; thence extending along said Lot, South 24 degrees, 06 minutes, 10 seconds East, 105 feet to the point and place of beginning.

CONTAINING 2,100 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN John D. Barber and Louise F. Barber, h/w, by Deed from Cheryl A. Dannecker-Heimbach, a/k/a Cheryl A. Heimbach, dated 02/25/2010, recorded 04/05/2010 in Book 5763, Page 110.

Parcel Number: 06-00-02948-00-7.

Location of property: 725 Morris Road, East Greenville, PA 18041-1750.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. Barber and Louise F. Barber** at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$124,848.94.

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

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

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

12-14730

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereon erected, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plot plan thereof, made by C. Raymond Weir, Registered Professional Engineer, dated April 2, 1955, and revised April 20, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (42 feet wide) at the distance of 142.92 feet, measured on a bearing of South 86 degrees, 39 minutes East, along the said side of Southern Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet, measured on the arc of a circle curving to the left, having a radius of 15.00 feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide); thence, extending from said point of beginning, North 03 degrees, 21 minutes East, partly through a party wall crossing a certain ten feet wide drainage right-of-way, and also crossing a certain twenty feet wide driveway, 115.72 feet to a point in line of land now or late of John E. Turner, said twenty feet wide driveway extending Southeastwardly from South Spring Garden Street to Park Avenue; thence, extending South 86 degrees, 42 minutes, 30 seconds East, along the said Turner's land, 16.15 feet to a point; thence, extending South 03 degrees, 21 minutes West, recrossing the aforesaid twenty feet wide driveway, recrossing the aforesaid ten feet wide drainage right-of-way and partly through the party wall, 115.73 feet to a point on the Northeasterly side of Southern Avenue aforesaid; thence, extending North 86 degrees, 39 minutes West, along the said side of Southern Avenue, 16.15 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew T. Joyce and Amy M. Joyce, by Deed from Dean Mazzotta, dated 04/28/2009, recorded 04/29/2009 in Book 5728, Page 1619.

Parcel Number: 01-00-04675-00-4.

Location of property: 219 Southern Avenue, Ambler, PA 19002-4817.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew T. Joyce and Amy M. Joyce** at the suit of GMAC Mortgage, LLC. Debt: \$202,387.76.

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.

12-15101

ALL THAT CERTAIN tract or piece of ground, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan for Severo Antonelli by Warren H. Keater, Registered Surveyor, dated 2/20/1980, last revised 3/2/1981 and recorded in Plan Book A-44, Page 122, as follows, to wit:

BEGINNING at a point on the Southwesterly side of an unnamed road (now named St. George Avenue) (50 feet wide), a corner of Lot No. 13 on said plan, which point is measured along said unnamed road on the arc of a circle curving to the right having a radius of 115 feet the arc distance of 58.83 feet from a point of curve on the Southwesterly side of same, which point is measured North 45 degrees, 18 minutes, 30 seconds West, 175.04 feet from a point on the Northwesterly side of Mt. Pleasant Avenue (40 feet wide); thence extending from said point of beginning along said Lot No. 13, South 74 degrees, 00 minutes West, 131.56 feet to a point in line of land now or late of Craft; thence extending along the same North 45 degrees, 18 minutes, 30 seconds West, 127.22 feet to a point, a corner of Lot No. 11 on said plan; thence extending along the same South 86 degrees, 14 minutes, 30 seconds East, 213.15 feet to a point on the Westerly side of said unnamed road; (now named St. George Avenue); thence extending along the Westerly and Southwesterly side thereof on the arc of a circle curving to the left having a radius of 115 feet the arc distance of 39.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on said plan.

CONTAINING in area 11,440 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Eva M. Moos, a married woman, by Deed from Francis E. Moos and Eva M. Moos, dated 12/01/2006, recorded 01/02/2007 in Book 5629, Page 1416.

Parcel Number: 01-00-04485-18-5.

Location of property: 316 Pleasant Acres Drive a/k/a 316 Pleasant Acre Drive, Ambler, PA 19002-4270.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eva M. Moos** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1. Debt: \$378,574.57.

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.

12-15109

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

BEGINNING at a point on the Northerly side of Beech Street, at the distance of 60.00 feet measured Eastwardly from the Northeasterly corner of Franklin and Beech Streets, a corner of this and land now or late of A. K. Lora; thence in a Northwardly direction 140.00 feet to a twenty feet wide alley; thence Eastwardly 15.50 feet to a lot now or late of Daniel Rhoads; thence Southwardly by the same 140.00 feet to Beech Street, aforesaid; thence Westwardly by the same 15.50 feet, more or less to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES is vested in Stephen M. Amenta and Amy R. Heller by Deed from Dean Vagnozzi dated October 27, 2004 and recorded November 9, 2004 in Deed Book 5532, Page 0831 Instrument #2004218972.

Parcel Number: 16-00-01516-00-7.

Location of property: 407 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen M. Amenta and Amy R. Heller** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee to JP Morgan Chase Bank N.A., as Trustee for The Certificateholders of Bear Stearns ALT-A Trust 2005-1, Mortgage Pass-Through Certificates, Series 2005-1, c/o Bank of America, N.A. Debt: \$69,685.27.

Brian T. LaManna, 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.

12-15334

PREMISES A:

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lots Numbered One and Two Block "A" on a plan of lots of Arcola Hills, Plot No. 1, surveyed by James Cresson, Civil Engineer, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Level Road a corner of Lot No. 6, Block "A"; thence along Lot No. 6, South seventy-five degrees, twenty-nine minutes West, one hundred seven and thirty-six one-hundredths feet to a point on the Northeast side of Arcola Road; thence along the said side of Arcola Avenue, North nine degrees, nine minutes West, one hundred one and eighty-six one-hundredths feet to a point; thence by the Southeasterly side of a continuation of Arcola Road, North fifty-six degrees, fifty four minutes East, eighty-six and twenty one-hundredths feet to a point on the Southwesterly side of Level Road, aforesaid; thence along the said side of Level Road, the two following courses and distances: South twenty-nine degrees, forty-six minutes East, sixty and eighty-five one-hundredths feet to an angle point; thence South fourteen degrees, thirty-one minutes East, seventy-one feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN message or tenement and lots or pieces of land with the buildings and improvements thereon erected, being Lots 6 and 7, Tract "A" on plan of Arcola Hills, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Level Road a corner of Lot No. 1, Tract "A"; thence along Lot No. 1 and Lot No. 2 South seventy-five degrees, twenty-nine minutes West, one hundred and seven and thirty-six one-hundredths feet to the Northeast side of Arcola Road; thence along the said side of Arcola Road, South nine degrees, nine minutes East, forty feet to a line of Lot No. 8 on said tract and plan; thence along the same North seventy-five degrees, twenty-nine minutes East, one hundred and eleven and twelve one-hundredths feet to the said side of Level Road; thence along the said side of Level Road North fourteen degrees, thirty-one minutes West, forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Torie A. Beedle, by Deed from R. Scott Downs, Jr., dated 12/01/2004, recorded 01/12/2005 in Book 5540, Page 489.

Parcel Numbers: (1) 43-00-00580-00-7 and (2) 43-00-00583-00-4.

Location of property: 3616 Arcola Road, Collegeville, PA 19426-4300.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Torie A. Beedle** at the suit of Wells Fargo Bank, N.A. Debt: \$169,051.96.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-15361

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania and described according to a plan of property surveyed by Gertrude Stringer by Herbert H. Metz, Inc., Registered Engineer dated March 4, 1958, as follows, to wit:

BEGINNING at a spike on the Northeastly side of Fourth Street (twenty-five feet wide), said spike being at the distance of one hundred thirty and twelve one-hundredths feet measured on a bearing of North sixty-one degrees twenty-four minutes West along the Northeastly side of Fourth Street from its point of intersection with the Northwestly side of Walnut Street (thirty-seven feet wide); thence extending from said point of beginning North sixty-one degrees, twenty-four minutes West along the Northeastly side of Fourth Street fifteen and five one-hundredths feet to a drill mark; thence extending North twenty-eight degrees, thirty-six minutes East partly through a party wall fifty-eight feet to a point; thence extending North thirty-eight degrees, fifty-two minutes East, seventy-one and eight one-hundredths feet to an iron pin and line of land now or late of Lydia K. Weingartner; thence extending South sixty degrees, thirty minutes East along the aforesaid Weingartner's land nine feet to an iron pin; thence extending South twenty-eight degrees, thirty-six minutes, twenty-one and thirty-five one-hundredths feet to a point; thence extending South thirty-six degrees, twenty-three minutes West, forty-eight and eighty-eight one-hundredths feet to a point; South twenty-eight degrees, thirty-six minutes West, partly through a party wall fifty-eight feet to the first mentioned spike and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain ten feet wide strip of land along the Northeasternmost lines of premises 113, 115, 117, 119 and 121 North Fourth Street and connecting with a strip of land ten feet wide along the Northernmost side of premises 121 North Fourth Street leading into Fourth Street for use as a passageway for premises 111 to 121 North Fourth Street inclusive for ingress and egress to and from North Fourth Street at all times hereafter, forever in common with the owners, tenants and occupiers of said properties, their heirs, executors, administrators and assigns; subject, however, to equal payment by each owner of the expense of keeping and maintaining said ten feet wide strip of land in good order and repair.

BEING the same premises which Scott E. Tindall by Deed dated 03/06/2006 and recorded 03/22/2006 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5594, Page 1225 granted and conveyed unto Ted Shearba.

Parcel Number: 14-00-00836-00-5.

Location of property: 113 North 4th Street, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ted Shearba** at the suit of U.S. Bank, N.A., as Trustee, Successor in Interest to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC, Asset-Backed Certificates, Series 2006-HE6. Debt: \$201,221.65.

David Fein, Attorney. I.D. #82628

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

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

12-15459

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

12-15491

ALL THAT CERTAIN lot or piece of land, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan made by John E. Burkhardt, Registered Engineer of Norristown, Pennsylvania dated May 1954 and described, as follows:

BEGINNING at a point on the Northwesterly side of Lenhart Road (50 feet wide) at the distance of 292.33 feet measured South 45 degrees, 59 minutes West along the Northwesterly side of Lenhart Road from a point in the said Northwesterly side of Lenhart Road which last mentioned point is at the distance of 389.56 feet measured South 49 degrees, 34 minutes West along the Northwesterly side of Lenhart Road where it intersects with the Southwesterly side of Bethlehem Pike (60 feet wide); thence extending from point of beginning along the Northwesterly side of Lenhart Road, South 45 degrees, 59 minutes West, 100 feet to a point in line of Lot No. 1 on said plan; thence extending along the same, North 44 degrees, 1 minute West 290.92 feet to a point in the bed of Neshaminy Creek; thence along the bed of Neshaminy Creek, North 58 degrees, 12 minutes East, 102.32 feet to a point in line of Lot No. 3 on said plan; thence extending along the same, South 44 degrees, 1 minute East 269.27 feet to the first mentioned point and of beginning.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael Jackson by Deed William W. Evans and Julie L. Evans, husband and wife dated 03/30/2009 and recorded 5/12/2009 in Book 5729, Page 02341, Instrument #2009047148.

Parcel Number: 35-00-05677-00-3.

Location of property: 2740 Lenhart Road, Colmar, PA 18915-9716.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Jackson** 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: \$290,578.07.

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.

12-15523

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan prepared for "Shannon Ridge" made by Chambers Associates, Inc., Villanova, Pennsylvania dated 05/12/1996 and last revised 11/07/1997 and recorded in Montgomery County in plan Book A-57, Page 268, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Patricia Lane (50 feet wide) said point being a corner of Lot 19 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Patricia Lane on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 51.73 feet to a point a corner of Lot 17 as shown on the above mentioned plan; thence extending along the same and along Lots 15 and 14 as shown on the above mentioned plan South 54 degrees, 03 minutes, 00 seconds East, 331.08 feet to a point in line of lands now or late of John C. and Betty J. Lafever; thence extending along the same South 85 degrees, 30 minutes, 00 seconds West, 259.61 feet to a point a corner of Lot 20 as shown on the above mentioned plan; thence extending along the same and along Lot 19 as shown on the above mentioned plan the two (2) following courses and distances: (1) North 35 degrees, 57 minutes, 00 seconds East, 118.43 feet to a point; and (2) North 54 degrees, 03 minutes, 00 seconds West, 146.30 feet to the first mentioned point and place of beginning.

BEING Lot 18 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Rajeev Paul, as sole owner, by Deed from Rhoda Jackson, dated 10/05/2005, recorded 10/20/2005 in Book 05576, Page 0307, Instrument #2005153326.

Parcel Number: 60-00-02489-21-4.

Location of property: 1506 Patricia Lane, Pottstown, PA 19464-1574.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rajeev Paul** at the suit of Deutsche Bank National Trust Company, as Trustee for The Holders of The First Franklin Mortgage Loan Trust 2006-FF1, Mortgage Pass-Through Certificates, Series 2006-FF1. Debt: \$338,902.37.

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.

12-15555

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Certain Plan of a Portion of "Wedgewood Park" for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated January 22, 1962 and revised March 16, 1962, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wedgewood Drive (sixty feet wide) said point being the six following courses and distances from a point of curve on the Northwestern side of the proposed widening of Moyers Road (forty-six and fifty one-hundredths feet wide): (1) leaving Moyers Road on the arc of a circle curving to the right having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of tangent on the Northeasterly side of Wedgewood Drive (eighty feet wide); (2) North forty-three degrees, thirty-three minutes, thirty seconds West along the Northeasterly side of Wedgewood Drive (eighty feet wide) one hundred forty-nine and twenty one-hundredths feet to a point of curve connecting the Northeasterly side of Wedgewood Drive (eighty feet wide) with the Southeasterly side of Andover Road (sixty feet wide); (3) on the arc of a circle curving to the right having a radius of thirty feet the arc distance of thirty-seven and thirty-six one-hundredths feet to a point of reverse curve on the Southeasterly side of Andover Road (sixty feet wide), said point also being the Southeasterly end of a radial line projected Northwestwardly across Andover Road; (4) North sixty-two degrees, eleven minutes, fifty-five seconds West along the aforesaid radial line crossing the bed of Andover Road sixty feet to a point on the Northwestern side of Andover Road; (5) Southwesterly and Northwestwardly partly along the Northwestern side of Andover Road and partly along the Northeasterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of one hundred forty feet the arc distance of two hundred sixty-seven and twenty-three one-hundredths feet to a point of tangent on the Northeasterly side of Wedgewood Drive; and (6) North forty-two degrees, fifty minutes West along the Northeasterly side of Wedgewood Drive thirty-six and forty-two one-hundredths feet to the point of beginning; thence extending from said point of beginning North forty-two degrees, fifty minutes West along the Northeasterly side of Wedgewood Drive sixteen and seventeen one-hundredths feet to a point; thence extending North forty-seven degrees, ten minutes East

partly through a party wall between these premises and premises adjoining to the Northwest crossing the Southwesterly side of a certain fifteen feet wide driveway (which extends Southeastwardly connecting with another certain fifteen feet wide driveway which extends Southwestwardly into Wedgewood Drive and Northeastwardly into Andover Road) one hundred forty-one and thirty one-hundredths feet to a point in the bed of the first above mentioned driveway; thence extending South forty-one degrees, twenty-five minutes, twenty seconds East through the bed of the first above mentioned driveway sixteen and seventeen one-hundredths feet to a point; thence extending South forty-seven degrees, ten minutes West recrossing the Southwesterly side of the first above mentioned driveway partly through a party wall between these premises and premises adjoining to the Southeast one hundred forty and ninety one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 137.

UNDER AND SUBJECT to certain restrictions which appear of record.

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

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

TITLE TO SAID PREMISES IS VESTED IN Veronica A. Carothers, by Deed from William H. Groff, widower, dated 01/12/2002, recorded 01/17/2002 in Book 5392, Page 746.

Parcel Number: 11-00-18368-00-8.

Location of property: 849 Wedgewood Drive, Lansdale, PA 19446-1836.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Veronica A. Carothers** at the suit of Wells Fargo Bank, N.A. Debt: \$53,098.58.

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

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

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

12-15596

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

BEGINNING at a point on the title line in the bed of Pennsylvania State Highway Route No. 29 a corner of this and land now or late of Herman Willaredt as shown on said plan; thence extending from said point of beginning South 47 degrees, 55 minutes West through the bed of said Pennsylvania State Highway Route No. 29, 161.23 feet to a point a corner; thence extending North 45 degrees, 04 minutes West, through the bed of Lovers Lane 400.00 feet to an iron pin a corner of land conveyed to Hallman; thence extending 158.98 feet to a fence post in line of land now or late of Andrew Wilson; thence extending South 45 degrees, 24 minutes East along line of land of Wilson and Herman Willaredt, aforesaid 398.74 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John W. Hallman and Mary B. Hallman, his wife, by Deed from David H. Famous and Clara H. Famous, his wife, dated 08/02/1982, recorded 08/03/1982 in Book 4689, Page 1002.

Parcel Number: 61-00-01087-00-4.

Location of property: 370 Lovers Lane, Mont Clare, PA 19453-5087.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John W. Hallman and Mary B. Hallman** at the suit of Nationstar Mortgage, LLC. Debt: \$262,000.13.

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.

12-15651

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situated in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan entitled "Thomas Tract", drawn by R.S.C. Properties, Inc., Worcester, Pennsylvania, dated 2/9/1988 last revised 12/15/1988 and recorded in Plan Book A-50, Page 338, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a private road (Georgetowne Court), said point being at a point a corner of Lot No. 40 on said plan; thence extending from said point of beginning and extending along the said side of private road, North 52 degrees, 12 minutes, 39 seconds East, 20.00 feet to a point a corner of Lot No. 38 on said plan; thence extending along the line of said Lot No. 38 South 37 degrees, 47 minutes, 21 seconds East, 100.00 to a point in line of lands now or late of Thomas F. Tucker as shown on said plan; thence extending along the line of said lands of Tucker, South 52 degrees, 12 minutes, 39 seconds West, 20.00 feet to a point a corner of Lot No. 40, aforesaid; thence extending along the line of said Lot No. 40 North 37 degrees, 47 minutes, 21 seconds West, 100.00 feet to a point on the Southeasterly side of a private road (Georgetowne Court), aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 39 on said plan.

BEING the same premises which Rene R. Yarborough-Johnson by Deed dated November 19, 2008 and recorded on November 19, 2008 in Deed Book 5716, Page 02890 in the Recorder of Deeds for Montgomery County, granted and conveyed unto Rene R. Yarborough.

Parcel Number: 61-00-02078-76-8.

Location of property: 239 Georgetowne Court, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rene R. Yarborough** at the suit of JP Morgan Chase Bank, National Association. Debt: \$200,335.42.

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.

12-15666

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania.

BEGINNING at a point in the Northwestern side of Edgley Avenue (fifty feet wide) at the distance of one hundred twelve and forty-six one-hundredths feet Southwestwardly from the intersection which said side of Edgley Avenue produced makes with the Southwest side of Kenmore Avenue (forty feet wide) produced; thence by the same by a line curving to the right with a radius of one thousand one hundred sixty-five and sixty-two one-hundredths feet the distance of forty-two feet to a point; thence North forty-four degrees, twenty-six minutes, thirty-five seconds West, one hundred twenty-seven and eighty-four one-hundredths feet to a point; thence North thirty-seven degrees, fifty-seven minutes, forty seconds East, thirty-seven and fifty-six one-hundredths feet to a point; thence South forty-six degrees, thirty minutes, twenty-seven seconds East, one hundred thirty-two and seventeen one-hundredths feet to the place of beginning.

TOGETHER with the buildings and improvements thereon erected being the Southwesterly seventeen feet of Lot No. 282A and all of No. 283 Johnson's Glenside Tract.

TITLE TO SAID PREMISES IS VESTED IN Todd A. Keim, by Deed from Todd A. Keim and Elizabeth M. Keim, as Tenants by the Entireties, dated 09/25/2008, recorded 10/10/2008 in Book 5710, Page 1971.

Parcel Number: 30-00-17348-00-1.

Location of property: 330 Edgley Avenue, Glenside, PA 19038-5304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd A. Keim** at the suit of Citimortgage, Inc. Debt: \$334,664.84.

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.

12-15860

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium", located in **Montgomery Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Montgomery County Recorder of Deeds, a Declaration dated 7/12/1983 and recorded 7/13/1983 in Deed Book 4712, Page 83 and the Plats and Plans attached thereto, and forming a part thereof, and any and all Amendments thereto up to and including, but not limited to the 14th Amendment thereto dated 8/16/1985 and recorded 8/22/1985 in Deed Book 4776, Page 338 and re-recorded 9/19/1985 in Deed Book 4779, Page 90, being and designated as Unit No. 1401, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto) as such undivided interest may change as provided in Amendments.

TOGETHER with all right, title and interest in and to the Common Elements as set forth in the aforesaid Declaration of Condominium as such undivided may change by Amendment to Declaration of Condominium as provided therein.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

UNDER AND SUBJECT to all easements, agreements, covenants, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominium, the Declaration Plan and the By-Laws and any Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Angela Correa, by Deed from Vernelle Ervin, dated 06/21/2006, recorded 07/19/2006 in Book 5608, Page 2329.

Parcel Number: 46-00-02806-26-2.

Location of property: 1401 Morris Court, North Wales, PA 19454-1051.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Angela Correa** at the suit of Wells Fargo Bank, N.A. Debt: \$158,898.23.

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.

12-15864

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3101 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3100 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company, as endorsed hereon, as follows:

BEGINNING at a point a corner of this and the common area, as shown on the said plan, which point is measured the 6 following courses and distances from a spike set at the intersection of the center line of Buchert Road and the center line of Main Drive, as shown on said plan: (1) leaving Buchert Road South 28 degrees, 23 minutes, 35 seconds West along the center line of Main Drive, 169.39 feet to a point; (2) South 69 degrees, 00 minutes, 50 seconds East still along the center line of Main Drive 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 00 seconds East still along same 148.06 feet to a point of curve; (4) along same on the arc of a curve, curving to the right, having a radius of 209.34 feet, the arc distance of 151.08 feet; (5) South 74 degrees, 13 minutes, 00 seconds East, 37.08 feet; and (6) South 15 degrees, 47 minutes, 00 seconds East, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 74 degrees, 13 minutes, 00 seconds East from said point of beginning 20.00 feet and extending of that width between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN James R. Kemp, Jr. and Dawn M. Kemp, h/w, by Deed from Benjamin R. Crahalla and Jacqueline R. Crahalla, h/w, dated 08/27/2001, recorded 08/31/2001 in Book 5373, Page 2197. Parcel Number: 42-00-05119-25-7.

Location of property: 3101 Walnut Ridge Estates, Pottstown, PA 19464-3073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Kemp, Jr. and Dawn M. Kemp** at the suit of LoanCare, a Division of FNF Servicing, Inc. Debt: \$122,856.22.

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.

12-16165

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Pottstown Borough**, in the County of Montgomery, Commonwealth of Pennsylvania, and being more particularly described, as follows:

BEING known and designated as Lot 292 on a plan of lots laid out for Pottsgrove Manor, Inc. by George F. Shaner, Registered Professional Engineer, on December 24, 1951 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on November 19, 1952 in Deed Book 2315, Page 601.

TITLE TO SAID PREMISES IS VESTED IN James F. Barattucci by Deed from Leonard B. Hopkins and Alyson A. Hopkins, husband and wife, dated 11/30/2006, recorded 1/5/2007 in Book 5630, Page 339, instrument #2007002335.

Parcel Number: 16-00-01980-00-2.

Location of property: 362 West Beech Street, Pottstown, PA 19464-6404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James F. Barattucci** 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: \$158,689.92.

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

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

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

12-16350

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate on Hilltop Road, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania bounded, limited and described, as follows, to wit:

BEGINNING at a point in the middle of Hilltop Road, a corner of Lot No. 69 in a plan of lots laid out by Stanley Swinehart, known as Green Acres, Section A, which said point of beginning is distant 200 feet South from Sunrise Lane; thence along the said Lot 69, South 52 degrees, 14 minutes East a distance of 308 feet to a point; thence North 23 degrees, 13 minutes East a distance of 103.6 feet to a point; thence along Lot 81 and 71 in the aforesaid plan, North 52 degrees, 14 minutes West a distance of 280.84 feet to the middle line of Hilltop Road aforesaid; thence along the same South 37 degrees, 46 minutes West, a distance of 100 feet to the point or place of beginning.

BEING Lot 70 and 82 in the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Sidney J. Barrett and Angela L. Barrett, h/w, by Deed from Craig O. Mehnert and Sabine D. H. Mehnert, his wife, dated 09/15/2000, recorded 09/28/2000 in Book 5333, Page 1262.

Parcel Number: 42-00-01909-00-2.

Location of property: 1530 Hilltop Road, Pottstown, PA 19464-2530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sidney J. Barrett and Angela L. Barrett** at the suit of HSBK Bank USA, as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2004-RP1. Debt: \$131,652.11.

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.

12-16858

ALL THAT CERTAIN unit in the property known, named and identified as "Beaver Court Condominium", located 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 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. 28, 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 **Dothlyn E. Lysue**, by Deed from Charles R. Rudalavage and Heather E. Rudalavage, dated 11/15/2001, recorded 12/11/2001 in Book 5388, Page 1412.

Parcel Number: 31-00-01737-54-5.

Location of property: 765 Limekiln Pike, Unit 28 a/k/a 765 Limekiln Pike, Condominium 28, Glenside, PA 19038-3928.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Dothlyn E. Lysue** at the suit of Wells Fargo Bank, N.A. Debt: \$157,976.88.

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

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

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

12-17013

ALL THAT CERTAIN lot or 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 Plot Plan of Part of Section No. 1 "Wenwood in Abington," made by Herbert H. Metz, Inc., Registered Engineer dated September 27, 1958, and last revised November 24, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Thunderhead Road (50 feet wide) said point being the two following courses and distances from a point of curve in the Southeasterly side of Hallman Road (50 feet wide): (1) leaving Hallman. Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Thunderhead Road; and (2) South 47 degrees, 06 minutes, 30 seconds East along the Southerly side of Thunderhead Road 125.93 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Thunderhead Road the two following courses and distances: (1) South 47 degrees, 06 minutes, 30 seconds East, 16.55 feet to a point of curve; and (2) Southeastwardly on the arc of a circle curving to the left having a radius of 190.00 feet the arc distance of 13.45 feet to a point; thence extending South 38 degrees, 50 minutes, 08 seconds West, partly through dwellings erected on these premises and the premises adjoining to the Southeast 136.12 feet to a point; thence extending North 47 degrees, 29 minutes West, 39.62 feet to a point; thence extending North 42 degrees, 53 minutes, 30 seconds East, 135.56 feet to the first mentioned point and place of beginning.

BEING the same premises which Charlotte Mullen by Deed dated 06/05/2008 and recorded 07/02/2008 in Montgomery County in Deed Book 5698, Page 1914 granted and conveyed unto Sheena Johnson.

Parcel Number: 30-00-67088-00-4.

Location of property: 2880 Thunderhead Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sheena Johnson** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$228,695.95.

David Fein, Attorney. I.D. #82628

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

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

12-17121

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration and Plats and Plans referred to below as "Dresher Woods Condominium", a Condominium located in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Unit Condominium Act 68 Pa. C.S.A. Section 3101 et seq., by the recording in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, of a Declaration of Condominium dated 12/17/1997 and recorded 12/19/1997 in Deed Book 5210, Page 2080, First Amendment thereto recorded in

Deed Book 5212, Page 1569, Second Amendment thereto recorded in Deed Book 5214, Page 1343, Third Amendment thereto recorded in Deed Book 5226, Page 1774, Fourth Amendment thereto recorded in Deed Book 5232, Page 1254, Corrective Amendment to Fourth Amendment recorded in Deed Book 5244, Page 2262, Fifth Amendment thereto recorded in Deed Book 5246, Page 1938, Sixth Amendment thereto recorded in Deed Book 5256, Page 1798, Seventh Amendment thereto recorded in Deed Book 5270, Page 13, Eighth Amendment thereto recorded in Deed Book 5278, Page 800, and Ninth Amendment thereto recorded in Deed Book 5295, Page 2388, and any further amendments thereto, and the By-Laws for the Condominium, together with the plats and plans of said condominium attached thereto and made a part thereof, being and designated in such declaration and plats and plans as Unit Number 716, as more fully described in such declaration and plats and plans and amendments thereto, together with the proportionate undivided interest in the common elements (as defined in such declaration) as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Dina M. Albrecht by Deed from Margaret Faire dated 8/30/2010, recorded 8/31/2010 in Book 5778, Page 288 Instrument #2010073853.

Parcel Number: 54-00-05411-38-5.

Location of property: 716 Dresher Woods Drive, Dresher, PA 19025-1527.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Dina M. Albrecht** 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: \$239,328.60.

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.

12-17146

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania and described according to a Plan of Section No. 3, Whitmarsh Village, made for McCloskey Homes, Inc., by Barton & Martin, Engineers, Philadelphia, Pennsylvania on March 17, 1957 and recorded at Norristown in Deed Book 2063, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Paper Mill Road (41.5 feet wide) at the distance 390.51 feet measured along the said side of Paper Mill Road North 37 degrees, 5 minutes, 50 seconds East from its point of intersection with the Northeast side of Stotesbury Avenue (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Paper Mill Road 125 feet measured North 37 degrees, 5 minutes, 50 seconds East from said beginning point and extending of that width in length or depth South 52 degrees, 54 minutes, 10 seconds East between parallel lines at right angles to the said Paper Mill Road 200 feet.

SUBJECT to covenants, restrictions, easements of record.

TITLE TO SAID PREMISES IS VESTED IN John W. Kett and Christine A. Kett, h/w, by Deed from Phyllis G. Gordon, dated 06/17/1999, recorded 07/12/1999 in Book 5278, Page 1963.

Parcel Number: 52-00-13459-00-7.

Location of property: 1200 Paper Mill Road, Wyndmoor, PA 19038-7325.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine A. Kett and John W. Kett** 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: \$192,044.28.

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.

12-17301

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough**, formerly in the Township of Hatfield, in the County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer on June 28, 1920, as follows, to wit:

BEGINNING at a point on the Northeast side of Third Street as laid out in said Borough fifty feet wide at the distance of ninety-one and four one-hundredths feet Northwestward from the Northwest side of Fourth Street as laid out in said Borough forty feet wide being a corner of this and land now or late of William A. Leopold; thence extending along the Northeast side of said Third Street North forty-three degrees, twenty-two minutes West, thirty-one and ninety-six one-hundredths feet to a point, a corner of Lot Number 87 on the plan of North Lansdale Building Lots; thence extending along said Lot No. 87 North forty-six degrees, thirty-eight minutes East, one hundred fifty feet to a point a corner on the Southwest side of a twenty feet wide alley; thence extending along the Southwest side of said twenty feet wide alley South forty-three degrees, twenty-two minutes East, thirty and ninety-one one-hundredths feet to a point a corner of land now or late of William A. Leopold; thence extending along land now or late of William A. Leopold and passing through the middle of the partition wall of the building erected on this and said land now or late of the said William A. Leopold south forty-six degrees, fifteen minutes West, one hundred fifty feet to the place of beginning.

BOUNDED on the Northeast by said twenty feet wide alley on the Southeast by land now or late of William A. Leopold, on the Southwest by Third Street, and on the Northwest by Lot No. 87 on the plan of the North Lansdale Building Lots.

TITLE TO SAID PREMISES IS VESTED IN Teresa M. Camilari, by Deed from Joseph T. Camilari and Teresa M. Camilari, dated 07/26/2012, recorded 07/26/2012 in Book 5842, Page 2204.

Parcel Number: 11-00-16440-00-1.

Location of property: 807 West Third Street, Lansdale, PA 19446-2112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph T. Camilari and Teresa M. Camilari** at the suit of PHH Mortgage Corporation. Debt: \$170,108.08.

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.

12-18166

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

BEGINNING at a spike in the middle of Warner Avenue, at the distance of 182.99 feet Northeastwardly from a spike in the bed of the Old Lancaster Road; thence from said point of beginning along the middle line of Warner Avenue, North 46 degrees, 50 minutes, 00 seconds East, the distance of 24.90 feet to a point; thence extending South 43 degrees, 10 minutes, 00 seconds East, passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Northeast, the distance of 101.77 feet to a point; thence extending by land of Selena F. Brinton, South 46 degrees, 50 minutes, 00 seconds West, the distance of 19.90 feet to a point; thence by other land of J. Walter Matlack, the two next following courses and distances, to wit: (1) extending North 53 degrees, 41 minutes, 00 seconds West, the distance of 4.90 feet to a point; and (2) thence extending South 40 degrees, 46 minutes, 99 seconds West, the distance of 4.12 feet to a point; thence partly by land of Selena F. Brinton and partly by land of J. Walter Matlack, North 43 degrees, 10 minutes, 00 seconds West, the distance of 97.22 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rachel R. Shaw, by Deed from Leighona Curry, dated 06/04/2007, recorded 08/01/2007 in Book 5658, Page 28.

Parcel Number: 40-00-64244-00-3.

Location of property: 63 South Warner Avenue, Bryn Mawr, PA 19010-2608.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel R. Shaw** at the suit of Nationstar Mortgage, LLC. Debt: \$173,070.62.

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

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

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

12-18425

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan "Countryide" made by Brian J. Nixon and Associates, Civil Engineers/Land Surveyors dated 5/28/1996 and last revised 8/20/1999 and recorded in Plan Book A-58, Page 484, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Penn Street (60 feet wide) at a corner of this and Lot 17 as shown on the above mentioned plan; thence extending from said point beginning and along Lot 17 South 28 degrees, 30 minutes, 37 seconds West, 104.16 feet to a point a corner in line of land now or late of John R. Young & Company; thence extending along the same North 32 degrees, 46 minutes, 04 seconds West, 143.28 feet to a point a corner on the Southeasterly side of Penn Street; thence extending partly along the same and partly along the Southwesterly side of Penn Street, the two following courses and distances as follows to wit: (1) on the arc of a circle curving to the left having a radius of 180.00 feet the arc distance of 28.00 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 220.00 feet the arc distance of 105.84 feet to a point being the first mentioned point and place of beginning.

BEING Lot 16 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kimberly C. Riggins, by Deed from Bruce S. Cage and Jill E. Cage, h/w, dated 10/21/2005, recorded 12/07/2005 in Book 5582, Page 368.

Parcel Number: 15-00-01753-38-3.

Location of property: 625 Penn Street, Pennsburg, PA 18073-1109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly C. Riggins** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2005-12. Debt: \$232,094.94.

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

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

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

12-18487

ALL THAT CERTAIN lot or piece of land, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania bounded and described according to a plan thereof called 'Huntingdon Slopes' dated June 8, 1950 and recorded at Norristown in and for the County of Montgomery in Deed Book 2062, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Byberry Road (46.5 feet wide) at the distance of 109.89 feet Northwestwardly from the intersection of the said side of Byberry Road, produced with the Northeasterly side of Winding Road (50 feet wide); thence extending along Lot #85 on said plan South 456 degrees, 17 minutes, 30 seconds West, 199.72 feet in a point; thence extending North 44 degrees, 42 minutes, 30 seconds West, 199.72 feet in a point; thence extending North 44 degrees, 42 minutes, 30 seconds East, 800.71 feet to a point on the said Southwesterly side of Byberry Road; thence extending along the same South 44 degrees, 08 minutes, 30 seconds East, 100.01 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Emilie G. Springfield Stone, by Deed from Wells Fargo Financial Pennsylvania, Inc., dated 01/06/2010, recorded 02/26/2010 in Book 5759, Page 2183.

Parcel Number: 59-00-01942-00-6.

Location of property: 2320 Byberry Road, Hatboro, PA 19040-3712.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emilie G. Springfield Stone a/k/a Emilie Springfield Stone** at the suit of Wells Fargo Bank, N.A. Debt: \$143,652.63.

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.

12-18522

ALL THAT CERTAIN message and tract of land, together with the dwelling thereon situate on the Southwesterly side of Franklin Avenue (known as 208 Franklin Avenue), **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by John H. Casselberry on November 2, 1929, as follows:

BEGINNING at an iron pin in the Southwesterly side of Franklin Avenue (forty-eight feet wide) at a distance of fifty-three feet Southeasterly from the intersection of the Southeasterly side line of formerly Fairview Street, now proposed to be ordained as West Garfield Avenue (forty-four feet wide) with the Southwesterly side line of said Franklin Avenue; thence continuing South thirty-seven and one-half degrees East and containing in front or breadth on said Franklin Avenue forty-seven feet, six inches, and extending of that width in length or depth Southwesterly between two parallel lines at right angles with the said Franklin Avenue one hundred fifty-two feet, eight inches to the Northeasterly side line of a sixteen feet wide alley dedicated to public use.

BOUNDED on the Northeast by Franklin Avenue, on the Southeast by land of William R. Krout, on the Southwest by a sixteen feet wide alley, and on the Northwest by land of Mary B. Hackman.

BEING the same land and premises which Richard G. Breisch by Deed dated September 18, 2008 and recorded October 3, 2008 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Book 5709, Page 2303, granted and conveyed unto Eleanor Detweiler, in fee.

Parcel Number: 21-00-03200-00-1.

Location of property: 208 Franklin Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eleanor Detweiler** at the suit of Emigrant Residential, LLC. Debt: \$128,070.24.

Leona Mogavero, Attorney.

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

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

12-19026

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lot No. 21 Block "A" on plan of Lots of Church Road Development made by H.D. Herbert, Registered Professional Engineer, Center Square, Pennsylvania on January 30, 1948 and revised December 10, 1949, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Circle Drive, 40 feet wide, at the distance of 267.034 feet measured along said side of Circle Drive in a Southwestwardly and Southeastwardly direction on the arc of a circle curving to the left with a radius of 176 feet from a point on the Southeasterly side of Circle Drive last mentioned point is at the distance of 911.25 feet measured on a course of South 47 degrees, 1 minute East, from the point of intersection of the center line of Circle Drive, with the center line of Church Road, 33 feet wide, said point of beginning being a corner of Lot No. 22 Block 'A' on said plan; thence Southeastwardly along the side of Church Drive on the arc of a circle curving to the left with a radius of 170 feet, the arc distance of 133.517 feet to a point, a corner of Lot No. 20, Block 'A' on said plan; thence along said Lot No. 20, North 2 degrees, 1 minute West, 170 feet to an iron pin; thence along Lot No. 22, Block 'A' on said plan, South 42 degrees, 59 minutes West, 170 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James V. Baker and Anna L. Baker, by Deed from James V. Baker, dated 06/12/2001, recorded 08/21/2001 in Book 5372, Page 788.

Parcel Number: 43-00-02467-00-1.

Location of property: 36 Circle Drive, Norristown, PA 19403-1220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James V. Baker and Anna L. Baker** at the suit of Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust Series 2006-3. Debt: \$292,995.87.

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.

12-19205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected being situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Section Two of "Justin Farm" made for Chapel Hill Development Corporation, by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors dated April 15, 1963 and last revised March 29, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 108, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mettler Road said point being the four following courses and distances from a point of curve on the Southwesterly side of Somers Road: (1) leaving Somers Road 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 tangent on the Northwesterly side of Mettler Lane; (2) South 27 degrees, 20 minutes, 30 seconds West along the Northwesterly side of Mettler Lane 180 feet to a point of curve on the same; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Mettler Lane and partly along the Northeasterly side of Mettler Road on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 196.35 feet to a point of tangent on the Northeasterly side of Mettler Road; and (4) 62 degrees, 39 minutes, 30 seconds West along the Northeasterly side of Mettler Road 290 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Mettler Road 125 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Mettler Road 160 feet.

TITLE TO SAID PREMISES IS VESTED IN Linda Weissman-Wattenmaker, married, by Deed from Thomas A. Sweeney and Gloria Sweeney, a/k/a Gloria F. Sweeney, h/w, dated 12/30/1999, recorded 01/13/2000 in Book 5303, Page 1577.

Parcel Number: 41-00-05701-00-9.

Location of property: 1169 Mettler Road, Huntingdon Valley, PA 19006-1909.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Weissman Wattenmaker** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$140,762.66.

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

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

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

12-19213

ALL THAT CERTAIN message and building lot, situate on the North side of Ridge Avenue between Fourth Street and School Lane in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent plan of Ridge Avenue building lots dated August 28, 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 North side of Ridge Avenue 46 feet wide, said pin being 100 feet East of the intersection of the East side of Fourth Street and the North side of Ridge Avenue; thence along lands of William S. Alderfer North 36 degrees, 15 minutes West the distance of 150 feet to an iron pin in the South side of a 15 feet wide public alley; thence along the same North 53 degrees, 45 minutes East the distance of 60 feet to an iron pin; thence along Lot No. 2 South 36 degrees, 15 minutes East the distance of 150 feet to an iron pin in the North side line of Ridge Avenue; thence along the same South 53 degrees, 45 minutes West the distance of 60 feet to the place of beginning.

CONTAINING 9,000 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Paul Katsigiannis, by Deed from Estate of Mary R. Fisher, by Charles A. Fisher, Jr., Executor, dated 04/26/2006, recorded 05/06/2006 in Book 5599, Page 2787.

Parcel Number: 21-00-06304-00-2.

Location of property: 413 Ridge Avenue, Souderton, PA 18964-1445.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Katsigiannis** 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: \$202,889.49.

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.

12-19419

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate on the North side of Osceola Avenue at the respective distances of 132 feet and 162 feet Eastward from the East side of Cypress Avenue in **Abington Township**, County of Montgomery and State of Pennsylvania.

EACH lot containing in front in breadth on the said Osceola Avenue 30 feet and extending of that width in length or depth Northward 125 feet.

BEING Lots 165 and 164 on a certain plan of lots of the Ogontz Land and Improvement Company duly recorded in the Office for the Recording of Deeds in and for the said County of Montgomery at Norristown, in Deed Book No. 342, Page 500.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Adrienne G. Kemp, by Deed from Adrienne G. Kemp and Steve Kemp, Jr., w/h, dated 03/28/2007, recorded 04/16/2007 in Book 5643, Page 435.

Parcel Number: 30-00-50892-00-9.

Location of property: 212 Osceola Avenue, Elkins Park, PA 19027-2024.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrienne G. Kemp** at the suit of Aurora Bank, FSB. Debt: \$327,074.93.

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.

12-20048

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner in July 1948, as follows, to wit:

BEGINNING at a point on the Northwest side of Washington Street (50 feet wide) at the distance of 110 feet Southwest from the end of a 10 feet radius curve connecting said side of Washington Street with the Southwest side of Grace Street (50 feet wide) (the end of said radius curve being 10 feet Southwest from the point of intersection of the extended lines of said streets); thence extending by the aforesaid side of Washington Street South 44 degrees, 25 minutes West, 60 feet to a point a corner of this and Lot No. 135 about to be conveyed to W. C. Hunter; thence by the same North 45 degrees, 35 minutes West, 120 feet to a point on the Southeast side of a proposed alley 20 feet wide; thence extending by said side of said alley North 44 degrees, 25 minutes East, 60 feet to a point a corner of this and Lot No. 137 on said plan, about to be conveyed to Karl D. Kemmerling and wife; thence extending by the same South 45 degrees, 35 minutes East, 120 feet to said side of Washington Street and place of beginning.

BEING known as Lot No. 136 on the aforementioned survey.

TITLE OF RECORD IS VESTED IN Justin M. Dolla and Misty Dolla, by virtue of Deed from Justin M. Dolla and Misty Dolla, husband and wife, Tenants by the Entirety as to their undivided interest and Shannon S. Young and Kathy M. Young, husband and wife, Tenants by the Entirety as to their undivided interest, dated 8/23/2005 and recorded 9/1/2005 in Deed Book 5569, Page 360.

Parcel Number: 16-00-32460-00-5.

Location of property: 939 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: Single family cape cod.

Seized and taken in execution as the property of **Justin M. Dolla and Misty Laboy a/k/a Misty Dolla** at the suit of Springleaf Financial Services of Pennsylvania, Inc., et al. Debt: \$158,714.75.

Craig H. Fox, Attorney.

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

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

12-20060

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania and described according to a plan and survey made by Albright and Mebus Registered Engineers and Surveyors, on the 28th day of November A.D. 1926, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Heather Road (40 feet wide) at the distance of 476.40 feet Southwestwardly from the intersection of the said side of Heather Road with the Southwesterly side of Whitewood Road (50 feet wide) both lines produced.

CONTAINING in front or breadth on the said side of Heather Road 30 feet and extending of that width Southeastwardly on the Southwesterly line 128.34 feet and on the Northeasterly line (which extends through the center of a party wall) 128.02 feet.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway, leading into and from Heather Road, extending to a point 20 feet from the rear line, which driveway is composed of 4 feet of the Southwesterly part of the above described lot or piece of ground and 4 feet of the Northeasterly part of the lot of ground, immediately adjoining the above described premises to the Southwest, as and for a passageway, watercourse and private driveway in common with the owners, tenants and occupiers of both these premises and the premises adjoining on the Southwest at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Shmukler, by Deed from Robert E. Stackhouse, Jr., dated 01/20/2000, recorded 02/11/2000 in Book 5306, Page 1841.

Parcel Number: 31-00-14023-00-4.

Location of property: 7927 Heather Road, Elkins Park, PA 19027-1207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven D. Shmukler a/k/a Steven David Shmukler** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$115,560.01.

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.

12-20067

ALL THAT CERTAIN message, tenement and tract of land, situate on the North side of East Broad Street, being the third house and lot from the East end of a block of six houses, in **Souderton Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of East Broad Street forty feet and three inches Southwestwardly from an iron pin in the middle of said street, and in line of lands late of Abraham C. Rosenberger; thence along said East Broad Street South seventy-two and one-half degrees West, seventeen feet to a point in line of lands of Joseph S. Musselman; thence along the same North seventeen and three-quarter degrees West, one hundred and ninety-five feet to a point on the South side of a fifteen feet wide alley (designated for public use); thence along the South side of said alley North seventy and one-quarter degrees East, seventeen feet to a point in line of lands late of the said Abraham Rosenberger; thence along the same South seventeen and three-quarter degrees, East one hundred and ninety-five feet to the place of beginning.

CONTAINING three thousand and three hundred and fifteen square feet of land, more or less.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey W. Yingling and Diane D. Yingling, husband and wife by Deed from Frederick G. Fletscher, III and Debra A. Fletscher, husband and wife dated 07/29/1988 recorded 08/04/1988 in Deed Book 4882, Page 646.

Parcel Number: 21-00-00652-00-2.

Location of property: 407 East Broad Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane D. Yingling and Jeffrey W. Yingling** at the suit of U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1998-R2. Debt: \$40,317.20.

Kassia Fialkoff, Attorney. I.D. #310530

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

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

12-20348

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Huntingdon Park" made by George B. Mebus, Registered Professional Engineer, dated January 22, 1953 and revised November 29, 1954 said plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-1, Page 344, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Linton Road (50 feet wide) said point of tangent 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 curve on the Southeasterly side of Huntingdon Pike (65 feet wide); thence extending from said point of beginning South 48 degrees, 39 minutes East along the said side of Linton Road 11.95 feet to a point of curve in the same; thence extending Southeastwardly still along the said side of Linton Road on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 52 feet to a point; thence extending South 21 degrees, 01 minute, 56 seconds West, 176.58 feet to a point; thence extending North 48 degrees, 39 minutes West, 150 feet to a point on the Southeasterly side of Huntingdon Pike aforesaid; thence extending North 41 degrees, 21 minutes East along the said side of Huntingdon Pike 136.10 feet to a point of curve in the same; thence extending 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 of tangent and place of beginning.

BEING Lot No. 17 as shown on the above mentioned plan.

BEING the same premises which Fox Chase Federal Savings and Loan Association by Deed dated 10-17-1995 and recorded 10-20-1995 in Montgomery County in Deed Book 5129, Page 387 conveyed unto Paul Teich and Valerie Teich, his wife, in fee.

Parcel Number: 30-00-31600-00-5.

Location of property: 1125 Huntingdon Pike, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family house.

Seized and taken in execution as the property of **Paul L. Teich and Valerie J. Teich** at the suit of Fox Chase Bank. Debt: \$152,610.45.

Anthony M. Brichta, 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.

12-20569

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described to a Final Plan, Record Plan - Southerly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 12/7/1995 and recorded in Plan Book A-56, Page 204, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cornwallis Way (50 feet wide) a corner of this and Lot No. 269 on said plan, thence extending from said point of beginning and along the Southwesterly side of Cornwallis Way, aforesaid the two following courses and distances, viz: (1) South 53 degrees, 15 minutes, 49 seconds East, 16.78 feet to a point of curve therein, and; (2) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 29.07 feet to a point a corner of Lot No. 267 on said plan; thence extending along the same, South 27 degrees, 13 minutes, 09 seconds West, 111.67 feet to a point in line of Open Area '1'; thence extending along the same, North 53 degrees, 15 minutes, 49 seconds West, 64.18 feet to a point, a corner of Lot No. 269, aforesaid; thence extending along the same, North 36 degrees, 44 minutes, 11 seconds East, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 268 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Charles Renner and Melissa Renner, h/w, as Tenants by the Entireties, by Deed from Melissa Dell, dated 10/5/2004, recorded 10/15/2004 in Book 5529, Page 464, Instrument #2004202715. Parcel Number: 48-00-01421-39-4.

Location of property: 1104 Cornwallis Way, Collegeville, PA 19426-1887.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles Renner and Melissa Renner** 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: \$331,152.84.

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

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

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

12-20889

ALL THOSE TWO CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate lying and being in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lots No. 554 and 555 on Plan of Cottage Lots and assessed as Willow Grove Land Company, which plan is recorded at Norristown, Pennsylvania in Deed Book 403, Page 500, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Prospect Avenue (50 feet wide) at the distance of 285.49 feet Northeastwardly from the Northerly side of Washington Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Prospect Avenue, 50 feet (each lot being 25 feet in width) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Prospect Avenue, 125 feet.

BEING the same premises which John P. Zeballos and Marcia L. Zeballos, husband and wife by Deed dated 06/20/2008 and recorded 07/03/2008 in Montgomery County in Deed Book 5698, Page 2180 granted and conveyed unto Christopher Earp and Kerin L. Kendrick.

Parcel Number: 30-00-54864-00-6.

Location of property: 1551 Prospect Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher Earp and Kerin Earp a/k/a Kerin Kendrick** at the suit of JP Morgan Chase Bank, National Association. Debt: \$209,067.17.

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

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

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

12-20891

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision and Improvement Plan, "Birchwood Terrace Homes," made by Serdy, Bursich and Huth, dated January 11, 1978 and, revised on April 10, 1978 and recorded in Plan Book A-32, Page 40, and also described according to an Easement Plan of "Birchwood Terrace Homes" made by Bursich Associates, Inc., dated August 25, 1986 and recorded in Plan Book A-48, Page 117, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Boxwood Court (50 feet wide) at a corner of this and Lot No. 106; thence extending from said point of beginning and along the Southwesterly side of Boxwood Court, the 3 following courses and distances, as follows, to wit: thence (1) South 42 degrees, 57 minutes, 46 seconds East, 48.86 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 36.14 feet to a point of reverse curve, thence (3) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 36.14 feet to a point, a corner in line of Lot No. 104; thence extending along the same, South 47 degrees, 02 minutes, 14 seconds West, 165.00 feet to a point, a corner in line of lands now or late of Joseph Obermyer; thence extending along the same, North 42 degrees, 57 minutes, 46 seconds West, 115.00 feet to a point, a corner in line of Lot No. 106; thence extending along the same, North 47 degrees, 02 minutes, 14 seconds East, 190.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 105.

BEING the same premises which Nathan H. Sipf and Carol A. Sipf, husband and wife by Indenture bearing date the 18th day of June 1999, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, Pennsylvania, in Deed Book 5278, Page 1042, granted and conveyed unto Paul L. Rinaldi, II and Suzanne M. Rinaldi, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Kimberly D. Godin, Individually by Deed from Thomas A. Godin and Kimberly D. Godin (f/k/a Kimberly D. Rumberger), as husband and wife dated 02/03/2011 recorded 02/07/2011 in Deed Book 5792, Page 1978.

Parcel Number: 60-00-00002-10-9.

Location of property: 156 Boxwood Court, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas A. Godin and Kimberly D. Andrews a/k/a Kimberly D. Godin f/k/a Kimberly D. Rumberger** at the suit of PNC Bank, National Association. Debt: \$218,471.26.

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.

12-21012

ALL THOSE TWO CERTAIN lots or pieces of land, situate on the Southwest corner of Third and Penn Streets, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a stake a corner in the center line of Long Alley and in the Southerly line of Third Street; thence along said Third Street, North 71 degrees, East 165 feet to a stake in the Westerly line of Penn Street; thence along the line of said street, South 17 degrees, East 120 feet to the line of land now or late of Llewellyn Layton; thence along the same, South 71 degrees, West 165 feet to a stake a corner in the center line of said Long Alley; thence along the same, North 17 degrees, West 120 feet to the place of beginning.

BEING the same premises which James A. Braxmeier, Sr. and Joanne Braxmeier, his wife by Deed dated 1/4/2008 and recorded in Montgomery County on 1/14/2008 in Deed Book 5678, Page 2299 granted and conveyed unto James A. Braxmeier, Jr. and Jean A. Braxmeier, his wife, in fee.

Parcel Number: 15-00-01810-00-2.

Location of property: 301 Penn Street, Pennsburg, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **James A. Braxmeier, Jr. and Jean A. Braxmeier, his wife** at the suit of Univest Bank and Trust Company f/k/a Univest National Bank, etc. Debt: \$277,626.20.

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 \$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.

12-21081

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, December 1950, as follows:

BEGINNING at a point on the Southeast side of Powell Street, 66 feet wide, at the distance of 36 feet Northeast from the Northeast side of Logan Street, 66 feet wide; thence along the Southeast side of Powell Street North 51 degrees, 30 minutes East, 21 feet to a point, a corner of land about to be conveyed to Anthony Termine and Frances, his wife; thence along said land South 38 degrees, 30 minutes East, 149 feet to a point in line of land now or late of John Ralph Kohl; thence along said land South 51 degrees, 30 minutes West, 21 feet to a point; thence along other land of Anthony P. Riccioli of which this is a part, North 38 degrees, 30 minutes West, the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on said adjoining premises, 149 feet to the place of beginning.

TOGETHER with unto said Grantors/Grantees, their respective heirs and assigns the free and uninterrupted use, right, liberty and privilege of a driveway 11 feet in width leading into and from Powell Street which driveway is composed of 5 feet of the Southeasterly portion of the premises herein conveyed and the 6 feet of the Northwesterly portion of the abutting premises to the Southeast and extending from Powell Street, 124 feet toward the rear boundary line of these and said abutting premises, as and for a passageway, watercourse and private driveway to be held in common by the aforesaid parties, their heirs and assigns, as tenants and occupiers of both premises at all times hereafter forever, the cost of maintaining and keeping said driveway in repair to be borne equally by the owners of the said properties.

TITLE TO SAID PREMISES IS VESTED IN Laura A. Smith, by Deed from James B. Fowler and Rosemary Fowler, h/w, dated 11/22/2000, recorded 12/07/2000 in Book 5341, Page 829.

Parcel Number: 13-00-31416-00-8.

Location of property: 1802 Powell Street, Norristown, PA 19401-3026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura A. Smith** at the suit of PHH Mortgage Corporation. Debt: \$147,229.07.

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

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

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

12-21113

ALL THAT CERTAIN lot or piece of land known as No. 207 Buttonwood Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Hiltner & Hitchcock February 5, 1974, as follows, to wit:

BEGINNING at a point in the Northwest side of Buttonwood Street two hundred fifty-one and thirty-seven hundredths feet Southwesterly from the Southwest side of Lafayette Street, a corner of this and 209 Buttonwood Street; thence along premises No. 209 the line for a portion of the distance passing through the middle of the partition wall between said premises Northwesterly ninety-nine and six-tenths feet to the middle of an eighteen feet wide alley laid out for the use of the properties abutting thereon; thence along the middle line of said alley Southwesterly fourteen and sixty-eight hundredths feet to a point a corner of this and premises No. 205 Buttonwood Street; thence along said premises Southeasterly the line for a portion of the distance passing through the middle of the partition wall between said premises ninety-nine and six-tenths feet to the Northwest side of Buttonwood Street aforesaid; thence along said side of the said Buttonwood Street Northeasterly fourteen and sixty-hundredths feet to the place of beginning.

BEING the same premises which Kenneth P. Debus and Ellen V. Debus, husband and wife by Deed dated 05/30/2002 and recorded 06/06/2002 in Montgomery County in Deed Book 5411, Page 1211 granted and conveyed unto Alberto Othuan.

Parcel Number: 13-00-05664-00-2.

Location of property: 207 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Alberto Othuan** 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: \$71,543.57.

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

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

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

12-21216

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No.7 on Plan of Whitmarsh Hills made for William R. Hamilton, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on the 1st day of November A.D. 1962 and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Church Road (forty-five feet wide) which point is measured South forty-eight degrees, forty-four minutes, twenty-four seconds East, four hundred forty and seventy-one one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and eighty-three one-hundredths feet from a point of curve on the Southeasterly side of Paper Mill Road (fifty feet wide); thence extending from said point of beginning North forty degrees, fifty-two minutes, thirty seconds East, one hundred forty-nine and six one-hundredths feet to a point; thence extending South forty-nine degrees, seven minutes thirty seconds East, seventy-three feet to a point; thence extending South forty-degrees, fifty-two minutes, thirty seconds West, one hundred forty-nine and fifty-three one-hundredths feet to a point on the Northeasterly side of Church Road; thence extending along the same North forty-eight degrees, forty-four minutes, twenty-four seconds West, seventy-three feet to the first mentioned point and place of beginning.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit, into and from the said Church Road of one or more private automobile used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as now laid down in common with the owners, tenants and occupiers of the adjoining premises to the Southeast at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owners of the premises but not otherwise and subject to the payment of one-half of the proper costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned and now laid out.

TITLE TO SAID PREMISES IS VESTED IN Marry Ellen Adamson, by Deed from Albert Halegoua and Becky Ann Halegoua, h/w, dated 03/23/2007, recorded 04/04/2007 in Book 5641, Page 01955.

Parcel Number: 52-00-03628-00-1.

Location of property: 1109 Church Road, Oreland, PA 19075-2304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Ellen Adamson** at the suit of PHH Mortgage Corporation. Debt: \$356,721.65.

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

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

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

12-21306

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, designated and known as Lot No. 20 on a certain plan of lots for Wallace and Warner by Albright and Mebus, Civil Engineers, Pennsylvania, on December 7, 1923, and revised on February 4, 1924, and described according thereto, as follows, to wit:

BEGINNING at a point in the center of Beechwood Lane (36 feet wide) at the distance of 281.1 feet measured Northwestwardly along the said center line of Beechwood Lane from its intersection with the center line of Sabine Avenue (500 feet wide); thence South 57 degrees, 9 minutes, 47 seconds West passing through the center line of a certain 8 feet wide driveway laid out between these premises and the adjoining to the Southeast 103.52 feet to a point; thence North 21 degrees, 57 minutes, 33 seconds West, 3 feet; thence North 35 degrees, 42 minutes, 34 seconds West, 28.21 feet to a point; thence North 54 degrees, 35 minutes, 29 seconds East passing through the center of the party wall between these premises and the adjoining to the Northwest 104.37 feet to a point in the center line of Beechwood Lane; and thence along the same Southeastwardly on the arc of a circle curving to the right with a radius of 450 feet, the arc distance of 36.43 feet to the first mentioned point and place of beginning.

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

TOGETHER with the free and common use, right, liberty, and privilege of a certain 8 feet wide driveway laid out equally over these premises and the premises adjoining to the Southeast and known as Lot No. 21 and for a passage and driveway in common with the owners, tenants, and occupiers of the premises adjoining to the Southeast at all times hereafter forever.

BEING the same premises which Mary D. Bunting Revocable Living Trust by Deed dated 10/20/2005 and recorded 10/31/2005 in Montgomery County in Deed Book 5577, Page 1878 granted and conveyed unto Patrick R. Wade.

Parcel Number: 12-00-00061-00-8.

Location of property: 504 Beechwood Lane, Narberth, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick R. Wade** at the suit of Green Tree Consumer Discount Company. Debt: \$186,757.83.

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.

12-21564

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania bounded and described according to a plan of part of Lot No. 3, Section No. 4 Meetinghouse Tract made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated August 9, 1956, as follows, to wit:

BEGINNING at a point in the center line of Meetinghouse Road as originally opened 33 feet wide but since widened on the Northerly side 13-1/2 feet at the intersection of 585 feet measured on a bearing of South 03 degrees, 30 minutes, 30 seconds West along the said center line from its intersection with the center line of Coates Road 40 feet wide; thence extending along said center line in bed of Meetinghouse Road South 83 degrees, 30 minutes, 30 seconds West, 10 feet to a point; thence North 6 degrees, 29 minutes, 30 seconds West, 271.76 feet to a point; thence South 12 degrees, 42 minutes, 30 seconds East, 92.30 feet to a point; thence South 6 degrees, 29 minutes, 30 seconds East, 180 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated June 23, 1955, as follows, to wit:

BEGINNING at a point in the title line in the bed of Meetinghouse Road (46.5 feet wide) at the distance of 595 feet measured on a bearing of South 83 degrees, 30 minutes, 30 seconds West along said title line from its intersection with the center line of Coates Road (40 feet wide); thence extending along said title line in bed of Meetinghouse Road South 83 degrees, 30 minutes, 30 seconds West, 135 feet to a point; thence along line of Lot No. 1 on said plan, North 6 degrees, 29 minutes, 30 seconds West, 263.21 feet to a point; thence extending North 83 degrees, 30 minutes, 30 seconds East, 60 feet to a point; thence extending North 77 degrees, East 75.48 feet to a point; thence extending along line of Lot No. 3 on said plan, South 6 degrees, 29 minutes, 30 seconds East, 271.76 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Quy V. Nguyen and Van T. Nguyen by Warranty Deed, dated 10/28/1999 and recorded 11/10/1999 in Book 5296, Page 585 at Instrument #025170 by Margaret M. Walter by her Attorney in Fact, Nancy W. Gaffney.

Parcel Number: 30-00-42824-00-4.

Location of property: 1150 Meetinghouse Road, Meadowbrook, PA 19046-2519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Quy V. Nguyen and Van T. Nguyen** 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 2007-9T1, Mortgage Pass-Through Certificates, Series 2007-9T1. Debt: \$438,952.37.

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.

12-21689

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, and State of Pennsylvania, being bounded and described in accordance with a survey and plan thereof made by Herbert Hallman Metz, Registered Engineer, Lansdale, Pennsylvania, dated March 14, 1950, and since revised April 4, 1950, as follows:

BEGINNING at a point on the Southeastwardly side of Trewigtown Road (33 feet wide) at the distance of 1,760.04 of a foot measured South 44 degrees, 15 minutes West along the said side of Trewigtown Road from a point of corner formed by its intersection (if extended) to intersection with the center line of Bethlehem Pike (60 feet wide).

CONTAINING in front or breadth measured South 44 degrees, 15 minutes West along said side of Trewigtown Road 100 feet and extending of that width in length or depth South 45 degrees, 45 minutes East between parallel lines at right angles to Trewigtown Road 250 feet.

BEING the same premises which Steven A. Deprado and Natalie L. Pamous by Deed dated 10/18/2005 and recorded 10/28/2005 in Montgomery County in Deed Book 05577, Page 1160 granted and conveyed unto Andrea Deardorff.

Parcel Number: 35-00-10333-00-9.

Location of property: 2647 Trewigtown Road, Colmar, PA 18915.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gwen E. Roberts, as Administratrix of The Estate of Andrea L. Deardorff, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Holders of The Certificates, First Horizon Mortgage Pass-Through Certificates, Series FHAMS 2005-FA10, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its Capacity as Agent for The Trustee Under the Pooling and Servicing Agreement. Debt: \$193,931.42.

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

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

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

12-21733

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 according to a subdivision plan for Lattanzo Builders Inc. prepared by A. W. Martin Associates, Inc., Consulting Engineers dated 3/1/1973 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-0, Page 96, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pershing Street (originally 33 feet wide) but since widened to a width of 51.50 feet by the addition of 8.50 feet on the Southeasterly side thereof (as shown on said plan); said point being at the distance of 127 feet measured North 69 degrees, 12 feet East along the said Southeasterly side of Pershing Street from the point of intersection with the Northeasterly side of Holstein Street (40 feet wide); thence extending from said point of beginning North 69 degrees, 12 feet East along said Southeasterly side of Pershing Street the distance of 25 feet to a point a corner of Lot No. 17 as shown on said plan; thence extending South 20 degrees, 48 feet East along Lot No. 17 and for a portion of the distance passing through the party wall of the premises with the party wall of the premises adjoining to the Northeast, the distance of 90.74 feet to a point a corner; thence extending South 74 degrees, 43 feet, 30 inches West the distance of 29.14 feet to a point a corner of Lot No. 19 as shown on said plan; thence extending North 20 degrees, 48 feet West along Lot No. 19 and for a portion of the distance passing through the party wall of these premises with the party wall of the premises adjoining to the Southwest the distance of 96.93 feet to a point on the said Southeasterly side of Pershing Street, being the first mentioned point and place of beginning.

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

BEING the same premises which Glenn E. Schulten by Deed dated August 16, 2000 and recorded September 5, 2000 in Montgomery County in Deed Book 5330, Page 1 conveyed unto George McCord and Dana McCord, as Tenants by the Entirety, in fee.

Parcel Number: 58-00-14506-06-1.

Location of property: 701 Pershing Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **George McCord and Dana McCord** at the suit of JP Morgan Chase Bank, National Association. Debt: \$219,172.59.

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.

12-21818

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

BEGINNING at an iron pin in the middle of Cherry Street; and thence extending along the middle thereof and by land of Chester A. Knipe, North 35 degrees, 20 minutes West, 52.5 feet to an iron pin; thence by land of Frank K. Zepp, and through the middle of the party wall of a twin brick dwelling house, North 54.50 degrees, East 160.4 feet to an iron pin in the West side of a 33 feet wide street; thence extending along the West side of said street, South 03.25 degrees, East, 62 feet to an iron pin; thence again by land of Frank K. Zepp, South 54.50 degrees, West 127.4 to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James P. Burgert, by Deed from Joel T. Ellmore and Kimberly D. Ellmore, dated 08/31/2007, recorded 09/12/2007 in Book 5664, Page 863.

Parcel Number: 09-00-00334-00-8.

Location of property: 57 Cherry Street, Hatfield, PA 19440-2408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Burgert** 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: \$257,662.98.

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.

12-21826

ALL THAT CERTAIN brick dwelling and lot, piece of parcel of land known as and situate 824 Rhoads Avenue, **Douglass Township**, Montgomery County, Pennsylvania, bounded, limited and described to a survey made by E. Kurtz Wells, Registered Engineer, as follows, to wit:

BEGINNING at a point in the Southern line of Rhoads Avenue (66 feet wide), said pint being 328 feet East of the intersection of the said Southern line of Rhoads Avenue and the Eastern line of Montgomery Avenue (30 feet wide) as they are shown on said Plan of Section No. 2, Boyertown Realty Corporation Development, a copy of which is recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book No. 1920, Page 363; thence Eastwardly along the Southern line of Rhoads Avenue by a line curving to the left and having a radius of 2835.21 feet, a central angle of 1 degree, 5 minutes, 28.6 seconds, a distance of 54 feet to a point a corner of property of Charles S. Hoffman (being No. 828 Rhoads Avenue); thence Southwardly along the same by a line radial to the said curved line of Rhoads Avenue, a distance of 145 feet to a point in the center of a 10 feet wide reservation for use of Utilities Companies; thence Westwardly along property of now or late Boyertown Realty Corporation and along the center line of said 10 feet wide reservation by a line curving to the right and having a radius of 2980.21 feet, a central angle of 1 degree, 5 minutes, 28.6 seconds, a distance of 56.76 feet to a point, a corner of property of Elwood H. Eshbach (being No. 820 Rhoads Avenue); thence Northwardly along the same by a line radial to Rhoads Avenue as well as the last described curved line, a distance of 145 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Moser, by Deed from Leroy G. Hoffman, dated 12/22/2006, recorded 1/9/2007 in Book 5630, Page 1944.

Parcel Number: 32-00-05960-00-2.

Location of property: 824 Rhoads Avenue, Boyertown, PA 19512-1709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Moser** 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: \$224,152.98.

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

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

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

12-22082

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania described according to a survey made for Hillview Development Company, by H.D. Herbert R.E. dated 10/1944, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Buttonwood Street (66 feet wide) at the distance of 373 feet, 11 inches Southwesterly from the Southwesterly 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 Southwesterly line thereof passing partly through the center line of the party wall between these premises and the premises adjoining on the Southwest.

BEING Lot No. 22, Block C on said plan.

BEING the same premises of Craig Metzger and Amy L Metzger by their Deed dated 12/29/03 and recorded on 1/30/04 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book Volume 5493, Page 352 granting and conveying unto Kenneth Adams.

Parcel Number: 13-00-05952-00-2.

Location of property: 803 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Kenneth Adams and Deadra L. Adams** at the suit of PNC Bank, National Association. Debt: \$171,624.16.

Louis P. Vitti, Attorney.

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

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

12-22127

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

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

BEING Lot No. 127.

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

Christopher A. DeNardo, Attorney.

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

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

12-22226

ALL THAT CERTAIN message and lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, known as 325 Garden Avenue, and designated as Lot No. 1154 on plan made by William T. Muldrew, Surveyor and Regulator, 4/9/1921 and recorded in Deed Book 830, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Garden Avenue (40 feet wide) at the distance of 460 feet Northeastward from the middle line of Summer Avenue (40 feet wide) as the same extends in a Northwest and Southeast direction, containing in front or breadth on the said middle line of Garden Avenue 20 feet and extending of that width in length or depth Southeastward between parallel lines with the said middle line of Summer Avenue 130 feet.

ALSO ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, designated as Lots Nos. 1156 and 1155 on plan made by William T. Muldrew, Surveyor and Regulator, 4/9/1921, and recorded in Deed Book 830, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Garden Avenue (40 feet wide) at the distance of 420 feet Northeastward from the middle line of Summer Avenue (40 feet wide); containing together in front or breadth on the said middle line of Garden Avenue 40 feet (each lot being 20 feet in front) and extending together with that width in length or depth Southeastward between lines parallel with the said middle line of Summer Avenue 130 feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Sickel and Kerri Sickel, husband and wife, as Tenants by the Entireties by Deed by Anthony M. Racey and Peggy M. Carr a/k/a Peggy M. Racey, husband and wife dated 06/29/2007 and recorded 7/25/2007 in Book 5657, Page 00140.

Parcel Number: 36-00-04471-00-2.

Location of property: 325 Garden Avenue, Horsham, PA 19044-2501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas F. Sickel and Kerri Sickel** 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: \$215,658.97.

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.

12-22228

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, situate on the Northern side of Cherry Lane, East of Moser Road, in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being further known as Lot No. 50 as shown on Plan of "Rosemont", said plan being recorded in the Records Office for Montgomery County at Norristown, in Deed Book No. 1437, Page 601, more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the North line of Cherry Lane at a corner of Lot No. 49; thence along Lot No. 49, North 44 degrees, East 100 feet to a corner of Lot No. 55; thence along Lot No. 55 North 46 degrees, West 50 feet to a corner of Lot No. 51; thence along Lot No. 51 South 44 degrees, West 100 feet to a point in the North line of Cherry Lane; thence along the same South 46 degrees, East 50 feet to the place of beginning.

BEING the same premises which Ruth Elizabeth Copenhafer and Kenneth Stauffer, Co-Executor of the Estate of Florence Stauffer, Deceased by Deed Dated 6/12/1998 and recorded 6/19/1998, in Montgomery County in Deed Book 5229 on Page 1535, granted and conveyed unto Russell J. Scavello and Melanie L. Miller, in fee.

Parcel Number: 16-00-04596-00-5.

Location of property: 1409 Cherry Lane a/k/a 1400 Cherry Lane, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Melanie L. Scavello a/k/a Melanie L. Miller and Russell J. Scavello** at the suit of Pennymac Corporation. Debt: \$158,091.51.

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.

12-22316

ALL THAT CERTAIN lot or parcel of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 68 as shown on Plan of Chestnut Creek (Phase 1) prepared for Limekiln Partners, L.P. by Chambers Associates, Inc., Consulting Engineers and Surveyors dated May 3, 1995 and last revised May 1, 1997 as recorded in Plan Book A-57, Pages 96-106, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sun Valley Drive said point being a corner of Lot No. 69 of said plan; thence along the Southeasterly side of Sun Valley drive North 47 degrees, 40 minutes, 01 seconds East, 164.97 feet to a point; thence along Lot No. 67 of said plan South 42 degrees, 19 minutes, 69 seconds East, 150.00 feet to a point; thence along a portion of Open Space Area 3 as shown on said plan South 47 degrees, 40 minutes, 01 second West, 164.97 feet to a point; thence along Lot No. 69 of said plan North 42 degrees, 19 minutes, 59 seconds West, 150.00 feet to a point the place of beginning.

BEING Lot No. 68 of said plan.

BEING the same property which Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, by Deed dated September 30, 1998 and recorded on March 9, 1999 with the Recorder of Deeds of Montgomery County in Deed Book Volume 5262, Page 1757, granted and conveyed unto Steven J. Yorko and Lisa M. Yorko.

Parcel Number: 36-00-10991-22-3.

Location of property: 332 Sun Valley Drive, Ambler, PA 19002 a/k/a 332 Sun Valley Drive, Maple Glen, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Yorko and Lisa M. Yorko** at the suit of Citizens Bank of Pennsylvania. Debt: \$494,491.40 plus interest of \$57.28/per day and costs from October 3, 2012.

Lauren Berschler Karl, Attorney.

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

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

12-22433

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section Two, located on Bustard Road, **Towamencin 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 Recorder of Deeds of Montgomery County, a Declaration dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 308; and Amendment thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387; and further Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 64; and further Amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412; and Declaration Plan dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48; and Amendment to the Declaration Plan of Towamencin Condominium dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3924, Page 55; and Amended Declaration Plan dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and Declaration Site Plan "Towamencin Condominium Section 1 and 2" dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72, and Code of Regulations dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273; and Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83; being designated on said Declaration Plan as Building 52, Unit 420, as more fully described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the common elements (as defined in such Declaration of Condominium) of .20823% which interest may be reduced to not less than an undivided .12525% interest, within ten years from the date of recordation of the Declaration of Condominium, by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section VII of Declaration of Condominium.

BEING the same premises which Taragam Corporation, a Pennsylvania Corporation, by Deed dated 11/12/2003, and recorded in the Montgomery County Office of the Recorder of Deeds on 12/29/2003 in Deed Book 5487, Page 1779, granted and conveyed unto Richard T. Nelson and Richard E. Nelson.

Parcel Number: 53-00-03918-27-7.

Location of property: 417 Independence Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard E. Nelson and Richard T. Nelson** at the suit of U.S. Bank, National Association, as Trustee Successor in Interest to Wachovia Bank, National Association, as Trustee for MASTR Alternative Loan Trust 2004-2 Mortgage Pass-Through Certificates, Series 2004-2. Debt: \$72,654.30.

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.

12-22435

ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lot No. 23 on a plan of lots of Westover Woods made by Reeder-Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania on April 2, 1953 and last revised March 21, 1955 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Byrd Drive, fifty feet wide, at the distance of eight hundred ten feet and twelve one-hundredths of a foot measured along the Northeast side of Byrd Drive on a course of South forty-four degrees, fifty-seven minutes East, from a point of tangent of a curve which last mentioned point is at the distance of forty-seven feet and twelve one-hundredths of a foot measured Southeastwardly on a line curving to the left with a radius of fifty feet from a point on the Southeast side of Varnum Road, fifty feet wide, a corner of Lot No. 24 on said plan; thence extending along Lot No. 24, North forty-five degrees, three minutes East, one hundred twenty feet and thirty-six one-hundredths of a foot to a point a corner of land of R.C. Alloway; thence along said land, and by land of J.P. Boens, and partly by land of G.H. Aalfs, South forty-four degrees, fifty-five minutes, thirty seconds East, one hundred feet to a point a corner of Lot No. 22; thence along Lot No. 22, South forty-five degrees, three minutes West, one hundred twenty feet and thirty-two one-hundredths of a foot to a point on the Northeast side of Byrd Drive, aforesaid; thence along the Northeast side of Byrd Drive. North forty-four degrees, fifty-seven minutes West, one hundred feet to the place of beginning.

BEING the same premises which Marianne H. Gelbert, Widow by Deed dated October 18, 1989 and recorded October 18, 1989 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4926, Page 1931, granted and conveyed unto John R. Baranowski and Kim Andreacola, in fee.

TITLE TO SAID PREMISES IS VESTED IN John Andrews and Tammi McCrary, by Deed from John R. Baranowski and Kim Andreacola, dated 09/15/2006, recorded 09/27/2006 in Book 5617, Page 1967.

Parcel Number: 63-00-00838-00-8.

Location of property: 1957 Byrd Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Andrews a/k/a John A. Andrews, Sr. and Tammi McCrary** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Asset-Backed Pass-Through Certificates, Series RFC 2007-HE1. Debt: \$284,212.39 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.

12-22780

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described in accordance with a plan thereof made by Charles F. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on December 8, 1933, as follows, to wit:

SITUATE on the Southwesterly side of Crest Avenue (formerly known as Central Avenue) (40 feet wide) at the distance of 180 feet Northwestwardly from the Northwestery side of Oak Avenue (40 feet wide).

CONTAINING in front or breadth on the said Crest Avenue 47.50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Crest Avenue 125 feet at right angles to said Crest Avenue 125 feet (the Northwestery line thereof partly passing through the center of a certain party wall).

BEING the same premises which Jenell D. Washington and Deborah Washington by Deed dated 3/14/2006 and recorded 7/10/2006 in Montgomery County in Deed Book 5607, Page 1219 conveyed unto Home Buyers of Pennsylvania, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN HB Holding Company, LLC, as sole owner by Deed from HB Holding Company, LLC erroneously referred to in a prior Deed as HB Holdings, LLC dated 11/04/2010, recorded 11/17/2010 in Deed Book 5785, Page 1384.

Parcel Number: 31-00-07612-00-7.

Location of property: 516 Crest Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **HB Holding Company, LLC a/k/a HB Holdings, LLC and Helen Pohlott, Sole Member, George Abbott** at the suit of Bank of America, N.A. Debt: \$174,841.49.

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

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

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

12-23238

ALL THAT CERTAIN brick messuage, being No. 503 Main Street, and lot or piece of land, situate at the Northeast corner of Fifth and Main Streets in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, said lot being bounded on the North by other lands of Alfred S. Schantz, on the East by Hickory Alley, on the South by Fifth Street.

CONTAINING in front along said Main Street forty-eight feet, one inch and extending of that width East to Hickory Alley, a distance of two hundred forty-seven feet more or less.

BEING the same premises which Randy S. Darrow and Kimberly L. Darrow, husband and wife by Deed dated 6/4/1993 and recorded 6/11/1993 in Montgomery County in Deed Book 5044, Page 191 granted and conveyed unto David H. Longwell and Deborah S. Longwell, husband and wife in fee.

TITLE TO SAID PREMISES IS VESTED IN Scott J. Herbst and Christine A. Herbst, h/w, by Deed from David H. Longwell and Debbie Longwell, h/w, dated 09/21/2001, recorded 10/15/2001 in Book 5380, Page 1427.

Parcel Number: 06-00-02228-00-7. Map #06003 047.

Location of property: 503 Main Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott J. Herbst and Christina A. Herbst** at the suit of Mortgage America. Debt: \$87,615.62 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.

12-23368

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, the property located in **Norristown Borough**, Parcel No. #13-00-13504-001.

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

BEGINNING at a point on the Northwesterly side of George Street at the distance of two hundred forty feet Northeasterly from Oak Street a corner of this land formerly of Henry Arnoldy now of Mary A. Evans; thence along said Evan's land at right angles to said George Street Northwesterly one hundred fifteen feet to an alley; thence along said alley Northeasterly twenty feet to a point a corner of this and land of Mary N. Hartsell; thence along said Hartsell's land the line passing through the middle of the partition wall between this and the house on said Hartsell's adjoining land Southwesterly one hundred fifteen feet to George Street aforesaid and along the Northwesterly side thereof Southwesterly twenty feet to the place of beginning.

BEING the same premises which Matthew Poley, Individually, by Deed dated 03/11/2004, and recorded in the Montgomery County Office of the Recorder of Deeds on 04/01/2004 in Deed Book 5502, Page 86, granted and conveyed unto Matthew Poley and Mary Frances Poley, husband and wife.

Parcel Number: 13-00-13504-00-1.

Location of property: 723 George Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mary Frances Poley and Matthew Poley** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-11. Debt: \$104,496.18.

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.

12-23572

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.

12-23598

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

BEGINNING at a point on the Northeasterly side of Marshall Street at the distance of ninety-six feet, six inches Southeastwardly from the Easterly corner of Marshall Street and Haws Avenue, a corner of this and land now or late of Wilson D. Althouse; thence by the same the line passing through the middle of the party all between this and the house on now or late of said Althouse's adjoining land Northeasterly one hundred forty feet to Blackberry Alley, laid out twenty feet wide; thence along the Southwesterly side of said alley Southeastwardly twenty-four feet to a point, a corner of this and land now or late of Isaac Weber; thence by the same parallel with the first line Southwestwardly one hundred forty feet to Marshall Street aforesaid and along the Northeasterly side thereof, Northwestwardly twenty-four feet to the place of beginning.

BEING the same premises which R. Bruce Fazio by Deed dated 08/12/2005 and recorded 08/12/2005 in Montgomery County in Deed Book 5566, Page 1503 granted and conveyed unto Fazio Properties, LLC.

Parcel Number: 13-00-25636-00-1.

Location of property: 715 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **R. Bruce Fazio and Fazio Properties, LLC** at the suit of Deutsche Bank, National Trust Company, as Trustee for Long Beach Mortgage Trust 2005-WL3. Debt: \$217,292.16.

Andrew Gornall, Attorney. I.D. #92382

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

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

12-23642

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 10/20/1997 and recorded 11/21/1997, among the land records of the County and State set forth above, in Deed Volume 5207 and Page 1623.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Coccimiglio, Jr. by Deed from Donald A. Coccimiglio, Jr., Administrator of the Estate of Donald A. Coccimiglio, Deceased dated 10/20/1997 recorded 11/21/1997 in Deed Book 5207, Page 1623.

Parcel Number: 30-00-40772-00-4.

Location of property: 830 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald Coccimiglio a/k/a Donald A. Coccimiglio, Jr.** at the suit of Bank of America, N.A. Debt: \$112,664.53.

Paige M. Bellino, Attorney.

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

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

12-23709

ALL THAT CERTAIN lot or parcel of land, situated in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 169 as shown on plans entitled "Subdivision Plan, Carriage Homes Section, River Crest", Sheets No. 4 and 5 of 27 dated March 1, 1999 last revised March 15, 2002, prepared by Stout, Tacconelli & Associates, Inc., Pennsburg, Pennsylvania more particularly described, as follows:

BEGINNING at common corner of Lots No. 168 and 169 on the Southerly side of Mallard Court (38' wide); thence (1) along Lot No. 168 and passing through a common party wall, South 29 degrees, 24 minutes, 59 seconds East, a distance of 122.68 feet to a corner; thence (2) South 60 degrees, 35 minutes, 01 seconds West, a distance of 34.00 feet to a corner of Lot No. 170; thence (3) along Lot No. 170 and passing through a common party wall, North 29 degrees, 24 minutes, 59 seconds West, a distance of 27.64 feet to a corner on the aforesaid side of Mallard Court; thence (4) along the Southeasterly side, passing along an arc of a circle curving to the left, having a radius of 119.00 feet, an arc distance of 34.48 feet to the first mentioned point and place of beginning.

SUBJECT to Declaration of Covenants and Deed Restriction Area in Deed Book 5419, Page 2202 as may be amended from time to time.

BEING the same premises which Toll PAIV, L.P., by Deed dated June 29, 2004 and recorded in the Montgomery County Recorder of Deeds Office on June 23, 2004 in Deed Book 06518, Page 1330, granted and conveyed unto Christopher A. Gomez and Elizabeth S. Gomez.

Parcel Number: 61-00-04568-05-1.

Location of property: 80 Mallard Court, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher A. Gomez and Elizabeth S. Gomez** at the suit of U.S. Bank National Association, as Trustee for the LXS2007-4N. Debt: \$425,900.76.

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.

12-23808

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township** Montgomery County, Pennsylvania bounded and described according to Subdivision Plan 1 of Chestnut Grove made by Nave Newell, Engineers, Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-61, Page 65, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fallbrook Lane (50.00 feet wide) said point of beginning being a point a corner of lot as shown on above plan; thence from said point of beginning and along said lot North 07 degrees, 02 minutes, 05 seconds East, 123.13 feet to a point a corner of lands now or late of Frederick and Marie Prout; thence along said lands North 83 degrees, 51 minutes, 04 seconds East, 74.47 feet to a point; thence from said point South 53 degrees, 23 minutes, 56 seconds East, 25.10 feet to a point a corner of Lot 4 as shown on above plan; thence along said lot South 17 degrees, 39 minutes, 45 seconds East, 136.50 feet to a point of curve on the Northeasterly side of Fallbrook Lane; thence along same on an arc of a circle curving to the left having a radius of 375.00 feet and the arc distance of 69.56 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 11,088 square feet.

BEING Lot 3 as shown on above plan.

BEING the same premises which Rouse/Chamberlin, LTD by Deed dated November 29, 2005 and recorded on December 2, 2005 in Deed Book 05881, Page 2546 in the Recorder of Deeds for Montgomery County, granted and conveyed unto Ahron Winston and Latrina Winston.

Parcel Number: 60-00-00387-02-1.

Location of property: 1004 Fallbrook Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ahron Winston and Latrina Winston** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association as Trustee Successor by Merger to LaSalle Bank, National Association as Trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-4 Trust. Debt: \$584,902.93.

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.

12-23810

ALL THAT CERTAIN message and two lots or pieces of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded, and described, as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin, a corner in the middle of a public road leading from Spring Mount in Salford Station; thence along land now or late of Elmer Fulmer, North 35 degrees, 14 minutes East, 150.00 feet to a stake, a corner in other land of Matthias Wittrock; thence along said Matthias Wittrock's land North 44 degrees, 31 minutes West, 50.00 feet to a stake, a corner of Lot No. 2; thence along Lot No. 2 South 35 degrees, 14 minutes West, 150.00 feet to an iron pin in the middle of the said public road leading from Spring Mount to Salford Station; thence along the middle of the said public road South 44 degrees, 31 minutes East, 50.00 feet to the place of beginning.

TRACT NO. 2:

BEGINNING at an iron pin in the public road leading from Spring Mount to Salford Station, a corner of this and other land now or late of George A. Beyer, formerly Matthias K. Wittrock; thence by said Beyer land and land now or late of Samuel McKnight North 35 degrees, 14 minute East, 193.00 feet to a stake, a corner of land now or late of the Volunteer of America Camp, formerly Elwood W. Fulmer's; thence by said land South 45 degrees, 30 minutes East, 90.6 feet (erroneously written 150.00 feet in Deed from Elwood W. Fulmer to George A. Beyer, dated November 18, 1920, recorded in Deed Book No. 826, Page 357) to a hole in a rock, a corner of now or late George Voring's land; thence by the same South 49 degrees, West 191.00 feet to an iron pin in the aforesaid public road; thence by said road North 45 degrees, 30 minutes West, 34.5 feet to the place of beginning.

BEING the same premises which Toby Pickersgill by Deed dated April 9, 2007 and recorded on May 2, 2007 in Book 5645, Page 1413 in the Recorder of Deeds for the County of Montgomery, granted and conveyed unto Toby Pickersgill and Megan Maloney.

Parcel Number: 38-00-00325-00-6.

Location of property: 231 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Toby Pickersgill and Megan Maloney** at the suit of Citibank, N.A., as Trustee for WaMu Series, 2007-HE4. Debt: \$285,635.66.

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.

12-23955

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 plan of property made for W.B. MacAllister, by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated July 3, 1950, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawthorne Road (50 feet wide) at a distance of North 45 degrees, 09 minutes West, 140.55 feet from a point (being a corner) formed by the intersection of the said Southwesterly side of Hawthorne Road and the Northwesterly side of Elm Avenue (formerly Fairview Avenue) (50 feet wide); thence extending South 44 degrees, 31 minutes West, 125 feet to a point; thence extending North 45 degrees, 09 minutes West, 70 feet to a point; thence extending North 44 degrees, 51 minutes East, 125 feet to a point on the Southwesterly side of Hawthorne Road; thence extending along the same South 45 degrees, 09 minutes East, 70 feet to the first mentioned point and place of beginning.

BEING the same premises which Patrick J. Leary and Diane M. Reuther, now by marriage Diane M. Leary, husband and wife by Deed dated 4/26/1996 and recorded 7/16/1996 in the County of Montgomery in Deed Book 5154, Page 1352, granted and conveyed unto Steven C. Hawthorne and Sandra A. Hawthorne, husband and wife, in fee.

Parcel Number: 30-00-27736-00-8.

Location of property: 2712 Hawthorne Road, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Steven C. Hawthorne and Sandra A. Hawthorne** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$204,054.76.

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.

12-24229

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Michael A. Matlock, Jr., by Ralph E. Shaner & Son, dated August 22, 1986, revised November 21, 1986 and recorded in Plan Book C-16, Page 88, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Willow Street (50 feet wide) a corner of Lot 2 on said plan, which point is measured along the same South 37 degrees, 58 minutes West, 319 feet from a point on the Southwesterly side of Master Street (50 feet wide); thence extending from said point of beginning and along Lot No. 2 aforesaid, South 52 degrees, 02 minutes East, 135 feet to a point on the Northwesterly side of a 15 feet wide alley; thence extending along the same South 37 degrees, 58 minutes West, 90 feet to a point a corner of lands now or late of Frank D. Detwiler; thence extending along the same North 32 degrees, 02 minutes West, 135 feet to a point on the Southeasterly side of Willow Street, aforesaid; thence extending along the same North 37 degrees, 59 minutes East, 90 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

CONTAINING 12,150 square feet.

BEING the same property conveyed to Daniel McFaul and Angela K. McFaul, husband and wife by Deed from Joseph C. Nelligan and Laurie K. Nelligan, husband and wife, recorded 06/03/2003 in Deed Book 5461, Page 66, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

BEING the same premises which Joseph C. Nelligan and Laurie K. Nelligan, husband and wife by Deed dated 05/30/2003 and recorded 06/23/2003 in Montgomery County in Deed Book 5461, Page 66 granted and conveyed unto Daniel McFaul and Angela K. McFaul, husband and wife.

Parcel Number: 60-00-03064-00-8.

Location of property: 1038 Willow Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Daniel McFaul and Angela K. McFaul** at the suit of PNMAC Mortgage Opportunity Fund Investors, LLC. Debt: \$270,995.63.

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

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

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

12-26024

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 described according to a Survey of Properties made for The Curtis Bailey Company on 10/18/1984 by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Mill Road (60 feet wide) at the distance of 660 feet measured along the same, South 48 degrees, 8 minutes East from its point of intersection with the Southeast side of Orchard Way (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Mill Road 70 feet measured along same, South 48 degrees, 8 minutes East from the said beginning point and extending of that width in length or depth North 41 degrees, 52 minutes East between parallel lines at right angles to the said Mill Road, 135 feet.

BEING Lot No. 654.

TITLE TO SAID PREMISES IS VESTED IN Frank P. Stanton by Deed from Frank P. Stanton and Cynthia Stanton who acquired title as Frank Stanton and Cynthia Stanton dated 07/20/1998 recorded 09/14/1998 in Deed Book 5239, Page 2488.

Parcel Number: 59-00-12559-00-9.

Location of property: 3365 West Mill Road a/k/a 3365 Mill Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank P. Stanton a/k/a Frank P. Stanton, III** at the suit of PNC Bank, National Association. Debt: \$155,818.76.

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

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

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

12-26992

ALL THAT CERTAIN lot or piece of land, with the buildings now thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 13 on the plan of 72 town lots laid out formerly in the Township of Hatfield, now in the Borough of Lansdale, County of Montgomery, Pennsylvania, being bounded and described according to a revised plan of North Lansdale Building Lots, as revised by Herbert H. Metz, C. E., Lansdale, Pennsylvania, on August 14, 1920 and said revised plan being recorded in the Office for Recording of Deeds in and for Montgomery County at Norristown in Deed Book 789, Page 600, as follows:

BEGINNING at a point a corner on the Northeast side of Main Street, as now laid out 56 feet wide at the distance of 270.33 feet Northwest of the Northwest side of Fourth Avenue, as laid out 40 feet wide, being a corner of Lot No. 14 on said plan; thence extending along the Northeast side of said Main Street North 44 degrees, 6 minutes West, 45 feet to a point a corner of Lot No. 12 on said plan; thence extending along the Southeast side of said Lot No. 12, North 45 degrees, 54 minutes East, 167.63 feet to the Southwest side of a 20 feet wide alley; thence extending along the Southwest side of said 20 feet wide alley, South 43 degrees, 38 minutes East, 45 feet to a point a corner of Lot No. 14 on said plan; thence extending along the Northwest side of said Lot No. 14 South 45 degrees, 54 minutes West 167.63 feet to the place of beginning.

BOUNDED on the Northeast by said 20 feet wide alley, on the Southeast by Lot No. 14, on the Southwest by Main Street and on the Northwest by Lot No. 12.

AND ALSO ALL THAT CERTAIN lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, being Lot No. 12 on the above mentioned plan of lots, bounded and described, as follows:

BEGINNING at a point a corner on the Northeast side of Main Street, now laid out 56 feet wide, at the distance of 315.33 feet Northwest of the Northwest side of Fourth Avenue, as laid out in the Borough of Lansdale, 40 feet wide, being a corner of Lot No. 13 on said plan; thence extending along the Northeast side of said Main Street North 44 degrees, 6 minutes West, 45 feet to a point a corner of Lot No. 11 on said plan; thence extending along the Southeast side of said Lot No. 11 North 45 degrees, 54 minutes East, 168 feet to a point a corner on the Southwest side of a 20 feet wide alley; thence extending along the Southwest side of said 20 feet wide alley, South 43 degrees, 38 minutes East, 45 feet to a point a corner of Lot No. 13 aforesaid; thence extending along the Northwest side of Lot No. 13 South 45 degrees, 54 minutes West, 167.63 feet to the place of beginning.

BOUNDED on the Northeast by said 20 feet wide alley; on the Southeast by Lot No. 13, on the Southwest by Main Street and on the Northwest by Lot No. 11.

BEING the same premises which Charles E. Biehn and Elsie J. Biehn, husband and wife, by Deed dated December 5, 2005 and recorded on December 14, 2005, in the Recorder of Deeds Office of Montgomery County, in Deed Book 5583, Page 163, granted and conveyed unto 817 W. Main Street, LLC, a Pennsylvania Limited Liability Company.

Parcel Number: 11-00-09648-00-7.

Location of property: Lansdale Borough, Montgomery County, Pennsylvania.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **817 W. Main Street, LLC** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$296,705.89 plus interest to the date of the sheriff's sale, plus costs, if sale is later than 1/30/13.

William J. Levant, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount 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 February 27, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by
Eileen Whalon Behr, **Sheriff**

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA for **Empire State Certified Development Corporation**, a foreign nonprofit corporation formed under the laws of the State of New York, filed originally on March 5, 1981, where its principal office is located at 50 Beaver Street, Albany, NY 12207, 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.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-28629

NOTICE IS HEREBY GIVEN that on November 11, 2012, the Petition of Shushil & Priyavamda Bhat, on behalf of Chaitanya S. Bhat, a minor was filed in the above named Court, praying for a Decree to change the name to CHAITANYAA S. BHATT.

The Court has fixed January 30, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CHARTER APPLICATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

John Burns Graphic Design, 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.

Kang & Co., 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.

Process Heating Solutions 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.

Well Living Thrift Store, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 5, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Leo and Peggy Pierce Family Foundation, Inc.**

The purposes for which it was organized are: for gift and grant making to charitable organizations.

Blank Rome LLP
One Logan Square
130 North 18th Street
Philadelphia, PA 19103

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 November 26, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Time4Time Community Exchange**

The purposes for which it was organized are: exclusively for charitable and educational purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Service Code, or the corresponding section of any future federal tax code.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 6, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Vision of Glory, Inc.**

The purposes for which it was organized are: to provide encouragement through the teaching ministry of the gospel.

David G. Garner, Esquire

1954 East High Street, Suite 4
Pottstown, PA 19464

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 December 12, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Wrangley Court Community Association, Inc.**

The purposes for which it was organized are: to act as the homeowners' association which the owners of lots in the residential community may implement and enforce the Declaration of Covenants, Conditions and Restrictions, as the same may be amended from time to time and any other lawful purpose.

Riley Ripper Hollin & Colagreco, Solicitors

717 Constitution Drive
P.O. Box 1265
Exton, PA 19341

DISSOLUTION

Notice is hereby given that the shareholders and directors of **Pitcairn Enterprises, Inc.**, a Pennsylvania corporation, with an address of 1220 Meadow Lane, Bryn Athyn, PA 19009, 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.

Robert J. Lohr II, Esquire

Lohr & Hauber, Ltd.

1246 West Chester Pike, Suite 312
West Chester, PA 19382

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

BETANCOURT, PHILIP M., dec'd.

Late of Lower Salford Township.
Administrator: LARRY R. ROTH, ESQUIRE,
The Roth Law Firm,
123 N. 5th Street,
Allentown, PA 18102.
ATTORNEY: LARRY R. ROTH,
THE ROTH LAW FIRM,
123 N. 5th Street,
Allentown, PA 18102

BEZARK, LEONARD D., dec'd.

Late of Lower Providence Township.
Executor: BRIAN R. BEZARK,
1600 Market Street, Suite 1610,
Philadelphia, PA 19103.
ATTORNEY: BRIAN R. BEZARK,
BEZARK LERNER & DeVIRGILIS,
1600 Market Street, Suite 1610,
Philadelphia, PA 19103

BRIATICO, FRANK, dec'd.

Late of Abington Township.
Administrators: HOWELL BRISTER AND
RANDY BRISTER,
25 Trailwood Drive,
Holland, PA 18966.
ATTORNEY: MICHAEL L. BRINT,
8600 West Chester Pike, Suite 106,
Upper Darby, PA 19082

**BRIDGEN, MARY BONANNI also known as
MARY BONANNI, dec'd.**

Late of Hatfield Township.
Executor: EMILIO BONANNI, JR.,
c/o Susan E. Piette, Esquire,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: SUSAN E. PIETTE,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
375 Morris Road,
P.O. Box 1479,
Lansdale, PA 19446-0773

BRUNO, FRANK T., dec'd.

Late of Borough of Ambler.
Executrix: RITA C. BRUNO,
21 Douglas Street,
Ambler, PA 19002.
ATTORNEY: JAMES S. BAINBRIDGE,
THE BAINBRIDGE LAW FIRM, LLC,
P.O. Box 161,
Blue Bell, PA 19422

CAMPANALE, LAWRENCE COSIMO also known as**LAWRENCE C. CAMPANALE, SR. and
LAWRENCE C. CAMPANALE, dec'd.**

Late of Lower Merion Township.

Executor: WILLIAM J. CAMPANALE,

c/o Edward R. Sutton, Esquire,

1014 Millcreek Drive,

Feasterville, PA 19053.

ATTORNEY: EDWARD R. SUTTON,

1014 Millcreek Drive,

Feasterville, PA 19053

DOLAN, THOMAS J., dec'd.

Late of Whitemarsh Township.

Administrator: CHRISTOPHER J. DOLAN.

ATTORNEY: MICHELLE C. BERK,

LAW OFFICES OF MICHELLE C. BERK, P.C.,

400 Maryland Drive, Suite 200,

Fort Washington, PA 19034

GELSMAN, NORMAN M. also known as**NORMAN GELSMAN, dec'd.**

Late of Cheltenham Township.

Executrix: IRENE F. GELSMAN,

c/o Anne Louise Griffin, Esquire,

460 Norristown Road, Suite 110,

Blue Bell, PA 19422.

ATTORNEY: ANNE LOUISE GRIFFIN,

WISLER PEARLSTINE, LLP,

460 Norristown Road, Suite 110,

Blue Bell, PA 19422

GLASS, MILDRED C., dec'd.

Late of Lower Merion Township.

Executor: MITCHELL GLASS,

c/o April Charleston, Esquire,

150 Monument Road, Suite 603,

Bala Cynwyd, PA 19004.

ATTORNEY: APRIL CHARLESTON,

150 Monument Road, Suite 603,

Bala Cynwyd, PA 19004

GREENBERG, STANLEY B., dec'd.

Late of Upper Dublin Township.

Executrix: ROSEMARY R. FERRINO,

1501 Lower State Road,

North Wales, PA 19454-1216.

ATTORNEY: ROSEMARY R. FERRINO,

1501 Lower State Road,

North Wales, PA 19454-1216

KAUFFMAN, ZOLLA P., dec'd.

Late of Franconia Township.

Executor: JAMES L. RITTENHOUSE,

P.O. Box 64157,

Souderton, PA 18964.

ATTORNEY: JEFFREY K. LANDIS,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

LILLY, JAMES L., dec'd.

Late of Worcester Township.

Executor: JAMES A. LILLY,

c/o 400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: MICHAEL O'HARA PEALE, JR.,

TIMONEY KNOX, LLP,

400 Maryland Drive,

P.O. Box 7544,

Fort Washington, PA 19034-7544

MARLEY, ROSEMARIE D. also known as**ROSEMARIE MARLEY and
ROSE MARLEY, dec'd.**

Late of Lower Pottsgrove Township.

Executrix: CAROLYN R. CRAIG,

1913 Glen Eagles Drive,

Pottstown, PA 19464.

ATTORNEY: DAVID A. MEGAY,

O'DONNELL, WEISS & MATTEI, P.C.,

41 East High Street,

Pottstown, PA 19464-5426

McNULTY, JULIA A. also known as**JULIA McNULTY, dec'd.**

Late of Borough of North Wales.

Executors: MICHAEL J. McNULTY AND

ROSEMARY P. McNULTY,

c/o Michael L. Saile, Jr., Esquire,

Saile & Saile, LLP,

403 Executive Drive,

Langhorne, PA 19047.

ATTORNEY: MICHAEL L. SAILE, JR.,

SAILE & SAILE, LLP,

403 Executive Drive,

Langhorne, PA 19047

McQUEEN, JEANNE V. also known as**JEANNE McQUEEN, dec'd.**

Late of Borough of Bryn Athyn.

Executors: LISA M. KNIGHT AND

CLAY D. McQUEEN,

c/o Marlyn F. Smith, Esquire,

40 East Airy Street,

Norristown, PA 19404.

ATTORNEY: MARLYN F. SMITH,

HIGH SWARTZ LLP,

40 East Airy Street,

Norristown, PA 19404

MILOWITZ, PHILIP, dec'd.

Late of Borough of Norristown.

Executrix: MAIDIE KRIEBEL,

c/o McBrien, Montalto & Jennings,

One West Main Street, Suite 200,

Norristown, PA 19401.

ATTORNEY: NICHOLAS R. MONTALTO,

McBRIEN, MONTALTO & JENNINGS,

One West Main Street, Suite 200,

Norristown, PA 19401

RAPOPORT, MITCHELL also known as**MITCHELL PAUL RAPOPORT, dec'd.**

Late of Abington Township.

Executrix: PAULA KATZ,

901 Artis Road,

Plymouth Meeting, PA 19462.

ATTORNEY: PAUL L. FELDMAN,

FELDMAN & FELDMAN,

820 Homestead Road,

Jenkintown, PA 19046

RINEHART, LOIS, dec'd.

Late of East Norriton Township.

Executor: WILLIAM RINEHART,

c/o 540 Swede Street,

Norristown, PA 19401.

ATTORNEY: AMY W. SOSNOV,

SOSNOV & SOSNOV,

540 Swede Street,

Norristown, PA 19401

SAVAGE, CHARLOTTE N., dec'd.

Late of Plymouth Township.
 Executrix: GWEN S. GRAVER,
 c/o John I. Gordon, Esquire,
 632 Germantown Pike,
 Lafayette Hill, PA 19444.
 ATTORNEY: JOHN I. GORDON,
 632 Germantown Pike,
 Lafayette Hill, PA 19444

SELFINGER, ELIZABETH SMITH, dec'd.

Late of Borough of Norristown.
 Administrator: JAMES E. SELFINGER,
 528 West First Street,
 Birdsboro, PA 19508.
 ATTORNEY: DAVID P. JOHNSON,
 3351 Perkiomen Avenue,
 Reading, PA 19606

SHADE, JANE D., dec'd.

Late of Abington Township.
 Executrix: BONNIE REDMER,
 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

SLAYTON, YVONNE M. also known as

YVONNE MAE SLAYTON,
YVONNE SLAYTON and
YVONNE M. ECK, dec'd.
 Late of Lower Frederick Township.
 Executor: MICHAEL S. SLAYTON,
 c/o David W. Conner, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONNER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

TIPPETT, RAYMOND E., dec'd.

Late of Whitpain Township.
 Executor: MELVILLE TAYLOR ERNST,
 3530 Quincy Lane,
 Bethlehem, PA 18017-1542.
 ATTORNEY: DAVID P. GRAU,
 911 N. Easton Road,
 P.O. Box 209,
 Willow Grove, PA 19090

VARGO, HELEN M., dec'd.

Late of Lower Providence Township.
 Executor: FRANK W. VARGO,
 c/o Jamie M. McFadden, Esquire,
 3015 College Heights, Suite 206,
 Allentown, PA 18104.
 ATTORNEY: JAMIE M. MCFADDEN,
 3015 College Heights Blvd., Suite 206,
 Allentown, PA 18104

WAGNER, JOHN M., dec'd.

Late of Borough of Pottstown.
 Administrator: MS. MONICA J. DELLE,
 828 N. Washington Street,
 Pottstown, PA 19464.
 ATTORNEY: GREGORY W. PHILIPS,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

WYREMBEK, STEVEN F. also known as

STEPHEN WYREMBEK and
STEVE WRYEMBEK, dec'd.
 Late of Borough of West Conshohocken.
 Co-Administratrices: LESLIE GAMMA,
 802 Forest Lane,
 Malvern, PA 19355,
 TRACI LENT,
 40 Knox Avenue,
 Berwyn, PA 19312.
 ATTORNEY: DANTE W. RENZULLI, JR.,
 120 John Robert Thomas Drive,
 Exton, PA 19341

Second Publication**BINDER, MARGUERITE V., dec'd.**

Late of Borough of Lansdale.
 Executrix: JACQUELINE J. SHAFER, ESQUIRE,
 c/o Elliott Magee & Shafer, LLP,
 11 Duane Road & Route 611,
 P.O. Box 885,
 Doylestown, PA 18901.
 ATTORNEY: JACQUELINE J. SHAFER,
 ELLIOTT, MAGEE & SHAFER, LLP,
 11 Duane Road & Route 611,
 P.O. Box 885,
 Doylestown, PA 18901

CLARK, ERLYNE, dec'd.

Late of Bala Cynwyd, PA.
 Executrix: MYRNA CLARK,
 1545 Robbins Avenue,
 Philadelphia, PA 19149.
 ATTORNEY: CAROLE A. CLEERE,
 CLEERE & CLEERE, P.C.,
 Two Bala Plaza, Suite 300,
 Bala Cynwyd, PA 19004

CLOPP, DAVID B., dec'd.

Late of East Norriton Township.
 Executor: DANIEL C. CLOPP,
 c/o Herbert F. Rubenstein, Esquire,
 25 W. Skippack Pike, Suite 107,
 Broad Axe, PA 19002-5152.

COHEN, GLORIA, dec'd.

Late of Borough of North Wales.
 Executrix: MINDY I. COHEN,
 151 N. Clinton Street,
 Doylestown, PA 18901.
 ATTORNEY: NICHOLAS A. LEONARD,
 10 S. Clinton Street, Suite 211,
 Doylestown, PA 18901

COSTA, FLORENCE M. also known as

FLORENCE COSTA, dec'd.
 Late of Montgomery County, PA.
 Executor: JOSEPH D. LEPKO,
 2309 Brick Tavern Road,
 Quakertown, PA 18951.
 ATTORNEY: JOSEPH G. MANIACI,
 MANIACI, CICCOTTA & SCHWEIZER,
 6720 Frankford Avenue,
 Philadelphia, PA 19135,
 215-332-2626

DODDS, MARY E., dec'd.

Late of Montgomery Township.
 Administrator: EDWARD W. DODDS,
 c/o Hopkins & Hopkins,
 114 North Main Street,
 Doylestown, PA 18901.
 ATTORNEY: ERIC W. HOPKINS,
 HOPKINS & HOPKINS,
 114 North Main Street,
 Doylestown, PA 18901

GEORGE, PAUL ANDREW, dec'd.

Late of Montgomery County, PA.
 Administratrix: MIA A. GEORGE,
 c/o Michael E. Eisenberg, Esquire,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040.
 ATTORNEY: MICHAEL E. EISENBERG,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040

**GRAZIANI, JOHN A. also known as
JOHN A. GRAZIANI, SR. and
JOHN GRAZIANI, dec'd.**

Late of Abington Township.
 Executrix: MARIAN McBRIDE,
 c/o John D. Kessler, Esquire.
 ATTORNEY: JOHN KESSLER,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

**HARDING, GEORGE J., III also known as
GEORGE J. HARDING, 3RD, dec'd.**

Late of Lower Merion Township.
 Executors: EDITH W. HARDING,
 GEORGE McK. HARDING AND
 PNC BANK, N.A.,
 c/o Benjamin C. Traves, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599.
 ATTORNEY: BENJAMIN C. TRAYES,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599

HENDRICKS, SARA C., dec'd.

Late of Lower Salford Township.
 Executor: FRANCIS D. HENDRICKS,
 712 Morwood Road,
 Telford, PA 18969.
 ATTORNEY: MARK A. HOFFMAN,
 430 Main Street,
 Harleysville, PA 19438

**ISAACS, WAYNE A. also known as
WAYNE ISAACS, dec'd.**

Late of Willow Grove, PA.
 Executrix: JOAN F. IMMEDIATO,
 c/o John D. Kessler, Esquire.
 ATTORNEY: JOHN KESSLER,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

OESTREICH, RITA E., dec'd.

Late of Borough of Ambler.
 Executrix: ANN MARIE SENIOR,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 North Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 North Broad Street,
 P.O. Box 1277,
 Lansdale, PA 19446

**SCHAFER, BRUCE W. also known as
BRUCE WAYNE SCHAFER, dec'd.**

Late of Borough of Lansdale.
 Administrator: ROBERT H. SCHAFER,
 614 W. Orvilla Road,
 Hatfield, PA 19440.

SOPPE, ESTELLE also known as**ESTELLE R. SOPPE, dec'd.**

Late of Whitmarsh Township.
 Executors: GLENMEDE TRUST, N.A. AND
 STEVEN B. SOPPE,
 One Liberty Place, Suite 1200,
 1650 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: JOHN J. LOMBARD, JR.,
 McCARTER & ENGLISH LLP,
 1735 Market Street, Suite 700,
 Philadelphia, PA 19103

VIAU, EILEEN L. also known as**EILEEN LOUISE VIAU, dec'd.**

Late of Towamencin Township.
 Co-Executors: JACQUES A. VIAU,
 2925 Tiffany Drive,
 Lititz, PA 17543,
 GERARD P. VIAU,
 401 Gayley Street,
 Media, PA 19063.
 ATTORNEY: R. WAYNE CLEMENS,
 CLEMENS, NULTY AND GIFFORD,
 510 East Broad Street,
 P.O. Box 64439,
 Souderton, PA 18964-0439

Third and Final Publication**BAGIAN, QUEENIE, dec'd.**

Late of Upper Dublin Township.
 Executor: EDWARD Y. PAPIAZIAN,
 c/o Karen Schechter Dayno, Esquire,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN SCHECHTER DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

BANSE, ANNE W. also known as**ANNE BANSE and
GERTRUDE ANNE BANSE, dec'd.**

Late of Springfield Township.
 Executors: ROBERT L. BANSE, JR. AND
 JOHN W. BANSE,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

**BATTAVIO, MARGARET R. also known as
MARGARET CASSANO BATTAVIO and
MARGARET BATTAVIO, dec'd.**

Late of Borough of Lansdale.
 Executrix: LINDA M. HOLNICK,
 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

BERMAN, MARTHA, dec'd.

Late of Borough of Norristown.
 Executor: BARRY B. BERMAN,
 c/o Anne Louise Griffin, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422.
 ATTORNEY: ANNE LOUISE GRIFFIN,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

BROWNE, CATHERINE R., dec'd.

Late of Whitemarsh Township.
 Administratrix: CAROLYN BROWNE,
 7230 Hollywood Road,
 Fort Washington, PA 19034.
 ATTORNEY: MICHAEL S. CONNOR,
 THE LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

BUSTARD, ARTHUR L., dec'd.

Late of Towamencin Township.
 Executor: ARTHUR C. BUSTARD,
 2095 Bustard Road,
 P.O. Box 143,
 Cedars, PA 19423.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

DAVIS, ELEANOR M., dec'd.

Late of Whitemarsh Township.
 Executor: CHARLES S. DAVIS, III,
 c/o Rodman M. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: RODMAN M. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

DiSANDRO, ANGELO, dec'd.

Late of Borough of Hatboro.
 Administratrix: DIANE DiSANDRO,
 c/o Edward J. Campanella, Esquire,
 477 West Valley Road,
 Wayne, PA 19087.
 ATTORNEY: EDWARD J. CAMPANELLA,
 477 West Valley Road,
 Wayne, PA 19087

FABRIZIO, JOSEPHINE also known as JOSEPHINE M. FABRIZIO, dec'd.

Late of Upper Merion Township.
 Executor: JOHN FABRIZIO,
 681 Meadows Drive,
 Delaware, OH 43015.
 ATTORNEY: ERIC J. FABRIZIO,
 BINGAMAN HESS,
 Treeview Corporate Center, Suite 100,
 2 Meridian Boulevard,
 Wyomissing, PA 19610

GERO, SUSAN Y., dec'd.

Late of Lower Gwynedd Township.
 Executor: RICHARD F. STERN,
 261 Old York Road, Suite 410,
 Jenkintown, PA 19046.
 ATTORNEY: RICHARD F. STERN,
 261 Old York Road, Suite 410,
 Jenkintown, PA 19046

GRILL, CHARLES SHELDON, dec'd.

Late of Bala Cynwyd, PA.
 Executor: ROBERT GRILL.
 ATTORNEY: DENNIS WOODY,
 110 West Front Street,
 Media, PA 19063,
 610-566-8770

HADLEY, WILLIAM J., dec'd.

Late of East Norriton Township.
 Executrix: VIRGINIA M. LESHER,
 219 Farview Road,
 Norristown, PA 19401.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

HAGEMAN, WILLIAM E., dec'd.

Late of Salford Township.
 Executrix: RITA J. HAGEMAN,
 120 Klingerman Road,
 Telford, PA 18969.
 ATTORNEY: DILLON L. ROSS, IV,
 ROSS LAW OFFICES,
 P.O. Box 1403,
 Skippack, PA 19474-1403

HENNING, JANICE E., dec'd.

Late of Borough of Norristown.
 Administrator: RONALD B. HENNING,
 314 Clear Spring Road,
 Lansdale, PA 19446.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 4,
 P.O. Box 564,
 Colmar, PA 18915

JENKINS, ROBERT C. also known as**ROBERT JENKINS and ROBERT CARL JENKINS, dec'd.**

Late of Upper Gwynedd Township.
 Executor: DENNIS L. KLINE,
 c/o Bruce J. Eckel, Esquire,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038-4907.
 ATTORNEY: BRUCE J. ECKEL,
 DOUGHERTY & ECKEL,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038-4907

JONES, JOHN E., dec'd.

Late of Abington Township.
 Executor: DAVID J. JONES,
 Donohue, McKee & Mattson, Ltd.,
 1100 Township Line Road,
 Havertown, PA 19083.
 ATTORNEY: CHARLES E. MCKEE,
 DONOHUE, MCKEE & MATTSON, LTD.,
 1100 Township Line Road,
 Havertown, PA 19083

JONES, MARGARET E., dec'd.

Late of Borough of Pennsburg.
 Executor: ANDREW L. SKELTON,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

KARUKIN, JACK, dec'd.

Late of Borough of Lansdale.
 Executrix: MINDY GOSS,
 3 Irving Court,
 Ledgewood, NJ 07852.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 4,
 P.O. Box 564,
 Colmar, PA 18915

KNAECKE, JEAN ALFREDA, dec'd.

Late of Borough of Conshohocken.
 Executrix: PATRICIA J. MONASTERO,
 489 Jefferson Street,
 Plymouth Meeting, PA 19462.
 ATTORNEY: JOHN ADAM Di PIETRO,
 2116 Old Arch Road,
 East Norriton, PA 19401

KRAPE, SHIRLEY G., dec'd.

Late of Borough of Telford.
 Executor: HARRY L. KRAPE, JR.,
 c/o Albert L. Chase, Esquire.
 ATTORNEY: ALBERT L. CHASE,
 2031 North Broad Street, Suite 137,
 Lansdale, PA 19446-1003

LASKARIS, HELEN N. also known as**HELEN LASKARIS, dec'd.**

Late of Upper Merion Township.
 Administrator: PHILIP S. LASKARIS,
 9758 Susan Road,
 Philadelphia, PA 19115.
 ATTORNEY: NIKOLAOS I. TSOUROS,
 MacELREE HARVEY, LTD.,
 17 West Miner Street,
 P.O. Box 660,
 West Chester, PA 19381-0660

LEITCH, DAPHNE also known as**DAPHNE Y. LEITCH, dec'd.**

Late of Elkins Park, PA.
 Administrator: LENNOX A. BRUCE,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPLAN SCHAER &
 TODDY, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103

McKEEVER, ELOIS L., dec'd.

Late of Worcester Township.
 Executrix: KATHIE R. ROSSE,
 122 Lutz Road,
 Boyertown, PA 19512.
 ATTORNEY: BARRY W. KERCHNER,
 976 Stuart Drive,
 Pottstown, PA 19464

MOYER, ANNA also known as**ANNA R. MOYER, dec'd.**

Late of Upper Frederick Township.
 Executor: WARREN D. MOYER AND
 DAVID MOYER,
 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

NOLAN, LORETTA M. also known as**LORETTA NOLAN, dec'd.**

Late of Springfield 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

OLSZEJ, GENEVIEVE, dec'd.

Late of Montgomery County, PA.
 Executrix: IRENE CLEMENS,
 8015 Hammond Road,
 Cheltenham, PA 19012.
 ATTORNEY: DAVID A. SCHWEIZER,
 MANIACI, CICCOTTA & SCHWEIZER,
 6720 Frankford Avenue,
 Philadelphia, PA 19135

ORENSTEIN, SHIRLEY, dec'd.

Late of Abington Township.
 Administrators: JILL SOLOMON STUMPF AND
 JONATHAN H. ORENSTEIN,
 c/o Don J. Solomon, Esquire,
 300 North York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 North York Road,
 Hatboro, PA 19040

ROGERS, MARY ELIZABETH, dec'd.

Late of Borough of Pottstown.
 Executrix: KATHERINE L. HART,
 8054 Dunstable Circle,
 Orlando, FL 32817.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

SCHLAGER, JOHN J., dec'd.

Late of Marlborough Township.
 Executrix: LARAIN E. SCHLAGER,
 4560 East Campbell Road,
 Pennsburg, PA 18073.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 East Broad Street,
 P.O. Box 64769,
 Souderton, PA 18964

SIMMERS, ELEANOR M. also known as**ELEANOR SIMMERS, dec'd.**

Late of Towamencin Township.
 Executor: EDNA MARTIN,
 807 Freedom Circle,
 Harleysville, PA 19438.
 ATTORNEY: MARTIN J. KING,
 50 W. Bridge Street,
 New Hope, PA 18938

SNEDAKER, MAY ELIZABETH, dec'd.

Late of Horsham Township.
 Executrix: JACQUELINE M. KATZ,
 608 Legion Road,
 Aston, PA 19014.
 ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

SOUDER, ELVIN R., dec'd.

Late of Borough of Souderton.

Executors: JOHN W. LOOSE AND

JANE S. LOOSE,

114 Polpis Road,

Nantucket, MA 02554.

ATTORNEY: JEFFREY K. LANDIS,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

SOUDER, MARIAN L., dec'd.

Late of Lower Salford Township.

Executor: GERALD B. SOUDER,

435 Stover Road,

Harleysville, PA 19438.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

BRICKER, LANDIS, HUNSBERGER &

GINGRICH, LLP,

114 East Broad Street,

P.O. Box 64769,

Souderton, PA 18964

TAYVAH, MICHAEL ZOLA PLOTNICK also known as

MICHAEL Z. P. TAYVAH, dec'd.

Late of Cheltenham Township.

Executor: RICHARD FOLTIN,

c/o Marjorie J. Scharpf, Esquire,

101 Greenwood Avenue, Fifth Floor,

Jenkintown, PA 19046.

ATTORNEY: MARJORIE J. SCHARPF,

FRIEDMAN SCHUMAN, P.C.,

101 Greenwood Avenue, Fifth Floor,

Jenkintown, PA 19046

VOYNOW, MARCIE W., dec'd.

Late of Abington Township.

Executrix: SUSAN VOYNOW,

P.O. Box 270424,

Louisville, CO 80027.

WEAVER, JESSICA LEE, dec'd.

Late of Borough of Telford.

Administratrix: KELLY A. CANNON,

6 Drummers Way,

Hatboro, PA 19040.

Quality Technology Systems with its principal place of business at 135 N. 4th Avenue, Royersford, PA 19468.

The name of the entity and all persons owning or interested in said business are: Quality Degree, Inc., William Henzler and Dana Henzler.

The application was filed on December 17, 2012.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **BSB Ambler, LLC**, which will operate under its Registered Fictitious Name **HATCH** in accordance with the provisions of the Limited Liability Act of 1994.

Kevin J. Sommar, Esquire

Sommar, Tracy & Sommar

210 South Broad Street

P.O. Box 227

Lansdale, PA 19446

TRUST NOTICES**Second Publication****LYSTER FAMILY TRUST DATED 4/24/1992**

Late of Skippack Township, Deceased

The Trustees request all persons having claims or demands against the trust of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Trustee: Bruce D. Lyster

356 Robin Lane

Collegetown, PA 19426

Trustee: Deborah A. Carta

48 Prospect Avenue

Niantic, CT 06357

Or to their Attorney: Mark D. Freeman, Esquire

P.O. Box 457

Media, PA 19063

EXECUTIONS ISSUED**Week Ending December 18, 2012****The Defendant's Name Appears First in Capital Letters**

AMERICAN MASONRY CORPORATION:

THE HANOVER INSURANCE COMPANY, GRNSH. -

Norris Sales Co., Inc.; 201229133; \$14,960.49.

HOFFMAN, HOWARD - Greenridge Homeowners

Association; 201121588; \$7,106.00.

SERENITY HEALTH & FITNESS CENTER, LLC:

POSUSNEY, CYNDI: FIRST NIAGRA BANK,

GRNSH. - G & T Properties; 201134956;

WRIT/EXEC.

SIMONI, CARL: PENN NATIONAL BANK, GRNSH. -

Aloi, Cindy; 201229881; \$564,933.82.

TERRA LANDSCAPING: PNC BANK, GRNSH. -

Goldman, Arthur; 201134627; WRIT/EXEC.

TRAFF-COM, INC.: PNC BANK, N.A., GRNSH. -

Signal Control Products, Inc.; 201219966.

ZAFAR & ARSHAD, INC.: REPUBLIC BANK, GRNSH. -

Monridge Construction, Inc.; 201231727; \$102,966.48.

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

Ingram Lawn & Garden with its principal place of business at 706 Loch Alsh Avenue, Ambler, PA 19002.

The name and address of the entity and person owning or interested in said business is: PhillyJunk, Inc. and Martin C. Ingram, President, 706 Loch Alsh Avenue, Ambler, PA 19002.

The application was filed on December 7, 2012.

Max L. Lieberman, Esquire

Max L. Lieberman & Associates, P.C.

488 Norristown Road, Suite 140

Blue Bell, PA 19422

JUDGMENTS AND LIENS ENTERED
Week Ending December 18, 2012**The Defendant's Name Appears
First in Capital Letters**

BARLOW, MARK - Discover Bank; 201231234;
Judgment fr. District Justice; \$3,503.00.
BARTMAN, MELODY - Db Servicing Corporation;
201231250; Judgment fr. District Justice; \$6295.97.
BASMAJIAN, JOHN - Discover Bank; 201231300;
Judgment fr. District Justice; \$2010.63.
BROWN, JAMES - Lvnv Funding Llc; 201231282;
Judgment fr. District Justice; \$2,265.27.
CROSS, SALEEM - Fia Card Services Na; 201231278;
Judgment fr. District Justice; \$3,852.63.
DELP, JULIE - Discover Bank; 201231257;
Judgment fr. District Justice; \$9386.72.
DELUCAS, JOSEPH - Discover Bank; 201231248;
Judgment fr. District Justice; \$6690.26.
FENSKE, PATRICIA - Discover Bank; 201231255;
Judgment fr. District Justice; \$7959.61.
GANNUCCI, JULIA - Discover Bank; 201231274;
Judgment fr. District Justice; \$6230.83.
GLOVER, CHARLES - Discover Bank; 201231267;
Judgment fr. District Justice; \$2524.66.
GOLDSMITH, MARCIA: EDWIN - Oehrle, Albert;
201231076; Complaint In Confession of Judgment;
\$107,493.75.
GROARKE, MARION - Fia Card Services Na;
201231258; Judgment fr. District Justice; \$2,676.05.
HEFFLEY, BRANDON - Discover Bank; 201231236;
Judgment fr. District Justice; \$5050.51.
HERNANDEZ, ORLANDO - Capital One Na;
201231263; Judgment fr. District Justice; \$6440.13.
KIDD, LINDA - Discover Bank; 201231292;
Judgment fr. District Justice; \$2,294.99.
LAWSON, STEVEN - Ford Motor Credit Company;
201231169; Foreign Judgment; \$7,556.72.
LeCOMPTE, COLLEEN - Midland Funding, LLC;
201230929; Judgment fr. District Justice; \$3,902.67.
MARTIN, GARY - Discover Bank; 201231259;
Judgment fr. District Justice; \$3178.73.
MASH, DAVID - Discover Bank; 201231302;
Judgment fr. District Justice; \$4000.99.
MILLER, JOSEPH - Fia Card Services Na;
201231265; Judgment fr. District Justice; \$6,206.52.
MONAGHAN, JASON: WASSON, JESSICA -
Pronchick, Stephen; 201231296; Judgment fr.
District Justice; \$4840.65.
NORVILLE, NORMAN - Db Servicing Corporation;
201231293; Judgment fr. District Justice; \$5810.82.
ONEILL, SHANNON - Discover Bank; 201231291;
Judgment fr. District Justice; \$4948.92.
PLATKO, PETER - Discover Bank; 201231301;
Judgment fr. District Justice; \$5256.32.
PREMIER WOODCRAFT, LTD. - David Randall
Associates, Inc.; 201231129; Complaint In
Confession of Judgment; \$31,851.01.
RIEGER, CHARLES - Crocker & Crocker Pc;
201231305; Judgment fr. District Justice; \$5,376.70.
ROTHENBERGER, JEFFREY - Db Servicing Corporation;
201231270; Judgment fr. District Justice; \$4842.75.
RYAN, CHRISTINA - Advantage Assets Liinc;
201231266; Judgment fr. District Justice; \$3,249.48.

SNOW, PATRICK - Lvnv Funding Llc; 201231273;
Judgment fr. District Justice; \$3,191.30.
TOWNSEND, KIMBERLY: ZACCARO, MICHAEL -
Sawyers Creek Homeowners Association;
201231229; Judgment fr. District Justice; \$4508.25.
TRAN, QUYNH - Fia Card Services Na; 201231289;
Judgment fr. District Justice; \$6,799.72.
TWADDLE, DAVID - Lvnv Funding Llc; 201231285;
Judgment fr. District Justice; \$1,714.29.
UMSTEAD, JEFF: TRANSMISSION
TRANSITIONS LLC - Chernow Kapustin Llc;
201231261; Judgment fr. District Justice; \$7,204.82.
WATSON, STEPHEN - Lvnv Funding Llc;
201231279; Judgment fr. District Justice; \$1,754.23.
YELSON, SHEILA - Discover Bank; 201231295;
Judgment fr. District Justice; \$9110.74.

**LANDSALE BORO. -
entered municipal claims against:**

Fannie Mae; 201231195; \$229.50.

**POTTSGROVE SCHOOL DIST. -
entered municipal claims against:**

Cross Road Development Corporation; 201231253;
\$574.60.
Cross Road Development Corporation; 201231256;
\$2,892.23.
R.G.M. Development Corporation; 201231249; \$794.04.
Shadeland Development Corporation: Mingey, Richard;
201231260; \$1,997.13.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Fretz, William; 201231286; \$6,770.65.
Gibbons, Lakisha; 201231287; \$1,809.47.
Marable, Newstell: Millicent; 201231284; \$3,774.28.
Shawell, Todd: Theresa; 201231271; \$1,117.65.
Wheatley, John; 201231264; \$1,727.02.
Zeleznick, Wilma; 201231262; \$2,542.60.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Barr, Gregory: Nancy; 201231237; \$505.52.
Birchfield, Ruth: Nelson, Maureen; 201231238; \$500.57.
Cirino, Michael: Patricia; 201231239; \$731.34.
DeCarlo, Joseph: Barbara; 201231240; \$502.13.
Fenerty, Thomas; 201231241; \$557.13.
McMenamin, Michael: Jessica; 201231242; \$476.47.
Overwise, David: Diane; 201231243; \$516.80.
Thorpe, Douglas: Kristy; 201231244; \$371.00.
Webster, Kevin; 201231245; \$329.89.
Wenger, Scott: Colleen; 201231246; \$469.02.

LETTERS OF ADMINISTRATION
Granted Week Ending December 18, 2012**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

AINSWORTH, MATTHEW C. - Lower Merion Township;
Ainsworth, Anne Marie, 176 North Tranquil Path Drive
The Woodlands, TX 77380.

DUBIN, JASON K. - Lower Merion Township;
Dubin, Stanley, 535 Revere Road Merion Station,
PA 19006; Komarnicki, Kathileen A.,
535 Revere Road Merion Station, PA 19006.

EGGENBERGER, ELIZABETH C. -
Springfield Township; Christie, William F.,
460 Burmont Road Drexel Hill, PA 19026.

HECKMAN, PAUL E., JR. - East Norriton Township;
Heckman, Karen M., 3204 Polk Rd
East Norriton, PA 19403.

KONRATH, NORMA D. - Whitpain Township;
Roth, Pamela K., 243 Laureen Road
Schwenksville, PA 19473; Schildt, Wendy E.,
16 Jefferson Crossing Blvd. Norristown, PA 19401.

OBOYLE, BETH A. - Pottstown Borough;
Oboyle, Michael T., 1498 Penllyn Blue Bell Pike
Blue Bell, PA 19422.

PLOYD, WAYNE N. - Marlborough Township;
Ployd, Sean, 3510 Steffisburg Drive
Nashville, PA 37211.

RANDOLPH, ROZELL J. - Towamencin Township;
Corson, Antonette T., 636 Noble Street
Norristown, PA 19401.

REID, GARRETT W. - Lower Merion Township;
Reid, Tammy A., 1215 Page Terrace
Villanova, PA 19085.

SCHAFFER, BRUCE W. - Lansdale Borough;
Schaffer, Robert H., 614 Orvilla Road
Hatfield, PA 19440.

SHANDS, ADDINA - Cheltenham Township;
Shands, Kevin W., 1304 E Upsal St
hiladelphia, PA 19150.

SUITS BROUGHT

Week Ending December 18, 2012

**The Defendant's Name Appears
First in Capital Letters**

AVERSA, VINCENT: MARIA - Farvardin, Moe;
201231198; Appeal from District Justice;
Bifulco, David.

BLUMENTHAL, KIMBERLY - Blumenthal, Michael;
201231161; Complaint Divorce; Perry, Allan C.

BOARD OF ASSESSMENT APPEALS -
Janfrancisco, Deborah; 201231153; Appeal from
Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENT APPEALS -
Forr, Marion; 201231154; Appeal from
Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENT APPEALS -
Costello, Thomas; 201231155; Appeal from
Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENT APPEALS -
Cordell, David; 201231156; Appeal from
Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENT APPEALS -
Choyka, John; 201231158; Appeal from
Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENTS - Wheeler, Dennis;
201231138; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Weimer, Natalie;
201231139; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Wallin, Joseph;
201231140; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Sterner, Robert;
201231141; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Sereny, Ronald;
201231142; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Schiable, Taylor;
201231143; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Radman, Arthur;
201231144; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Magee, Joseph;
201231146; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Jaso, Robert; 201231147;
Appeal from Board of Assessment; Weiss, Donald J.

BOARD OF ASSESSMENTS - Hope, Roger;
201231148; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Hicks, Geraldine;
201231149; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Graham, John;
201231150; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Getty, Kenneth;
201231151; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Frank, Ronald;
201231152; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Conroy, John;
201231157; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS - Frost, Donald;
201231160; Appeal from Board of Assessment;
Weiss, Donald J.

BOARD OF ASSESSMENTS APPEALS -
Anderson, Kenneth; 201231159; Appeal from
Board of Assessment; Weiss, Donald J.

BRANCH, ROBERT - Branch, Deborah; 201231314;
Complaint Divorce; Padanyi, Dawn Elizabeth.

BRECKENRIDGE ENTERPRISES INC: AMS -
Norristown On Site Inc; 201231127; Petition;
Taylor, Michael T.

CASEY, KRISTEN - Casey, Bryan; 201231275;
Complaint Divorce; Smades, Ira P.

CIMORELLI, CONNIE - Discover Bank; 201231165;
Civil Action; Lawrence, Benjamin W.

CLARKE, BERNARD: KELLY GREEN LANDSCAPE:
REIMOLD HORTICULTURAL AUCTION &
MARKETING - Hansen, Frederick; 201231166;
Civil Action; Frock, John B.

EVANS-NERLINGER, SANDRA - Nerlinger,
Thomas; 201231247; Complaint Divorce.

FOSTER, KAREESE - Trobaugh, Jessica; 201231131;
Support/Exceptions.

GUTOWSKI, ERIK - Gino's Restaurant & Pizzeria;
201231181; Appeal from District Justice;
Auth, Jonathan R.

HARUCH, THOMAS - Capital One Bank Usa Na;
201231219; Civil Action; Ratchford, Michael F.

- HOLMES, KELVIN - Faison, Nakia; 201231114; Support/Exceptions.
- KING, LAURENCE - Mitchell, Jennifer; 201231106; Complaint for Custody/Visitation.
- KINIARY, DENIS - Commonwealth Of Pennsylvania; 201231118; Appeal from Suspension/Registration/Insp.
- KUNKEL, CHRISTOPHER - Kunkel, Araena; 201231162; Complaint Divorce; Guerin, Regina B.
- LANDIS, THERESE - Mishtuk, Kimberly; 201231304; Civil Action; Fenningham, Terence P.
- LUPOLD, JEFFREY; MICHELLE - Liberty Mutual Group; 201231210; Civil Action; D'Emilio, Paul F.
- MARTINEZ, JAIME - Pennsylvania Department Of Transportation; 201231104; Appeal from Suspension/Registration/Insp.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Abington Township; 201231035; Appeal Board of Assessment Govt.; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Abington School District; 201231036; Appeal Board of Assessment Govt.; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Abington Township; 201231038; Appeal Board of Assessment Govt.; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Abington School District; 201231040; Appeal Board of Assessment Govt.; Choksi, Margarete P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Fonner, Eric; 201231084; Appeal from Board of Assessment; O'Brien, Joseph P.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Dominican Congregation Of St. Catherine DeRicci; 201231121; Appeal from Board of Assessment; Mulcahey, Richard T., Jr.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Dominican Congregation Of St. Catherine DeRicci; 201231125; Appeal from Board of Assessment; Mulcahey, Richard T., Jr.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Dominican Congregation Of St. Catherine DeRicci; 201231124; Appeal from Board of Assessment; Mulcahey, Richard T., Jr.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MORELAND TOWNSHIP: SCHOOL DISTRICT, ET AL. - Mignatti, David; 201230447; Appeal from Board of Assessment; Cappuccio, Mark S.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Platow, Peggy; 201231145; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Ridings, Paul; 201231211; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Renner, Thomas; 201231212; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Offner, Ronald; 201231213; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Platt, Albert; 201231214; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Ott, Gregory; 201231215; Appeal from Board of Assessment; Weiss, Donald J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201231191; Appeal Board of Assessment Govt; Roos, Kenneth A.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201231192; Appeal Board of Assessment Govt; Roos, Kenneth A.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201231194; Appeal Board of Assessment Govt; Roos, Kenneth A.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Agape Church; 201231223; Appeal from Board of Assessment; McBrien, Frederick W. Iii.
- MUSCARELLA, VINCENT - Byck, Lynne; 201231176; Civil Action; Gorodetzer, Aaron B.
- O NEILL, EDWARD - Hatboro Federal Savings; 201231251; Complaint In Mortgage Foreclosure; Thomas, Douglas G.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wright, Charlene; 201231281; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Flamini, Joshua; 201231280; Appeal from Suspension/Registration/Insp.
- SMALL, SANDRA - Bae, In; 201231205; Civil Action; Wilson, Val P.
- STERLING HOME INSPECTIONS, INC. - Levy, Mark; 201231187; Civil Action; Mandelbaum, Allen M.
- TALLEY, RACHEL - Discover Bank; 201231163; Civil Action; Lawrence, Benjamin W.
- THOMPSON, WALTER - Thompson, Karen; 201231183; Complaint Divorce.
- TOBIN, JAMES - Bragg, Sandra; 201231189; Complaint Divorce; Guzzetti, Kara M.
- TODD, QUINCY - Pantojas, Barbara; 201231123; Support/Exceptions.
- WEXFORD APARTMENTS, L.P.: B & P LIMITED PARTNERS: PARK RUN MANAGEMENT CO. - Fontaina, Brittany; 201231173; Civil Action; Wiener, Richard M.

WILLS PROBATED

Granted Week Ending December 18, 2012

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ALEKNA, JOHN L. - Abington Township; Alekna, Michael J., 914 Maplewood Drive Douglassville, PA 19518.
- ANWAY, BETTY - Cheltenham Township; Swank, Deborah, 509 Drayton Rd Oreland, PA 19075.
- BANSE, ANNE W. - Springfield Township; Banse, John W., 378 Plainfield Road Concord, MA 01742; Banse, Robert L., Jr., 9335 Blackpond Lane Delaplane, VA 20144-1905.

- BATTAVIO, MARGARET R. - Lansdale Borough;
Holnick, Linda M., 1547 Kumry Road
Quakertown, PA 18951.
- BERMAN, MARTHA - Norristown Borough;
Berman, Barry B., 3 Harborcrest Irvine, CA 92604.
- BEZARK, LEONARD D. - Lower Providence Township;
Bezark, Brian R., 1600 Market Street
Philadelphia, PA 19103.
- BROWNE, CATHERINE - Whitmarsh Township;
Browne, Carolyn, 7230 Hollywood Road
Ft Washington, PA 19034.
- CAPUTO, JANE C. - Cheltenham Township;
Singer, Patrice D., 8375 Fisher Road
Elkins Park, PA 19027.
- CASPER, GEORGE C. - Abington Township;
Conway, Charles L., Sr., 417 Davisville Road
Willow Grove, PA 19090.
- DAVIS, ELEANOR M. - Whitmarsh Township;
Davis, Charles S. Iii, 574 Tory Hill Road
Devon, PA 19333.
- DAVIS, HELEN - Upper Merion Township;
Davis, Kevin C., 591 Summit Street
King Of Prussia, PA 19406-2721; Davis, Michael J.,
595 Summit Street King Of Prussia, PA 19406-2721.
- DISALVO, ALFIA - Upper Moreland Township;
Damico, Verna, 150 Stonebriar Blvd
Jupiter, FL 33458.
- DONAHUE, ANNA K. - Ambler Borough;
Hall, Nancy D., 509 Woodbrook Lane
Philadelphia, PA 19119.
- DOUGHERTY, FRANCES W. - Abington Township;
Dougherty, Thomas J., 319 E Tenth Avenue
Conshohocken, PA 19428.
- DUFALA, IRMA L. - Upper Moreland Township;
Dufala, Gary R., 3370 Whitehall Dr
Willow Grove, PA 19090.
- ELLMAN, JEANNE S. - Lower Merion Township;
Dashevsky, Marc I., 119 E. Levering Mill Road
Bala Cynwyd, PA 19004; Dashevsky, Marcia S.,
119 E. Levering Mill Road Bala Cynwyd, PA 19004.
- FABRIZIO, JOSEPHINE - Upper Merion Township;
Fabrizio, John T., 681 Meadows Dr
Delaware, OH 43015.
- FORTE, ELIZABETH - West Norriton Township;
Then, Peter A., 134 Avondale Road
Norristown, PA 19403.
- GERO, SUSAN Y. - Lower Gwynedd Township;
Stern, Richard F., 261 Old York Road
Jenkintown, PA 19046.
- JAFFEE, JEROME - Jenkintown Borough;
Jaffee, Aviva S., 100 West Avenue
Jenkintown, PA 19046.
- KELLY, KATHLEEN Y. - Montgomery Township;
Kelly, Brian, 4693 Ridgetop Road
Doylstown, PA 18902.
- KNAËCKE, JEAN - Plymouth Township;
Monastero, Patricia J., 489 Jefferson Street
Plymouth Meeting, PA 19462.
- LILLY, JAMES L. - Worcester Township;
Lilly, James A., 1008 Merrick Avenue
Collingswood, NJ 08108.
- MCCARTHY, RITA - Lower Gwynedd Township;
Sheehan, Cecilia, 1209 Cumberland Rd
Abington, PA 19001.
- MCGINN, CATHERINE M. - Lower Providence Township;
Purcell, Mary C., 6003 Dickens Court
Eagleville, PA 19403.
- MOLES, CHARLES L. - Plymouth Township;
Moles, Donna, 2918 Walton Rd
Plymouth Meeting, PA 19462.
- MONASTERO, STELLA - Plymouth Township;
Monastero, Anthony, 675 Fulton St
Conshohocken, PA 19428.
- MOYER, ANNA - Upper Frederick Township;
Moyer, David, 5420 Glen Road
Coopersburg, PA 18036; Moyer, Warren D.,
1985 Starr Road Quakertown, PA 18951.
- MUHLY, JOSEPH J. - Whitpain Township;
Muhly, Catherine W., 1590 Vernon Road
Blue Bell, PA 19422.
- OESTREICH, RITA E. - Ambler Borough;
Senior, Ann M., 214 Hunter Ln
North Wales, PA 19454.
- OLSZEF, GENEVIEVE - Abington Township;
Clemens, Irene B., 8015 Hammond Rd
Cheltenham, PA 19012.
- PAOLANTONIO, AGNES M. - Lower Merion Township;
Paolantonio, Mariann, 142 Sutton Road
Ardmore, PA 19003.
- PYERON, JOHN - Upper Moreland Township;
Pyperon, Barbara C., 1950 Gibson Dr
Hatboro, PA 19040.
- REICH, MURIEL G. - Lower Merion Township;
Walsh, John F., P O Box 445 Blue Bell, PA 19422.
- ROBBINS, LINDA M. - Lower Merion Township;
Kaplan, Lisa D., 27 Undercliff Rd
Millburn, NJ 07041-1509.
- ROGERS, MARY E. - Pottstown Borough;
Hart, Katherine L., 8054 Dunstable Circle
Orlando, FL 32817.
- SAVAGE, CHARLOTTE N. - Whitmarsh Township;
Graver, Gwen S., 3122 Colony Lane
Plymouth Meeting, PA 19462.
- SCHNEINFELD, ESTHER - Cheltenham Township;
Scheinfeld, Richard, 3829 Terrace Street
Philadelphia, PA 19128.
- SCHWENKE, FRANCES E. - Cheltenham Township;
Schwenke, Gary, 1054 Jamison Street
Warminster, PA 18974.
- SHETTSLINE, JAMES J. - Abington Township;
Shettstline, Vincent J., 188 Faith Dr
New Ringgold, PA 17960.
- TADDEI, THEODORE R. - Whitpain Township;
Taddei, Bernice C., 650 Penllyn Blue Bell Pike
Blue Bell, PA 19422.
- WAGNER, JOHN M. - Pottstown Borough;
Delle, Monica J., 828 N Washington St
Pottstown, PA 19464.
- WELFORD, DAVID J. - Whitpain Township;
Welford, Terry D., 1210 Silo Circle
Blue Bell, PA 19422.
- ZIMMERMAN, RICHARD R. - Royersford Borough;
Ruckle, Deborah M., 413 Reitnour Rd
Spring City, PA 19475.

RETURN DAY LIST

**January 14, 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. Aamco Transmissions, Inc. v. Pedone - Petition to Confirm Arbitration Award and Enter Judgment Against Respondents (Seq. 0) - **W. Jameson.**
2. Accessline Communications v. Goodman Tank Lines, Inc. - Motion to Compel Responses to Plaintiff's Post Judgment Discovery (Seq. 5) - **R. Keifer.**
3. Allen v. Lawrence Auto Salvage - Motion to Compel Directed to Defendant Smitty Corporation d/b/a Swamp Pike Pub (Seq. 76) - **M. Altomose - G. Mullaney.**
4. American Acquisition Property VIII, LLC v. Mullaney - Motion for Admission Pro Hac Vice of Jeremy S. Friedberg, Esquire (Seq. 79) - **G. Young - W. Weir.**
5. American Acquisition Property VIII, LLC v. Mullaney - Motion for Admission Pro Hac Vice of Jeremy S. Friedberg, Esquire (Seq. 61) - **G. Young - W. Weir.**
6. American Express Bank, FSB v. Park - Motion for Judgment Against Garnishee (Seq. 26) - **D. Apothaker - K. Lau.**
7. Birch v. Bevans - Motion to Compel (Seq. 30) - **R. Birch.**
8. Bloch v. Toll Brothers, Inc. - Petition to Withdraw as Counsel for Plaintiffs (Seq. 14).
9. Blue Bell Country Club Community Association v. Stein - Petition to Break and Enter (Seq. 9) - **S. Richter.**
10. Bochis v. Bochis - Motion to Compel (Seq. 29) - **B. Snyder - T. Simmons.**
11. Brown v. Thompson - Motion to Compel Deposition of Plaintiff (Seq. 14) - **P. Rodden - G. Mondjack.**
12. Brunner v. Manor Care of Pottstown, Pennsylvania, LLC - Motion to Compel (Seq. 27) - **W. Murray - M. Corso.**
13. Bryn Mawr Trust Company v. Saunders - Motion to Reassess Damages (Seq. 9) - **A. Wells.**
14. Cannicle-Pinkett v. Telegadis - Motion to Compel (Seq. 9) - **V. Williams - L. Volpe.**
15. Cantor v. DRA Advisors LLC - Motion to Compel Plaintiffs' Answer to Supplemental Interrogatories and Document Requests (Seq. 81) - **N. Jokelson - G. Mercogliano - P. Hasson.**
16. Chase Home Finance, LLC v. Ansary - Motion to Reassess Damages (Seq. 42) - **L. Phelan - A. Spivack - A. Liss.**
17. Chung v. Kim - Petition to Withdraw as Counsel (Seq. 73) - **C. Yun - E. Wilenzik.**
18. Citi Mortgage, Inc. v. Keim - Motion to Reassess Damages (Seq. 8) - **A. Wells.**
19. Citibank, N.A. v. Blake - Motion to Determine Sufficiency (Seq. 6) - **B. Suttell.**
20. Citizens Bank of Pennsylvania v. Comfort Zone, Inc. - Motion to Compel Answer to Interrogatories and for Production of Documents (Seq. 10) - **R. Woodman - S. Hwang.**
21. Coactiv Capital Partners, Inc. v. AllAbout Trash, Inc. - Motion to Deem Requests for Admissions Admitted (Seq. 52) - **R. Walton - J. O'Brien.**
22. Commonwealth Financial Systems v. Hirschbuhl - Motion to Compel Answer to Interrogatories (Seq. 7) - **A. Mege.**
23. Coombs v. McNicholas - Motion for Leave to File an Amended Complaint (Seq. 9) - **R. Cole - J. Palmer.**
24. Corinthian Condominium Association v. Corinthian Partners, L.P. - Petition for Leave to File Joinder Complaint (Seq. 62) - **S. Sugarman - E. Campbell.**
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38. Gallagher v. Teleflex, Inc. - Motion for Admission Pro Hac Vice of Timothy J. Coughlin, Esquire (Seq. 14) - **W. Carr - P. Bausinger - B. Remick.**
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40. *Gendelman v. Manor Care of Huntingdon Valley - Motion to Withdraw as Counsel (Seq. 5) - W. Murray - C. Sullivan.*
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50. *Jhang v. Global Mission Theological School - Petition to Withdraw as Counsel (Seq. 3).*
51. *Jordan v. Monastero - Additional Defendant Kim Flowers's Motion to Compel Defendant Cassidy and Son Construction Company's Answer to Interrogatories and Request for Production of Documents (Seq. 53) - F. Breitman.*
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58. *Marple Holding Company, L.P. v. Burke - Petition to Withdraw as Counsel (Seq. 25) - A. Nachmani - M. Goodman.*
59. *Martin v. Kleinert - Motion to Compel Records from State Farm Insurance Company (Seq. 19) - R. Myers - L. Borelli.*
60. *Martin v. Martin - Petition to Withdraw as Counsel (Seq. 21) - L. Cappolella - D. Schnarrs.*
61. *McGlinchey v. Cusick - Motion to Compel Answer to Discovery (Seq. 3) - M. Sacchetta - J. Gilman.*
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63. *Menaged v. Lower Merion Township - Motion to Compel Answer to Interrogatories and Request for Production of Documents Addressed to Plaintiffs (Seq. 32) - S. Cooperstein - G. Knoell, III - T. Bracaglia.*
64. *Menaged v. Lower Merion Township - Motion to Compel Answer to Interrogatories and Request for Production of Documents Addressed to Defendant Aqua Pennsylvania, Inc. (Seq. 33) - S. Cooperstein - G. Knoell, III - T. Bracaglia.*
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68. *Nowak v. Houlihans Restaurants, Inc. - Motion of Defendant to Compel Discovery Responses Directed to the Plaintiff Carol Nowak (Seq. 6) - C. Campbell - D. Davis.*
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70. *Oakwood at Plymouth Community Association v. Gambone Brothers Development Company - Motion to Compel Deposition (Seq. 86) - M. Clemm - B. Elias.*
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73. *Onewest Bank, FSB v. Tokarchik - Motion to Set Aside Sale (Seq. 14) - A. Kayes.*
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75. *Patton v. Quality Dining, Inc. - Motion to Compel Plaintiff's Discovery (Seq. 21) - L. Harding - S. Cholden.*
76. *Penna v. McLane - Motion to Compel Answer to Discovery Addressed to Defendant Nancy McLane (Seq. 36) - M. Grabois - S. Stenson.*
77. *Polizzi v. Brown - Motion to Compel Answer to Interrogatories and Production of Documents (Seq. 15) - A. Moore - J. Godin.*
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79. *Reilly v. Reilly - Motion to Withdraw as Counsel (Seq. 30) - R. Daday - L. Kane.*
80. *Riggin v. Borchert - Petition to Withdraw as Counsel (Seq. 14) - A. Sager - S. Cullen.*
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83. *Rosar v. Stinson - Motion to Compel IME (Seq. 30) - C. Fiore - M. Poper.*
84. *Rushschwadrone v. Schwadron - Petition for Leave to Withdraw as Counsel (Seq. 95) Only Docket #2010162-89 - C. Cardonick - S. Rentz.*
85. *Schmidt v. Meridian Construction, Inc. - Motion to Compel Plaintiff's Deposition (Seq. 17) - M. Strauss - J. Rubin.*
86. *Seelaus v. Jerud - Motion to Compel Plaintiffs' Answer to Defendant's Interrogatories and Request for Production of Documents and for Sanctions (Seq. 24) - C. Levin - B. Brownstein.*

87. Singh v. Sky City Properties - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 10) - **N. Sampat - J. Gross.**
88. Siregar v. Mooney - Motion to Compel Answer to Supplemental Requests (Seq. 15) - **T. Gibbons - T. Delevie.**
89. Skrocki v. Plymouth Swim Club - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 10) - **A. Krantz - J. McDonnell.**
90. Slaughter v. Slaughter - Defendant's Motion to Compel Plaintiff's Answer to Defendant's Interrogatories (Seq. 26) - **R. Vogelsong - J. Pulcini.**
91. Stabler v. State Farm Insurance Company - Motion to Compel Response to Interrogatories and Request for Production of Documents (Seq. 8) - **P. Sandler - M. McCarthy.**
92. Switzer v. Peco Energy Company a/k/a Exel-Peco Energy Company's Motion to Compel Plaintiff's Answer to Peco's Discovery Requests (Seq. 9) - **M. Gold - T. Young.**
93. U.S. Bank National Association v. Williams - Petition to Set Aside Sheriff's Sale (Seq. 11) - **R. Squire.**
94. U.S. Foodservice, Inc. v. Duffys Restaurant, Inc. - Plaintiff's Motion to Compel Answer to Discovery (Seq. 7) - **M. Lessa - G. Ozorowski.**
95. Veitz v. Glover - Motion to Compel Co-Defendant Leon M. Glover's Response to Supplemental Request for Production of Documents (Seq. 30) - **J. Gallagher - J. Branca - N. Petro.**
96. Wachovia Mortgage Corporation v. Barbera - Defendants' Motion to Compel Plaintiff's Production of Documents (Seq. 96) - **L. Tabas - R. Emerson - D. Wieand.**
97. Wells Fargo Bank, N.A. v. Baringer - Motion to Reassess Damages (Seq. 7) - **R. Cusick.**
98. Wells Fargo Home Mortgage, Inc. v. Nordberg - Motion to Reassess Damages (Seq. 13) - **R. Cusick.**
99. West v. Laessig - Motion to Compel Answer to Discovery Directed to Defendants Mark Laessig and Laessig Public Adjusters, Inc. (Seq. 27) - **M. Hanamirian - H. Marcel - P. McMenamin.**
100. Williams v. Detri - Motion to Compel Discovery (Seq. 10) - **V. Wilson - D. Mandi.**
101. Wright v. Morasco - Motion to Compel Responses to Discovery Requests Addressed to Plaintiff Zachary Wright (Seq. 16) - **S. Altamuro - A. Battisti.**
102. Wright v. Morasco - Motion to Compel Responses to Discovery Requests Addressed to Defendants Joseph and Erin Morasco (Seq. 17) - **S. Altamuro - A. Battisti.**
103. Yellow Book Sales and Distribution Company v. Levine - Plaintiff's Second Motion to Compel Answer to Discovery (Seq. 29) - **J. Davis - S. Herlands.**