

## 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 May 29, 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 June 26, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Second Publication

04-32916

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision "Meyer Subdivision Plan" made by Mease Engineering P.C. dated 2/19/2001 and last revised 6/21/2001 and recorded in Plan Book A-60, Page 187 bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of State Street a corner of this and lands now or late of Lewis N. Bill and the Southerly side of access easement; thence extending along the same South 64 degrees, 00 minutes, 00 seconds West, 187.33 feet to a point in line of lands now or late of Mark K. and Helen Crouthmel; thence extending along said lands and also along lands now or late of William W., Jr. and Sarah R. Orr North 26 degrees, 00 minutes, 00 seconds West, 30.00 feet to a point of Lot No. 3 on the above plan; thence extending along Lot No. 3 North 64 degrees, 00 minutes, 00 seconds East crossing said access easement 172.36 feet to a point on the aforesaid side of State Street aforesaid; thence extending along the same South 26 degrees, 00 minutes, 00 seconds East re-crossing said access easement 30.00 feet the first mentioned point and place of beginning.

BEING Lot No. 4.

BEING the same premises which Scott Allen Yerk, by Deed dated April 5, 2002 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 15, 2002, in Deed Book Volume 5403, Page 1116, granted and conveyed unto Karen L. Yost.

Parcel Number: 06-00-03375-00-3.

Location of property: 412 State Street, East Greenville, PA 18041.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Karen L. Yost** at the suit of Chase Manhattan Mortgage Corporation. Debt: \$145,578.06.

**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.

07-06132

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan and survey made by Will D. Hiltner, Registered Surveyor, in October 1953, as follows, to wit:

BEGINNING at a point in the center line of Valley Forge Road, at the distance of 809 feet South 83 degrees, 31 minutes West from a point at the intersection of the center line of said Valley Forge Road and Caley Road; thence extending along the center line of Valley Forge Road South 83 degrees, 31 minutes West, 210 feet to a point a corner; thence extending North 21 degrees, 15 minutes West passing over a monument erected on the North side of Valley Forge Road, 398.4 feet to another monument a corner; thence extending North 69 degrees, 5 minutes East, 246.85 feet to an iron pin a corner; thence extending by land about to be conveyed to John Bazela, South 15 degrees, 44 minutes East, 452.8 feet passing over an iron pin on the North side of Valley Forge Road to the first mentioned point and place of beginning.

CONTAINING 2.3 acres more or less.

EXCEPTING AND RESERVING therefrom and thereout, all that certain lot or piece of land, hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey made by M.R. and J.S. Yerkles, Civil Engineers and Surveyors, dated March 15, 1955, as follows, to wit:

BEGINNING at a point in the center line of Valley Forge Road (50 feet wide) at the distance of 809 feet more or less, South 83 degrees, 31 minutes West from a point at the intersection of the center line of said Valley Forge Road and Logan Caley Road; thence extending along the center line of said Valley Forge Road, South 83 degrees, 31 minutes West, 101.32 feet to a point, a corner in line of other land of Joseph White and Mary, his wife; thence extending along same, North 15 degrees, 44 minutes West, 427.44 feet to a point a corner; thence extending North 69 degrees, 5 minutes East, 100.41 feet to a point a corner in line of lands of John Bazela; thence extending along the same, South 15 degrees, 44 minutes East, 452.80 feet to the first mentioned point and place of beginning.

CONTAINING 1.010 acres of land.

Parcel Number: 58-00-19468-00-4.

Location of property: 466 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Karl Mangialardi, Linda L. Mangialardi and The United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-W10 Under the Pooling and Servicing Agreement dated as of September 1, 2004, Without Recourse. Debt: \$431,829.96.

**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.

08-03557

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Topographical Map and Re-Survey of the property of Martin W. Field and Jay M. Gross made by Milton R. Yerkes, Civil Engineers, dated April 5, 1956, and last revised October 25, 1956, as follows, to wit:

BEGINNING at a point on the center line of Hidden River Road, said point being the 2 following courses and distances from a point in the center line of Sprague Road: (1) leaving Sprague Road, North fifty-five degrees, fifty minutes East along the center line of Hidden River Road three hundred twelve and eleven one-hundredths feet to a point of curve on the same; and (2) Northeastwardly and Eastwardly along the center line of Hidden River Road, on the arc of a circle, curving to the right, having a radius of three hundred feet, the arc distance of one hundred seventy-two and seventy one-hundredths feet to the place of beginning; thence extending from said point of beginning, North five degrees, one minute West crossing the Northerly side of Hidden River Road, four hundred seventy-four and eighty-eight one-hundredths feet to a point on the Southerly side of the Schuylkill Expressway, the 2 following courses and distances: (1) North eighty-eight degrees, fifty-one minutes, forty-one seconds East, seventy-two and ninety-four one-hundredths feet to a point of curve on the same; and (2) Eastwardly on the arc of a circle, curving to the right, having a radius of three hundred fifty feet, the arc distance of one hundred thirty-six and seven one-hundredths feet to a point; thence extending South eleven degrees, forty-nine minutes West re-crossing the Northerly side of Hidden River Road, four hundred sixty-seven and thirty-two one-hundredths feet to a point on the center line of same; thence extending Westwardly, on the arc of a circle, curving to the left, having a radius of three hundred feet, the arc distance of sixty-eight and seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 46 as shown on the above mentioned plan.

BEING the same premises which Bertram J. Channick and Beverly Channick by Deed dated 05/12/2006 and recorded on 05/25/2006 in Montgomery County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 5602, Page 386, granted and conveyed unto Chester Fulton.

Parcel Number: 40-00-25084-00-4.

Location of property: 321 Hidden River Road, Lower Merion, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester Fulton** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 Debt: \$725,535.74.

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

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

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

08-04247

ALL THAT PARCEL of land, in **Cheltenham Township**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5578, Page 907, ID #31-00-14728-001, being known and designated as all that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Cheltenham Township, County of Montgomery, and State of Pennsylvania, described according to a plan of property of Maxine B. Sloat, made by Eastern Engineers and Surveyors, Inc., Warminster, Pennsylvania dated 8/31/1993 and described, as follows:

BEGINNING at a point of intersection of the Northeasterly side of Cheltenham Avenue (of variable width), the Southeasterly side of Hillcrest Road (of variable width); thence extending from said point of beginning and along Hillcrest Road, North 09 degrees, 07 minutes, 32 seconds East, 135.22 feet to a corner of other lands now or late of Maxine Sloat; thence extending from Hillcrest Road and along said land, South 80 degrees, 52 minutes, 28 seconds East, 132.42 feet to a point a corner of lands now or late of Philadelphia Electric Company; thence along the same, on the arc of a circle curving to the right, having a radius of 7389.49 feet, the arc distance of 201.50 feet to a point on the Northeasterly side of Cheltenham Avenue; thence along the same, North 52 degrees, 42 minutes, 10 seconds West, 139.94 feet to a point of intersection of the Northeasterly side of Cheltenham Avenue with the Southeasterly side of Hillcrest Road and being the first mentioned point and place of beginning.

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

BEING the same premises which Canute Gardiner, a married man, by Deed dated October 21, 2005 and recorded November 4, 2005 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5578, Page 907, granted and conveyed unto Maynor Collins, Jr.

Parcel Number: 31-00-14728-00-1.

Location of property: 1606 Hillcrest Road, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Maynor Collins, Jr.** at the suit of Washington Mutual Bank, as Successor-in-Interest to Long Beach Mortgage Company by Operation of Law. Debt: \$393,747.70.

**Jamie R. Ackerman**, Attorney.

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

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

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08-30053

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, dated August 19, 1948, as follows, to wit:

BEGINNING at a point in the center line of Cowpath Road (thirty-three feet wide) at the distance of one hundred forty-four and fourteen-hundredths feet measured Northwestwardly along said center line from its intersection with the center line of a proposed street (thirty-three feet wide); thence extending along the said center line of Cowpath Road, North forty-three degrees, thirty minutes East, thirty-one feet to a point, a corner of Lot No. 14; thence extending along said Lot No. 14, North 46 degrees, thirty minutes East passing over a twenty feet wide private drive for use of adjoining property owners, one hundred eighty feet to an iron pin; thence extending South forty-three degrees, thirty minutes East, thirty-one feet to a point, a corner of Lot No. 12; thence extending along said Lot No. 12, South forty-six degrees, thirty minutes West, recrossing said private drive, one hundred eighty feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on aforesaid plan.

BEING subject, however, to the use of this and all other adjoining property owners of a twenty feet wide private drive across the rear of the within described premises extending from the proposed thirty-three feet street on the South Northwesterly and being parallel with the Cowpath Road and the center line being one hundred twenty-one feet Northeast of the center line of the Cowpath Road.

BEING the same premises which Peggy A. Diehl and Patsy A. Tyson, Executrices of the Estate of Doris M. Williams, f/k/a Doris M. Blackledge, deceased, by Deed dated April 30, 1998 and recorded in the Office of the Recorder of Deeds of Montgomery County on June 26, 1998, at Deed Book Volume 5230, Page 1753, granted and conveyed unto John F. Hutchinson, Jr.

Parcel Number: 35-00-02641-00-6.

Location of property: 2749 Cowpath Road, Hatfield, PA 19440.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John F. Hutchinson, Jr.** at the suit of Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$115,699.49.

**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..

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08-39074

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a survey and plan thereof made by George B. Mebus, Registered Engineer dated April 23, 1948, as follows, to wit:

SITUATE on the Northwest side of Cameron Road (fifty feet wide) at the distance of two hundred feet Northeast from the Northeast side of Moreland Road (forty-five feet wide).

CONTAINING in front or breadth on the said Cameron Road fifty feet and extending of that width in length or depth Northwest between parallel lines at right angles to the said Cameron Road one hundred twenty-five feet.

BEING known as Lots Nos. 467 and 468.

TITLE TO SAID PREMISES IS VESTED IN Louis Lillo, III, Ida Lillo by Deed from Thomas John Rooney and Alison Jean Rooney, husband and wife, dated June 16, 1999 and recorded June 25, 1999 in Deed Book 5277, Page 444.

Parcel Number: 59-00-02038-00-9.

Location of property: 6 Cameron Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louis Lillo, III, Ida Lillo and United States of America, c/o United State Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE. Debt: \$393,049.84.

**Celine DeKrikorian**, 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.

08-39122

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Perkiomen Crossing" drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, Pennsylvania, Job No. 2099, dated October 30, 1990 last revised February 27, 1991 and recorded in Plan Book A-52, Pages 439-443, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pin Oak Drive, a corner of this and Lot No. 97 on said plan; thence extending from said point of beginning and along the said Southeasterly side of Pin Oak Drive, aforesaid, North 40 degrees 54 minutes 52 seconds East, 21.07 feet to a point, a corner of Lot No. 99 on said plan; thence extending along the same, South 44 degrees, 20 minutes, 56 seconds East, 124.57 feet to a point; thence extending South 45 degrees, 39 minutes, 04 seconds West, 21.00 feet to a point, a corner of Lot No. 97, aforesaid; thence extending along the same, North 44 degrees, 20 minutes, 56 seconds West, 122.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said plan.

Parcel Number: 55-00-01394-63-9.

Location of property: 1166 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward White and Miriam White** at the suit of LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3. Debt: \$239,936.18.

**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.

09-03876

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, situate in **Upper Moreland Township**, (formerly Township of Moreland), County of Montgomery and State of Pennsylvania, described according to a survey thereof made by R.H. Bryan, C.E., Jenkintown, Pennsylvania for J. Walter Ruddach Estate and recorded on December 10, 1910 at Norristown, Pennsylvania in Deed Book 636, Page 500, as follows:

SITUATE on the Southeast side of Fitzwatertown Road (45 feet wide) at the distance of 225 feet Northeastward from the Northeast side of Sheldon Road (50 feet wide).

CONTAINING together in front or breadth on the said Fitzwatertown Road, 75 feet (each lot being 25 feet in front), and extending together in length or depth Southeastward between lines parallel with the said Sheldon Road as follows: Lot #1346 being on the Southwest line, 135.38 feet and on the Northeast line, 135.46 feet; Lot #1345 being on the Southwest line, 135.46 feet and on the Northeast line, 135.54 feet; and Lot #1344 being on the Southwest line, 135.54 feet and on the Northeast line, 135.62 feet.

BEING known and designated as Lots Numbered 1346, 1345 and 1344 on the said survey.

TITLE TO SAID PREMISES IS VESTED IN Gretta M. Dane, her heirs and assigns, in fee simple, by Deed from Gretta M. Dane, Administratrix c.t.a. of the Estate of Margaret E. Gaskin, Deceased, dated 09/15/1995, recorded 09/15/1995 in Book 5125, Page 1268.

Parcel Number: 59-00-07648-00-6.

Location of property: 117 Fitzwatertown Road, Willow Grove, PA 19090-2301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gretta M. Dane** at the suit of JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, f/k/a Washington Mutual Bank, F.S., Successor in Interest to Homeside Lending, Inc. Debt: \$122,509.66.

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

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

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

09-13706

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker dated January 10, 1957, as follows, to wit:

BEGINNING at a point on the original center line of Meetinghouse Road (33 feet wide) but since widened 13.5 feet on the Northwestern side of the present width of 46.50 feet in this area, said point being at the distance of 700.45 measured North 65 degrees, 11 minutes, 30 seconds East along the said center line of Meetinghouse Road from the point of intersection which the said center line of Meetinghouse Road makes with the center line of Leopard Road (40 feet wide); thence from the first mentioned point and place of beginning and passing through Lot No. 24 on plan of Frazier Tract, approved by the Board of Township Commissioners of the Township of Abington, June 8, 1950, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2084, Page 601, June 24, 1950, and passing over a corner stone set on the Northwestern side of Meetinghouse Road, North 24 degrees, 48 minutes, 30 seconds West, 251.84 feet to a stone on the rear line of Lot No. 15 on said plan North 53 degrees, 27 minutes, 10 seconds East, 2.22 feet to an angle point, said angle point being also a corner stone and the common rear corner of Lot No. 15 and North 66 degrees, 54 minutes, 17 seconds East, 114.31 feet to a point on the rear line of the Lot No. 25 on the said plan; thence through Lot No. 25 on said plan, South 21 degrees, 29 minutes, 31 seconds East, 260.16 feet to a point in the original center line of Meetinghouse Road; thence the original center line of Meetinghouse Road South 70 degrees, 44 minutes, 30 seconds West, 121.41 feet to an angle point in the original center line of Meetinghouse Road South 65 degrees, 11 minutes, 30 seconds West, 10.52 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Loudine Joseph, by Deed from Loudine Joseph and Jesse Scott, dated 11/20/2006, recorded 06/24/2008 in Book 5697, Page 01528.

Parcel Number: 30-00-42796-00-5.

Location of property: 950 Meetinghouse Road, Rydal, PA 19046-2432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Loudine Joseph a/k/a Loudine Joseph** 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: \$529,184.53.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

09-16800

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, County of Montgomery, Pennsylvania and described according to a plan made by William S. Erwin, Registered Professional Engineers, dated July 16, 1956, as follows, to wit:

BEGINNING at a point on the Southwest side of Glenn Valley Drive (50 feet wide) which point is measured along Glenn Valley Drive on a line curving to the right having a radius of 325 feet the arc distance of 78.23 feet from a point on the Southeast side of Glenn Valley Drive, which last mentioned point is at the distance of 153.69 feet measured along Glenn Valley Drive on a course of North 80 degrees, 46 minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured on a line along Glenn Valley Drive curving to the left having a radius of 269.23 feet the arc distance of 234.92 feet from a point on the Southwest side of Glenn Valley Drive, which point is at the distance of 240 feet measured along Glenn Valley Drive on a curve of South 49 degrees, 14 minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured along Glenn Valley Drive on a line curving to the right having a radius of 125 feet the arc distance of 196.35 feet from a point on the Southeast side of Glenn Valley Drive, which last mentioned point is at the distance of 105 feet measured along Glenn Valley Drive on a course of North 40 degrees, 46 minutes East from a point on the Northeast side of Roberts Street (66 feet wide); thence extending from the first above mentioned point of beginning along Glenn Valley Drive on a line curving to the right having a radius of 325 feet the arc distance of 41.08 feet to a point on the Southwest side of Glenn Valley Drive; thence extending South 11 degrees, 48 minutes West along line of Lot No. 235 on said plan, 120 feet to a point in line of land now or late of Baldassar Calamia and also to a point on the Southwest side of a certain easement for utility and driveway, which easement for utility and driveway extends Northeast and Southeast and communicates with a certain other easement for utility and driveway and which extends Northeast into Glenn Valley Drive and Southwest into Calamia Drive, which first above mentioned easement for utility and driveway also extends Southwest and communicates with another easement for utility and driveway which extends Northwest into Glenn Valley Drive and Southeast into Calamia Drive; thence extending along land now or late of Baldassar Calamia and the Southwest side of the above first mentioned easement for utility and driveway on a line curving to the left having a radius of 205 feet the arc distance of 25.91 feet to a point; thence extending North 4 degrees, 33 minutes, 30 seconds East recrossing the first above mentioned easement for utility and driveway and along line of Lot No. 233 on said plan and partly through the title line in the party wall of the house erected on this lot and the house on the lot adjoining to the Southwest 120 feet to a point on the Southwest side of Glenn Valley Drive, being the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned easements for utility and driveway as and for driveways, passageways and water courses 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, however, to the proportionate part of the expense of keeping said easements for utility driveways in good order, condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Jean Verguldi a/k/a Jean Radicioni and Louis Radicioni, their assigns, as Tenants by the Entireties by Deed from Jean Verguldi a/k/a Jean Radicioni, dated 12/20/2006 and recorded 1/12/2007 in Book 5631, Page 00449, Instrument #2007005678.

Parcel Number: 13-00-13772-00-3.

Location of property: 550 Glen Valley Drive a/k/a 550 Glenn Valley Drive, Norristown, PA 19401-3129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean Verguldi a/k/a Jean Radicioni and Louis Radicioni** 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 2007-6 Mortgage Pass-Through Certificates Series 2007-6. Debt: \$250,680.67.

**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.

09-21754

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described, according to The Final Subdivision Plan Entitled Copper Mill Station, prepared by S.W.K. Ltd., dated 1/20/1981 as recorded in Montgomery County Plan Book A 42, Page 97, as follows:



BEGINNING at a point on the Southwesterly side of Traymore Avenue (50 feet wide) a corner of this and Lot No. 61 as shown on said plan which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Crooked Lane (L.R. 46137) (30 feet Southeasterly of its center line measured at right angles thereto) (1) leaving Crooked Lane on the arc of a curve curving to the right having a radius of 25 feet, the arc distance of 38.35 feet to a point of tangent on the Southwesterly side of Traymore Avenue; and (2) South 58 degrees, 30 minutes, 00 seconds East along said side of Traymore Avenue 45.95 feet to the point of beginning; thence extending from said point of beginning South 58 degrees, 30 minutes, 00 seconds East along the Southwesterly side of Traymore Avenue 20.01 feet to a point, a corner of Lot No. 63 as shown on said plan; thence extending South 33 degrees, 37 minutes, 00 seconds West along line of Lot No. 63, 118.42 feet to a point a corner of Lot No. 69 as shown on said plan; thence extending North 56 degrees, 23 minutes, 00 seconds West, along line of Lot No. 69, 20.00 feet to a point a corner of Lot No. 61 aforesaid; thence extending North 33 degrees, 37 minutes, 00 seconds East along line of Lot 61, 117.68 feet to a point on the Southwesterly side of Traymore Avenue aforesaid, the first mentioned point and place of beginning.

BEING known as Lot No. 62 as shown on said plan.

Parcel Number: 58-00-19059-02-6.

Location of property: 559 Traymore Avenue, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John Prince a/k/a John Prince, III** at the suit of Flagstar Bank, FSB. Debt: \$363,759.78.

**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..

09-30145

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

BEING further the same land and premises which J. Jeffrey Fox and Ann Marie Fox, husband and wife, by a Deed dated 02/23/04 and recorded 03/10/04 in Deed Book 5499, Page 944 did grant and convey unto Kenneth Belanger and Joann I. Belanger, husband and wife, their heirs and assigns, as Tenants by the Entirety.

Parcel Number: 66-00-02038-36-2.

Location of property: 1840 Ferguson Lane, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kenneth Belanger and Joann I. Belanger** at the suit of Wells Fargo Bank, N.A., Solely as Trustee for RMAC REMIC Trust, Series 2009-10. Debt: \$798,173.99.

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

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

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

09-32692

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Line Road Investment Company, made for J. E. and W. Corporation, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, on June 29, 1967, and last revised by R. S. Cowan and Associates, Inc., Consulting Engineers, Quakertown, Pennsylvania, on May 29, 1968, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book No. A-11, Page 81, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Shady Lane (fifty feet wide) which point is at the distance of two hundred thirteen and forty-three one-hundredths feet measured South forty-nine degrees, East, along the said side of Shady Lane from a point of tangent, which point of tangent is at the arc distance of ninety and twenty-five one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of four hundred twenty-five feet along the said side of Shady Lane from a point of curve, which point of curve is at the distance of ninety- six and eighty-six one-hundredths feet measured South sixty-one degrees, ten minutes, East along the said side of Shady Lane from a point of tangent, which point of tangent is at the arc distance of one hundred eighty-seven one-hundredths feet measured along the arc of a curve, curving to the left, having a radius of four hundred seventy-five feet along the said side of Shady Lane from a point of curve, which point of curve is at the distance of three hundred nine and fifty-eight one-hundredths feet measured South forty-nine degrees, East along the said side of Shady Lane from a point of tangent which point of tangent is at the arc distance of thirty-one and forty-two one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of twenty feet from a point of curve on the Southeasterly side of Richardson Lane forty-one and five-tenths feet wide; thence extending from said beginning point and along the said side of Shady Lane, along the arc of a curve, curving to the left having a radius of four hundred seventy-five feet, the arc distance of one hundred and eighty-seven one-hundredths feet to a point; thence extending along line of Lot #78 on said plan South forty-one degrees, West, the distance of two hundred ten and fifty-seven one-hundredths feet to a point; thence extending along line of land now or late of Henry B. and Evelyn D. Hunsberger, as shown on said plan, North forty-nine degrees, West the distance of one hundred and eleven one-hundredths feet to a point; thence extending along line of Lot #80 on said plan, North forty-one degrees, East, the distance of two hundred feet to the first mentioned point and place of beginning.

BEING known and designated as Lot #79 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Phyllis R. Bowen, unmarried and Phillip L. Bowen, her son as Joint Tenants with the Right of Survivorship, by Deed from Phyllis R. Bowen, unmarried, dated 10/03/1991, recorded 12/29/1993 in Book 5065, Page 1140.

Parcel Number: 46-00-03373-00-1.

Location of property: 113 Shady Lane, Lansdale, PA 19446-1414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phyllis R. Bowen and Phillip L. Bowen** at the suit of Bank of America, N.A. s/b/m to Fleet National Bank. Debt: \$207,755.03.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

09-32788

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan of Pelham Green Subdivision Phase 2, made by John A. Berger Associates, Inc., Consulting Engineers, dated 4/5/1976 and last revised 7/26/1976, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brentwood Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Claremont Drive: (1) leaving Claremont Drive on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 29.21 feet to a point of tangent on the Southwesterly side of Brentwood Drive; and (2) North 48 degrees, 09 minutes, 07 seconds West, 146.28 feet to the point of beginning, said point of beginning also being a corner of Lot 31 as shown on the above mentioned plan; thence extending from said point of beginning partially along the last mentioned lot and partially along Lot 32 as shown on the above mentioned plan, South 17 degrees, 43 minutes, 01 second West, 174.10 feet to a point in line of Lot 32 as shown on the above mentioned plan; thence extending partially along the last mentioned lot and partially along Lot 34 as shown on the above mentioned plan, North 56 degrees, 01 minute, 18 seconds West crossing the Southeasterly side of a certain 20 foot wide storm sewer easement 115.15 feet to a point in the bed of same; thence extending through the bed of same, North 37 degrees, 01 minute, 18 seconds West, 24.50 feet to a point; thence extending North 30 degrees, 50 minutes, 06 seconds East crossing the Northeasterly side of said 20 feet wide storm sewer easement 173.11 feet to a point on the Southwesterly side of Brentwood Drive; thence extending along the same, South 48 degrees, 09 minutes, 07 seconds East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Taggart and Darlene F. Taggart, by Deed from Denise A. Fedele Vanwhy and Todd Vanwhy, dated 07/27/2006, recorded 08/11/2006 in Book 5612, Page 410.

Parcel Number: 35-00-00845-44-3.

Location of property: 2093 Brentwood Drive, Hatfield, PA 19440-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Taggart, Jr. a/k/a Robert J. Taggart and Darlene Taggart a/k/a Darlene F. Taggart** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$302,500.93.

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

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

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

09-34907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, at a distance of 183.03 feet to a point, a corner of Lot Number 4, the four following courses and distances, viz: (1) extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 116.00 feet to a point, a corner; (2) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 177.58 feet to a point, a corner; (3) thence extending South 37 degrees, 47 minutes, 30 seconds West, the distance of 14.00 feet to a point, a corner; and (4) thence extending South 52 degrees, 12 minutes, 30 seconds East, the distance of 110.00 feet to a point on the said Northwesterly side of Fort Washington Avenue, being the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patrick J. Ferguson and Mary L. Ferguson** at the suit of E\* Trade Bank. Debt: \$833,140.56.

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

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

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

10-04376

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 37 on a plot plan made for Nor-Mont Builders, Inc., by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, on 10-9-1955, being bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Basin Street (50 feet wide) at the distance of 626 feet, 02 inches measured North 49 degrees, 20 minutes West, from the intersection of the Northeast side of Basin Street with the Northwestern side of Tremont Street (60 feet wide).

CONTAINING in front or breadth on said Northeast side of Basin Street, 16 feet and extending of that width in length or depth between lines parallel with Tremont Street, North 40 degrees, 25 minutes East (the Southeastwardly and Northwestwardly lines thereof passing through the party walls of the premises erected between these premises and the premises adjoining to the Southeast and Northwest respectively), 120 feet including on the rear thereof the soil of a certain 15 feet wide driveway which extends Southwestwardly into Tremont Street and Northwestwardly communicating with a certain other 16 feet wide driveway extending Southwestwardly into Basin Street.

BEING Lot #37 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the said alley, as and for a passageway and watercourse at all times hereafter in common with the other owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate share of the cost of maintaining and keeping said alley in good order, condition and repair.

BEING the same premises John Charles Houston and Rose Julia Houston, by Deed dated October 3, 1960 and recorded in the Montgomery County Recorder of Deeds Office November 2, 1960 in Deed Book 3111, Page 532, granted and conveyed unto Rose Julia Houston.

Parcel Number: 13-00-04272-00-8.

Location of property: 525 East Basin Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian E. Houston, Administrator of the Estate of Rose Julia Houston, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: \$62,588.00.

**Christopher A. DeNardo**, Attorney.

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

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

10-07828

ALL THAT CERTAIN message and tract of land, situate on the Westerly side of Layfield Road (State Route 663) in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a plan of survey for Janet Thomas by Brian J. Nixon and Associates, Pennsburg, Pennsylvania, last dated April 25, 1990 and being more fully described, as follows, to wit:

BEGINNING at a point in the center line of the said Route 663 (also known as Layfield Road) (SR 663 seg. 250) said point being a corner common with other lands now or formerly of Janet Thomas (DBV 3206, Page 259); thence along the aforesaid other lands now or formerly of Janet Thomas the following two courses (1) North 52 degrees, 45 minutes, 45 seconds West the distance of 200.00 feet (passing over an iron pin 23.58 feet from the beginning) to an iron pin; (2) North 57 degrees, 47 minutes, 43 seconds West the distance of 200.62 feet to an iron pin; thence along the lands of John S. and Verna M. Wentz (TMP 57-72-35, DBV 3319, Page 710) North 36 degrees, 45 minutes, 00 seconds East the distance of 167.60 to an iron post, thence along lands now or formerly of Karen A. Katrinak (TMP 57-72-37, DBV 4928, Page 1642) South 52 degrees, 45 minutes, 45 seconds East the distance of 400.00 feet (passing over an iron pin 25 77 feet from the end) to a point in the center line of the said Route 663; thence along the center line of the said Route 663 South 36 degrees, 45 minutes, 00 seconds West the distance of 150.00 feet to the point and place of the beginning.

CONTAINING 1.418 acres of land more or less.

TOGETHER with an easement for a sanitary sewer outfall line as shown on a plan of survey for Janet Thomas by Brian J. Nixon and Associates, Pennsburg, Pennsylvania last dated April 25, 1990, being more fully described, as follows, to wit:

BEGINNING at an iron pin, a corner common to lands now or formerly of John S. and Verna M. Wentz (TMP 57-72-35, DBV 3319, Page 710) and lands now or formerly of Janet Thomas (DBV 3350, Page 606) and to other lands now or formerly of Janet Thomas (DBV 3206, Page 259); thence from the said point of the beginning along the first mentioned lands now or formerly of Janet Thomas South 57 degrees, 47 minutes, 43 seconds East the distance of 50.10 feet to a point; thence through the second mentioned lands now or formerly of Janet Thomas the following two courses: (1) South 35 degrees, 47 minutes, 00 seconds West the distance of 33.13 feet to a point; (2) North 54 degrees, 13 minutes, 00 seconds West the distance of 413.53 feet to a point; thence along lands now or formerly of John S. and Verna M. Wentz the following two courses: (1) North 07 degrees, 01 minute, 00 seconds East the distance of 34.22 feet to an iron bar; (2) South 54 degrees, 13 minutes, 00 seconds East the distance of 380.00 feet to the point and place of beginning.

ALSO UNDER AND SUBJECT to certain rights and easements of record as cited in Deed Book 3206, Page 259. BEING a tract on a plan of subdivision for Michael Medvetz dated August 17, 1961 as prepared by Robert Rodney Huber, P.E.

Parcel Number: 57-00-02221-50-3.

Location of property: 3771 Layfield Road, Pennsburg, PA 18073.



The improvements thereon are: Restaurant.

Seized and taken in execution as the property of **Scott A. Thomas** at the suit of National Loan Investors, L.P., Assignee of National Penn Bank. Debt: \$190,570.27 plus interest from February 22, 2010 forward at the Plaintiff's Commercial Fixed Rate of 7.250% per annum (\$36.45 per diem), additional late charges, attorneys' fees, and collection costs.

**Dominic A. DeCecco**, Attorney. I.D. #79479

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..

10-08558

ALL THAT CERTAIN tract or land, with the buildings and improvements constructed thereon, situate in **Whitpain Township**, County of Montgomery, Pennsylvania, being a unit in the Whitpain Farm Adult Community (a plan prepared for Whitpain Farm, Inc. dated May 4, 1981, as prepared by Yerkes Associates, Inc. Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, said plan recorded in the County of Montgomery, Norristown, Plan Book A-44, Page 202) bounded and described, as follows, to wit:

BEGINNING at a point a corner of said unit, said beginning point being located the following 4 courses and distances from the Easterly Intersection of the center line of Steeplechase Lane and Farm Drive: (1) along the center line of Steeplechase Lane South 40 degrees, 19 minutes West, 52.63 feet to a point of curvature; (2) thence along a curve to the right in a Southwesterly direction with a radius of 50.00 feet, an arc distance of 17.45 feet to a point of tangency; (3) thence South 60 degrees, 19 minutes West, 146.19 feet to a point on the center line of Steeplechase Lane; (4) thence crossing the bed of Steeplechase Lane, South 10 degrees, 10 minutes West, 46.00 feet to the point of beginning; thence from said beginning point, South 10 degrees, 41 minutes East, 85.00 feet to a point, a corner; thence South 79 degrees, 19 minutes West, 42.00 feet to a point, a corner; thence North 10 degrees, 41 minutes West, 85.00 feet to a point, a corner; thence North 79 degrees, 19 minutes East, 42.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 51.

UNDER AND SUBJECT TO agreements, covenants, conditions, reservations as of record.

TITLE TO SAID PREMISES IS VESTED IN Susan Snellenburg and Milton H. Snellenburg, Jr., by Deed from Olga Gritz, Widow dated February 26, 2007 and recorded March 2, 2007 in Deed Book 5637, Page 1088.

Parcel Number: 66-00-06777-08-7.

Location of property: 5 Steeplechase Lane, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan Snellenburg a/k/a Susan K. Snellenburg, in Her Individual Capacity and Susan Snellenburg a/k/a Susan K. Snellenburg, in her Individual Capacity as Plenary Permanent Guardian of The Estate of Milton H. Snellenburg a/k/a Milton H. Snellenburg, Jr., an Incapacitated Person** at the suit of Bank of America, N.A. Debt: \$363,877.77.

**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..

10-09779

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

BEGINNING at a point on the title in the bed of Woodbine Avenue, said point being at the distance of 571.17 feet measured Northeasterly along the title line in the bed of Woodbine Avenue from its intersection with the middle line of Hillcrest Road (50 feet wide); thence along the title line in the bed of Woodbine Avenue, North 37 degrees, 1 minute East, 80 feet to a point in line of Lot "E"; thence extending by the same, South 51 degrees, 45 minutes East, 270.47 feet to a point in line of Lot "L"; thence extending by the same, South 33 degrees, 15 minutes West, 80.29 feet to a point in line of Lot "C"; thence extending by the same, North 51 degrees, 45 minutes West, 275.75 feet to the first mentioned point and place of beginning.

BEING Known as Lot "D".

BEING the same premises which Jay Mark Sipelstein, a single person granted and conveyed unto Marion Myers by Deed dated November 7, 2002 and recorded January 15, 2003 in Montgomery County Deed Book 5442, Page 1290.

Parcel Number: 40-00-67128-00-8.

Location of property: 1219 North Woodbine Avenue, Penn Valley, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marion Myers** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Mortgage, N.A. Debt: \$350,163.15 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.

10-09858

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and State of Pennsylvania, described according to a certain survey made thereof by Albright and Mebus, Civil Engineer of Philadelphia on April 26, 1920 as follows, to wit:

BEGINNING at a point in the Northeasterly side of Mt. Carmel Avenue at the distance of 428 feet Southeastwardly from the Southeasterly side of Edgley Avenue; thence North 26 degrees, 23 minutes, 30 seconds East, 76 feet, 11 5/8 inches to a point; thence North 52 degrees, 31 minutes, 23 seconds East, 76 feet, 11 5/8 inches to a point in the Southwesterly side of Oakdale Avenue; thence along the side of Oakdale Avenue South 37 degrees, 28 minutes, 37 seconds East, 37 feet, 6 inches to a point; thence South 52 degrees, 31 minutes, 23 seconds West, 66 feet, 9 3/16 inches to a point; thence passing through the party wall of a twin dwelling house South 26 degrees, 23 minutes, 30 seconds West, 66 feet, 9 3/16 inches to a point in the aforesaid Northeasterly side of Mt. Carmel Avenue; thence along the side of Mt. Carmel Avenue North 63 degrees, 36 minutes, 30 seconds West, 37 feet, 6 inches to the place of beginning.

BEING composed of all of Lot No. 54 and 1 1/2 of Lot No. 55 in Section 'L' on a certain plan of Roslyn Terrace, of record with Montgomery County Deeds at Norristown, Pennsylvania in Deed Book 464, Page 500.

TITLE TO SAID PREMISES IS VESTED IN Timothy P. Valera and Maria L. Valera, by Deed from Steven K. McEwan and Celia H. McEwan, dated 01/25/1999, recorded 02/24/1999 in Book 5260, Page 1718.

Parcel Number: 30-00-45464-00-1.

Location of property: 2043 Mount Carmel Avenue, Glenside, PA 19038-4707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy P. Valera and Maria L. Valera** 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: \$186,356.95.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

10-11771

ALL THAT CERTAIN lot or parcel of land, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of 'Sunnyside Farms', for Sunnyside Farms/Partnership by Bursich Associates, Inc., Consulting Engineers, dated 7/24/1990 and last revised 2/21/1995 recorded in Plan Book A-55, Pages 276 and 277, as follows, to wit:

BEGINNING at a point on the Easterly side of Juniper Street (50 feet wide) at a corner of Lot II, as shown on plan and which point is measured the 3 following courses and distances from a point of curve on the Southeasterly side of Meadow View Drive (50 feet wide) viz: (1) leaving the said Southeasterly side of Meadow View Drive on the arc of a curve, curving to the left having a radius of 25 feet the arc distance of 37.88 feet to a point of tangent on the Northeasterly side of Juniper Street, aforesaid; (2) extending South 23 degrees, 28 minutes, 16 seconds East along the said Northeasterly side of Juniper Street the distance of 274.09 feet to a point of curve on the same; (3) extending in a Southeastwardly to Southwardly direction along the Northeasterly and Easterly sides of Juniper Street, aforesaid, on the arc of a circle curving to the left having a radius of 235 feet the arc distance of 71.76 feet to the point of beginning; thence extending from said point of beginning North 84 degrees, 1 minute, 28 seconds East along Lot 11, aforesaid the distance of 166.23 feet to a point, a corner in line of lands now or formerly of Austerberry as shown on said plan; thence extending South 43 degrees, 42 minutes, 57 seconds East along lands now or formerly of Austerberry, the distance of 85.87 feet to a point a corner of Open Space B as shown on said plan; thence extending South 30 degrees, 46 minutes, 50 seconds West along Open Space B the distance of 74.33 feet to a point, a corner of Lot 9 as shown on said plan; thence extending North 78 degrees, 40 minutes, 43 seconds West along Lot 9 the distance of 193.70 feet to a point on the said Easterly side of Juniper Street; thence extending Northwardly along the said Easterly side of Juniper Street on the arc of a curve curving to the left having a radius of 235 feet the arc distance of 70.94 feet to the first mentioned point on the same at a corner of the aforesaid Lot 11 and place of beginning.

BEING Lot 10 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dean E Younkin and Kelly Younkin, their heirs and assigns by Deed Jack Defranco and Karen Defranco dated 04/22/2005 and recorded 6/1/2005 in Book 5556, Page 110, Instrument #2005075107.

Parcel Number: 60-0001612-64-1.

Location of property: 1386 Juniper Street, Pottstown, PA 19464-1924.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dean E. Younkin and Kelly Younkin** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-24. Debt: \$406,704.74.

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

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

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

10-12228

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 and bounded and described and known as Lot No. 48 Florence Drive, according to a plan of subdivision made for Hunter Construction Company by Herbert H. Metz, Inc., dated December 29, 1978, last revised February 6, 1979, which plan is recorded in Plan Book A-36, Page 75, which plan is commonly known as Hunter Crest, as follows, to wit:

BEGINNING at a corner of this Lot and Lot No. 47 on the aforesaid plan on the Southerly side of Florence Drive (50 feet wide); thence along Lot No. 47 South 14 degrees, 28 minutes, 24 seconds East, 214.81 feet to a corner; thence along Lot No. 43 South 55 degrees, 20 minutes, 36 seconds West, 39.02 feet to a corner; thence along Lot No. 49 North 24 degrees, 28 minutes, 24 seconds West, 236.14 feet to a corner, thence along the said Southerly side of said Florence Drive along the arc of a circle curving to the right with a radius of 288.69 feet the arc distance of 77.98 feet the chord of said being North 78 degrees, 40 minutes, 50 seconds East, 77.75 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Royden Groff and Susan Groff, h/w, by Deed from Tina S. Artigliere, f/k/a Tina S. Fournier and David Anthony Artigliere, w/h, dated 10/28/2004, recorded 11/15/2004 in Book 5532, Page 2352. Parcel Number: 50-00-00575-73-4.

Location of property: 252 Shirley Drive a/k/a 254 Shirley Drive a/k/a 252-254 Shirley Drive, Harleysville, PA 19438-1950. The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Royden M. Groff a/k/a Royden Groff and Susan P. Groff a/k/a Susan Groff** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$221,474.83.

**Zachary Jones**, Attorney, I.D. #310721

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

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

10-13079

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Subdivision of Woodside Estates" made by Barton and Martin, Engineers, dated April 28, 1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodside Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Hillrest Road (50 feet wide): (1) Leaving Hillrest Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 32.08 feet to a point of tangent on the Northeasterly side of Woodside Road; and (2) South 46 degrees, 46 minutes, 40 seconds East along the Northeasterly side of Woodside Road 123.86 feet to the place of beginning, thence extending from said point of beginning North 43 degrees, 13 minutes, 20 seconds East, 108.66 feet to a point; thence extending from said point of beginning South 46 degrees, 29 minutes East, 40 feet to a point; thence extending South 43 degrees, 13 minutes, 20 seconds West, 108.45 feet to a point on the Northeasterly side of Woodside Road aforesaid; thence extending North 46 degrees, 40 seconds West along the Northeasterly side of Woodside Road 40 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of an area 35 feet in breadth by 35 feet in depth, starting from a distance of 45 feet from the right-of-way line of Woodside Road, being the area between the present message, dwelling houses erected on Lot No. 82 and Lot No. 83 aforesaid plan, as and for a passageway and driveway at all times hereafter, forever.

Location of property: 1221 Woodside Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorothy M. Dorizio and Nick Dorizio** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2. Debt: \$122,514.18.

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

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

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

10-13303

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

BEGINNING at a point on the Southeasterly side of Forrest Road L.R. 48182, said point being located the two following courses and distances from the intersection of center line of Forrest Road with the center line of Fourth Street: (1) extending along the center line of Forest Road in a Southwesterly direction 120 feet, more or less, to a point; (2) leaving said center line and extending South 46 degrees, 37 minutes, 37 seconds East, 16.30 feet to the place of beginning; thence extending along lands of John N. Stinger, South 46 degrees, 27 minutes, 37 seconds East, 277.98 feet to a point in line of Lot 8; thence extending along said lot, South 42 degrees, 42 minutes, 38 seconds West, 127.16 feet to a point in line of Lot 2; thence extending along said lot North 47 degrees, 17 minutes, 24 seconds West, 259.25 feet to a point on the Southeasterly side line of Forrest Road; thence extending along said side line, the two following dimensions: (1) North 42 degrees, 42 minutes, 36 seconds East, 46.66 feet to a point of curvature; (2) extending along the arc of a circle, curving to the left, having a radius of 415.00 feet, to the arc distance of 85.12 feet to the point and place of beginning.

CONTAINING 35,006 square feet of land, more or less.

BEING the same premises which William F. Danyluk by his Deed dated 11/25/2003 and recorded 01/07/2004 in the Recorder's Office of Montgomery County, Pennsylvania in Deed Book 5489, Page 532 granted and conveyed unto Earl C. Heitz, III.

Parcel Number: 34-00-01622-00-9.

Location of property: 128 Forrest Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earl C. Heitz, III** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1. Debt: \$203,719.61.

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

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

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

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10-14701

ALL THAT CERTAIN lot or piece of ground with the buildings, thereon erected lying and being at Ardmore in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, being lot marked and Numbered 34 of a certain plan of lots made by Samuel M. Garruges, C.E. etc., which said plan is recorded in Montgomery County in Deed Book 259, Page 6, etc., and bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Holland Avenue at the distance of seventy-one feet and ninety-seven one-hundredths of a foot Northeast from a stone set at the intersection of the middle lines of Locust and the said Holland Avenue.

CONTAINING in front along the middle line of said Holland Avenue, fifty feet and extending in depth continuing the same width Southeastwardly between parallel lines at right angles to said Holland Avenue on the Northeastly line thereof, one hundred fifty-four feet and eighty-six one-hundredths of a foot and on the Southwestly line thereof one hundred fifty-four feet and eighty-four one-hundredths of a foot to land of Mary L. Yocum, and Henry Litzenberg. Bounded Northeastwardly by Lot #32 on said plan, Southwestwardly by Lot #36, Southeastwardly by said land of Mary L. Yocum and Henry Litzenberg and Northwestwardly by the middle line of Holland Avenue, aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Lillian Campbell and Kimberly Campbell Jackson and Omar Jackson, by Deed from Lillian Campbell, dated 01/02/2008, recorded 01/25/2008 in Book 5680, Page 190.

BY VIRTUE of the death of Lillian Campbell on 08/25/2008, Omar Jackson and Kimberly Campbell Jackson became owners of the mortgaged premises as Surviving Joint Tenants with the Right of Survivorship.

Parcel Number: 40-00-26132-00-9.

Location of property: 81 Holland Avenue, Ardmore, PA 19003-1209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimberly Campbell Jackson and Omar Jackson** at the suit of Federal National Mortgage Association. Debt: \$335,459.14.

**Jerome Blank**, Attorney. I.D. #49736

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

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

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10-16902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made in October 1925, revised October 19, 1925, by Wier and Thieme, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northwestly side of Old York Road (45 feet wide) at the distance of 97.13 feet Northeastwardly from the Northeastly side of Crown Street (40 feet wide); thence extending North 75 degrees, 10 minutes West, 135.57 feet to a point in the said side of Crown Street; thence extending along the same, North 20 degrees, 10 minutes West, 26.05 feet to a point; thence still extending along same, on a curve to the left with a radius of 95 feet, the arc distance of 28.06 feet to a point; thence extending North 69 degrees, 13 minutes East, 52.3 feet to a point; thence extending South 75 degrees, 10 minutes East, 127.5 feet to the said side of Old York Road; thence extending along same, the (2) following courses and distances, South 14 degrees, 50 minutes West, 35.40 feet to a point and South 15 degrees, 21 minutes West, 36.59 feet to the place of beginning.

BEING the same premises which William T. Fitzgerald and Elissa Fitzgerald, his wife, by Deed dated April 21, 1998, and recorded January 6, 2000, in Book 5302, Page 2020, granted and conveyed unto William T. Fitzgerald, in fee.

Parcel Number: 59-00-19612-00-3.

Location of property: 624-626 North York Road, Willow Grove, PA 19090.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **William T. Fitzgerald** at the suit of Apex Mortgage Corporation, a Subsidiary of Firsttrust Bank. Debt: \$115,194.95.

**Kristofer Chiesa**, Attorney. I.D. #87707

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

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

10-17260

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, Montgomery County, the Commonwealth of Pennsylvania, bounded and described in accordance with a plan title "ALTA/ACSM Land Title Survey - Sanatoga Village Center" prepared by Ralph E. Shaner & Son Engineering Company dated May 1, 2007, and being more fully described, as follows, to wit:

BEGINNING at a PK set on the title line of East High Street, S.R. 4031, (variable width), said point being located South 84 degrees, 44 minutes, 30 seconds West, a distance of 26.52 feet from the intersection of the center line of Sunnyside Avenue (T-326) and the title line of East High Street; thence from said point of beginning along the title line of East High Street, North 84 degrees, 44 minutes, 30 seconds East, a distance of 234.00 feet to a PK, a corner; thence along the same, North 85 degrees, 12 minutes, 46 seconds East, a distance of 96.76 feet to a PK, a corner; thence leaving the title line of East High Street, through the bed of East High Street, and along lands now or late Laurel Heights Ltd., South 08 degrees, 03 minutes, 58 seconds East, a distance of 410.02 feet to a corner; thence along lands now or late Laurel Heights, Ltd., South 81 degrees, 56 minutes, 30 seconds West, a distance of 218.96 feet to a corner; thence along lands now or late Stuarts, Inc., North 22 degrees, 41 minutes, 00 seconds West, a distance of 132.09 feet to a concrete monument, a corner; thence along lands now or late Pottstown Borough Authority, North 84 degrees, 44 minutes, 53 seconds East, a distance of 83.62 feet to a concrete monument, a corner; thence along the same, North 05 degrees, 15 minutes, 30 seconds West, a distance of 100.00 feet to an iron pin, a corner; thence along the same and along lands now or late Stuarts, Inc., South 84 degrees, 44 minutes, 30 seconds West, a distance of 250.58 feet to an iron pin, a corner; thence along the same, North 07 degrees, 02 minutes, 00 seconds East, a distance of 188.90 feet to a PK, a corner, in the bed of aforementioned East High Street, S.R. 4031; thence through the bed of East High Street, North 84 degrees, 43 minutes, 00 seconds East, a distance of 37.42 feet to a PK, a corner; thence through the same, North 22 degrees, 41 minutes, 00 seconds West, a distance of 10.92 feet to a PK, the first mentioned point and place of beginning.

CONTAINING 2.77 acres of land, more or less.

TOGETHER with the easements set forth in Land Site Plan Book L-3, Page 394; Plan Book A-25, Page 94 and Plan Book A-50, Page 24.

TOGETHER with the easements set forth in Deed Book 5605, Page 2220.

TOGETHER with the easements set forth in Deed Book 5195, Page 128 and Deed Book 5195, Page 139.

Parcel Numbers: 42-00-01760-00-7 and 42-00-01761-50-1.

Location of property: 2190 East High Street and 2162-2190 East High Street, Pottstown, PA 19464-3214.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Sanatoga Village, LLC** at the suit of GCCFC 2007-GG11 Sanatoga Retail GP, LLC, t/a GCCFC 2007-GG11 Sanatoga Retail Limited Partnership. Debt: \$9,763,845.63.

**Mark Pfeiffer**, Attorney.

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

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

10-17862

ALL THAT CERTAIN tract or piece or parcel of land with the buildings and improvements thereon being erected, situate **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described partly according to a survey made thereof by George F. Shaner, R.E., to wit:

BEGINNING at a corner of 559 Belmont Street and said point being on the Westerly side of Belmont Street (fifty feet wide) and distant one hundred eleven and ten one-hundredths feet Northerly from the Northerly property line of 10th Street (not ordained); thence along the Westerly side of Belmont Street North 38 degrees, 12 minutes East, 50 feet to a corner of 571 Belmont Street; thence along the same North 51 degrees, 48 minutes West, 140 feet to a point; thence continuing along land of George A. Gollub, et ux., South 38 degrees, 12 minutes West, 50 feet to a point; thence along property now or late of Frederick S. Weaver South 51 degrees, 48 minutes East, 140 feet to the first mentioned point and place of beginning.

CONTAINING 7,000 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Schutt, by Deed from Karen Schutt and Bernice Williams, dated 09/10/2008, recorded 12/01/2008 in Book 5715, Page 1771.

Parcel Number: 16-00-02404-00-1.

Location of property: 565 Belmont Street, Pottstown, PA 19464-5178.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Schutt** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$140,376.28.

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

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

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

10-18655

ALL THAT CERTAIN brick message, and lot or piece of land, situate at the North corner of Jacoby and Green Streets, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:



BEGINNING at the North corner of Jacoby and Green Streets; thence along the Northeast side of Jacoby Street Northwest forty-five feet (45 feet) to a corner of land formerly of George Wright, more recently of Willard S. Wright, and now or late of George W. Noguee; thence by said Noguee's land Northeast at right angles to Jacoby Street, the line passing through the middle of the partition wall between the houses, one hundred twenty feet (120 feet), more or less, to land now or late of Addison Wagner; thence by said Wagner's land parallel to Jacoby Street Southeast forty-five feet (45 feet) to Green Street; and thence along the Northwest side of Green Street Southwest one hundred twenty feet (120 feet), more or less, to Jacoby Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig O. Atkins and Domonique G. Boatwright, father and daughter, adult individuals, as Joint Tenants With Right of Survivorship and not as Tenants in Common, by Deed from Horace A. Davenport, administrator of the Estate of Edward B. Davenport, a/k/a Edward Brian Davenport, deceased, dated 04/27/2005, recorded 05/02/2005 in Book 5552, Page 1150.

Parcel Number: 13-00-17180-00-6.

Location of property: 103 East Jacoby Street a/k/a 103 Jacoby Street, Norristown, PA 19401-3967.

The improvements thereon are: Residential conversion, 5 or more apartments.

Seized and taken in execution as the property of **Domonique G. Boatwright and Craig O. Atkins** at the suit of Wells Fargo Bank, National Association, Not in its Individual or Banking Capacity, but Solely as Trustee for SRMOF 2009-1 Trust. Debt: \$206,454.34.

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

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

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

10-19955

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Croyle Property, by Pennomi Associates, Inc., Registered Professional Engineers, dated August 18, 1975 and last revised November 24, 1976, said plan recorded in Montgomery County Plan Book A-28, Page 14, as follows, to wit:

BEGINNING at a point formed by the intersection of the Old Lower Merion Township survey lines of Centennial Road Mary Waters Ford Road (33 feet wide): thence (1) crossing the bed of Mary Waters Ford Road and along line of lands now or formerly of Lower Merion Township, North 59 degrees, 26 minutes, 50 seconds East a distance of 226 feet to a point; thence (2) along same, South 59 degrees, 12 minutes, 30 seconds East a distance of 122 feet to a point; thence (3) along same, South 44 degrees, 33 minutes, 43 seconds East a distance of 96.69 feet to a point; thence (4) along same, South 31 degrees, 12 minutes, 8 seconds West a distance of 101.10 feet to a point; thence (5) still along lands now or formerly of Lower Merion Township, South 03 degrees, 16 minutes, 20 seconds East a distance of 100 feet to a point, a corner common to lands now or formerly of Joseph Burde; thence (6) along the Northerly line of lands now or formerly of Joseph Burde, South 86 degrees, 43 minutes, 40 seconds West a distance of 193 feet to an iron pipe, being a corner of lands now or formerly of Anthony J. Burde; thence (7) along the Easterly line of lands now or formerly of Anthony J. Burde, North 03 degrees, 16 minutes, 20 seconds West a distance of 100 feet to a point; thence (8) along the Northerly line of said lands, South 86 degrees, 43 minutes, 40 seconds West a distance of 116.50 feet to a point in the middle of Mary Waters Ford Road, aforesaid; thence (9) along the middle of said road, North 02 degrees, 48 minutes, 10 seconds West a distance of 120.75 feet to the first mentioned point and place of beginning.

CONTAINING 1,8018 acres of land.

BEING the same premises which Charles M. Arus and Christopher E. Hobson, by Deed dated 11/5/09 and recorded 1/4/10 in Montgomery County in Deed Book 5755, Page 01796 granted and conveyed unto Bruce W. Cook.

Parcel Number: 40-00-35550-00-5.

Location of property: 501 Mary Watersford Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bruce W. Cook** 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 Certificate Holders of Structured Asset MTG Investments, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2. Debt: \$881,487.80.

**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.

10-20606

ALL THAT CERTAIN message and lots of land, known as No. 151 West Eleventh Avenue, being Lots No. 107 and 108 on plan of lots of the Estate of Sarah R. Jones, situate in **Conshohocken Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point at the South corner of Eleventh Avenue and Maple Street; thence along the Southwesterly side of Eleventh Avenue Southeasterly 43 feet to a corner of this and land of Emily D. Fisher; thence along the said Fisher's land, at right angles to said Eleventh Avenue, Southwesterly 150 feet to the middle of a 20 feet wide alley, running from Forrest Street to Maple Street; thence along the middle of said alley Northwesterly 43 feet to the Southeasterly side of Maple Street; and thence along the said side of said Maple Street, Northeasterly 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David F. Murphy, Jr., as sole owner by Deed from David F. Murphy, Jr. and Stella Murphy, husband and wife dated 8/2/05, recorded 8/19/05 in Deed Book 05567, Page 1470.

Parcel Number: 05-00-01528-00-6.

Location of property: 151 West 11th Avenue a/k/a 151 West Eleventh Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Murphy (Administratrix of the Estate of David F. Murphy, Jr.)** at the suit of OneWest Bank, FSB. Debt: \$282,207.21.

**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..

10-25226

ALL THAT CERTAIN message and three lots of land, being Lots Nos. 9, 10, and 11, Section A of the Norristown Terrace Plan of lots in **West Norriton Township**, Montgomery County, Pennsylvania, and recorded in Deed Book 542, Page 482, bounded and described, as follows, viz:

ALL THAT CERTAIN lot or parcel of land, situated in **West Norriton Township**, County of Montgomery, Pennsylvania designated as Lot #9, 10, and 11 in Section "A" upon a plan of lots known as Norristown Terrace and surveyed by Hiltner and Hitchcock, C.E. on March 1, 1919. The said lots being Lots #9, 10, and 11 in Section A on the above referred to plan of lots located at the corner of Main Street and Wilson Boulevard on said plan fronting on Main Street. Said Lots 9 and 10 have a frontage on twenty feet thereon and Lot #11 a frontage of thirty-one and seventy-six hundredths feet and Lots #9 and 10 being in depth one hundred and twenty feet and Lot #11 one hundred and twenty and eighty-eight hundredths feet along the line of Wilson Boulevard, the real line of Lot #11 being forty-six and thirty-two hundredths feet.

ALL THAT CERTAIN tract or piece of land, situate in **West Norriton Township**, County of Montgomery, and State of Pennsylvania, being Lots Nos. 12, 13, 14, 15, and 16, Section A, on plan of lots known as "Norristown Terrace", said plan recorded in Deed Book No. 723, Page 600, bounded and described, as follows:

BEGINNING at the point formed by the intersection of the Northwest side of Wilson Boulevard (forty feet wide), and the Southwest side of Broad Street (forty feet wide); thence along the Southwest side of said Broad Street, North forty-one degrees, ten minutes West, one hundred and eighty-eight hundredths feet to a point, a corner of Lot No. 17; thence by Lots Nos. 17 and 8, Southwesterly, one hundred twenty feet to a point, a corner of Lot No. 9; thence by Lots Nos. 9, 10 and 11, South forty-one degrees, ten minutes East, eighty-six and thirty-two hundredths feet to a point, on the Northwest side of Wilson Boulevard aforesaid; thence along said side of said Northwest side of Wilson Boulevard, North fifty-five degrees, forty-five minutes East, one hundred twenty and eight-eight hundredths feet to the place of beginning.

BEING the same premises which Michael J. Malone, James E. Dureka, Peter Marinari, Arthur Martella, Jr., and Joseph E. Altomonte, Trading as Jefferson Professional Associates, a Partnership by Deed dated June 28, 2002, and recorded with the Montgomery County Recorder of Deeds on July 12, 2002, in Book 5414, Page 2121.

Parcel Numbers: 63-00-06949-00-8 (2525 West Main Street) and 63-00-00571-00-5 (Broad Street).

Location of property: 2525 West Main Street and Broad Street, Norristown, PA 19403.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Matthew M. Trotter, Donna S. Trotter and United States of America** at the suit of PSB Credit Services, Inc. Debt: \$1,061,008.91 plus interest at \$239.09/day and the additional monthly late charges of \$454.81 and costs from August 5, 2010.

**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..

10-28804

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan – Phase 3 & 4 The Hunt Club at The Colony at Valley Forge made by Neve, Newell & Stampff, Inc., dated 10/18/1996, last revised 7/18/1997 and recorded in Plan Book A-57, Page 178, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hunt Club Drive, said point of beginning being a corner of Lot 134 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 134 North 17 degrees, 42 minutes, 21 seconds East, 120.37 feet to a point; thence extending South 77 degrees, 17 minutes, 19 seconds East, 24 feet to a point a corner of Lot 136; thence extending along the same South 17 degrees, 42 minutes, 21 seconds West, 121.63 feet to a point of curve on the Northeasterly side of Hunt Club Drive; thence extending along the same Northwestwardly along the arc of a circle curving to the right, having a radius of 225 feet the arc distance of 24.04 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,909 square feet.

BEING Lot 135 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Carla Barone a/k/a Carla M. Barone by Deed from Valley Forge Hunt Club, Inc., a Pennsylvania Corporation, dated May 5, 2000 and recorded May 15, 2000 in Deed Book 5316, Page 2216.

Parcel Number: 61-00-02579-04-2.

Location of property: 106 Hunt Club Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carla Barone** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$222,065.72.

**Joseph F. Riga**, Attorney.

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

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

10-30907

ALL THAT CERTAIN lot or piece of land with the messuage thereon erected, situate in the 8th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

TRACT No. 1 beginning at a point on the Easterly property line of Spruce Street (50 feet wide) and a corner of Lot 24; thence along the Southerly side of Lot 24 South 45 degrees, 33 minutes East, 100 feet to another corner of Lot 24 and a point in line of Lot 25; thence along the Westerly property line of Lot 25, South 44 degrees, 27 minutes West, 19.03 feet to another corner of Lot 35 and also a corner of Lot 25; thence continuing along the southerly property line of Lot 25 South 45 degrees, 27 minutes West, 85 feet to a point on the Northerly line of a 36 feet wide private drive; thence along the Northerly line of the same North 45 degrees, 33 minutes West, 153.88 feet to a point of curvature of a curve having a radius of 40 feet; thence along said curve to the right an arc length of 51.61 feet to the point of tangency at a point on the Easterly property line of Spruce Street; thence along the same by a shore North 28 degrees and 22 minutes, 20 seconds East 20.48 feet to the point of curvature of another curve; thence along said curve curving to the right and on the aforesaid described Easterly property line of Spruce Street a curve having a radius of 229 feet and an arc length of 56.88 feet to the place of beginning. Said lands being all of Lot #35 and the Westerly 60 feet of Lot #36 (erroneously stated as Lot 35 in prior deeds of record) a plan of lots known as Maplewood and recorded as such in the court house at Norristown, Pennsylvania, by the Maplewood Homes, Inc.

TRACT No. 2 beginning at a point on the Easterly property line of Spruce Street, a corner of Lot #48; thence along the said Lot #48 by a curve curving to the right having a radius of 10 feet and an arc length of 16.96 feet to the point of tendency on the Southerly side of the now or former private driveway (36 feet wide); thence along the Southerly side of the same, South 45 degrees, 33 minutes East, 166.73 feet to a point; thence crossing in a Northerly direction North 44 degrees, 27 minutes East, 36 feet to a point on the Northerly side of the former private drive, and said point being on the Southerly line of Lot #36; thence along the Southerly side of Lot 36 North 45 degrees, 33 minutes West 153.88 feet to the point of curvature of a curve having a radius of 40 feet; thence along said curve curving to the right an arc length of 51.61 feet to the point of tangency, said point being on the Easterly property line of Spruce Street South 32 degrees, 51 minutes West, 77.53 feet to the place of beginning.

BEING the Westerly section of a private road as laid out on a plan of lots known as Maplewood as developed by the Maplewood Homes, Inc.

TITLE TO SAID PREMISES IS VESTED IN Sheryl Flickner by Deed from Deisie Z. Phillips, Successor Trustee of the George W. Ziegler Trust, dated November 6, 1998 dated, 10/27/2006, recorded 11/24/2006 in Deed Book 5625, Page 882. Parcel Number: 16-00-27940-00-7.

Location of property: 1000 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheryl Flickner** at the suit of OneWest Bank, FSB. Debt: \$350,493.13.

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

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

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

10-32154

ALL THAT CERTAIN unit in the property known, name and identified in the declaration plan referred to below as Valley Forge Tower West Condominium, in the Upper Ward, **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of 7-3-1983 P.L. 196, the recording in the Office for Recording of Deeds in and for Montgomery County, Pennsylvania in the Declaration of Valley Forge Tower West Condominium dated 12/6/1976 and recorded 12/6/1976 in Deed Book, 4162, Page 540, as amended in Deed Book 4449, Page 473, as amended in Deed Book 4617, Page 171, as amended in Deed Book 4664, Page 647, as amended in Deed Book 4678, Page 877, the Declaration Plan of Valley Forge Tower West Condominium dated 12/6/1976 and recorded 12/6/1976 in Condominium Plan Book 41, Page 94, as amended by Declaration Plan dated 1/12/1982 and recorded 2/4/1982 in Condominium Plan Book 9, Page 19 and 20, and the Code of Regulations of Valley Forge Tower West Condominium dated 12/6/1976 and recorded 12/6/1976 in Deed Book 4162, Page 568, as amended in Deed Book 4449, Page 471, as amended in Deed Book 4596, Page 368, as amended in Deed Book 4617, Page 175, as amended in Deed Book 4684, Page 1510, being and designated on such plan as Unit No. 1133, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the common elements (as defined in such declaration) of .313%.

BEING the same premises which Charlotte Paul, widow, by Deed dated 10/13/1995 and recorded 10/24/1995 in the County of Montgomery in Deed Book 5129, Page 1125 conveyed unto Betty Brody and Melvin Feinberg, as Tenants with Right of Survivorship, and not as Tenants in Common, in fee.

AND the said Melvin Feinberg departed this life on 7/15/2003 whereby title subject premises became vested in Betty Brody, by Right of Survivorship.

AND the said Betty Brody being so seize thereof, in fee, departed this life of 3/26/2006 having first made her last will and testament in writing bearing the date of 3/20/2006, duly proven and registered at Montgomery County, Pennsylvania being will #46-2006, 1049; wherein and whereby the said testatrix did nominate, constitute and appoint Sally J. Werblun Executrix of her Estate to whom Letters of Testamentary were duly granted by the Register of Wills of Montgomery County, Pennsylvania on 3/30/2006.

TITLE TO SAID PREMISES IS VESTED IN Donald Brown, as sole owner by Deed from Administratrix of the Estate of Betty M. Brody, Sally J. Werblun dated 01/05/2007, recorded 12/13/2007 in Deed Book 5675, Page 253.

Parcel Number: 58-00-19304-83-4.

Location of property: 21133 Valley Forge Circle, Unit 1133, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald Brown** at the suit of OneWest Bank, FSB. Debt: \$206,518.26.

**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.

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10-32219

ALL THAT CERTAIN lot or parcel of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a subdivision plan of lands of James S. Debert prepared by Ralph C. Shaner and Son Engineering, dated 11/25/83 and recorded Plan Book C-16, Page 54, as follows, to wit:

BEGINNING at a point on the Northwestern side of Willow Street (50 feet wide), said point being measured along the same at a Southwestwardly direction a distance of 120 feet, more or less, from the Southwest side of any street; thence extending from said point of beginning along the said Northwestern side of Willow Street, South 38 degrees, 04 minutes West crossing sewer and water lines 29.0 feet to a point, a corner of Lot No. 3 on said plan; thence extending along said Lot North 51 degrees, 56 minutes West, 140.0 feet to a point on the Southeasterly side of Summit Lane (30 feet wide); thence extending along the same North 38 degrees, 04 minutes East, 29.0 feet to a point; thence extending South 51 degrees, 56 minutes East, 140.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,060 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Kenneth E. Fichthorn and Jennifer E. Fichthorn, husband and wife, by Deed from Milton R. Lacy, Jr. and Rita M. Lacy dated June 24, 2001 and recorded July 16, 2001 in Deed Book 5367, Page 1027.

Parcel Number: 16-00-33064-30-1.

Location of property: 641 Willow Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth E. Fichthorn and Jennifer E. Fichthorn** at the suit of HSBC Bank, USA. Debt: \$154,177.58.

**Christine L. Graham**, Attorney.

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

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

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10-33779

ALL THAT CERTAIN unit, designated as Building Number 4, Unit No. 17 Wex being a unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including plats and plans bearing dated 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on 12/2/1998 in Deed Book 4895, Page 955 &c.

Parcel Number: 56-00-09788-08-3.

Location of property: 17 Wexford Road, North Wales, PA 19454.

The improvements thereon are: Residential Condominium.

Seized and taken in execution as the property of **Duane M. Saxon** at the suit of Gwynedd Club Condominium Association. Debt: \$8,081.50.

**Hal Barrow**, Attorney. I.D. #31603

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

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

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10-33976

ALL THAT CERTAIN lot or piece of ground with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plan of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A-23, Page 87 on January 3, 1975 more fully bounded and described, as follows:

BEGINNING at a point the Southwesterly corner of Lot No. 203, being 5.00 feet from the front of the building erected thereon and 5.45 feet from the Northwestern corner of Lot No. 202; thence from the point of beginning North 7 degrees, 44 minutes West, 24.90 feet to a point, (the breadth or front of the lot); thence extending North 82degrees, 16 minutes East, 64.40 feet to a point (the depth of the lot); thence extending South 7 degrees, 44 minutes East, 25.00 feet to a point, (the breadth or back of the lot); thence along land of Lot No. 202 and through the party wall, (the depth of the lot), the four following courses and distances: (1) South 82 degrees, 16 minutes West, 17.00 feet to a point, (the back of the unit); (2) South 82 degrees, 16 minutes West, 42.40 feet to a point; (3) North 7 degrees, 44 minutes West, 0.10 feet to a point, (the front of the unit); (4) South 82 degrees, 16 minutes West, 5.00 feet to a point and place of beginning.

CONTAINING 0.03695 acres or 1,609.55 square feet.

BEING the same premises which Henry E. Droneberg, by Deed dated 4/27/1984 and recorded 5/4/1984 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Dennis M. Angeloni and Kathleen A. Angeloni, his wife.

UNDER AND SUBJECT to a certain declaration of covenants, restrictions, easements charges and liens by RCM Enterprises, Inc., dated January 3, 1971 and recorded January 25, 1973 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3822, Page 501.

TITLE TO SAID PREMISES IS VESTED IN Robin M. Howard and Mary E. Howard, husband and wife by Deed from Dennis M. Angeloni and Kathleen A. Angeloni, his wife dated 06/23/2006 recorded 07/24/2006 in Deed Book 0058 U 102, Page 1101.

Parcel Number: 48-00-01418-13-6.

Location of property: 266 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary E. Howard and Robin M. Howard** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holder of Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1. Debt: \$166,459.92.

**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..

10-36740

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described in accordance with a Subdivision Plan No. 3 of Penn Square Village made by Donald K. Schurr, Registered Land Surveyor, dated 1/21/1953 and recorded at Norritown in the Office for the Recording of Deeds EC, in and for the County of Montgomery in Plan Book A-1, Page H-1, as follows, to wit:

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

BEING known as Lot No. 139.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

11-02058

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Plymouth Hill made by M. Rand J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania, dated December 16, 1954 and last revised February 7, 1956 recorded at Norritown, Pennsylvania in the Office for the Recording of Deeds to, in, and for the County of Montgomery on July 25, 1956 in Plan Book A-3, Page 19, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle lines of Galahad Road and Camelot Drive (each fifty feet wide); thence extending from said point of beginning, North eighteen degrees, thirty-five minutes West along the middle line of Galahad Road, one hundred eighty-three feet and eighty-four one-hundredths of a foot to a point; thence extending North seventy-one degrees, twenty-five minutes East along the middle line of a utility easement (ten feet wide) one hundred twenty feet to a point; thence extending South eighteen degrees, thirty-five minutes East, one-hundred sixty-seven feet and forty one-hundredths of a foot to a point; thence extending South sixty-three degrees, thirty-seven minutes West along the middle line of Camelot Drive one hundred twenty-one feet and twelve one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Morris M. Davis, Ruth C. Davis, and Robert M. Davis, by Deed from Robert M. Davis dated 04/04/2012, recorded 04/10/2012 in 5832, Page 735.

Parcel Number: 49-00-03745-00-4.

Location of property: 600 Galahad Road, Plymouth Meeting, PA 19462-2106.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Morris M. Davis a/k/a Morris Davis, Ruth C. Davis a/k/a Ruth Davis and Robert M. Davis** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$258,730.93.

**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..

11-04847

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

BEGINNING at a point the Northwestern corner of Lot No. 190, being 10.43 feet from the front of the building erected thereon and 3.45 feet from the Southwesterly corner of Lot No. 191; thence from the point of beginning along land of Lot No. 191 and through the party wall (the depth of the lot), the four (4) following courses and distances: (1) North 82 degrees, 16 minutes East, 10.45 feet to a point, the front of the unit; (2) South 07 degrees, 44 minutes East, 0.07 feet to point; (3) North 82 degrees, 16 minutes East, 34.50 feet to a point (the back of the unit); (4) North 82 degrees, 16 minutes East, 25.00 feet to a point; thence extending South 07 degrees, 44 minutes East, 20.33 feet to a point (the breadth or back of the lot); thence along land of Lot No. 189 and through the party wall (the depth of the lot) the five (5) following courses and distances: (1) South 82 degrees, 16 minutes West, 33.00 feet to a point (the back of the unit); (2) North 07 degrees, 44 minutes West, 0.33 feet to a point; (3) South 87 degrees, 16 minutes West, 31.50 feet to a point; (4) North 07 degrees, 44 minutes West, 0.33 feet to a point (the front of the unit); (5) South 82 degrees, 16 minutes West, 3.45 feet to a point; thence extending North 07 degrees, 44 minutes West, 19.72 feet to a point (the breadth or front of the lot) and place of beginning.

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

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

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

The improvements thereon are: Residential dwelling.

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

**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..

11-06519

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof, made the 10th day of June, 1950, by Russell S. Lyman, Registered Professional Engineer, Surveyor, Bryn Athyn, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wilson Road (50 feet wide), said point being measured 284.02 feet South 47 degrees, 16 minutes East from a radius corner, said radius corner having a radius of 15 feet an arc distance of 16.72 feet from a radius corner on the Southeasterly side of Continental Road (50 feet wide); thence extending along the Southwesterly side of aforesaid Wilson Road South 47 degrees, 16 minutes East, 50 feet to the Northwestern corner of Lot #154; thence along the westerly line of Lot #154, South 42 degrees, 44 minutes West, 162.06 feet to a point; thence North 47 degrees, 16 minutes West, 50.00 feet to the Southeasterly corner of Lot #151; thence along the Easterly line of Lot #151, North 42 degrees, 44 minutes East, 162.06 feet to the place of beginning.

Parcel Number: 08-00-06049-00-9.

Location of property: 325 Wilson Road, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward J. Garvin and Charlene Garvin, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$285,319.58.

**Jaime R. Ackerman**, Attorney.

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

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

11-15777

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Section "C" of Moreland Downs made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated May 13, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Frazier Hill (40 feet wide) at the distance of 65.18 feet measured South 88 degrees, 12 minutes, 22 seconds West from a point of curve in the same, which point of curve is at the distance of 195.79 feet measured on the arc of a circle curving to the right in a Westerly direction having a radius of 260 feet from a point of tangent in the same, which point of tangent is at the distance of 133.36 feet measured South 45 degrees, 3 minutes, 40 seconds West from another point of curve in the same, which point of curve is at the arc distance of 23.26 feet measured on the arc of a circle curving to the left in a Southwesterly direction having a radius of 20 feet from a point of tangent on the Southwesterly side of Manor House Lane (40 feet wide); thence extending from said point of beginning along line of Lot No. 12, South 1 degree, 47 minutes, 38 seconds East, 125 feet to a point; thence extending South 88 degrees, 12 minutes, 22 seconds West, 55 feet to a point in line of Lot Number 10; thence extending along the same North 1 degree, 47 minutes, 38 seconds West, 125 feet to a point on said side of Frazier Hill Road; thence extending along the same North 88 degrees, 12 minutes, 22 seconds East, 55 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

BEING the same premises which Yoon Woon Kim and Young Sook Kim by Deed dated May 17, 2005, and recorded June 13, 2005, in Book 5557, Page 1450, granted and conveyed unto Young Woon Kim and Young Sook Kim, in fee.

TITLE TO SAID PREMISES IS VESTED IN Young Woon Kim And Young Sook Kim, as Tenants by the Entireties by Deed from Young Woon Kim and Young Sook Kim dated 05/17/2005 recorded 06/13/2005 in Deed Book 5557, Page 1450.

Parcel Number: 59-00-09988-00-6.

Location of property: 520 Inman Terrace, Willow Grove, PA 19090-3614.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young Sook Kim and Young Woon Kim** at the suit of Ocwen Loan Servicing, LLC. Debt: \$240,113.00.

**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.

11-18826

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Merion Township**, Montgomery County and Commonwealth of Pennsylvania and described according to plan thereof made by Over and Tingley, Civil Engineers, dated March 29, 1951 and revised April 2, 1952, as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Cornell Road (50 feet wide) with the center line of Yale Road (45 feet wide); thence extending from said point of beginning Southwardly along the center line of Yale Road on the arc of a circle curving to the right having a radius of 16.70 feet the arc distance of 126.51 feet to a point; thence extending South 77 degrees, 32 minutes West crossing the Westerly side of Yale Road, 116.50 feet to a point; thence extending North 12 degrees, 25 minutes West crossing the Southwesterly side of Cornell Road 125 feet to a point on the center line of Cornell Road; thence extending North 77 degrees, 32 minutes East along the center line of Cornell Road 97.23 feet to the first mentioned point and place of beginning.

BEING Lot #13 as shown on the above mentioned plan. Being the same premises which Elaine Hoffman by Deed dated 6/20/1996 and recorded 6/27/1996 in Montgomery County in Deed Book 5152, Page 680 conveyed unto John O. Corliss and Yuerner G. Corliss, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ajay S. Garg and Kalpana Garg, as Tenants by the Entirety by Deed from John O. Corliss and Yuerner G. Corliss dated 05/20/2005 recorded 06/10/2005 in Deed Book 5557, Page 1121.

Parcel Number: 40-00-69076-00-4.

Location of property: 730 Yale Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ajay Garg a/k/a Ajay S. Garg and Kalpana Garg** at the suit of OneWest Bank, FSB. Debt: \$361,956.60.

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

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

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

11-25862

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Record Plan Phase 2 of "Fawn Creek" made for Vesterra Group by Robert E. Blue, Consulting Engineer, P.C., dated 10/14/1996, last revised 12/17/1997 and recorded in Plan Book A-59, Pages 130 and 134, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hawks Nest Road said point being a common corner of Lots No. 32 and Lot No. 33; thence from point of beginning and along Lot No. 33, South 49 degrees, 46 minutes, 18 seconds West, 525.60 feet to a point; thence North 48 degrees, 30 minutes, 27 seconds West, 308.21 feet to a point; thence North 49 degrees, 46 minutes, 18 seconds East, 424.30 feet to a point and corner of Lot No. 31; thence along Lot No. 31, South 72 degrees, 44 minutes, 31 seconds East, 312.39 feet to a point on the side of Hawks Nest Road; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 49.09 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Cathy Y. Choi and Chang Choi, by Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 03/04/2005, recorded 10/06/2005 in Book 5574, Page 340.

Parcel Number: 67-00-01821-81-2.

Location of property: 1781 Hawks Nest Drive a/k/a 1781 Hawks Nest Lane, Collegeville, PA 19426-1465.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chang Choi and Cathy Y. Choi** at the suit of Citimortgage, Inc. Debt: \$402,204.24.

**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..

11-29227

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision 'Kistler Tract' made for Heritage Building Group/Heritage Macoby Woods, L.P. by Van Cleef Engineering Associates dated 8/13/2003 and last revised 7/21/2004 and recorded in Plan Book 23, Page 427 bounded and described, as follows, to wit:

BEING Lot No. 44.

TITLE TO SAID PREMISES IS VESTED IN Hien Nguyen and Thanh Ngo, h/w, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 03/20/2008, recorded 04/03/2008 in Book 5687, Page 1982.

Parcel Number: 57-00-02127-39-9.

Location of property: 1043 Runaway Drive, Pennsburg, PA 18073-1650.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hien Nguyen and Thanh Ngo** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$336,200.87.

**Mario J. Hanyon**, Attorney. I.D. #203993

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

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

11-30891

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner of other lands of Donald Rexrode, said point being in the middle of King Road (thirty-three feet wide) and distance along the same West from the center line of intersection of said road and a state highway known as Lewis Road (thirty-three feet wide), South seventy degrees, ten minutes West, one hundred eighty-eight feet; thence from said point of beginning along other lands of the said Donald Rexrode, South eighteen degrees, forty-one minutes, 6 seconds East, two hundred ninety-two and nineteen-hundredths feet to a corner on line of lands now or late of Clarence Reifsnider; thence along the same South forty-four degrees, twenty-nine minutes, thirty-eight seconds West, eighty and fifty-five hundredths feet to an iron pin, a corner, thence continuing along said lands and lands of Arthur and Helen Jackson, North forty-three degrees, thirty-five minutes West, three hundred fifty-five and eighty-hundredths feet to an iron pin, a corner in the middle of aforesaid King Road; thence along the middle of the same, North seventy degrees, ten minutes East, two hundred and nineteen feet to the place of beginning.

CONTAINING one hundred forty-three and ninety-two hundredths perches of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN April L. Smokowicz and Michael Smokowicz, by Deed from Gilbert J. Moyer and Janet D. Moyer, dated 09/01/2006, recorded 09/13/2006 in Book 5616, Page 566.

Parcel Number: 37-00-01342-00-7.

Location of property: 676 King Road, Royersford, PA 19468-1519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **April L. Smokowicz and Michael Smokowicz** at the suit of GMAC Mortgage, LLC. Debt: \$277,358.54.

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

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

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

11-31939

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 in accordance with a Townhouse Title Plan made for Limerick Golf Club Estates, Inc., by David Meizner, Civil Engineers and Surveyors dated 1/27/1987 and last revised 5/23/1998 and recorded March 3, 1989 in Plan Book A-50, Page 418, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Troon Court, said point being a corner of Lot No. 5 as shown on the above mentioned plan; thence extending from said beginning point and along the aforesaid Lot, South 45 degrees, 08 minutes, 07 seconds West, 82.79 feet to a point; thence extending North 44 degrees, 51 minutes, 53 seconds West, 20 feet to a point a corner of Lot No. 7 as shown on the aforementioned plan; thence extending along the same, North 45 degrees, 08 minutes, 07 seconds East, 90.89 feet to a point on the Northwesterly side of Troon Court; thence extending along the same Southeastwardly on the arc of a circle curving to the left having a radius of 107.00 feet the arc distance of 21.62 feet to the first mentioned point and place of beginning.

BEING Building Number F, Unit 6.

TITLE TO SAID PREMISES IS VESTED IN Tracey L. Fuller, her heirs and assigns, by Deed from Nadeen Couso and Harry S. Honaker, husband and wife, dated 12/15/2006, recorded 12/19/2006 in Book 5628, Page 1265, Instrument #2006155827.

Parcel Number: 37-00-05285-01-5.

Location of property: 230 Troon Court, Royersford, PA 19468-1317.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracey L. Fuller** at the suit of Bank of America, N.A. Debt: \$170,247.62.

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

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

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

11-33274

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, and described according to a Plan of Willow Park Homes made December 30, 1950 and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2151, Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Coolidge Avenue (50 feet wide) measured the 2 following courses and distances along same from its point of intersection with the Northeast side of Columbia Avenue (50 feet wide) (both lines produced): (1) North 54 degrees, 44 minutes East, 634.95 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 165 feet the arc distance of 55.05 feet to the point and place of beginning; thence extending from said beginning point North 16 degrees, 9 minutes, 8 seconds West, 131.34 feet to a point; thence extending North 54 degrees, 44 minutes East, 109.98 feet to a point; thence extending South 1 degrees, 12 minutes, 37 seconds West, 183.22 feet to a point on the Northeast side of Coolidge Avenue; thence extending along the same in a Southwesterly direction on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 50 feet to the point and place of beginning.

BEING Lot N30 Coolidge Avenue on said plan.

TITLE TO SAID PREMISES IS VESTED IN Heather A. Udry, by Deed from Margaret F. Carlin, dated 03/06/2008, recorded 03/19/2008 in Book 5686, Page 525.

Parcel Number: 30-00-10292-00-1.

Location of property: 1954 Coolidge Avenue, Willow Grove, PA 19090-3017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather A. Udry a/k/a Heather A. Ayala** at the suit of Wells Fargo Bank, N.A. Debt: \$245,797.42.

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

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

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

11-33353

ALL THOSE CERTAIN lots or pieces of land, with the buildings and improvements thereon, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described on according with a survey thereof made by George B. Mebus, Inc., Registered Professional Engineer, 7/15/1985, as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Robinson (formerly Berkley) Avenue (50 feet wide) with the Southwesterly side of Glenside Avenue (40 feet wide); thence extending along side of Glenside Avenue, South 3 degrees, 27 minutes, 46 seconds East, 125 feet to a point; thence extending South 86 degrees, 32 minutes, 14 seconds West, 125 feet to a point; thence extending North 3 degrees, 27 minutes, 46 seconds West, 125 feet to a point on the aforesaid Southeasterly side of Robinson (formerly Berkley) Avenue; thence extending along said side thereof North 86 degrees, 32 minutes, 14 seconds East, 125 feet to the first mentioned point and place of beginning.

BEING Lot Nos. 1053 to 1056 both inclusive on plan of Willow Grove, Division 2, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 536, page 500.

BEING the same premises which Marcus W. Toconita, by Deed dated June 28, 2006 and recorded November 15, 2006 in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5624, page 856, granted and conveyed unto Kimba Kareem Leonard.

Parcel Number: 30-00-56940-00-9.

Location of property: 1517 Robinson Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kimba Kareem Leonard** at the suit of Citimortgage, Inc. Debt: \$230,678.47.

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

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

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

11-33489

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, being Lots Nos. 405, 406, 407, 503, 504 and 505 in a certain plan of lots known as the Plan of Willow Grove Heights which plan is recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Highland Avenue at the distance of 155.78 feet from the Southeast side of Welsh Road; thence Northwesterly at right angles to said Highland Avenue by Lots Nos. 404, 35, 36, 37 and 38, 224.79 feet to the Southeast side of Reservoir Avenue; thence along the said side of said avenue, Southwesterly, 75 feet; thence Southeasterly parallel to the first described line of Lots Nos. 502 and 408, 224.24 feet to the Northwesterly side of Highland Avenue; thence along the said side thereof, Northeasterly, 75 feet to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THOSE THREE CERTAIN lots with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 503, 504 and 505 on a plan of lots known as Willow Grove Heights, which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 380, Page 500, and bounded and described, as follows, to wit:

BEGINNING at an interior point 106.08 feet measured North 46 degrees, 30 minutes West from a point in the Northwesterly side of High Avenue (formerly Highland Avenue, 50 feet wide), which last mentioned point is 425 feet measured North 43 degrees, 30 minutes East from the Northeasterly side of Rubicam Avenue (50 feet wide); thence extending along the rear lines of Lots 407, 406 and 405 on said plan, North 43 degrees, 30 minutes East, 75 feet to a point a corner; thence North 46 degrees, 30 minutes West, 118.70 feet to a corner on the Southeasterly side of Reservoir Avenue (35 feet wide); thence extending along the same South 43 degrees, 5 minutes West, 75 feet to a corner; and thence extending South 46 degrees, 30 minutes East, 118.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Garnet Muse, by Deed from Frances R. Ward, Widow, dated 04/22/1999, recorded 08/17/1999 in Book 5284, Page 288.

Parcel Number: 30-00-28568-00-4.

Location of property: 1738 High Avenue a/k/a 1736-1738 High Avenue, Willow Grove, PA 19090-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Garnet Muse** at the suit of Wells Fargo Bank, N.A. Debt: \$181,118.55.

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

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

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

11-33545

ALL THAT CERTAIN brick message and lot of land No. 69 in a plan of lots in Van Buskirk's Addition to **Pottstown Borough**, situated formerly in the Township of Pottsgrove, County of Montgomery, Commonwealth of Pennsylvania, bounded and limited, as follows:

BEGINNING on the North side of Third Street at a corner Lot No. 68, now or formerly belonging to William W. Wentzel; thence, by the same Northerly, 140 feet to an alley twenty feet wide; thence, by the same Westerly 30 feet to a corner of Lot No. 70; thence, by the same Southerly, 140 feet to the North side of said Third Street; thence, by the same Easterly, 30 feet to Lot No. 68, the place of beginning.

BEING the same premises which Robert A. Martz and Rebecca Martz, husband and wife, by Deed dated May 13, 2008 and recorded July 29, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5701, Page 02429, granted and conveyed unto Kathylynn Donovan and Kristin M. Dorr.

Parcel Number: 16-00-29316-00-8.

Location of property: 9 East 3rd Street, Pottstown, PA 19464-5207.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kristin M. Dorr and Kathylynn Donovan a/k/a Kathy Lynn Donovan** at the suit of Wells Fargo Bank, N.A. Debt: \$174,182.81.

**Jaime R. Ackerman**, Attorney.

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

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

11-34515

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled 'Summerdale Estates' drawn by Bursich Associates, Inc., Engineers, Planners and Surveyors, Pottstown, Pennsylvania, Job No. 013748, dated 6/8/2001 last revised 12/17/2001 and recorded in Plan Book A-60, Page 338, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rosewood Trail, said point being a corner of this and Lot No. 27 as shown on said plan; thence, extending from said beginning point and along Rosewood Trail the next two following courses and distances, viz: (1) along an arc of a curve, curving to the right having a radius of 325.00 the arc distance of 65.39 to a point of tangent; (2) North 79 degrees, 17 feet, 06 inches East, 33.92 feet to a point a corner of Lot No. 25; thence extending along Lot No. 25 South 10 degrees, 42 feet, 54 inches East, 120.00 to a point a corner of open space 'C'. thence extending along the same South 79 degrees, 17 feet, 06 inches West, 33.98 feet to a point a corner of Lot No. 28; thence extending along Lot No. 28 South 65 degrees, 13 feet, 53 inches West, 40.94 feet to a point a corner of Lot No. 27; thence extending along Lot 27 North 22 degrees, 14 feet, 32 inches West, 125.93 to said beginning point.



TITLE TO SAID PREMISES IS VESTED IN Mark A. Cabot, by Deed from Heritage-Summerdale Estates, L.P., dated 08/13/2003, recorded 09/24/2003 in Book 5474, Page 830.

Parcel Number: 37-00-04290-28-1.

Location of property: 2417 Rosewood Trail, Royersford, PA 19468-3515.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Cabot** at the suit of U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., 2006-NC2, Asset-Backed Pass-Through Certificates, Series 2006-NC2. Debt: \$406,568.60.

**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..

11-34913

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, in the County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Final Plan of Property of William E. Nase, made by George Reid Nevells, Registered Surveyor, dated October 1, 1965, and revised March 1, 1966, which plan is of record in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book B-11, Page 66, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crestwood Drive (sixty-four and eighty-five one-hundredths feet wide at this point), said point being a corner of these premises and on line of lands now or late of Edwin B. Moyer, which point is measured South forty-five degrees, fifty-one minutes West, five hundred two and fifty-two one-hundredths feet from a spike marking the intersection of the said Southwesterly line of Crestwood Drive (as produced) with the center line of Hunsicker Road (thirty-three feet wide); thence extending from said beginning point, now along the Southeasterly side of said Crestwood Drive, North forty-nine degrees, forty-nine minutes East, one hundred seventy-eight and six one-hundredths feet to a point of curve on the said Southeasterly side of Crestwood Drive (fifty feet wide at this point); thence still extending along the same along the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred eighty-three and sixty-six one hundredths feet to a point, a corner of Lot No. 10; thence extending along the same South thirty degrees, forty-four minutes West to hundred forty-six and fifty-eight one-hundredths feet to an iron pin, a corner of land, of Edwin B. Moyer aforesaid; thence extending along the same the next two following courses and distances, viz: (1) South forty-five degrees, fifty-six minutes West, fifty feet to an iron pin, a corner; and (2) North forty-five degrees, fifty-one minutes West, one hundred ninety-seven and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 1.0084 acres.

BEING Lot No. 11 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Alfonso A. Garzon and Roberta J. Garzon, by Deed from John R. Gehret, by his Agent Ricky J. Gehret and Sharon J. Gehret, by her Agent Ricky J. Gehret dated 11/17/2006, recorded 11/30/2006 in Book 5626, Page 650.

Parcel Number: 34-00-01447-00-4.

Location of property: 772 Crestwood Drive, Telford, PA 18969-2414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfonso A. Garzon a/k/a Alfonso A. Garzon and Roberta J. Garzon** 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: \$405,861.00.

**Mario J. Hanyon**, Attorney. I.D. #203993

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

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

11-34986

ALL THOSE CERTAIN two lots or pieces of land, situate in Section 2, Block 'I' of Saybrooke Park, being Lots #10 and 11, in **Pottstown Borough**, County of Montgomery and, State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South corner of Wilson Street and Roland Avenue; thence extending along the Southwest side of Wilson Street South forty-five (45) degrees, forty-five (45) minutes East, one hundred forty (140) feet to a point in line of Lot 12; thence along Lots 12 and 13 South forty-four (44) degrees, fifteen (15) minutes West, one hundred fifty (150) feet to a point in line of Lot 9; thence along the same North forty-five (45) degrees, forty-five (45) minutes West, one hundred forty (140) feet to a point in the Southeast side of Roland Avenue on plan of lots known as Saybrooke Park, recorded in Deed Book 1447, Page 601; thence along the same North forty-four degrees, fifteen minutes East, one hundred fifty feet to place of beginning.

TOGETHER with all and singular buildings, ways, waters, water courses, rights liberties, privileges, hereditaments and appurtenances whatsoever belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said Genevieve N. Boden, at and immediately before the time of his decease in law, equity, or otherwise, howsoever, of, in, to, or out of the same.

TITLE TO SAID PREMISES IS VESTED IN David G. Orchard and Karen R. Orchard, h/w, by Deed from Ronald Reynier, Executor of the Estate of Genevieve N. Boden, deceased, dated 02/23/2007, recorded 04/18/2007 in Book 5643, Page 2058.

Parcel Number: 16-00-24888-00-8.

Location of property: 1200 Wilson Street a/k/a 352 North Roland Street, Pottstown, PA 19464-4454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David G. Orchard and Karen R. Orchard** at the suit of Wells Fargo Bank, N.A. Debt: \$464,778.50.

**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..

11-35213

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan made for Grebar Corporation by Barton and Martin, Engineers dated August 7, 1946 and revised November 3, 1948, as follows:

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 239.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.67 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 65 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence extending along the same South 50 degrees, 47 minutes East, 65 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the Southwesterly side of Cheltenham Avenue (60 feet wide) at the distance of 302.01 feet Northwestwardly from the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending South 39 degrees, 45 minutes, 30 seconds West, 130.05 feet to a point; thence extending North 50 degrees, 14 minutes, 30 seconds West, 2 feet to a point; thence extending North 39 degrees, 45 minutes, 30 seconds East, 130.05 feet to a point in the said side of Cheltenham Avenue; thence along the same South 50 degrees, 47 minutes East, 2 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cordoza Jacks, Jr. and Darla Robinson-Jacks, by Deed from West Hill Development Corporation, a Pennsylvania Corporation, dated 07/14/1989, recorded 07/24/1989 in Book 4918, Page 132.

Parcel Number: 52-00-03127-00-7.

Location of property: 7706 Cheltenham Avenue, Wyndmoor, PA 19038-7620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cordoza Jacks, Jr. and Darla Robinson-Jacks** at the suit of GMAC Mortgage Corporation LLC, Successor by Merger to GMAC Mortgage Corporation. Debt: \$156,848.45.

**Jerome Blank**, Attorney. I.D. #49736

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

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

12-00192

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain plan of portion of property of an Estate of Edward E. Marshall, deceased, made by Herbert H. Metz, Registered Engineer, dated September 19, 1952 revised April 20, 1953, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 2368, Page 601, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Meadowbrook Road (forty feet wide) with the extended center line of Revelation Road (forty feet wide); thence extending from said point of beginning Northwestwardly along the center line of Meadowbrook Road on the arc of a circle curving to the left having a radius of nine hundred fifty-six and fifty-nine and one-hundredths feet, the arc distance of one hundred eighty-two and no one-hundredths feet to a point; thence extending North forty-five degrees, forty-two minutes, thirty seconds East crossing the Northeastly side of Meadowbrook Road two hundred thirteen and. thirty-eight nine-hundredths feet to a point; thence extending South forty-four degrees, seventeen minutes, thirty seconds East crossing the Northwestly side of Revelation Road two hundred fifty and forty-nine one-hundredths feet to a point in the center line of same; thence extending South sixty-two degrees, eight minutes West along the center line of Revelation Road two hundred fifty and no one-hundredths feet to the first mentioned point of intersection and place of beginning.

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

CONTAINING 1.118 acres.

TITLE TO SAID PREMISES IS VESTED IN Delphine McKoy Simms by virtue of a Deed from L.E. Westkaemper and Ruth R. Westkaemper, husband and wife, dated 8/17/2000 and record 9/11/2000 in Book 5330 at Page 2098.

Parcel Number: 30-00-42424-00-8.

Location of property: 1321 Meadowbrook Road, Jenkintown, PA 19046-1041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Delphine M. Simms a/k/a Delphine McKoy Simms** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$391,219.27.

**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..

12-00198

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. 4101 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 4100 Building of Walnut Ridge Estate, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point, a corner of the party wall between this and Lot No. 4102, as shown on said plan, which point is measured the 3 following courses and distances from a point formed by the intersection of the center line of "B" Drive with the center line of Main Drive, as shown on said plan: (1) leaving said point of intersection and extending South 35 degrees, 46 minutes West, 179.39 feet to a point; (2) North 39 degrees, 14 minutes West, 202.91 feet to a point; and (3) South 50 degrees, 46 minutes East, 46.83 feet to the point of beginning.

CONTAINING the frontage or breadth on a course measured North 39 degrees, 14 minutes West from said point of beginning 20.00 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Joanna Schneider, Individually by Deed from John P. Schneider II and Joanna Plotts, his wife dated February 19, 2007 and recorded February 19, 2007 in Deed Book 5639, Page 00492, as Instrument No. 2007032718.

Parcel Number: 42-00-05119-98-6.

Location of property: 4101 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Joanna Schneider** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, Not in its Individual Capacity but Solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, 2007-12. Debt: \$195,039.33.

**Christine L. Graham**, Attorney.

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

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

12-00202

ALL THAT CERTAIN message and lot or piece of land, situated in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a point on the Northeasterly side of Front Street, at the distance of 44 feet, 1-1/4 inches, more or less, Northwesterly from Depot Street, said point being in the middle of a 2 feet wide alley and the partition wall above; thence Northwesterly along the said side of said Front Street, 15 feet, 9-1/4 inches to a point, a corner of this and other premises of the said parties; thence Northeasterly, at right angles to Front Street, the line passing through the middle of the partition wall between the house on these premises and other house of said parties, 81 feet, 4 inches to a point, a corner on the Southwesterly side of a 6 feet wide alley, laid out for the use of these and the adjoining properties; thence Southeasterly along said side of said alley, 14 feet, 11-1/4 inches to a point, a corner of this and other premises of said parties; and thence in a Southerly direction, the line passing through the middle of a 2 feet wide alley and the partition wall above between the house on these premises and other house of said parties, 81 feet, 5 inches, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. DeFrancesco, by Deed from Julia A. Wraga, dated 02/16/2006, recorded 04/11/2006 in Book 5596, Page 2691.

Mortgagor Joseph A. DeFrancesco died on 07/24/2010 and, upon information and belief, his surviving heir(s) are Lisa DeFrancesco, in her Capacity as Heir of Joseph A. DeFrancesco, deceased and Jonathan I. DeFrancesco, in his Capacity as Heir of Joseph A. DeFrancesco, deceased.

Parcel Number: 02-00-03052-00-6.

Location of property: 5 West Front Street, Bridgeport, PA 19405-1022.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa DeFrancesco, in Her Capacity as Heir of Joseph A. DeFrancesco, Deceased and Jonathan I. DeFrancesco, in His Capacity as Heir of Joseph A. DeFrancesco, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Joseph A. DeFrancesco, Deceased** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$90,184.52.

**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..

12-00352

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot No. 29 on a Plan Of Lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer, on plan dated June 23, 1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Street (50 feet wide) at a corner of Lot No. 32 on the above mentioned plan of lots; thence extending along West Street South 47 degrees, 12 minutes East, 30.25 feet to a point a corner of Lot No. 28 on the above mentioned plan; thence extending along Lot No. 28, South 42 degrees, 43 minutes West, 100.01 feet to a point a corner of Lot No. 30; thence extending along Lot No. 30, North 47 degrees, 12 minutes West, 30.25 feet to a point a corner of Lot No. 29 and 32 on the above; mentioned plan of lots; thence extending along Lot No. 32, North 42 degrees, 17 minutes, 30 seconds East, 100.01 feet to the first mentioned point and place of beginning, said last mentioned line extending through at a joint party wall between this and premises adjoining.

BEING Lot No. 29 on the above mentioned plan of lots.

TITLE TO SAID PREMISES IS VESTED IN James J. Murray, Jr. by Deed from Susan I.M. Carr, dated June 24, 2003 and recorded July 2, 2003 in Deed Book 5462, Page 2491.

Parcel Number: 16-00-32652-00-2.

Location of property: 526 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Joseph Murray, Jr.** at the suit of First Niagara Bank s/b/m/t The Harleysville National Bank & Trust Company. Debt: \$62,285.61.

**Christine L. Graham**, Attorney.

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

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

12-00749

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being No. 44 West Fifth Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the South line of Fifth Street at a distance of 457 feet Westward from the Southwest corner of Fifth and Johnson Streets a corner of this and land of Harry Abrams; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 20 feet, 9 inches to land now or late of Daniel H. Berolet; thence by the same Northwardly through the center of middle of the partition or division wall of the hereby granted brick message and the other brick message adjoining on the West and along lands now or late of Daniel H. Berolet adjoining on the West 140 feet to Fifth Street aforesaid; thence by the South line of Fifth Street Eastwardly 20 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James F. Keim and Rachel B. Keim, by Deed from Elizabeth Sallit, dated 10/30/2009, recorded 11/05/2009 in Book 5749, Page 1488.

Parcel Number: 16-00-09416-00-9.

Location of property: 44 West 5th Street, Pottstown, PA 19464-5224.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James F. Keim a/k/a James Francis Keim and Rachel B. Keim a/k/a Rachel Brooke Keim** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$119,247.59.

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

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

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

12-00785

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

BEGINNING at a corner of this and John Kummerer's land on the State Road leading from Pottstown to Boyertown; thence along said road Northwardly 139 feet to a corner; thence Westwardly between this land and land of Morris Mosheim 483 feet to a corner; thence Southwardly between this land and land of John Kummerer 60 feet; thence Eastwardly between the same parties 497 feet to the aforesaid State Road, the place of beginning.

AND EXCEPTING AND RESERVING thereout and therefrom all that certain dwelling and tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stake in the westerly line of the State Road leading from Pottstown to Boyertown; and thence along lands of John Kummerer North 81 degrees, 50 minutes West, 200.8 feet to a stake; thence along other lands of the grantors (of which this was a part) North 81 degrees, 10 minutes East, 186.45 feet to the side of said State Road; thence along the same South 14 degrees, 30 minutes East, 59 feet to the place of beginning.

Parcel Number: 60-00-00949-00-8.

Location of property: 1664 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward R. Meeker, Jr., as Sole Owner** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR5. Debt: \$133,741.80.

**Jaime R. Ackerman**, Attorney.

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

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

12-00964

ALL THAT CERTAIN unit designated as Unit #115, being a Unit in The Fairmont, a Condominium, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in (1) The Declaration Plan dated November 1, 1973 and recorded at Norristown, Pennsylvania, in the Recorder of Deeds Office on November 2, 1973 in Condominium Plan Book 2, Page 34, as amended on April 18, 1975 and recorded on April 22, 1975 in Condominium Plan Book 3, Page 96, and amended on May 20, 1975 and recorded on May 28, 1975 in Condominium Plan Book 4, Page 5, and a Third Amendment dated April 26, 1976 and recorded May 13, 1976 in Condominium Plan Book 4, Page 51, and a Fourth Amendment dated May 20, 1976 and recorded June 1, 1976 in Condominium Plan Book 4, Page 53, and a Fifth Amendment dated October 29, 1976 and recorded November 5, 1976 in Condominium Plan Book 4, Page 74, and a Sixth Amendment dated May 18, 1978 and recorded May 26, 1978 in Condominium Plan Book 6, Page 11; (2) and referred in the Declaration of Condominium dated November 1, 1973 and recorded at the County and Office aforesaid November 2, 1973 in Deed Book 3900, Page 122, amended on April 18, 1975 and recorded in April 22, 1975 in Deed Book 4019, Page 195, and amended on May 20, 1975 and recorded on May 28, 1975 in Deed Book 4027, Page 504 and amended July 15, 1975 and recorded July 25, 1975 in Deed Book 4042, Page 526, and a Fourth Amendment dated April 26, 1976 and recorded May 13, 1976 in Deed Book 4105, Page 572, and a Fifth Amendment dated May 20, 1976 and recorded June 1, 1976 in Deed Book 4110, Page 132, and a Sixth Amendment dated October 29, 1976 and recorded November 5, 1976 in Deed Book 4155, Page 212 and a Seventh Amendment dated May 18, 1978 and recorded May 26, 1978 in Deed Book 4303, Page 435.

TOGETHER with a .91% undivided interest of, in and to the common elements as defined by Section 102 of the Unit Property Act of 1963, July 3, P.L. 196 as set forth in the aforesaid Declaration Plan and Declaration of Condominium.

**TITLE TO SAID PREMISES IS VESTED IN** Albert Zlotnick, by Deed from Rita Lichtenstein, n/k/a Rita Lipson, dated 09/14/1998, recorded 10/15/1998 in Book 5244, Page 1110.

Parcel Number: 40-00-57728-00-3.

Location of property: 41 Conshohocken State Road, Apartment 115, Bala Cynwyd, PA 19004-2424.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Albert Zlotnick a/k/a Albert M. Zlotnick** at the suit of Citimortgage, Inc. Debt: \$190,174.41.

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

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

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

12-01597

ALL THAT CERTAIN tract of land, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, shown as Lot #1 of a Plan of Lands by George Hughes made by Edward B. Blumrick, Registered Land Surveyor, 2nd day of May, 1977, said plan recorded in the Office for the Recording of Deeds in Norristown, Pennsylvania in Plan Book A-29, Page 95 bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Rydal Road (widened to 30 feet from the center line of this location) a corner of Lot #2 as shown on the above mentioned plan, said point being located from the Northeasterly side of Nobel Road, the following 3 courses and distances: (1) North 57 degrees, 27 minutes, 40 seconds East, 215.34 feet; (2) crossing the Southeasterly side of Rydal Road South 46 degrees, 33 minutes, 28 seconds East, 30.00 feet; and (3) along the Southeasterly side of Rydal Road, North 57 degrees, 58 minutes, 27 seconds East, 171.79 feet; (1) thence along the Southeasterly side of aforementioned Rydal Road, North 57 degrees, 58 minutes, 27 seconds East, 40.98 feet to a point in line of lands of Robert Landis said point also being South 44 degrees, 35 minutes, 31 seconds East, 14.85 feet from an existing concrete monument on the old right-of-way of Rydal Road; (2) thence along lands of Robert Landis South 44 degrees, 35 minutes, 31 seconds East, 112.04 feet to a point, a corner; (3) thence still along the same, North 58 degrees, 42 minutes East, 162.10 feet to a point in line of lands of Paul Hurst; (4) thence along the same, South 42 degrees, 49 minutes, 38 seconds East, 248 feet to a point, a corner of Lot #2 as shown on the above mentioned plan; (5) thence along the same, South 57 degrees, 33 minutes, 30 seconds West, 127.33 feet to a point, a corner; (6) thence still along the same, North 42 degrees, 49 minutes, 38 seconds West, 140 feet to a point, a corner; (7) thence still along the same, North 77 degrees, 54 minutes, 3 seconds West, 127.38 feet to a point, a corner; (8) thence still along the same North 44 degrees, 35 minutes, 31 seconds West, 132.92 feet to the first mentioned point and place of beginning.

CONTAINING .930 acres of land, more or less.

BEING Lot #1 on said plan.

**TITLE TO SAID PREMISES IS VESTED IN** Lonnie Allen Delfiner and Mindy Delfiner, h/w, by Deed from Bruno V. Manno, Jr. and Catherine Scott Manno, dated 10/26/2000, recorded 11/22/2000 in Book 5339, Page 1416.

Parcel Number: 30-00-61054-00-8.

Location of property: 939 Rydal Road, Rydal, PA 19046-1704.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lonnie Allen Delfiner and Mindy Delfiner** at the suit of Wells Fargo Bank, N.A. Debt: \$317,094.13.

**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.

12-01661

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **East Norriton Township**, Montgomery County, Pennsylvania and described according to a subdivision plan thereof known as "Autumn Ridge" made by Bursich Associates, Inc., dated 4/30/1999 and last revised 3/6/2000 and recorded in Montgomery County in Plan Book A-59, Pages 166 and 167, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac at the end of Amber Circle which point of beginning is common to this Lot and Lot No. 41 as shown on said plan; thence extending from said point of beginning, along the Southwesterly side of the cul-de-sac at the end of Amber Circle, the three following courses and distances, viz: (1) Southeastwardly on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 59.29 feet to a point of reverse curve thereon; (2) Northeastwardly on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 40.12 feet to a point of tangent thereon; and (3) South 45 degrees, 58 minutes, 14 seconds East, 24.09 feet to a point, a corner of Lot No. 43 as shown on said plan; thence extending along the same, South 34 degrees, 31 minutes, 0 seconds West, 113.74 feet to a point in line of Lot No. 45, as shown on said plan; thence extending along the same and partly along Lot No. 46, North 55 degrees, 29 minutes, 0 seconds West, 127.36 feet to a point, a corner of Lot No. 41 as shown on said plan; thence extending along the same, North 46 degrees, 17 minutes, 25 seconds East, 83.32 feet the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on said plan.

BEING the same premises which Eric Pearson and Lisa Pearson, by virtue of a Deed dated October 3, 2009 and recorded October 22, 2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5748, Page 11 granted and conveyed unto Lisa Pearson, in fee.

Parcel Number: 33-00-00067-97-1.

Location of property: 5 Amber Circle, East Norriton Township, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Pearson and Lisa Pearson** at the suit of Partners for Payment Relief DE III, LLC. Debt: \$63,318.38.

**William E. Miller**, Attorney. I.D. #308951

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

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

12-01936

ALL THAT CERTAIN parcel of land with the improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a final subdivision plan, dated 5/26/1991 and last revised 8/25/1992 as prepared by Turner-Pehutski Associates, Inc., Oreland, Pennsylvania and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line for Old State Road said point being at the distance of 13.63 feet measured North 51 degrees, 14 minutes, 00 seconds West from a point on the existing right-of-way line of Old State Road (33 feet wide), said last mentioned point being at the distance of 150.00 feet measured South 46 degrees, 50 minutes, 00 seconds West along the existing right-of-way line of Old State Road from a point; said last mentioned point being at the distance of 16.50 feet measured North 42 degrees, 53 minutes, 12 seconds West from a point on the title line within the right-of-way of Old State Road, said last mentioned point being at the distance of 272.76 feet measured along the aforementioned title line South 46 degrees, 39 minutes, 15 seconds West from a point, said last mentioned point being at the distance of 786.53 feet measured along said title line South 46 degrees, 31 minutes, 44 seconds West from a point, said last mentioned point being at the distance of 1143.48 feet measured along the said title line South 48 degrees, 10 minutes, 34 seconds West from the intersection of the said title line with the center line of Bechtel Road; thence from said beginning point along lands of Norman W. and Anna M. Hunsberger North 51 degrees, 14 minutes, 00 seconds West, 194.64 feet to a point; thence in and through lands of Richard I. Erb and along lands of Lot #2 as shown on said plan the 5 following courses and distances: (1) North 43 degrees, 28 minutes, 40 seconds West, 178.00 feet to a point; (2) North 46 degrees, 32 minutes, 14 seconds East, 5.78 feet to a point; (3) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 197.64 feet to a point; (4) South 42 degrees, 53 minutes, 12 seconds East, 225.23 feet to a point; (5) along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.32 feet to a point on the ultimate right-of-way line of Old State Road; thence along the said ultimate right-of-way line South 46 degrees, 50 minutes, 00 seconds West, 82.08 feet to the first mentioned point and place of beginning. BEING Lot Number 1.

TITLE TO SAID PREMISES IS VESTED IN Mohamed Afify, by Deed from said M. Afify, dated 11/26/2007, recorded 01/29/2008 in Book 5680, Page 1244.

Parcel Number: 61-00-03971-00-9.

Location of property: 573 Old State Road, Royersford, PA 19468-3217.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mohamed Afify** at the suit of Wells Fargo Bank, N.A. Debt: \$263,442.04.

**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..

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12-03308

ALL THAT CERTAIN message and lot or piece of land, being No. 224 Jefferson Street, in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Jefferson Street; thence South sixty-four and one-half degrees West and running through the middle of the partition wall of this and the adjoining house on the South side of two hundred feet to a point in the center line of Green Alley; thence by the same North twenty-five and one-half degrees West, sixteen feet to a point in the line of the adjoining lot on the North; thence by the same North sixty-four and one-half degrees East and running through the middle of the partition wall of this and the adjoining house on the North two hundred feet to the point in the middle line of Jefferson Street; thence by the same South twenty-five and one-half degrees East, sixteen feet to the place of beginning.

BEING the same premises which Thomas J. Hudson and Brenda Hudson, husband and wife by Deed dated 06/25/2008 and recorded 07/07/2008 in Montgomery County in Deed Book 5698, Page 2973 granted and conveyed unto David Kleinot and Marianita Kleinot, husband and wife.

Parcel Number: 06-00-01996-00-5.

Location of property: 224 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Kleinot and Marianita Kleinot** at the suit of Green Tree Servicing, LLC. Debt: \$145,683.21.

**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..

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12-05705

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 9 on Plan of Property of Differ Building Company, surveyed by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, on September 1954 and bounded and described in accordance therein, as follows, to wit:

BEGINNING at a point on the Southeast side of DeKalb Street, 66 feet wide, at the distance of 136.33 feet Southwestwardly from the Southwest side of Sixth Street, 50 feet wide, a corner of Lot No. 8 on said plan, thence along Lot No. 8, the line extending for a part of the distance through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises, South 56 degrees, 10 minutes East, 75.33 feet to a point a corner of Lot No. 14, thence along Lot No. 14, South 33 degrees, 50 minutes West, 16 feet to a point a corner of Lot No. 10; thence along Lot No. 10, the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises North 56 degrees, 10 minutes West, 75.33 feet to a point on the Southeast side of DeKalb Street aforesaid, thence along said side of DeKalb Street, North 33 degrees, 50 minutes East, 16 feet to the place of beginning.

SUBJECT TO proportionate part of expense of maintaining said walk in good order and repair.

BEING the same premises which Mary Ann Willow, by Deed dated July 24, 2006 and recorded August 14, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05612, Page 0951, granted and conveyed unto Tami Gleockler.

Parcel Number: 02-00-01184-00-2.

Location of property: 617 DeKalb Street, Bridgeport, PA 19405-1135.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Tami Gleockler a/k/a Tami Rigby** at the suit of Wells Fargo Bank, N.A. Debt: \$173,417.90.

**Jaime R. Ackerman**, Attorney.

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

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

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12-05904

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "The Hamlet" now known as "Waterford Greene", drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, Pennsylvania, dated 08/18/1989, last revised 07/07/1992 and recorded in Plan Book A-53, Pages 373-378 and a phasing plan entitled "Waterford Greene" dated 12/11/1995, last revised 02/19/1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Duchess Court, said point of beginning is being at a point a corner of Lot No. 145 as shown on said plan; thence extending from said point of beginning and extending along the said Southwesterly side of Duchess Court, South 40 degrees, 46 minutes, 30 seconds East, 36.00 feet to a point in line of open space area as shown on said plan; thence extending along the line of said open space area the two following courses and distances, viz: (1) South 49 degrees, 13 minutes, 30 seconds West, 88.00 feet to a point; and (2) North 40 degrees, 46 minutes, 30 seconds West, 36.00 feet to a point a corner of Lot No. 146, aforesaid; thence extending along the line of said Lot No. 145, North 49 degrees, 13 minutes, 30 seconds East, 88.00 feet to a point on the Southwesterly side of Duchess Court, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 144 on said plan.

UNDER AND SUBJECT, however, to a declaration of covenants, conditions, restrictions, reservations, charges and liens on development known as "The Hamlet" (now known as Waterford Greene) by Hamlet Development Company, Inc. dated 11/30/1992 and recorded 12/28/1992 in Deed Book 5028, Page 2366 and First Supplemental thereto dated 11/20/1992 and recorded 12/28/1992 in Deed Book 5028, Page 2411 and First Amendment thereto dated 09/17/1993 and recorded 09/24/1993 in Deed Book 5055, Page 1437, and assignment of special declarant rights and declarant voting rights by Hamlet Development Company, Inc., in favor of Heritage-Country Greene, L.P. dated 11/30/1995 and recorded 12/04/1995 in Deed Book 5133, Page 632, and First Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford-Greene", dated 09/03/1996 and recorded 09/04/1996 in Deed Book 5159, Page 2115, and Second Supplementary Declaration therein dated 07/24/1997 and recorded 08/04/1997 in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11/10/1997 and recorded 11/18/1997 in Deed Book 5206, Page 2394, and Corrective Amendment thereon dated 01/21/1998 and recorded 01/22/1998 in Deed Book 5214, Page 336, and Third Supplementary Declaration of Covenants, Conditions and restrictions of "Waterford Greene" dated 07/14/1998 and recorded 07/16/1998 in Deed Book 5233, Page 243, and Fourth Supplementary Declaration Of Covenants, Conditions, and Restrictions of "Waterford Greene", dated 12/16/1998 and recorded 12/21/1998 in Deed Book 5253, Page 543. Also under and subject, however to a Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens of "Waterford Green-Townhouses, Section" dated 09/03/1996 and recorded 09/04/1996 in Deed Book 5159, Page 2124, as revised 09/18/1996 and recorded 09/19/1996 in Deed Book 516, Page 1693, and First Amendment to Supplemental Declaration thereto, dated 07/25/1997 and recorded 08/04/1997 in Deed Book 5194, Page 1200, and Second Supplemental Declaration thereto, dated 07/14/1998 and recorded 07/16/1998 in Deed Book 5233, Page 265, and Third Amendment to Supplemental thereto dated 12/16/1998 and recorded 12/21/1998 in Deed Book 5253, Page 553.

BEING the same premises which Waterford Greene, L.P., by Deed dated January 12, 1999 and recorded February 16, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5259, Page 1529, granted and conveyed unto Steven M. Sarno and Deborah K. Sarno.

Parcel Number: 37-00-00657-07-1.

Location of property: 1201 Duchess Court, Royersford, PA 19468-1371.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Steven M. Sarno and Deborah K. Sarno** at the suit of Wells Fargo Bank, N.A. Debt: \$263,995.78.

**Jaime R. Ackerman**, Attorney.

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

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

12-05995

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Jenkintown Borough** (formerly Abington Township), County of Montgomery and State of Pennsylvania, being known as Lot No. 222 on a revised plan of a section of Old York Road Hills made by Albright Mebus, Civil Engineers, dated December 8, 1922 and described, as follows:

BEGINNING at a point on the Southeast side of Rodman Avenue (forty feet wide) at the distance of six hundred five and fifty-eight one-hundredths feet Southwest from the Southwest side of Walnut Street (forty feet wide).

CONTAINING in front or breadth on said Southeast side of Rodman Avenue fifty feet and extending in length or depth of that width Southeastward between parallel lines at right angles with Rodman Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Julia E. Solo and Scott A. Morrow, w/h, as Tenants by the Entireties, by Deed from Julia E. Solo and Scott A. Morrow, h/w, as Tenants by the Entireties, dated 03/26/2004, recorded 05/10/2004 in Book 5506, Page 1222.

Parcel Number: 10-00-02876-00-3.

Location of property: 222 Rodman Avenue, Jenkintown, PA 19046-2013.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julia E. Solo and Scott A. Morrow** at the suit of PHH Mortgage Corporation. Debt: \$205,791.34.

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

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

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

12-06258

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, described according to Subdivision Plan of Vernon Court made by Schlosser and Clauss, Consulting Engineers, Inc., dated 5-10-2000 last revised 10-23-2000 and recorded in Plan Book A-59, Page 482, as follows, to wit:

BEING Unit 20 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Hak Joon Kim and Jinhee Song, by Deed from Steven J. White and Marian C. White, dated 10/20/2005, recorded 11/17/2005 in Book 5579, Page 2167.

Parcel Number: 35-00-06907-41-1.

Location of property: 141 Vernon Court, Lansdale, PA 19446-6815.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Hak Joon Kim and Jinhee Song** 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: \$184,535.99.

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

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

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

12-06352

ALL THAT CERTAIN, unit designated as Buildings No. 7, Unit No. 31-DON, being a unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of the Gwynedd Club, a condominium, including plats and plans bearing dated the 21st day of November A.D., 1922 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895, Page 955 &c.

BEING the same premises which Diana Georgeou, by Deed dated April 26, 2010 and recorded May 4, 2010 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5765, Page 2015, granted and conveyed into January C. Introcaso.

Parcel Number: 56-00-01916-15-2.

Location of property: 31 Donovan Court, North Wales, PA 19454-4000.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **January C. Introcaso** at the suit of Wells Fargo Bank, N.A. Debt: \$190,533.38.

**Jaime R. Ackerman**, Attorney.

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

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

12-06641

ALL THAT CERTAIN lot or tract of ground, situated in **Lower Salford Township**, Montgomery County, Pennsylvania, being identified as Lot 144 on record plans of Lederach Golf Course for Heritage Building Group, Inc., prepared by Van Cleef Engineering Associates, dated June 7, 2001, last revised September 4, 2003, recorded in Plan Book 22, Page 193, and being more particularly described, as follows:

BEGINNING at a point on the Southeasterly side of Championship Drive (50 feet wide) which point of beginning is common to this lot and Lot No. 30 as shown on said plan; thence extending from said point of beginning, along Lot No. 30, South 49 degrees, 34 minutes, 07 seconds East, 150.00 feet to a point, in line of a 20 feet wide sanitary sewer easement, as shown on said plan; thence extending along the same South 43 degrees, 30 minutes, 26 seconds West, 126.10 feet to a point, a corner of Lot No. 32, as shown on said plan; thence extending along the same, North 43 degrees, 25 minutes, 00 seconds West, 150.00 feet to a point of curve on the Southeasterly side of said Championship Drive; thence extending along the same, Northeastwardly on the arc of the circle curving to the left having a radius of 1,000.00 feet the arc distance of 100.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 as shown on said plan.

BEING the same property conveyed to Brenda Walker King and Richette King, by Deed dated January 24, 2006, from HBG-Lower Salford, Inc., of Record in Book 5590, Page 1555.

THE SAID Brenda Walker King died on or about 11/18/2009 and upon information and belief her surviving heir(s) as law and next-of-kin is Todd A. King.

Parcel Number: 50-00-00428-10-7.

Location of property: 520 Championship Drive, Harleysville, PA 19438-2177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richette D. King a/k/a Richette King, Individually and in her Capacity as Co-Administrator of The Estate of Brenda Walker King and Todd A. King, in his Capacity as Co-Administrator of the Estate of Brenda Walker King and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Brenda Walker King, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$835,675.87.

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

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

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

12-06873

ALL THAT CERTAIN lot or parcel of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, designated as Lot No. 2 on a plan of property surveyed and subdivided for Lincoln G. Nyce by Herbert H. Metz, Inc., dated 11/8/1971, bounded and described, as follows, to wit:

BEGINNINC at a point on the center line of Morwood Road (33 feet wide) with an ultimate width of 60 feet said point of beginning being North 24 degrees, 55 minutes East, 233.10 feet along the center line of Morwood Road from its intersection with the center line of Sumneytown Pike (50 feet wide); thence from said beginning point and extending along said center line of Morwood Road, North 24 degrees, 55 minutes East, 100.14 feet to a point; thence leaving said center line and extending along this and Lot No. 1 on said plan, South 57 degrees, 58 minutes East, 397.55 feet to an iron post, a corner in common with this and Lot No. 1 and lands now or late of Clarence Ziegler and lands now or late of Nyce Manufacturing Company; thence along this and said lands of Nyce Manufacturing Company, South 23 degrees, 48 minutes West, 130.52 feet to a point, a corner of this and land of unknown ownership; thence along the same, North 68 degrees, 41 minutes West, 82.73 feet to an iron pin, being a common corner of this and lands now or late of David D. and Sharon K. Landis, being also the Northerly most point of intersection of the sideline of 2 proposed alleys; thence extending along the said lands of said Landis and other lands now or late of Lincoln G. Nyce, North 50 degrees, 00 minutes West, 325.33 feet to the point of beginning.

CONTAINING 1.145 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN David D Alderfer by deed from David D. Alderfer and Susan L. Alderfer, husband and wife, dated August 6, 2003 and recorded August 20, 2003 in Deed Book 5469, Page 2090. Parcel Number: 50-00-02824-01-5.

Location of property: 240 Morwood Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David D. Alderfer** at the suit of First Niagara Bank, N.A. s/b/m/t Harleysville National Bank & Trust. Debt: \$103,069.71.

**Christine L. Graham**, Attorney.

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

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

12-07247

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made in 12/1924 by Hiltner and Hitchcock, as follows:

BEGINNING at a point formed by the intersection of the Northwesterly side of Markley Street and the Southwesterly side of Wood Street; thence extending along the Southwesterly side of Wood Street, Northwestwardly 112 feet to the Southeasterly side of a 15 wide alley; thence extending along the said side of said alley Southwestwardly 17 feet to a corner of land conveyed to Russell Lake; thence extending along said land the line for a part of the distance passing through the party wall between the house thereon erected and the house on said Lake's land Southeastwardly 112 feet to the Northwesterly side of Markley Street; thence extending along said side of Markley Street, Northeastwardly 17 feet to the first mentioned point and place of beginning.

BEING the same premises which Horacio Resendiz, incorrectly identified as Horacio Resendiz, by Deed dated 12/19/2008 and recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on 01/06/2009 in Deed Book 5718, Page 2583 granted and conveyed unto Joseph E. Chendorain and Linda M. Chendorain, his wife, their heirs and assigns, as Tenants by the Entirety, in fee.

Parcel Number: 13-00-23780-00-3.

Location of property: 1237 Markley Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph E. Chendorain and Linda M. Chendorain, his wife** at the suit of Penn Lenders, LLC, a Nevada Limited Liability Company, Successor by Assignment to National Penn Bank. Debt: \$130,413.28.

**Robert J. Murtaugh**, Attorney.

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

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

12-07254

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Narberth Borough** (formerly Township of Lower Merion), County of Montgomery and State of Pennsylvania, and bounded and described, as follows:

SITUATE on the West side of Essex Avenue at the distance of 50 feet wide Southward from the South side of Windsor Avenue.

CONTAINING in front or breadth on the said Essex Avenue 50 feet and extending in length or depth of that width Westward, between parallel lines at right angles with the said Essex Avenue 125 feet.

BOUNDED on the North by Lot #170 on a certain plan called Narberth Park, on the East by said Essex Avenue, on the South by Lot #174 and on the West by Lot #192 on said plan.

Parcel Number: 12-00-01174-00-2.

Location of property: 116 North Essex Avenue, Narberth, PA 19072.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas G. Rice and The United States of America** at the suit of Citimortgage, Inc. Debt: \$257,363.25.

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

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

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

12-07366

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate formerly in the Township of Montgomery, County of Montgomery, now **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan of lots Section No. 3 for Fox Development Company, made by Damon and Foster, Civil Engineers, dated March 6, 1962 and revised April 24, 1962 said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 93, as follows, to wit:

BEGINNING at point on the Southwesterly side of Gettysburg Drive (fifty feet wide), said point being the two following courses and distances from a point of curve on the Northeasterly side of Norway Drive (fifty feet wide): (1) leaving Norway Drive on the arc of a circle curving to the right having a radius of twenty-seven and twelve one-hundredths feet, the arc distance of forty-two and three one-hundredths feet to a point of tangent on the Southwesterly side of Gettysburg Drive; and (2) South forty-five degrees, twelve minutes East along the Southwesterly side of Gettysburg Drive two hundred twenty-five and nine one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Gettysburg Drive seventy-five feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Gettysburg Drive one hundred sixty feet.

BEING Lot No. 58 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Horne and Erica Horne, by Deed from Jeffrey L. Richart and Laura H. Richart, h/w, dated 09/26/2007, recorded 10/01/2007 in Book 5666, Page 2665.

Parcel Number: 11-00-06872-00-2.

Location of property: 820 Gettysburg Drive, Lansdale, PA 19446-3104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Horne and Erica Horne** at the suit of PHH Mortgage Corporation. Debt: \$325,262.03.

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

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

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

12-07532

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Tookany Drive Spur lots made by Franklin and Lindsey, Civil Engineers, dated April 10, 1939, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ashbourne Road said Northeasterly side of Ashbourne Road being 25 feet Northeastwardly from the center line thereof as of its original width 33 feet, said point being a point of angle at the distance of 156.32 feet Southeastwardly from the intersection of the Northerly side of Ashbourne Road with the Southeasterly side of New Second Street, said Southeasterly side of New Second Street being 25 feet Southeast from the center line thereof, of its original width of 33 feet; thence extending North 29 degrees, 56 minutes, 3 seconds East, along Lot No. 20, 114.86 feet to a corner of Lot No. 22 on said plan; thence extending along said Lot No. 22, South 60 degrees, 03 minutes, 30 seconds East, 135.74 feet to the Southeast side of a right-of-way leading Southwestwardly into Ashbourne Road; thence extending along said right-of-way South 45 degrees, 13 minutes West, 139.36 feet to the Northeasterly side of Ashbourne Road, North 40 degrees, 52 minutes, 30 seconds West, 100.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on plan of Tookany Drive Spur Lots.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Coules and Debra A. Coules, by Deed from Farrel R. Shuster and Pauline L. Shuster, h/w, dated 07/30/1997, recorded 08/08/1997 in Book 5195, Page 1205.

Parcel Number: 31-00-00691-00-7.

Location of property: 105 Ashbourne Road a/k/a 1102 Ashbourne Road, Elkins Park, PA 19027-1089.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Coules and Debra A. Coules** 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: \$257,428.60.

**Zachary Jones**, Attorney. I.D. #310721

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

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

12-07540

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery, Pennsylvania, and described according to a plan thereof made by George F. Shaner, Registered Engineer dated 11/21/1952, as follows, to wit:

BEGINNING at a point on the Northwestern side of Woodland Avenue (50 feet wide) at the distance of 31.36 feet measured on a bearing of North 44 degrees, 8 minutes East along the said side of Woodland Avenue to a point of tangent in the same, said point of tangent being at the distance of 108.49 feet measured Northwestwardly and Northeastwardly partly along the Southwestwardly side of South Hills Boulevard (50 feet wide) and partly along the Northeastwardly side of Woodland Avenue on the arc of a circle curving to the right having a radius of 70 feet from a point of curve on the Southwestwardly side of South Hills Boulevard.

CONTAINING in front or breadth on the said side of Woodland Avenue 59 feet and extending that width in length or depth Northwestwardly by the parallel lines at right angles to Woodland Avenue 85 feet.

BEING Lot No. 90 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William John Buckner and Rachel A. Deblase, by Deed from Estate of Nunan, by Darryl D. Nunan, Executor, dated 09/25/2009, recorded 10/13/2009 in Book 5746, Page 2716.

Parcel Number: 16-00-33552-00-2.

Location of property: 659 Woodland Avenue, Pottstown, PA 19464-4309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William John Buckner and Rachel A. Deblase** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$135,082.46.

**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..

12-08643

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Joseph Thorpe, Surveyor, on February 8, 1913, as follows, to wit:

BEGINNING on the North side of Fairview Avenue, 40 feet wide, commencing at the distance of 300 feet Eastward from the East side of Highland Avenue, 40 feet wide; thence extending North 10 degrees, 19 minutes, 30 seconds West, 100 feet to a point; 21 feet, 2 inches to a point; thence South 10 degrees, 26 minutes, 30 seconds East, 55 feet, 3 inches to a point; thence North 79 degrees, 40 minutes, 30 seconds East, 1 inch; thence South 10 degrees, 26 minutes, 30 seconds East, 44 feet, 9 inches through the center line of the stud partition between the house erected on this lot and the house erected on the lot to the East 44 feet, 9 inches, to the North side of said Fairview Avenue; thence along side of said Fairview Avenue, South 79 degrees, 40 minutes, 30 seconds West, 21 feet, 5-1/2 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. Focht, by Deed from Mary Jo Slem and Florence Cline, dated 04/20/2007, recorded 05/13/2008 in Book 5692, Page 1156.

Parcel Number: 40-00-17344-00-4.

Location of property: 135 Fairview Avenue, Bala Cynwyd, PA 19004-1808.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. Focht** at the suit of Wells Fargo Bank, N.A. Debt: \$199,584.33.

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

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

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

12-08874

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

BEGINNING at a point on the Southwest side of Front Street one hundred three and six-tenths feet Southeasterly from the Southerly corner of Front and Green Streets; thence extending along the Southwest side of Front Street, Southeasterly twenty-one feet to a point in line of other land of the said Norristown Trust Company of which this is a part; thence along the same Southwestwardly eighty-one and four-tenths feet to a point; thence Northwestwardly eight and one-tenth feet to a point; thence Northeastwardly nearly at right angles to the last mentioned course four and five-tenths feet to a point; thence Northwestwardly twelve and nine-tenths feet to a point; thence Northeastwardly parallel with the second course seventy-six and nine-tenths feet to a point in the Southwest side of Front Street aforesaid, the place of beginning; the line passing through the middle of the partition wall dividing a frame structure connecting the house on the property hereby conveyed with one on the adjoining property of the Norristown Trust Company.

TITLE TO SAID PREMISES IS VESTED IN Chris Hipwell, by Deed from Christopher Griffin and Donna Griffin, h/w, dated 09/16/2004, recorded 09/27/2004 in Book 5526, Page 1778.

Parcel Number: 02-00-02896-00-9.

Location of property: 122 West Front Street, Bridgeport, PA 19405-1035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Hipwell** at the suit of Wells Fargo Bank, N.A. DBA Americas Servicing Company. Debt: \$124,137.90.

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

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

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

12-09270

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made for Earl W. Moyer, by John E. Berkhart, Registered Surveyor, of Lansdale, Pennsylvania, dated June 20, 1955 and revised July 5, 1955, as follows, to wit:

BEGINNING at a spike center where the center line of Hillegass Road (thirty-three feet wide) meets the center line of Finland Road (thirty-three feet wide) one side of which has been set back eight feet and five-tenths of a foot to meet the requirements of the Montgomery County Planning Commission; thence extending Southeasterly along the center line of said Finland Road, South forty-six degrees, ten minutes East, one hundred ninety-nine feet and nineteen one-hundredths of a foot to a point, a corner of Lot No. 2 on said plan; thence extending along the same North fifty degrees, no minutes West, one hundred eighty-two feet and sixty-two one-hundredths of a foot to a point in the center line of Finland Road (also known as Hillegass Road) aforesaid; thence extending along the same North forty degrees, no minutes East, two hundred fifty-three feet and eighty-three one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES ISVESTED IN David A. Geiger, a single man, by Deed from David A. Geiger and Barbara Ann Geiger, h/w, dated 09/03/2005, recorded 09/30/2005 in Book 5573, Page 1347.

Parcel Number: 57-00-00574-00-8.

Location of property: 3052 Finland Road, Pennsburg, PA 18073-2207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. Geiger** at the suit of Bank of America, N.A. s/b/m BAC Home Loan Servicing, L.P. Debt: \$262,310.07.

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

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

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

12-09361

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected thereon, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'Perkiomen Crossing,' drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, Pennsylvania, Job No. 2099, dated October 30, 1990 last revised February 27, 1991 and recorded in Plan Book A-52, Page 439,443, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pin Oak Drive, said point of beginning being at a point, a corner of Lot No. 180 on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 180, South 68 degrees, 32 minutes, 14 seconds East, 109.80 feet to a point in line of Open Space Area as shown on said plan; thence extending along the same South 21 degrees, 27 minutes, 46 seconds West, 21.00 feet to a point, a corner of Lot No. 178 on said plan; thence extending along the line of said Lot No. 178, North 68 degrees, 32 minutes, 14 seconds West, 109.80 feet to a point on the Southeasterly side of Pin Oak Drive, aforesaid; thence extending along the said Southeasterly side of Pin Oak Drive, North 21 degrees, 27 minutes, 46 seconds East, 21.00 feet to a point, a corner of Lot No. 180, aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 179 on said plan.

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 Michael S. Swenk and Jennifer L. Weidman, by Deed from Jennifer Jefferies, dated 02/27/2006, recorded 03/08/2006 in Book 5592, Page 2134.

Parcel Number: 55-00-01394-76-5.

Location of property: 1232 Pin Oak Drive, Perkiomenville, PA 18074-9454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Weidman a/k/a Jennifer Weidman and Michael S. Swenk a/k/a Michael Swenk** at the suit of GMAC Mortgage, LLC. Debt: \$144,160.79.

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

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

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

12-11112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on March 23, 1953, as follows, to wit:

BEGINNING at a point on the Southwest side of London Road (50 feet wide) which point is measured South 50 degrees, 42 minutes, 40 seconds East, 478.30 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 66.96 feet from a point on the Southeast side of Davidson Road (50 feet wide).

CONTAINING in front or breadth on said London Road 75 feet and extending of that width in length or depth Southwest between parallel lines at right angles to the said London Road 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Reginald Young and Carmen M. Young, h/w, by Deed from Gerald Clonaris, Executor of the Estate of, Marian Clonaris, a/k/a and Marian B. Clonaris, Deceased, dated 08/14/2006, recorded 09/13/2006 in Book 5618, Page 482.

Parcel Number: 30-00-39308-00-1.

Location of property: 1844 London Road, Abington, PA 19001-2709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carmen M. Young and Reginald Young** 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: \$294,744.20.

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

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

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

12-11314

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in according with a survey thereof made by Reeder and Magarity, Professional Engineers of Upper Darby, Pennsylvania on November 23, 1955, as follows, viz:

BEING at a point on the Northwesterly side of Midland Road (50 feet wide) at the distance of 368.69 feet Southwesterly from the Southwesterly end of a radius round corner connecting said side of Midland Road with the Southwesterly side of Hillcrest Road (6 feet wide), said radius round corner being on the arc of circle, curving to the left, having a radius of 20 feet, tangent of 23.98 feet, the arc distance of 34.35 feet.

CONTAINING in front or breadth on said side of Midland Road, in a Southwestwardly direction 37 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines, at right angles to said Midland Road, 123 feet: the Southwesterly line thereof passing through the partition wall erected between these premises and the premises erected to the Southwest.

BEING Lot No. 73 on the above mentioned plan.

BEING the same premises which the Elmer A. Crawford Family Trust, by Deed dated August 27, 2003 and recorded November 24, 2003 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05482, Page 1776, granted and conveyed unto Kristi Lynn Papiro.

Parcel Number: 49-00-07687-00-4.

Location of property: 1338 Midland Road, Conshohocken, PA 19428-1123.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kristi Lynn Papiro a/k/a Kristilynn Papiro** at the suit of Wells Fargo Bank, N.A. Debt: \$210,172.13.

**Jaime R. Ackerman**, Attorney.

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

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

12-11973

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

BEGINNING at a point on the Southwesterly side of Spruce Circle (50.00 feet wide), said point being measured the four following courses and distances from a point of curve on the Southeasterly side of Woodford Road (50.00 feet wide): (1) leaving Woodford Road along the arc of a circle curving to the right, having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Southwesterly side of Spruce Circle; (2) South 46 degrees, 36 minutes, 40 seconds East, 82.77 feet to a point of curve; (3) along the arc of a circle curving to the left, having a radius of 350.00 feet, the arc distance of 170.11 feet to a point of tangent; and (4) South 74 degrees, 27 minutes, 30 seconds East, 25.30 feet to the point of beginning, said point of beginning being a corner of Lot 27 as shown on the above mentioned plan; thence extending from said point of beginning and partially along the Southwesterly side of Spruce Circle and partially along the various sides of a cul-de-sac at the terminus thereof (of irregular width) the two following courses and distances: (1) along the arc of a circle curving to the right, having a radius of 50.00 feet,

the arc distance of 37.24 feet to a point of reverse curve; and (2) along the arc of a circle curving to the left, having a radius of 52.00 feet, the arc distance of 71.44 feet to a point a corner of Lot 25 as shown on the above mentioned plan; thence extending along the same South 20 degrees, 30 minutes, 16 seconds East, 226.64 feet to a point in line of land now or late of Wallace W. Wolff; thence extending along the same South 39 degrees, 23 minutes, 51 seconds West 160.50 feet to a point a corner of Lot 31 as shown on the above mentioned plan; thence extending along the same North 46 degrees, 59 minutes West, 189.03 feet to a point a corner of Lot 27 as shown on the above mentioned plan; thence extending along the same North 15 degrees, 26 minutes, 17 seconds East, 259.87 feet to the first mentioned point and place of beginning.

CONTAINING in area 52,561 square feet, more or less.

BEING Lot 26 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard H. Topor and Beth M. Topor, his wife, by Deed from Dratch Construction Company, (Pennsylvania Corporation), dated 12/12/1984, recorded 12/18/1984 in Book 4755, Page 545.

Parcel Number: 56-00-08051-02-9.

Location of property: 208 Spruce Circle, North Wales, PA 19454-2664.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beth M. Topor and Richard H. Topor** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSMC Mortgage-Backed Pass-Through Certificates, Series 2006-6. Debt: \$458,743.22.

**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..

12-13176

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a plan of part of Sycamore Gardens made for Roger Construction Company on October 28, 1952, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Vesper Lane (50 feet wide) measured along the two following courses and distances from its point of intersection with the Northwest side of Lindon Avenue (50 feet wide) (both lines produced), viz: (1) North 47 degrees, 32 minutes, 38 seconds West, 78.16 feet to a point of curve; and (2) on the arc of a circle curving to the right in a Northwesterly direction having a radius of 19.75 feet the arc distance of 5 feet to the point and place of beginning; thence extending from said beginning point along the said side of Vesper Lane in a Northwesterly direction on the arc of a circle curving to the right having a radius of 19.75 feet the arc distance of 60.02 feet to a point; thence extending South 47 degrees, 27 minutes, 22 seconds East, 60.00 feet to point; thence extending South 42 minutes, 27 seconds West, 151.13 feet to the Northeast side of Vesper Lane, the point and place of beginning.

BEING Lot No. 9 as shown on said plan.

BEING the same premises which James Smith and Megan K. Smith, by Deed dated January 31, 2005 and recorded in the Montgomery County Recorder of Deeds Office on April 11, 2005 in Deed Book 5549, Page 2512, and Instrument Number 2005049527, granted and conveyed unto James Smith, as sole owner.

Parcel Number: 59-00-17803-00-3.

Location of property: 2705 Vesper Lane, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James Smith** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10. Debt: \$316,810.32.

**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..

12-13242

ALL THAT CERTAIN tract with improvements, hereditaments and appurtenances, situate in **Collegeville Borough**, County of Montgomery and State of Pennsylvania, as shown on a plan of Francis W. Wack, R.S., dated October 6, 1946, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Main Street (Route No. 422), where it intersects with the center line of First Avenue; thence extending along the center line of First Avenue, North 3 degrees, 30 minutes West, 106.1 feet to an iron pin, a corner in the center of said First Avenue; thence extending along land of Linwood Yost, of which this was a part, the line passing through an iron pin set on the South edge of a concrete wall erected on the Westerly bank of Perkiomen Creek; South 87 degrees, 18 minutes East, 288.4 feet to a point in the middle of Perkiomen Creek; thence extending along middle of said Creek, Southwardly 281.22 feet to a point underneath stone crossing said Perkiomen Creek and on the surface of said bridge in the center line of Main Street; thence extending along the center of said Main Street due West, 165 feet to a point in said Main Street; thence extending West 67.25 feet to a point in the bed of said Main Street; thence continuing in the bed of said Main Street, North 23 degrees, 30 minutes West, 168.5 feet (erroneously stated in Prior Deeds as 108.5 feet) to a point in the bed of said Main Street; thence extending along the center line of said Main Street, North 63 degrees, 30 minutes West, 25 feet to the first mentioned point and place of beginning.

Parcel Number: 04-00-00625-00-1.

Location of property: 1 Main Street, Collegeville, PA.



The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Perkiomen Bridge Hotel, Ltd.** at the suit of Perkiomen Valley School District. Debt: \$23,439.45.

**James R. Wood**, Attorney.

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

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

12-13420

ALL THAT CERTAIN message and tenement and lot of land, situated in the 8th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Westerly line of Evans Street, distant 90 feet, 2 inches, Northerly from the Northerly line of East Street; thence Westerly through the middle of the division wall of a double brick dwelling house, 140 feet to a 20 feet wide alley; thence Northerly by said alley, 22 feet to a stake; thence by other land of J.E. Porter, Easterly 140 feet to Evans Street aforesaid; thence by said street, Southerly 22 feet to the place of beginning.

BEING a portion of Lot No. 25 on a plan of lots laid out by J. Elmer Porter.

BEING the same premises which Jeffrey S. Lafferty, by Deed dated July 29, 1993 and recorded August 13, 1993 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5050, Page 2103, granted and conveyed unto Benjamin J. Phillips, Jr. and Gwen L. Phillips, husband and wife.

Parcel Number: 16-00-08332-00-4.

Location of property: 609 North Evans Street, Pottstown, PA 19464-4613.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Benjamin J. Phillips, Jr. and Gwen L. Phillips** at the suit of Wells Fargo Bank, N.A. Debt: \$75,234.14.

**Jaime R. Ackerman**, Attorney.

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

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

12-14330

ALL THOSE CERTAIN three lots of land, situate in **Pottstown Borough** (formerly Upper Pottsgrove Township) Montgomery County, Pennsylvania, being known as Lots Nos. 127, 128 and 129 in a plan of lots laid out by Jacob C.S. Bilem in 1923, bounded and described, as follows, to wit:

BEGINNING at a point in the North line of Master Street at a distance of 50 feet Eastwardly from the Northeast corner of Logan and Master Streets at a corner of the herein described premises and Lot No. 126 on said plan; thence by the same Northwardly 140 feet to a 20 feet wide alley; thence continuing along the same Eastwardly 90 feet to Lot No. 130 on said plan; thence by the same Southwardly 140 feet to the North line of Master Street, aforesaid; thence continuing by the same Westwardly 90 feet to the place of beginning.

BEING the same premises which Agnes Antonio by Deed dated 6/29/2005 and recorded 7/28/2005 in Montgomery County in Deed Book 5573, Page 1712 granted and conveyed unto Richard Carpenter and Rachel Carpenter, husband and wife.

Parcel Number: 16-00-20732-00-6.

Location of property: 225 Master Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rachel Carpenter and Richard Carpenter** 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: \$165,544.39.

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

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

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

12-14354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, being Lot No. 41 on the 'Final Plan of Valley Green Park,' which plan is recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 96, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bridle Lane (50 feet wide) which point is measured the two following course's and distances from a point of reverse curve on the Northwesterly side of Scott Road (50 feet wide): viz (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to the point of tangent; and (2) North 44 degrees, 31 minutes, 00 seconds West, 140 feet to the point and place of beginning; thence extending along Lots Nos. 40 and 39 respectively on said plan South 45 degrees, 29 minutes, 00 seconds West, 213.55 feet to a point; thence extending along Lot No 38 on said plan North 63 degrees, 28 minutes, 26 seconds West, 32.48 feet to a point; thence extending along lands now or formerly of Philadelphia Electric Company North 14 degrees 35 minutes 50 seconds West, 59.46 feet to a point; thence extending along Lot No. 42 on said plan North 45 degrees, 29 minutes, 00 seconds East, 194.93 feet to a point on the Southwesterly side of Bridle Lane aforementioned; thence extending along the said Southwesterly side of Bridle Lane South 44 degrees, 31 minutes, 00 seconds East, 79.65 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John D. Ivey, Jr. and Mary Jane Norwood-Ivey, h/w, by Deed from John D. Ivey, Jr., dated 11/18/1998, recorded 12/14/1998 in Book 5252, Page 1059.

Parcel Number: 52-00-02221-00-4.

Location of property: 2002 Bridle Lane, Oreland, PA 19075-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John D. Ivey, Jr. and Mary Jane Norwood-Ivey** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$174,289.32.

**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..

12-14515

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan of subdivision made for Pro-Pat, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, Registered Professional Engineers, dated March 6, 1972 and last revised January 16, 1973, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Third Street (sixty feet wide), said point being the Northwestern terminus of a radial round corner connecting the Northeasterly side of Third Street with the Northwestern side of Wexford Road; thence extending from said point of beginning along the Northeasterly side of Third Street North seventy degrees, twenty-six minutes West, one hundred five feet to a point, a corner of Lot #24 on said plan; thence extending along Lot #24 North nineteen degrees, thirty-four minutes East, one hundred twenty-five feet to a point, a corner of Lot #1 on said plan; thence extending along Lot #1 South seventy degrees, twenty-six minutes East, one hundred thirty feet to a point on the Northwest side of Wexford Road; thence extending along said side of Wexford Road the two following courses and distances: (1) South nineteen degrees, thirty-four minutes West, one hundred feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of twenty five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #23 on said plan.

RESERVING, however, a life estate in said lands, to and for the benefit of the Grantor, Josephine J. Schumaker, widow to the late Edward H. Schumaker, Sr.

TITLE TO SAID PREMISES IS VESTED IN Edward Schumaker a/k/a Edward H. Schumaker, Jr. and Marci Schumaker, husband and wife, by Deed from Edward H. Schumaker, Sr. and Josephine J. Schumaker, husband and wife dated March 7, 2007 and recorded February 15, 2007 in Deed Book 5637, Page 2903.

Parcel Number: 17-00-01071-20-8.

Location of property: 259 West 3rd Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward Schumaker a/k/a Edward H. Schumaker, Jr. and Marci Schumaker** at the suit of Flagstar Bank, FSB. Debt: \$259,267.67.

**Marc S. Weisberg**, Attorney.

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

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

12-14778

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as 'Summit Mews Condominium', located on Farmington Avenue, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et. seq., by the recording in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania of a Declaration dated 4/22/1987 and recorded 4/24/1987 in Deed Book 4835, Page 1792; and of an Amended Declaration dated 4/30/1987 and recorded 5/1/1987 in Deed Book 4836, Page 783; and of a Second Amended Declaration dated 5/26/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2471; and of a Third Amended Declaration dated 9/22/1987 and recorded 9/22/1987 in Deed Book 4851, Page 2143; and of a Fourth Amended Declaration dated 9/16/1988 and recorded 9/21/1988 in Deed Book 4887, Page 1726; and of a Fifth Amended Declaration dated 5/22/1989 and recorded 5/22/1989 in Deed Book 4911, Page 1804; and of a Sixth Amended Declaration dated 6/27/1989 and recorded 6/28/1989 in Deed Book 4915, Page 923, being designated in such Sixth Amended Declaration as Unit 36 as more fully described in such Sixth Amended Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.666%.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record, including (but not limited to) those contained in the instructions recorded in the aforesaid Office in Deed Book 4742, Page 1329; Deed Book 1131, Page 148; Deed Book 1218, Page 293 and Deed Book 4817, Page 1126.

TITLE TO SAID PREMISES IS VESTED IN Dorothea C. Laudato and Rocco A. Laudato, w/h, by Deed from Specht Investors, a Pennsylvania General Partnership, dated 04/24/2003, recorded 05/13/2003 in Book 5456, Page 1540.

Parcel Number: 16-00-08772-06-8.

Location of property: 700 Farmington Avenue, Condominium 36, Pottstown, PA 19464-4559.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Dorothea C. Laudato and Rocco A. Laudato** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$110,397.86.

**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..

12-14843

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a plan made of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A-23, Page 87 on 1/3/75, more fully bounded and described, as follows, to wit:

BEGINNING at a point, the Southwesterly corner of Lot No. 197, being 5.00 feet from the Northwesterly corner of Lot No. 196 and 10.45 feet from the front of the building erected therein; thence from the point of a beginning North 07 degrees, 44 minutes West, 20.03 feet to a point, (the breadth or front of the lot); thence along land of Lot No. 298 and through the party wall, (the depth of the lot); the three following courses and distances: (1) North 82 degrees, 16 minutes East, 10.45 feet to a point, (the front of the unit); (2) North 82 degrees, 16 minutes East, 34.56 feet to a point (the back of the unit); (3) North 82 degrees, 16 minutes East, 25.00 feet to a point; thence extending South 7 degrees, 44 minutes East, 20.05 feet to a point (the breadth of back of the lot); thence along land of Lot No. 196 and through the party wall, the depth of the lot, the three following courses and distances: (1) South 82 degrees, 16 minutes West, 25.00 feet to a point, (the back of the unit); (2) South 82 degrees, 16 minutes West, 34.56 feet to a point, (the front of the unit); (3) South 82 degrees, 16 minutes West, 10.45 feet to a point and place of beginning.

BEING the same premises which Alan F. Quartermain and Mary Ann Quartermain, husband and wife, by Deed dated June 25, 1999 and recorded June 30, 1999 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5277, Page 1615, granted and conveyed unto Teri L. Walter and Michael F. Collier.

Parcel Number: 48-00-01418-07-3.

Location of property: 252 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Teri L. Walter and Michael F. Collier** 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: \$113,729.23.

**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..

12-14927

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described according to a record plan made by Ralph E. Shaner & Son dated 8-9-2004 last revised 10-13-2004 and recorded in Plan Book 24, Page 173 as, follows, to wit:

BEGINNING at a point on the Northeasterly side of Walnut Street said point being a corner of Lot 1 as shown on the above mentioned plan; thence extending from said beginning point along Lot 1 North 15 degrees, 15 minutes, 00 seconds East, 135 feet to a point on the Southwesterly side of Union Alley; thence extending along the same South 74 degrees, 45 minutes, 00 seconds East, 30 feet to a point a corner of land now or late of Richard D. Gross (B 113 U47); thence extending along the same South 15 degrees, 15 minutes, 00 seconds West, 135 feet to a point on the Northeasterly side of Walnut Street; thence extending along the same North 74 degrees, 45 minutes, 00 seconds West, 30 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Rasheen Pickens, by Deed from Summit View, Inc., dated 07/26/2006, recorded 08/17/2006 in Book 05612, Page 2446.

Parcel Number: 16-00-30952-00-1.

Location of property: 667 Walnut Street, Pottstown, PA 19464-5744.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rasheen Pickens** at the suit of Nationstar Mortgage, LLC. Debt: \$148,881.81.

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

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

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

12-15254

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

BEGINNING at a point on the Southeasterly side of Willow Street, Northeastwardly from Elm Street, a corner of this and land of Samuel B. Bickel; thence by the line of said land, at right angles to said Willow Street, Southeastwardly 100 feet to the line of Ross Alley; thence along the Northwesterly side of thereof parallel with Willow Street, Northeastwardly 14 feet to a stake, a corner of this and land late of Issac Lewis; thence by the line of said land, Northwesterly 100 feet to the aforesaid side of Willow Street, Southwestwardly 14 feet to the place of beginning.

BEING the same premises which Ertell M. Whigham, III, by Deed dated 9/25/2007 and recorded 10/01/2007 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5666, Page 2741, Instrument No. 2007119294, granted and conveyed unto William A. Ryder, III.

Parcel Number: 13-00-38468-00-3.

Location of property: 1008 Willow Street, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **William A. Ryder, III, et al.** at the suit of PNC Bank National Association. Debt: \$163,890.17.

**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..

12-15293

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, last revised June 26, 1964, as follows, to wit:

BEGINNING at a point on the Northwestern side of Kohn Street (50.00 feet wide), at the distance of 383.00 feet measured Northeastwardly from the Northeastly side of Elm Street (50.00 feet wide); thence extending from said point of beginning North 50 degrees, 11 minutes West (the line extending partly through the party wall erected between these premises and the premises adjoining to the Southwest) (and crossing the bed of a twenty foot wide alley) 136.65 feet to a point, a corner; thence extending North 40 degrees, 00 minutes East (along the Northwestern side of said twenty foot wide alley) 16.00 feet to a point, a corner; thence extending South 50 degrees, 11 minutes East (re-crossing said twenty foot wide alley) (the line extending partly through the party wall erected between these premises and the premises adjoining to the Northeast) 136.55 feet to a point on the said Northwestern side of Kohn Street; thence extending South 39 degrees, 49 minutes West along the said Northwestern side of Kohn Street 16.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 17, as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid twenty feet wide alley, as and for an alleyway, driveway, passageway and watercourse at all times hereafter, forever, in common with the other owners, tenants and occupiers bounding thereon and entitled to the use thereof; subject, nevertheless to the proportionate share of the expense of keeping said alleyway in good order, condition and repair, at all times hereafter, forever.

Parcel Number: 13-00-19096-00-7.

Location of property: 841 Kohn Street, Norristown, PA 19401-3741.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Dionne N. Crosby** at the suit of Wells Fargo Bank, N.A. Debt: \$87,611.07.

**Jaime R. Ackerman**, Attorney.

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

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

12-15597  
Exhibit "A"

ALL THAT CERTAIN lot or piece of land with the buildings and the improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George C. Hallman, Registered Surveyor, dated 11/04/1964, as follows, to wit:

BEGINNING at the intersection of the Southwardly side of Freedley Street (66 feet wide) at the Southwestwardly side of Seventh Avenue (80 feet wide); thence extending South 43 degrees, 26 minutes East along the Southwestwardly side of Seventh Avenue two hundred feet to a point; thence extending South 46 degrees, 34 minutes West, one hundred forty feet to the Northeastwardly side of a certain 20 feet wide alley; thence extending North 43 degrees, 26 minutes West along the Northeastwardly side of said alley two hundred feet to a point on the Southeastwardly side of Freedley Street; thence extending North 46 degrees, 34 minutes East along the Southeastwardly side of Freedley Street one hundred forty feet to the Southwestwardly side of Seventh Avenue the first mentioned point and place of beginning.

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

BEGINNING at a point being marked by intersection of Southwestly side of Seventh Avenue (80 feet wide) with the Southeastly side of Freedley Street (60 feet wide); thence extending South 46 degrees, 34 minutes, 00 seconds West the distance of 140 feet to a point; thence extending North 43 degrees, 26 minutes, 00 seconds West the distance of 60 feet to a point being on Northwestern side of said Freedley Street; thence extending North 46 degrees, 34 minutes, 00 seconds East, the distance of 140 feet to a point being in said Southwestly side of Seventh Avenue; thence South 43 degrees, 26 minutes, 00 seconds East the distance of 60 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.1928 acres of land more or less.

THE ABOVE DESCRIBED lots being parcel #05-00-08292-00-1 and being the same premises described as Lot No. 1 on that certain subdivision and land consolidation plan of RDL, Inc. dated 10/27/1988 last revised 01/10/1989 prepared by Alon Engineering Associates, Inc., recorded in Plan Book A-51, Page 40 on 05/12/1989.

## PREMISES "B"

Tract #1: ALL THOSE CERTAIN three lots or pieces of ground, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania, shown on a certain plan entitled "Maple Hills" prepared by James Cresson, C.E., for Charles L. Hanson and duly recorded at Norristown, Pennsylvania on April 6, 1920 in Deed Book 750, Page 600 known as Lots 64, 65 and 66 on Block 3, bounded and described, as follows:

BEGINNING at a point on the West corner of Seventh Avenue and Freedley Street; thence extending Southwestwardly along the Northeast side of Freedley Street one hundred and forty feet to the Northeast side of a certain 20 feet wide alley; thence extending Northwestwardly along said side of said alley sixty feet to a point; thence extending North 46 degrees, 34 minutes East, one hundred forty feet to a point in the Southwest side of Seventh Avenue aforesaid; thence extending Southeastwardly along the Southwest side of Seventh Avenue sixty feet to the first mentioned point and place of beginning.

Tract #2: ALL THAT CERTAIN lot or piece of ground, situate in **Conshohocken Borough**, County of Montgomery, State of Pennsylvania shown on a certain plan entitled "Maple Hills" prepared by James Cresson, C.E. for Charles L. Hanson and duly recorded at Norristown, Pennsylvania on April 6, 1920 in Deed Book 750, Page 600 known as Lot No. 60.0 on Block 3, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Seventh Avenue one hundred twenty feet Northwest from the West corner of Seventh Avenue and Freedley Street adjoining Lot No. 61; thence extending Southwestwardly along the Northwest boundary of Lot No. 61 on a line parallel with the Northwest side of Freedley Street one hundred forty feet to the Northeast side of a certain twenty feet wide alley; thence extending Northwestwardly along the said side of said alley twenty feet to a point; thence extending North 46 degrees, 34 minutes East, one hundred forty feet to a point in the Southwest side of Seventh Avenue aforesaid; thence extending Southwestwardly along the Southwest side of Seventh Avenue twenty feet to the first mentioned point and place of beginning.

ALL THOSE CERTAIN lots or pieces of ground, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania shown on a certain plan entitled "Maple Hills", prepared by James Cresson, C.E. for Charles L. Hanson, and duly recorded at Norristown, Pennsylvania on April 6, 1920 in Deed Book 750, Page 600 known as Lots 57, 58 and 59 on Block 3, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Seventh Avenue one hundred forty feet Northwest from the West corner of Seventh Avenue and Freedley Street adjoining Lot No. 60; thence extending Southwestwardly along the Northwest boundary of Lot No. 60 on a line parallel with the Northwest side of Freedley Street one hundred forty feet to the Northeast side of a certain twenty feet wide alley; thence extending Northwestwardly along said side of said alley sixty feet to a point; thence extending North 46 degrees, 34 minutes East one hundred forty feet to a point in the Southwest side of Seventh Avenue aforesaid; thence extending Southwestwardly along the Southwest side of Seventh Avenue sixty feet to the first mentioned point and place of beginning.

Tract #3: ALL THOSE CERTAIN lots or pieces of ground, situate in **Conshohocken Borough**, County of Montgomery and State of Pennsylvania shown on a certain plan entitled "Maple Hills", prepared by James Cresson, C.E. for Charles L. Hanson, and duly recorded at Norristown, Pennsylvania on April 6, 1920 in Deed Book 750, Page 600 known as Lots 61, 62 and 63 on Block 3, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Seventh Avenue, sixty feet Northwest from the West corner of Seventh Avenue and Freedley Street adjoining Lot No. 64; thence extending Southwestwardly along Lot No. 64 on a line parallel with the Northwest side of Freedley Street one hundred and forty feet to the Northeast side of a certain twenty feet wide alley; thence extending Northwestwardly along said side of said alley sixty feet to a point; thence extending North 46 degrees, 34 minutes East, one hundred forty feet to a point in the Southwest side of Seventh Avenue aforesaid; thence extending Southwestwardly along the Southwest side of Seventh Avenue sixty feet to the first mentioned point and place of beginning.

Parcel Numbers: (A) 05-00-08292-00-1 and (B) 05-00-08304-00-7.

Location of property: (A) 351 West Seventh Avenue, Conshohocken Borough, PA; (B) 353 West Seventh Avenue, Conshohocken Borough, PA.

The improvements thereon are: (A) 351 West Seventh Avenue - Industrial multi story warehouse/manufacturing 15 - 25000 square feet; (B) 353 West Seventh Avenue - Industrial one story warehouse/manufacturing 15 - 25000 square feet.

Seized and taken in execution as the property of **Park View, L.P., Ralph Philomeno, Carmen Salamone, and Philomeno and Salamone, LLC** at the suit of VIST Bank, Successor by Name Change to Leesport Bank. Debt: \$3,079,702.50 together with interest from and after May 25, 2012, at the per diem rate of \$375.00, and all costs of suit and collection costs, including, without limitation, reasonable attorneys' fees as authorized under the Note, as ratified and reaffirmed by the Change in Terms, Agreements and related loan documents.

**Julie M. Murphy**, 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..

12-15865

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 629, on a Conveyance Plan of Common Area Section No. 4, Birchwood made by Hopkins and Scott, Inc., Registered Surveyors, dated 10/16/1985 and described as Exhibit 'A' in Deed Book 4827, Page 178.

TITLE TO SAID PREMISES IS VESTED IN John M. Friel, by Deed from James J. Sandercock and Martha Sandercock, his wife, dated 10/15/2001, recorded 10/25/2001 in Book 5382, Page 1181.

Parcel Number: 48-00-00225-32-1.

Location of property: 629 Bridge Street, Collegeville, PA 19426-1740.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John M. Friel** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation, s/b/m to Chase Mortgage Company. Debt: \$129,519.41.

**Jerome Blank**, Attorney. I.D. #49736

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

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

12-15935

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Barton and Martin Civil Engineers, dated February 5, 1946, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Avenue (60 feet wide) which point is at the distance of 288.09 feet measured North 63 degrees, 57 minutes West along the center line of Pennsylvania Avenue from a point, which last mentioned point is at the distance of 302.50 feet measured North 72 degrees, 05 minutes West along said center line from a point, which last mentioned point is at the distance of 32.49 feet measured North 17 degrees, 55 minutes East from a point, which last mentioned point in the Northernmost terminus of radial round corner connecting the Southwesterly side of Pennsylvania Avenue with the Northwesterly side of Fellwick Way; thence extending South 44 degrees, 54 minutes West, 207.91 feet; thence extending North 45 degrees, 06 minutes West, 115.00 feet; thence extending North 44 degrees, 54 minutes East, 170.87 feet to a point in the center line of said Pennsylvania Avenue; thence extending South 62 degrees, 57 minutes East along the said center line, 120.82 feet to the beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Ian Schneider and Kelly Schneider, by Deed from Linda M. Schmitz, dated 11/15/2004, recorded 12/28/2004 in Book 5538, Page 214.

Parcel Number: 52-00-14035-00-7.

Location of property: 2108 Pennsylvania Avenue, Fort Washington, PA 19034-2913.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly Schneider and Ian Schneider** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$340,662.84.

**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..

12-16043

TRACT NO. 1:

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of York Street between Chestnut and Walnut Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of York Street at a distance of 97 feet Northwardly from the Northwest corner of Chestnut and York Streets, a corner of this and land formerly of Edmund Kerper, lately conveyed to Ruelher & Klink; thence by said land Westwardly 60 feet to land formerly of Susan M. Swinehart, lately conveyed to Newton R. Dunn; thence by the same Northwardly 23 feet more or less, to other land of Edmund Kerper; thence by the same Eastwardly 60 feet to the West sides of York Street aforesaid, passing in part of said corner and distance through the middle of a brick division or position wall of this and house of the Kerper adjoining to the North; thence by the West side of said York Southwardly 23 feet or more, or less to the place of beginning.

BEING known as Block 11, Unit 26.

TRACT NO. 2:

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

BEGINNING at the North Side of Chestnut Street at a distance of 60 feet Westwardly from the Northwest corner of York and Chestnut Streets, at a corner of this and land of now or late Edmund Kerper; thence Northwardly along said Kerper's land 140 feet to a 20 feet wide alley; then Westwardly along the same 30 feet to a corner of this and land now or late of the Estate of Jacob Farley; thence Southwardly along the same and parallel with the first line 140 feet to Chestnut Street aforesaid; thence Eastwardly along the same 30 feet to the place of the beginning.

EXCEPTING THERE OUT AND THEREFROM ALL THAT CERTAIN parcel of land conveyed by Dorothy Frances and Gerald P. Frances, her husband, to Emily M. Shandor by Deed 3/15/1966, and recorded in Deed Book 3419, Page 665 being bounded and described, as follows, to wit:

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

BEGINNING at a corner lands of Harry A. Yoba, said point being on the Northerly property line of East Chestnut Street (5 1/2 feet wide) and distant along the same from a point marking the Northwesterly property line intersection of the same with the Westerly side of North York Street (40 feet wide) North 74 degrees, 45 minutes West, 60.0 feet; thence from said point of beginning containing along the Northerly side of East Chestnut Street, North 74 degrees, 45 minutes West,

30.0 feet to a corner of lands of Roland L. Steiner; then along the same North 15 degrees, 15 minutes East, 160 feet, 02 inches to a corner on the Southerly side of Rowan Alley (20 feet wide); thence along the same south 74 degrees, 45 minutes East, 2.30 feet to a corner other lands of Dorothy Frances; thence along the same South 15 degrees, 15 minutes West, 36 feet, 02 inches to a corner and containing along the same South 74 degrees, 45 minutes East, 27 feet, 06 inches to a corner; thence along other lands of the same and lands of Mary A. Yohn, et ux., South 15 degrees, 15 minutes West, 104 feet, 00 inches to a corner on the Northerly side of E. Chestnut Street and place of beginning.

BEING Block 11, Unit 110.

TITLE TO SAID PREMISES IS VESTED IN Tanya L. Chasar and Jon M. Chasar by Deed from Faye E. Lachman dated April 25, 2002 and recorded April 29, 2002 in Deed Book 5405, Page 0816.

Parcel Numbers: 16-00-33824-10-8 and 16-00-33824-00-9.

Location of property: 111 North York Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tanya L. Chasar and Jon M. Chasar** at the suit of Bank of America, N.A. Debt: \$119,543.34.

**Joseph F. Riga**, Attorney.

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

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

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12-16057

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

BEGINNING at a point on the Northwest side of Cherry Street at the distance of 161 feet, 9 inches Southwesterly from the West corner of Marshall and Cherry Streets a corner of this and land now or late of Martha Kinkle; thence extending Southwesterly along the Northwest side of this said Cherry Street 13 feet, 5 inches to property now or late of Robert N. Wood and extending of that width in length or depth between parallel lines, Northwesterly 100 feet to Orange Alley.

Parcel Number: 13-00-08068-00-1.

Location of property: 533 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Residential, single family dwelling - three story row house.

Seized and taken in execution as the property of **Harry Massele and Zufan Mehabe** at the suit of Deutsche Bank National Trust Company, as Trustee, et al. Debt: \$76,635.61.

**Chandra Arkema**, Attorney.

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

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

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12-16805

ALL THAT CERTAIN lot or tract of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a surveyor plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated 8/2/1954, as follows, to wit:

BEGINNING at a point in the center line of Walnut Street (33 feet wide) at the distance of 1,017.17 feet measured Southwesterly from the intersection of the said center line of Walnut Street with the center line of Cowpath Road; thence extending from said point of beginning along the center line of Walnut Street South 43 degrees, 5 minutes, 30 seconds West the distance of 148.08 feet to a stake; thence leaving the said Walnut Street and extending along line of lands now or late of Charles W. Van Horn et ux. of which these premises were formerly a part, North 46 degrees, 54 feet West, the distance of 746.68 feet to a stake in line of lands now or late of Jacob Clifton; thence extending along the same and along line of lands now or late of Henry D. Lafferty North 43 degrees, 5 minutes, 30 seconds East the distance of 530 feet to an iron pin, a corner of lands now or late of said Henry D. Lafferty; thence extending along the same the lands now or late of Walter O. Kock, South 46 degrees, 54 minutes East the distance of 500 feet to a point; thence extending along lines of lands of Charles W. Van Horn et ux. of which these premises were formerly a part South 43 degrees, 5 minutes, 30 seconds West the distance of 383.50 feet to a stake; and thence extending still along the same South 47 degrees, 16 minutes East the distance of 246.68 feet to the first mentioned point and place of beginning.

Parcel Number: 35-00-10798-00-3.

Location of property: 1622 Walnut Street, Lansdale, PA 19446.

The improvements thereon are: Single family, two story residential dwelling.

Seized and taken in execution as the property of **Walter J. Taggart and Maureen A. Taggart also known as Maureen W. Taggart** at the suit of First Niagara Bank, N.A., Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$164,031.30.

**Robert S. Esposito**, Attorney.

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

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

12-17111

TRACT #1 - ALL THAT CERTAIN piece or parcel of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer, dated August 17th, 1949, as follows, to wit:

BEGINNING at a point in the Northeast side line of Second Street, as now laid out forty-eight feet wide, at the distance of one hundred sixty-seven feet Southeasterly from the Southeast side of Mitchell Avenue, as laid out forty feet wide, said beginning point being a corner of this and Lot G on said plan; thence along said side line of Lot G on said plan, North forty-six degrees, twenty-two minutes East, one hundred forty-nine and fifty-three one-hundredths feet to a point in the Southwest side line of a twenty feet wide alley dedicated to public use forever; thence along said side of said alley, South forty-three degrees, thirty minutes East, forty-one feet to a point, a corner of this and other land of the said Bella G. Katz; thence along the same, South forty-six degrees, twenty-two minutes West, one hundred forty-nine and forty-three one-hundredths feet to a point in the Northeast side line of Second Street aforesaid; thence along said side line of Second Street, North forty-three degrees, thirty-eight minutes West, forty-one feet to the place of beginning.

TRACT #2 - ALL THAT CERTAIN piece or parcel of land, with the buildings thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, dated October 19th, 1936, as follows:

BEGINNING at a point in the Northeast side line of Second Street, as now laid out forty-eight feet wide, at the distance of two hundred eight feet Southeasterly from the Southeast side line of Mitchell Avenue, as now laid out forty feet wide, said beginning point being a corner of this and other land of the said William Clifton; thence along land now or late of the said William Clifton, North forty-six degrees, twenty-two minutes East, one hundred forty-nine and ninety-nine one-hundredths feet to a point in the Southwest side line of a twenty feet wide alley herein and hereby dedicated to public use forever; thence along said side line of said alley, South forty-three degrees, thirty minutes East, twenty-three and five-tenths feet to a point, a corner of this and land now or late of said William Clifton, now conveyed to Martin Stern and Julia Stern, his wife; thence along the same and passing through the middle of the party wall dividing this and the adjoining premises, South forty-six degrees, twenty-two minutes West, one hundred forty-nine and thirty-seven one-hundredths feet to a point in the Northeast side line of Second Street aforesaid; thence along the same, North forty-three degrees, thirty-eight minutes West, twenty-three and five-tenths feet to the point of beginning.

BEING the same premises which Richard F. Godshall and Una Ann Godshall, husband and wife, by Deed dated August 9, 1965, and recorded August 10, 1965, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 3391, Page 599, granted and conveyed unto Robert J. Heffernan and Mary A. Heffernan, husband and wife, in fee.

Parcel Number: 11-00-13976-00-8, Map #11083 062.

Location of property: 723 West 2nd Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monir Ahmed and Aleya Ahmed** at the suit of U.S. Bank National Association, as Trustee on Behalf of the Holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7. Debt: \$161,085.34 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..

12-17136

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 final plan of subdivision, prepared for Montgomery Meadows by Urwiler & Walter Inc., dated 11/2/1990 and last revised on 6/11/1992 and recorded in Plan Book A-54, Page 232, 233, and 234, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Meadow Lane (50.00 feet wide), said point being a corner of Lot No. 12 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 12 North 24 degrees, 09 minutes, 35 seconds West crossing a drainage easement 140.82 feet to a point in line of lands of Kathryn B. Mack; thence extending along same North 53 degrees, 47 minutes, 47 seconds East, 68.42 feet to a point a corner of Lot No. 14; thence extending along Lot No. 14 and recrossing said drainage easement South 12 degrees, 42 minutes, 02 seconds East, 161.81 feet to a point on the Northwesterly side of Meadow Lane; thence extending along the Northwesterly side of Meadow Lane on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 35.00 feet to a point a corner of Lot No. 12, being the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on the above mentioned plan.

UNDER AND SUBJECT to the following deed restrictions: 1. NO lot shall be occupied or used except for single family residential purposes. NO part of the property 'shall' be used for any business or commercial use; 2. NO animals, livestock or poultry of any kind. shall be raised, bred or maintained for any commercial use; 3. NO 'rubbish,' trash, garbage or other waste shall be permitted to accumulate on the lot except in sanitary containers; 4. NO cars, trucks, or other motor vehicles, which are not in an operable condition and currently licensed and inspected, shall be permitted on the premises. Nor shall any trailers, boats, campers, or other recreational vehicles be placed upon the premises; 5. NO mobile home or house trailers shall be placed or erected on the premises. The definition of mobile homes and/or house trailers shall be defined in the Pennsylvania municipalities planning code; 6. NO out buildings of any type, shack,

or shed, or any other building structure detached from the dwelling shall be placed whether permanently or temporarily on the property. The landowner, is to contact the building inspector for any additions to the building; 7. NO exterior radio or television antennas shall be permitted or installation of any satellite dishes; 8. NO fence shall be permitted to be installed within the front yard set back lines. Owner may have a fence installed per attached specifications. Any privacy fence to be installed on patio to be installed per attached specifications; 9. EXCEPT for the builder's sample homes, no 'for sale' sign or other advertising sale device of any kind shall be displayed to the public view on any portion of the property, on any lot, or inside the window of any home. This restrictive covenant will automatically become null and void on the date the last home in Montgomery Meadows is placed under agreement of sale or the date of March 1, 1999, whichever date occurs first; 10. THESE covenants are to run with the land and shall be binding upon successors, heirs, and assigns of grantee; 11. ENFORCEMENT of these covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages incurred as a result of the violation.

TITLE TO SAID PREMISES IS VESTED IN Todd Kreider and Dale R. Gabel, by Deed from John J. Granahan, Jr. and Evelyn Granahan h/w dated 11/10/1994, recorded 11/23/1994 in Book 5098, Page 643.

Dale R. Gabel was a co-record owner of the mortgaged premises as a Joint Tenant with the Right of Survivorship. By virtue of Dale R. Gabers death/on or about 03/30/2007, his ownership interest was automatically vested in the surviving joint tenant(s).

Mortgagor Kerry T. Kreider a/k/a Todd Kreider died on 09/07/2008 and upon information and belief, his surviving heir(s) is Lloyd R. Kreider.

By executed waiver(s), Lloyd R. Kreider waived his right to be named as a defendant in the foreclosure action.

Parcel Number: 15-00-01664-19-3.

Location of property: 547 Meadow Lane, Pennsburg, PA 18073-1546.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kerry T. Kreider a/k/a Todd Kreider, Deceased** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$243,380.99.

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

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

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

12-18485

ALL THAT CERAIN unit in the property known, named and identified as Montgomery Place at Welsh Village Condominium, located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provision of the Uniform Condominium Act, 68, Pa., C.S. 3101 et seq., by the recording in the Recorder of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 315. First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990. Second Amendment thereto as in Deed Book 4955, Page 1686. Third Amendment thereto as in Deed Book 4857, Page 1333. Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617. Fifth Amendment thereto recorded 12/20/1990 in Deed Book 4965, Page 1430. Sixth Amendment thereto recorded 3/8/1991 in Deed Book 4970, Page 2451. Seventh Amendment thereto recorded 3/26/1991 in Deed Book 4971, Page 2462. Eighth Amendment thereto recorded 1/30/1991 in Deed Book 4982, Page 919. Ninth Amendment recorded 8/15/1991 in Deed Book 4983, Page 248. Tenth Amendment thereto recorded in Deed Book 4986, Page 1295. Eleventh Amendment thereto recorded 1/22/1992 in Deed Book 4991, Page 727. Restated and Amended Declaration thereto recorded 6/25/1993 in Deed, Book 5045, Page 995. First Amendment Restated and Amended Declaration thereto recorded in Deed Book 5047, Page 1528. Second Amendment Restated and Amended Declaration thereto recorded 8/17/1993 in Deed Book 5051, Page 698. Third Amendment Restated and Amended Declaration thereto recorded 1/24/1993 in Deed Book 5061, Page 2480 and Fourth Restated and Amended Declaration thereto recorded 1/14/1994 in Deed Book 5067, Page 194 and a Fifth Restated and Amended Declaration thereto recorded 2/22/1994 in Deed Book 5070, Page 44 and a Sixth Restated and Amended Declaration thereto recorded 3/21/1994 in Deed Book 5072, Page 1245 and a Seventh Restated and Amended Declaration thereto recorded 5/21/1994 in Deed Book 5076, Page 911 and an Eighth Restated and Amended Declaration thereto recorded 7/11/1994 in Deed Book 5083, Page 1716 and a Ninth Restated and Amended Declaration thereto recorded 9/7/1994 Deed Book 5099, Page 715 and a Tenth Restated and Amended Declaration thereto recorded 12/21/1994 in Deed Book 5099, Page 132 and an Eleventh Restated and Amended Declaration thereto recorded 2/7/1995 in Deed Book 5105, Page 261 and a Twelfth Restated and Amended Declaration thereto recorded 6/2/1995 in Deed Book 5113, Page 2427, and a Thirteenth Restated and Amended Declaration thereto recorded 8/2/1995 in Deed Book 5120, Page 1249, and a Fourteenth Restated and Amended Declaration thereto recorded 11/1/1995 in Deed Book 5130, Page 472, being and designated as Unit No. 3307 together with a proportionate undivided interest in the Common Elements as set forth in and Subject to Adjustment as defined in such Declaration and Amendments.

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

BEING the same premises which Carol Petit n/k/a Carol Petit Ursine by Deed dated 02/23/2007 and recorded 04/24/2007 in Montgomery County in Deed Book 5644, Page 1303 granted and conveyed unto Rebecca K. Tynan.

Parcel Number: 46-00-01592-92-7.

Location of property: 3307 Hemmingway Drive, Unit 3307, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rebecca K. Tynan** at the suit of Green Tree Consumer Discount Company. Debt: \$160,538.99.

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

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

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

12-18497

ALL THAT CERTAIN lot or piece of land, together with the dwelling and other buildings erected thereon known as #345 West Beech Street, situate in the Third Ward, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan made by George F. Shaner, Registered Engineer, Pottstown, Pennsylvania, dated December 24, 1951 and developed by Pottsgrove Manor, Inc., as follows, to wit:

BEGINNING at the Southeasterly corner of Lot No. 324 said point being on the Northerly property line of West Beech Street, 50 feet wide, and distant along the Northerly side of said street from the Northeast property line intersection, as projected, of West Beech Street and Potts Drive, 50 feet wide, South 77 degrees, 35 minutes East, 141.22 feet to a point of deflection and South 63 degrees, 39 minutes East, 326.12 feet; thence from said point of beginning leaving West Beech Street along the Easterly side of Lot No. 324 and along the middle of a 10 feet wide joint driveway easement, North 26 degrees, 21 minutes East, 140.31 feet to the middle of a 10 feet wide utility easement; thence along the middle of said easement, South 62 degrees, 46 minutes, 25 seconds East, 50.01 feet to a corner of Lot No. 322; thence along the Westerly side of Lot No. 322, South 26 degrees, 21 minutes West, 139.55 feet to a point on the Northerly property line of aforesaid West Beech Street; thence along the same, North 63 degrees, 39 minutes, West 50.0 feet to the place of beginning.

CONTAINING 6,996 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Sluzenski, III and Robin L. Sluzenski, h/w, by Deed from John Y. Hsu and Sheryl Lyn Hsu, by her attorney in fact, John Y. Hsu, by virtue of a power of attorney intended to be and Steven J. Hood and Mary W. Hood, h/w, dated 09/23/1997, recorded 10/02/1997 in Book 5201, Page 2002.

Parcel Number: 16-00-02056-00-7.

Location of property: 345 West Beech Street, Pottstown, PA 19464-6403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles L. Sluzenski, III and Robin L. Sluzenski** at the suit of Citimortgage, Inc. Debt: \$74,446.38.

**John M. 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..

12-18669

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Valley View Manor", made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, on January 3, 1955 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania on February 11, 1955, in Plan Book A-2, Page 7, as follows, to wit:

BEGINNING at a point on the Westerly side of Keenwood Road (50.00 feet wide), said point being at the arc distance of 96.34 feet measured along the arc of a curve, curving to the left, having a radius of 175.00 feet from a point of curve on the Northwesterly side of Keenwood Road, aforesaid, which said point of curve is at the distance of 320.77 feet measured South 23 degrees, 42 minutes, 40 seconds West from a point of tangent on the said Northwesterly side of Keenwood Road and which last mentioned point of tangent is at the arc distance of 31.42 feet measured on the arc of a curve, curving to the right, having a radius of 20.00 feet from a point of curve on the Southwesterly side of Avon Road (60.00 feet wide); thence extending from said point of beginning and continuing along the said Westerly side of Keenwood Road on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 59.00 feet to a point; thence extending along Lot Number 27 on said plan, South 63 degrees, 51 minutes, 06 seconds West, the distance of 235.37 feet to a point; thence extending along Lot Numbers 7 and 8 on said plan, North 69 degrees, 08 minutes, 20 seconds West, the distance of 46.03 feet to a point; thence extending along Lot Numbers 10, 11 and 12 on said plan, North 23 degrees, 42 minutes, 40 seconds East, the distance of 133.35 feet to a point; thence extending along Lot Number 25 on said plan, North 82 degrees, 10 minutes, 08 seconds East, the distance of 182.87 feet to a point on the said Westerly side of Keenwood Road, being the first mentioned point and place of beginning.

BEING Lot Number 26, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Caruso and Beatrice Ferdinand and Marc Ferdinand, by Deed from Louis M. Caruso and Michael L. Caruso and Beatrice M. Ferdinand, dated 01/26/2001, recorded 02/02/2001 in Book 5349, Page 5.

Parcel Number: 33-00-04852-00-2.

Location of property: 2913 Keenwood Road, East Norriton, PA 19403-4235.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beatrice Ferdinand, Marc Ferdinand and Michael L. Caruso** at the suit of JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$121,121.19.

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

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

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



12-19110

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan made of Lot No. 449, "Inglewood Manor, Section No. 11" made by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania, on November 19, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Woodlawn Drive (50 feet wide), which point is measured North 67 degrees, 33 minutes, 30 seconds East, 613.58 feet from a point, which point is reassured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northeasterly side of Allentown Road (60 feet wide); thence extending along the Southeasterly side of Woodlawn Drive North 67 degrees, 33 minutes, 30 seconds East, 75 feet to a point; thence extending South 22 degrees, 26 minutes, 30 seconds East, crossing the bed of a 10 feet wide right-of-way for a sewer, 199.94 feet to a point on the Southeasterly side of said right-of-way, said point also being on the Northwesterly side of a 20 feet wide right-of-way of Philadelphia Suburban Gas and Electric Company; thence extending along same South 50 degrees, 49 minutes West, 78.32 feet to a point; thence extending North 22 degrees, 26 minutes, 30 seconds West, crossing the bed of aforesaid 10 feet wide right-of-way, 222.53 feet to a point on the Southeasterly side of Woodlawn Drive, the first mentioned point and place of beginning.

BEING Lot No. 449, Woodlawn Drive.

BEING the same premises which John M. Board and Brenda S. Board, by Deed dated June 28, 1991 and recorded July 2, 1991 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4979, Page 2182, granted and conveyed unto Richard T. Koshute and Bonnie L. Koshute.

Parcel Number: 53-00-09936-00-1.

Location of property: 232 Woodlawn Drive, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard T. Koshute and Bonnie L. Koshute** at the suit of Bank of America, N.A., s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$242,140.99.

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

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

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

12-19216

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan made for Theodore Pendergrass made by Yerkes Associates, Inc., Site Planners, Consulting Engineers, Landscape Architects and Surveyors, dated January 23, 1980 and last revised January 28, 1982, said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-44, Page 317, as follows, to wit:

BEGINNING at a point on the middle line of Mill Creek Road, said point being at the distance of 579.51 feet measured South 40 degrees, 24 minutes, 00 seconds West along the said middle line of Mill Creek Road from its point of intersection with the middle line of Righters Mill Road, said point of beginning also being a point, a corner of Lot No. 2 as shown on the above mentioned plan; thence extending from said point of beginning along the middle line of Mill Creek Road South 39 degrees, 54 minutes, 00 seconds West, 138.35 feet to a point; thence extending from said point the two following courses and distances: (1) North 56 degrees, 12 minutes, 00 seconds West and crossing the Northwesterly side of Mill Creek Road, crossing a certain flood plain easement, crossing Mill Creek, crossing Mill Creek Valley Conservation Line 462.98 feet to a point; and (2) North 74 degrees, 53 minutes, 00 seconds West and crossing the Southeasterly side of Crosby Brown Road 288.82 feet to a point in the bed of same; thence extending through the bed of Crosby Brown Road the three following courses and distances: (1) North 60 degrees, 32 minutes, 00 seconds East, 61.50 feet to a point; (2) South 15 degrees, 15 minutes, 00 seconds East, 32.53 feet to a point; and (3) North 49 degrees, 12 minutes, 00 seconds East, and through certain easement for possible future cul-de-sac 333.25 feet to a point, a corner of Lot No. 2 as shown on the above mentioned plan South 44 degrees, 34 minutes, 10 seconds East and recrossing the aforementioned flood plain lines and the aforementioned Mill Creek Road 626.20 feet to the first mentioned point and place of beginning.

TOGETHER the free and common use, right, liberty and privilege of a certain 50.00 feet wide right-of-way or road extending from the Westerly boundary line of the above described tract or piece of land to Mill Creek Road, with the perpetual right of ingress, egress and regress in, to, from and over the same at all times hereafter forever, and with the further right to install or cause to be installed underground telephone and electric light, wires and gas, sewer and water mains in or under the said private right-of-way shall have a cartway of not less than 24.00 feet in width and in addition thereto a strip of land 13.00 feet wide on each side of said cartway shall become a part of the right-of-way or road. It is agreed that the within grantee shall contribute to the maintenance of the said private right-of-way or road, including the bridge and foundations an amount not to exceed 20% of the cost and expense of such maintenance and that the balance of the cost and expense of such maintenance shall be borne by the within named grantors as long as they shall own other land abutting on said right-of-way or road providing, however, that the within named Grantors shall in conveying or transferring other portions of the tract owned by them, require the purchaser or purchasers thereof, by their deed or deeds, to assume proportionate amounts of the cost and expense of the maintenance of said private right-of-way or road, bridge and foundations, and provided further that the liability and obligation of the within named grantee to contribute to the maintenance of said private right-of-way or road, bridge and foundation, shall continue only so long as, the said Grantee shall own the within described property who shall by his deed require the purchaser to assume like maintenance. Should underground telephone or electric light, wires or gas, sewer or water mains be constructed in or under said private right-of-way or road, the part or parties installing the same, or causing same to be installed at their own expense, restore the said private right-of-way or road to the condition it was in prior to said installation.

UNDER AND SUBJECT to certain Rights, Restrictions, Conditions, Reservation and Agreement of record.  
 BEING Lot No. 1 as shown on the above mentioned plan.  
 CONTAINING in area 136.720 square feet net.  
 CONTAINING in area 3.23 acres gross.

BEING the same premises which Peter J. Wood, by Deed dated February 2, 2006 and recorded February 15, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5590, Page 1490, granted and conveyed unto Patricia P. Hueber.

Parcel Number: 40-00-37688-00-9.

Location of property: 55 Crosby Brown Road, Gladwyne, PA 19035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia P. Hueber** at the suit of Citimortgage, Inc. Debt: \$2,109,506.67.

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

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

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

12-19453

ALL THAT CERTAIN lot or piece of land, situated near the Village of Palm, **Upper Hanover Township**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the State Highway leading to Palm, Pennsylvania, and in line of land of William H. Schultz thence along the center of said highway South 44 1/4 degrees, East 40.00 feet to a corner in same highway; thence South 45 3/4 degrees, West through the middle of a proposed double dwelling house 200.00 feet to a corner in the center of a 20 feet wide public alley; thence along center of said public alley North 44 1/4 degrees, West 40.00 feet to a corner; thence North 45 3/4 degrees, East along lands of William H. Schultz 200.00 feet to the place of beginning.

CONTAINING 8,000 square feet. The markers for the front corners on State Highway are iron pins set on the side lines 25 feet from the front boundary lines as no permanent corners can be placed in State Road. The markers for the rear corners in the middle of public alley are iron pins set on the side lines 10 feet from the rear boundary lines to avoid being put in the alley.

TITLE TO SAID PREMISES IS VESTED IN Diana A. Miniello, single woman and Kevin J. Long, by Deed from Michael J. Seislove, single man and Kevin B. Wieder, single man dated 12/30/1999, recorded 02/24/1999 in Book 5260, Page 1603.

Parcel Number: 57-00-01351-00-5.

Location of property: 880 Gravel Pike, Palm, PA 18070-1113.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diana A. Long a/k/a Diana A. Miniello and Kevin J. Long** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC. Debt: \$147,738.68.

**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..

12-19617

ALL THAT CERTAIN message No. 214 West 7th Avenue and lot of land in **Conshohocken Borough**, County of Montgomery, and State of Pennsylvania, bounded and described as follows, according to a survey by James Cresson, C.E. made December 1926.

BEGINNING at a point on the Northeastern side of 7th Avenue at the distance of one hundred and forty-one and ninety-six one-hundredths feet Northwestwardly from the Northwestern side of Maple Street, said point of beginning being opposite the middle of the partition wall between this and House No. 212 West 7th Avenue adjoining to the Southeast; thence North forty-nine degrees, West along the Northeasterly side of 7th Avenue eighteen and four one-hundredths feet more or less to line of land of said Emidio Masciantonio; thence North forty-one degrees, East along land of said Emidio Masciantonio one hundred feet to the Southwestern side of a seven feet wide alley parallel with 7th Avenue laid out by Louis DiCiurcio for the use of owners of land abutting thereon; thence along the Southwestern side of said seven feet wide alley South forty-nine degrees, East eighteen and four one-hundredths feet, more or less to the line of other land of these grantors on which is erected house No. 212 West 7th Avenue; thence along the line of said other land of said grantors, the line passing through the middle of the division wall of the houses on the respective premises South forty-one degrees, West one hundred feet to the Northeastern side of 7th Avenue at the point of beginning.

TITLE TO SAID PREMISES ISVESTED IN Raymond S. Willey and Judy A. Willey, h/w, by Deed from Anthony W. Purcell, dated 04/12/2007, recorded 04/26/2007 in Book 5644, Page 2773.

Parcel Number: 05-00-08056-00-3.

Location of property: 214 West 7th Avenue, Conshohocken, PA 19428-1640.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond S. Willey and Judy A. Willey** at the suit of PHH Mortgage Corporation. Debt: \$204,195.61.

**James A. Prostko**, Attorney. I.D. #27221

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

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

12-20786

ALL THAT CERTAIN unit or parcel of land, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania and designated and shown on plan of Sawmill Valley, Section III Phase II (Sawyer's Creek) and Phase I and II made by Urwiler & Walter, Inc., Surveyors, Pennsylvania dated 07/22/1983 and revised 08/26/1983 and recorded in Plan Book A-45, Pages 34, 35 and 36 and designated as Unit No. E-50.

TITLE TO SAID PREMISES IS VESTED IN Robert James Ruxton, by Deed from Seth Diener and Kathleen B. Buffler, now known as Kathleen B. Diener, dated 06/05/2009, recorded 06/08/2009 in Book 5732, Page 2657.

Parcel Number: 36-00-11666-49-3.

Location of property: 50 Ash Stoker Lane, Horsham, PA 19044-1945.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert James Ruxton** at the suit of Fifth Third Mortgage Company. Debt: \$198,022.41.

**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.

12-21068

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R. E., as of December 3, 1952, more fully described, as follows, to wit:

BEGINNING at a corner of lands of Warren Amole, said point being on the Northerly property line of Buttonwood Alley (20 feet wide as ordained) and distant Easterly along the Northerly side thereof 30 feet from the Easterly property line of Warren Street (40 feet wide); thence along lands of the said Warren Amole North 15 degrees, 24 minutes East, 45 feet to a corner of other lands of Earle Kienle #606 East King Street; thence along the same and No. 608 East King Street on the rear South 74 degrees, 45 feet East, 38 feet to a corner of the same and point on line of lands of William Roup; thence along the same South 15 degrees, 24 minutes West, 45 feet to a corner on the Northerly side of the aforesaid Buttonwood Alley; thence along the same North 74 degrees, 45 minutes West, 38 feet to the place of beginning.

TOGETHER with a right of maintaining and continual use of a joint sanitary sewer jointly used by No. 606 and 608 East King Street and No. 607 Buttonwood Alley and transversing the said property with a terminus in the middle of Buttonwood Alley on the South thereof.

TOGETHER with the right to the Grantees for the continual use and easement of a water pipe or main extending from the herein before described premises through and over premises No. 608 King Street owned by the Grantees herein, said easement or right to use said water pipe or water main, as aforesaid, to extend to the Borough of Pottstown water main as land and located in the bed of King Street in Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Mark G. Anderson, by Deed from Federal Home Loan Mortgage Corporation, by Kamel Houston, Attorney in Fact by Power of Attorney Recorded 8/27/04 in Book 218, Page 2677 Instrument Number 2004173394, dated 06/01/2005, recorded 08/12/2005 in Book 5566, Page 946.

Parcel Number: 16-00-17540-00-3.

Location of property: 606 King Street, Pottstown, PA 19464-5710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark G. Anderson** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC. Debt: \$92,963.53.

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

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

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

12-21170

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Plan of County Acres, Section #2, made by Barton and Martin, Engineers, of Philadelphia, Pennsylvania on January 16, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Thompson Road (fifty feet wide) being a corner of this and Lot No. 1 on said plan; thence extending along said side of Thompson Road North forty-five degrees, forty-seven minutes, fifty seconds West, seventy feet to a point in line of Lot No. 3 on said plan; thence extending by the same South forty-four degrees, twelve minutes, ten seconds West, one hundred forty-five feet to a point; thence extending South forty-five degrees, forty-seven minutes, fifty seconds East, seventy feet to a point in line of Lot No. 1 aforesaid; thence extending by the same North forty-four degrees, twelve minutes, ten seconds East, one hundred forty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan recorded in the Office for the recording of Deeds in Plan Book B-2, Page 151.

BEING the same premises which Jane H. K. Lorenzon, by Deed dated July 17, 2006 and recorded July 21, 2006 in the Office for the Recorder of Deeds of Montgomery County in Deed Book 5609, Page 0775, granted and conveyed unto Stephanie J. Viola, in fee.

Parcel Number: 65-00-11728-00-6.

Location of property: 4068 Thompson Road, Lafayette Hill, PA 19444.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stephanie J. Viola** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities, I, LLC, Asset-Backed Certificates, Series 2207-HE6. Debt: \$478,480.19.

**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..

12-21704

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a Revised Plan of a Portion of Pinewood, made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, on July 1, 1955, and revised November 19, 1955, as follows, to wit:

SITUATE on the Southeasterly side of Locust Street (66 feet wide) at the distance of 579.06 feet measured South 51 degrees, 30 minutes West, along same, from its intersection with the Southwesterly side of Johnson Highway (66 feet wide).

CONTAINING in front or breadth measured South 51 degrees, 30 minutes West along the Southeasterly side of Locust Street, 34.5 feet and extending of that width in length or depth South 38 degrees, 30 minutes East between parallel lines at right angles to said Locust Street 145.79 feet. The Northeasterly line thereof passing through the party wall between these premises and the premises adjoining to the Northeast.

BEING known as Lot No. 37.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Koniencki and Angela Travaglini, by Deed from Christopher J. Koniencki, dated 01/08/2009, recorded 01/20/2009 in Book 5719, Page 2526.

Parcel Number: 13-00-20716-00-7.

Location of property: 1800 Locust Street, Norristown, PA 19401-3035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Koniencki and Angela Travaglini** at the suit of JP Morgan Chase Bank, National Association. Debt: \$142,753.46.

**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..

12-22121

ALL THAT CERTAIN message or tract of land, situate in the Fifty (formerly Tenth) Ward, of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan as prepared for Harold G. Gresh by Ralph E. Shaner & Son Engineering Company as of February 6, 1971, and revised November 30, 1971, and more fully described, as follows, to wit:

BEGINNING at a corner lands now or formerly owned by John Johnston, said point being on the Westerly property line of Warren Street (50 feet wide); thence from said point of beginning leaving said Warren Street and along lands aforesaid John Johnston, North 47°, 0' West, 111.84 feet to a corner on line of rear of Lot No. 4; thence along the rear, a portion of Lots Nos. 4 and 5, North 43°, 31' East, 35.00 feet to a corner of Lot No. 11; thence along the same South 47°, 0' East, 111.61 feet to a corner of the Westerly property line of Warren Street; thence along the same South 43°, 0' West, 35.00 feet to a corner and place of beginning.

BEING the same premises which Mary C. Fisher by Deed dated August 28, 2007 and recorded December 17, 2008 in Montgomery County in Deed Book Volume 5717, Page 00769 conveyed unto Brian Trethaway and Trinity Trethaway.

Parcel Number: 16-00-31852-00-1.

Location of property: 513 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brian Trethaway and Trinity Trethaway** at the suit of JP Morgan Chase Bank, National Association. Debt: \$218,737.29.

**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..

12-22239

ALL THAT CERTAIN message or tenement and lot or land, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, (known as No. 533 Spring Mill Avenue), bounded and described, as follows, viz:

BEGINNING at a point on the Southerly side of Spring Mill Avenue at the distance of one hundred twenty feet, more or less, Westerly from the Westerly side of Jones Street, said point being in the center of the line which passes through the middle of the partition wall which separates the house on this from the house on the adjoining premises; thence extending Southeasterly, the line passing through the middle of said partition wall one hundred twenty feet

to a point on the Northerly side of a certain twenty feet wide alley; thence extending Southwesterly along said side of said alley twenty feet, more or less, to a point in line of land conveyed by Mary McFadden to Harry William Ferrier; thence extending Northwesterly along said Ferrier's land one hundred twenty feet to a point on the Southerly side of aforesaid Spring Mill Avenue; thence extending Northeasterly along said side of said Spring Mill Avenue twenty feet, more or less, to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN easement in a certain twenty feet wide strip or plot of land, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, described, as follows, to wit:

THE FREE AND UNINTERRUPTED USE, liberty and privilege of, and passage in and along a certain alley or passageway of twenty feet in width and extending Southwesterly out of and from Jones Street in the said Borough of Conshohocken, along the whole Southerly side or rear width of the above described premises.

TOGETHER with the free ingress, and regress to and for the aforesaid party of the second part (party hereto), his heirs and assigns, his tenants of under-tenants, occupiers or possessors of the above described premises, contiguous to the said alley or passageway at all times and seasons forever, hereafter, into, along, upon and out of the said alley in common with the owner, tenants and occupiers of the land adjacent to and abutting on said alley.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Cowan, by Deed from Christopher M. Cowan and Laura L. Cowan, h/w, dated 09/24/1999, recorded 09/29/1999 in Book 5290, Page 751.

Mortgagor Christopher M. Cowan a/k/a Christopher Michael Cowan died on 09/28/2011 and, upon information and belief, his surviving heir(s) is Lee T. Cowan.

By executed waivers, Lee T. Cowan waived his right to be named as a defendant in the foreclosure action.

Parcel Number: 05-00-09740-00-2.

Location of property: 533 Spring Mill Avenue, Conshohocken, PA 19428-1949.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Christopher M. Cowan a/k/a Christopher Michael Cowan, Deceased** at the suit of GMAC Mortgage, LLC. Debt: \$147,086.59.

**Jerome Blank**, Attorney. I.D. #49736

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

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

12-22334

ALL THAT CERTAIN message and lot or place of land, situate and known as 887 Logan Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of 893 Logan Street, said point being on the Westerly property line of Logan Street (50 feet wide) and distant South 37 degrees, 38 minutes West, 50 feet from the Southerly property line of Prospect Street; thence continuing along the Weatherly property line of Logan Street or South 37 degrees, 38 minutes West, 50 feet to a corner of 883 Logan Street; thence along the same North 52 degrees, 22 minutes West, 50 feet to a corner of 212 Prospect Street; thence along the same North 37 degrees, 38 minutes East, 50 feet to a corner of 893 Logan Street; thence along the same South 52 degrees, 22 minutes East, 90 feet to the place of beginning.

BEING the same premises which Michael A. Alderfer and Dana A. Alderfer by Deed dated June 27, 1997 and recorded June 30, 1997 in Montgomery County, in Deed Book 5190, Page 1136, conveyed unto Scott A. Williams and Susan J. Williams, husband and wife.

Parcel Number: 16-00-19716-00-5.

Location of property: 887 Logan Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Scott A. Williams and Susan J. Williams** at the suit of JP Morgan Chase Bank, National Association. Debt: \$223,819.48.

**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..

12-22962

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan - Phase I "The Vineyards" made for Milford Acquisitions, Inc., by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/10/2001 and revised 5/28/2003 and recorded in Plan Book A-61, Page 307 to 317 and further revised 2/10/2004 and recorded 2/24/2004 in Plan Book 22, Page 247 etc., as follows, to wit:

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

TITLE TO SAID PREMISES IS VESTED IN Alan W. Brown and Elizabeth A. Brown, his wife, by Deed from Russell F. Carr, Jr. and Susan I. Carr, h/w, dated 09/20/2005, recorded 10/03/2005 in Book 5573, Page 1563.

Said Alan W. Brown passed away on 4/07/2011.

Said Elizabeth A. Brown passed away on 12/31/2007.

Parcel Number: 57-00-05626-00-5.

Location of property: 1004 Vintage Circle, Pennsburg, PA 18073-1231.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Brown, in his Capacity as Administrator and Heir of The Estate of Alan W. Brown and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Alan W. Brown, Deceased** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$62,280.73.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

12-23386

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a lot revision of development plan made by Franklin and Lindsay, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953 and recorded in the Office for the Recording of Deeds in Norristown, Pennsylvania on April 2, 1953, in Deed Book 2339, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Parkview Road (50 feet wide) at the distance of 746 feet measured Southeastwardly along the Southwesterly side of Parkview Road from the Northeasternmost terminus of a radial round corner connecting the southwesterly side of Parkview Road with the Southeasterly side of Ivinetta Road (50 feet wide); thence in a Southeasterly direction along the Southwesterly side of Parkview Road on the arc of a circle on a line curving to the left having a radius of 950 feet, the arc distance of 80 feet to a point; thence; extending South 13 degrees, 18 minutes, 34 seconds West, 125.630 feet to a point; thence extending North 74 degrees, 43 minutes, 39 seconds West, 36,846 feet to a point of curve; thence in a Northwesterly direction on the arc of a circle on a line curving to the right having a radius of 1075 feet, the arc distance of 53,698 feet to a point; thence extending North 18 degrees, 08 minutes, 04 seconds East, 125 feet to the Southwesterly side of Parkview Road, the first mentioned point and place of beginning.

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

TOGETHER with the free and common use, right, liberty and privilege of a certain 15 feet wide driveway between these premises and Lot No. 17 as and for a passageway and driveway at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Felicia Felder-Houston, by Deed from Fannie Mae, a/k/a, Federal National Mortgage Association Organized and Existing under the Laws of the United States of America, by its Attorney in Fact, Goldbeck, McCafferty & McKeever, (POA recorded 3/20/09, Instrument #2009025559); dated 08/27/2009, recorded 09/10/2009 in Book 5743, Page 1311.

Parcel Number: 31-00-21988-00-4.

Location of property: 16 Parkview Road, Cheltenham, PA 19012-1815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Felicia B. Felder-Hutson a/k/a Felicia Felder-Houston** at the suit of PHH Mortgage Corporation. Debt: \$189,395.49.

**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..

12-23575

ALL THAT CERTAIN lot known as Unit No. E1 in Building No 1005, situate in **Lower Moreland Township** in the Village at Huntingdon Valley Condominium together with an undivided interest in the common elements 1.25% at full proposed build out of 80 units)appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001 and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, at Norristown, Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

TO HAVE AND TO HOLD the said lot or unit above described, with the message or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, his/her/their heirs and assigns, forever.

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

TITLE TO SAID PREMISES IS VESTED IN Edward Ayzenberg and Ellen Ayzenberg, by Deed from Aaron Brown, dated 11/16/2005, recorded 12/05/2005 in Book 5581, Page 2139.

Parcel Number: 41-00-10631-07-4.

Location of property: 3392 Woodland Circle, Condominium Unit 21, Huntingdon Valley, PA 19006-4250.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Edward Ayzenberg and Ellen Ayzenberg** at the suit of JP Morgan Chase Bank, National Association. Debt: \$324,796.67.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

12-23582

ALL THAT CERTAIN lot or piece of ground, with the dwelling house thereon erected, situate in **Norristown Borough**, Montgomery County, State of Pennsylvania, bounded and described, as follows:

BEGINNING at a state on the Southeasterly side of George Street, at the distance of 40 feet Northeasterly from the East corner of George and Oak Streets, a corner of this and Lot No. 610 on a plan of the Chain Farm, now or late of Andora Major; thence along said lot, Southeasterly 102 feet to a 16 feet wide alley laid for the common use; thence along the Northwesterly side of said alley, Northeasterly 20 feet to the Lot No. 614 in said plan; thence along the same, parallel with the first course, Northwesterly 102 feet to George Street aforesaid, and along the Southeasterly side thereof, Southwesterly 20 feet to the place of beginning.

SAID lot being No. 612 on a plan of the Chain Farm.

TITLE TO SAID PREMISES IS VESTED IN Marc L. Berry, by Deed from Marc L. Berry and Yvonne Scott Berry, dated 05/12/2003, recorded 03/09/2005 in Book 5546, Page 207.

Parcel Number: 13-00-13124-00-3.

Location of property: 704 George Street, Norristown, PA 19401-3731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc L. Berry** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$119,063.13.

**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..

12-23670

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by Herbert H. Metz, Registered Engineer, on April 10, 1953, as follows:

BEGINNING at a point on the Northeasterly side of Crescent Avenue (forty feet wide) at the distance of three hundred sixty and eight one-hundredths feet measured on a bearing North forty-seven degrees, thirty-seven minutes West of the intersection of the Westerly side of Pennbrook Avenue (forty feet wide) with the Northeasterly side of Crescent Avenue; (thence continuing along said Northeasterly side of Crescent Avenue, North forty-seven degrees, thirty-seven minutes West the distance of sixty feet to a point, a corner; thence North forty-two degrees, twenty-three minutes East the distance of two hundred feet to a point, a corner; thence South forty-seven degrees, thirty-seven minutes East the distance of thirty-two and eighty-seven degrees, one hundredths feet to a point, a corner; thence South no degrees, ten minutes East the distance of forty and eleven one-hundredths feet to a point, a corner; thence South forty-two degrees, twenty-three minutes West the distance of one hundred seventy and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shamim Ahmed, by Deed from John W. Skalak and Joseph Skalak, by his Attorneys-in-Fact Rita L. Brelsford and Evelyn S. Camburn, dated 11/20/2007, recorded 12/18/2007 in Book 5675, Page 1927.

Parcel Number: 11-00-03072-00-4.

Location of property: 635 Crescent Avenue, Lansdale, PA 19446-3202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shamim Ahmed** at the suit of Citimortgage, Inc. Debt: \$135,374.34.

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

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

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

12-24778

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected, situate in **Worcester Township**, Montgomery County, Pennsylvania and described according to a final plan of subdivision prepared for Moms Valley Farms, now known as Milestone, by Urwiler & Walter, Inc., dated 12/20/1985 and last revised 8/12/1986 and recorded in Montgomery County in Plan Book A-48, Page 168 and 139, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mann Road (50 feet wide which point of beginning is at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25.300 feet from a point of curve on the Northeasterly side of Dotts Way (50 feet wide); thence extending from said point of beginning North 44 degrees, 02 minutes East along the said Southeasterly side of Mann Road 143.12 feet to a point, a corner of Lot No. 178 as shown on said plan, which point is also at the head of a certain 20 feet wide drainage easement; thence extending along said lot, South 45 degrees, 31 minutes, 00 seconds East through the bed of said drainage easement 315.40 feet to a point, a corner of Lot No. 158 as shown on said plan; thence extending along the same, South 31 degrees, 00 minutes, 00 seconds East, still through the bed of said drainage easement, 23.00 feet to a point, a corner of Lot No. 176 as shown on said plan; thence extending along same, South 62 degrees, 29 minutes, 35 seconds West, crossing the Southwesterly side of said drainage easement, 146.93 feet to a point on the Northerly side of the cul-de-sac of Dotts Way; thence extending along the same the 3 following courses and distances, viz: (1) Northwestwardly on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 34.1 feet to a point of reverse curve thereon; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 36.14 feet to a point of tangent thereon; and (3) North 45 degrees, 31 minutes, 00 seconds West, 28.86 feet to a point of radial round curve thereon; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 177 as shown on said plan.

BEING the same premises which James E. Fickenscher and Sherri J. Fickenscher, husband and wife, by Indenture bearing date June 16, 2006 and recorded July 5, 2006 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 05606, Page 2466, granted and conveyed unto Richard S. Seidel and Lorri B. Paster, as Joint Tenants With Right of Survivorship and not Tenants in Common.

Parcel Number: 67-00-00776-18-3.

Location of property: 3103 Dotts Way, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Richard S. Seidel, Lorri B. Paster and the United States of America** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Trust 2006-S4. Debt: \$618,990.33.

**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..

12-24808

ALL THAT CERTAIN message and tract of land, in **Norristown Borough**, County of Montgomery and State of Pennsylvania, at the distance of 982.6 feet Southeasterly from the Southeast corner of Ford and Main Streets.

CONTAINING in front or breadth on said Main Street 15 feet and of that width extending in length or depth between parallel lines with the said Ford Street Southwesterly 80 feet to the Northeasterly side of Shale Alley, 20 feet wide the Northwesterly line of said lot passing through the partition wall between this and the adjoining building.

BEING the same premises which Thuan Vu and Giao Vu, by Deed dated December 31, 2008 and recorded January 9, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5719, Page 750, granted and conveyed unto Zulay H. Rojas.

Parcel Number: 13-00-21788-00-6.

Location of property: 746 East Main Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zulay H. Rojas** at the suit of Citimortgage, Inc. Debt: \$125,807.37.

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

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

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

12-25064

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Plan for Proposed Dwellings for R. J. Builders, made by Donald H. Schurr, Consulting Engineer, Norristown, Pennsylvania, dated June 28, 1973 and last revised August 20, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of George Street (sixty-six feet wide) at the distance of two hundred fifty-five feet measured North forty-five degrees, fifty-one minutes East, along the said side of George Street, from its intersection with the Northeasterly side of Elm Street (fifty feet wide).

CONTAINING in front or breadth Northeasterly along the Southeasterly side of George Street twenty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to George Street one hundred feet.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES ISVESTED IN given by Robert Jefferies and Mary Patricia Jefferies, his wife to Chester J. Lewandowski, single man his heirs and assigns, dated 8/18/1975 and recorded 8/21/1975 in Book 4049, Page 356 Instrument #000860.

Parcel Number: 13-00-13290-00-8.

Location of property: 830 George Street, Norristown, PA 19401-3733.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester J. Lewandowski** at the suit of U.S. Bank National Association as Trustee for Harborview 2006-4 Trust. Debt: \$143,587.91.

**Jerome Blank**, Attorney. I.D. #49736

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

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

12-25072

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania known and designated by the Number 23 on a certain survey and plan of lots recently made by Hunter and Evans, Surveyors and recorded in the Office for Recording of Deeds in and for the said County of Montgomery at Norristown, in Deed Book No. 330, Page 111 & etc., and being on the Northwesterly side of a certain thirty-three feet wide street or avenue designated on said plan as Central Avenue as the same is widened to forty-one feet by the addition thereto of eight feet on the Northwesterly side thereof as shown on said plan.

BEGINNING at a distance of two hundred two feet Southwestwardly from the Southwesterly side of Franklin Avenue.

CONTAINING in front or breadth on the said side of Central Avenue fifty feet and extending in length or depth Northwestwardly along the Northeastly line thereof one hundred forty-four and fifty-two hundredths feet and along the Southwestly line thereof one hundred forty-four and four-hundredths feet.

BOUNDED Southwestwardly by Lot No. 24, Northwestwardly by Lot No. 25, Northeastwardly by Lot No. 22 and Southeastwardly by Central Avenue aforesaid, and

TITLE TO SAID PREMISES IS VESTED IN Matthew L. Levenberg and Laura Michele Levenberg, by Deed from Todd R. Vivian, dated 08/31/2006, recorded 09/25/2006 in Book 5617, Page 1504.

Parcel Number: 31-00-04783-00-1.

Location of property: 316 Central Avenue, Cheltenham, PA 19012-2102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew L. Levenberg and Laura Michele Levenberg** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$249,337.79.

**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..

12-25095

ALL THAT CERTAIN building lot, at the corner of Penn Avenue and Garfield Avenue (formerly Rosemont Avenue) in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of "Washington Boulevard and Penn Avenue Building Lots" dated October 4, 1922, as prepared by C. Raymond Weir and being Lot No. 7 on said plan, as follows, to wit:

BEGINNING at a point on the East side of Penn Avenue, 44 feet wide and the South side of Garfield Avenue (formerly Rosemont Avenue), 44 feet wide; thence along said side of said Garfield Avenue (formerly Rosemont Avenue) North 65 degrees, 45 minutes East, 165.28 feet to a point in the West side of a 16 foot wide alley; thence along the same South 26 degrees, 10 minutes East, 65.14 feet to a point, a corner of Lot No. 8 on said plan now or late of Daniel F. Ziegler; thence along said lot and land South 65 degrees, 51 minutes West, 167.57 feet to a point in the East side of Penn Avenue; thence along the same North 24 degrees, 9 minutes West, 65 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Budine, by Deed from Jerome J. Cartmell and Erica A. Cartmell, h/w, dated 05/22/1998, recorded 06/09/1998 in Book 5228, Page 1676.

Parcel Number: 21-00-05656-00-2.

Location of property: 203 Penn Avenue, Souderton, PA 18964-1851.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Budine** at the suit of GMAC Mortgage, LLC. Debt: \$165,498.78.

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

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

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

12-25265

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, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Monroe Avenue (formerly Fernwood Road) fifty feet wide, at the distance of one hundred and fifty-seven and sixteen-hundredths (157.16) feet Southwestward from the Southwest side of Jenkintown Road (forty-five and five-tenths feet wide); thence extending North fifty-one degrees, fifty-nine minutes, twenty seconds West, one hundred fifty-one and eighty-four hundredths (151.84) feet to a point; thence South thirty-seven degrees, fifty-four minutes, seven seconds West, twenty-five (25) feet to a point; thence extending South fifty-one degrees, fifty-nine minutes, twenty seconds East, one hundred fifty-one and sixty-nine hundredths (151.69) feet to a point on the Northwest side of Monroe Avenue, the line passing through the middle of the partition wall between the house on this lot and the house on the adjoining lot to the Southwest; and thence extending along the said side of Monroe Avenue (formerly Fernwood Road) North thirty-eight degrees, fifteen minutes East, twenty-five (25) feet to the point and place of beginning.

BEING the same premises which Harold Thorsen, Jr. and Margaret F. Thorsen, his wife by Indenture dated 05-29-48 and recorded 08-11-48 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 1939, Page 497, granted and conveyed unto Margaret F. Thorsen, as one-half, undivided interest, Harold Thorsen, 3rd and Margaret Anne Thorsen, children, as one-quarter, undivided interest, as Joint Tenants, and not as Tenants in Common.

TITLE TO SAID PREMISES IS VESTED IN Judy Smiler and Pamela Shapiro, by Deed from Michelle Ulrich, Executrix of the Estate of Margaret Anne Thorsen, n/k/a Margaret A. Abbonizio, dated 11/03/2006, recorded 12/01/2006 in Book 5626, Page 1084.

Parcel Number: 30-00-44088-00-9.

Location of property: 522 Monroe Avenue, Glenside, PA 19038-2417.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judy Smiler and Pamela Shapiro** 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: \$159,175.19.

**Troy Sellars**, Attorney. I.D. #210302

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

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

12-25510

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot No. 21 on Plan of Lots of Malan Terrace, recorded in Deed Book No. 2020, Page 601, bounded and described in accordance with a survey thereof made by C. Raymond Weir, Registered Engineer, dated August 24, 1949, as follows, to wit:

BEGINNING at a point in the center line of Malan Drive (40 feet wide), at the distance of 148 feet Northeasterly from the Northeasterly side of Ridge Pike (50 feet wide); thence extending along the said center line of Malan Drive, North 24 degrees, 27 minutes, 30 seconds East, 85 feet to a point, a corner of Lot No. 20 on said plan; thence extending along said lot, North 65 degrees, 32 minutes, 30 seconds West, 221.83 feet to a point, a corner; thence extending South 45 degrees, 11 minutes West, 90.88 feet to a point, a corner of Lot No. 1 on said plan; thence extending along said lot and Lots Nos. 2 and 3, South 65 degrees, 32 minutes, 30 seconds East, 256 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Antonio Maniglia and Maria Maniglia, h/w, by Deed from Daniel C. Moore and Josephine M. Moore, h/w, dated 10/07/2005, recorded 10/21/2005 in Book 6576, Page 752.

Parcel Number: 65-00-07411-00-3.

Location of property: 3001 Malan Drive, Plymouth Meeting, PA 19462-1920.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Antonio Maniglia and Maria Maniglia** at the suit of JP Morgan Chase Bank, National Association. Debt: \$233,695.35.

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

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

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

12-25605

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated June Twenty-Fifth, 1921 and recorded at Norristown, Pennsylvania, in Deed Book No. 828, Page 600, as follows:

BEGINNING at a point, being the intersection of the middle lines of Colonial Avenue (forty feet wide) and Avondale Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Avondale Avenue ninety feet and extending together of that width in length or depth Southwestwardly between parallel lines at right angles to the aforesaid middle line of Avondale Avenue two hundred feet.

BEING Lots Numbered 694, 695 and 696 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Shelly Dawn Murphy Bowles, by Deed from John Patrick McCabe, Jr. and Lois M. McCabe dated 10/13/2006, recorded 11/28/2006 in Book 5625, Page 1779.

Parcel Number: 30-00-02844-00-6.

Location of property: 2488 Avondale Avenue, Abington, PA 19001-4203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shelly Dawn Murphy Bowles** at the suit of Nationstar Mortgage, LLC. Debt: \$284,807.68.

**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..

12-25612

ALL THAT CERTAIN unit, in the property known, named and identified in the Declaration Plan referred to below as Morgandale Condominium, located in **Towamencin Township**, in the County of Montgomery, in the Commonwealth of 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 1st Amendment thereto dated February 6, 1974 and recorded on March 1, 1974, in Deed Book 3925, Page 77, a 2nd Amendment in Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975, in Deed Book 4066, Page 500, a 3rd Amendment to Declaration of Condominium, dated June 25, 1976 and recorded July 3, 1976, in Deed Book 4119, Page 435, a 4th Amendment to Declaration of Condominium, dated September 30, 1976 and recorded October 4, 1976, in Deed Book 4146, Page 148, a 5th Amendment to Declaration of Condominium, dated November 26, 1976 and recorded December 3, 1976, in Deed Book 4162, Page 245, a 6th Amendment to Declaration of Condominium dated May 12, 1977 and recorded on May 27, 1977, in Deed Book 4201, Page 140, a 7th Amendment to Declaration of Condominium, dated August 9, 1977 and recorded, in Deed Book 4230, Page 97, and an 8th Amendment to Declaration of Condominium, dated August 30, 1977 and recorded September 6, 1977, in Deed Book 4235, Page 542, a 9th Amendment to Declaration of Condominium dated November 22, 1977 and recorded December 5, 1977, in Deed Book 4262, Page 411, and a 10th Amendment to Declaration of Condominium dated, December 6, 1977 and recorded December 30, 1977, in Deed Book 4270, Page 291, and an 11th Amendment to Declaration of Condominium, dated December 1, 1978 and recorded



December 7, 1978, in Deed Book 4368, Page 426, and a 12th Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979, in Deed Book 4382, Page 66, and a 13th Amendment of Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979, in Deed Book 4453, Page 417, and a 14th Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979, in Deed Book 4484, Page 63, and a 15th Amendment to Declaration dated March 19, 1980 and recorded March 20, 1980, in Deed Book 4511, Page 265, and a 16th Amendment to Declaration dated August 20, 1980 and recorded August 28, 1980, in Deed Book 4555, Page 377, and a 17th Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981, in Deed Book 4632, Page 200, and an 18th Amendment to Declaration dated May 9, 1984 and recorded May 10, 1984, in Deed Book 4735, Page 2402, and a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973, in Deed Book 3848, Page 438, and a 1st Amendment to the Code of Regulations thereto, dated September 16, 1987 and recorded, in Deed Book 4866, Page 294, and an Amended Declaration Plan thereto, made a part of the 18th Amendment, recorded in Deed Book 4735, Page 2402, and a Declaration Plan recorded August 28, 1980 in Condominium Plan Book 8, Pages 34, 38.

BEING AND DESIGNATED on such Declaration Plan as Building 57, Unit 1213B, as more fully described on such Declaration Plan and Declaration of Condominium.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .1937% (which interest may be reduced to not less than an undivided .1786% interest within seven 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).

UNDER AND SUBJECT to certain rights, easements, conditions, covenants, agreements and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Lyons, by Deed from Jennifer Fox, dated 02/15/2001, recorded 02/28/2001 in Book 5351, Page 1911.

Parcel Number: 53-00-02164-00-6.

Location of property: 1213 B Crosshill Court, Lansdale, PA 19446-4362.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Elizabeth Lyons** at the suit of Metlife Home Loans, a Division of Metlife Bank, N.A. Debt: \$139,119.12.

**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.

12-25613

ALL THAT CERTAIN lot, parcel or piece of land, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated 8/1/1979 and recorded on 8/2/1979 in Deed Book 4437, Page 310 and Declaration Plan dated 5/9/1979, last revised 7/16/1979 and recorded on 8/2/1979 in Condominium Plan Book 6, Pages 52 and 53 and a Code of Regulations dated 8/1/1979 and recorded 8/2/1979 in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 11-G, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.2368%.

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 Code of Regulations and any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn S. Sanderson and Nicholas A. Abato, by Deed from Shamena Russum, a/k/a, Shamena S. Russum, dated 05/31/2007, recorded 06/22/2007 in Book 5651, Page 2717.

Parcel Number: 59-00-19898-82-4.

Location of property: 515 Old York Road, 11G a/k/a 515 North York Road Unit 11-G, Willow Grove, PA 19090-2656.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Jaclyn S. Sanderson and Nicholas A. Abato** at the suit of GMAC Mortgage, LLC. Debt: \$154,692.33.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

12-25703

ALL THAT CERTAIN lot or piece of land and single brick dwelling thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 162 on plan of Belmont Terrace made by George F. Shaner, Registered Engineer of Pottstown on 4/20/1949 and bounded and described in accordance therewith, as follows, viz:

BEGINNING at a point on the Northwest side of Terrace Lane (50 feet wide) at the distance of 62.40 feet Northeast from the point of intersection of the extending lines of the Northwest side of Terrace Lane with the Northeast side of Master Street (50 feet wide) said point being a corner of this and Lot No. 161 on aforesaid plan; thence extending by said Lot No. 161 North 43 degrees, West 133.54 feet to a corner in line of land now or late of Michael Yonkevitch; thence extending by the same North 46 degrees, 45 minutes East, 60.01 feet to a corner of this and Lot No. 163 on said plan; thence extending by the same South 43 degrees, East 134.85 feet to a point on the aforesaid Northwest side of Terrace Lane; and thence extending by the same South 47 degrees, West 60 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James A. Troutman and Caroline P. Levonuk, by Deed from Angela L. Missimer, dated 07/27/2007, recorded 08/09/2007 in Book 5659, Page 1995.

Parcel Number: 16-00-29148-00-5.

Location of property: 1059 Terrace Lane a/k/a 162 Terrace Lane, Pottstown, PA 19464-4148.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James A. Troutman and Caroline P. Levonuk a/k/a Caroline P. Troutman** at the suit of JP Morgan Chase Bank, National Association. Debt: \$170,118.84.

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

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

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

12-25705

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

BEGINNING at a point on the Southwesterly side of Goshen Road, a common corner of Lots 93 and 94 on said plan; thence extending along the Southwesterly side of Goshen Road on the arc of a circle curving to the left having a radius of four hundred fifty feet the arc distance of twenty-six feet to a point, a corner of Lot 95 on said plan; thence extending along same South forty-three degrees, forty-six minutes, nine seconds West, one hundred ninety-eight and twenty-three one-hundredths feet to a point in line of lands now or late of Bechtel; thence extending along same North twenty-five degrees, forty-seven minutes, twenty-seven seconds West, seventy-eight and sixty-four one-hundredths feet to a point, a corner of Lot 93 on said plan; thence extending along same North fifty-nine degrees, eighteen minutes, forty-two seconds East, one hundred seventy-eight and three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 94 as shown on the above mentioned plan.

Vested by Warranty Deed, dated 9/28/2006, given by Christopher J. Monastero and Christine C. Monastero to Mary Lou E. Malagieri and Angela Bruecks, as Joint Tenants With the Right to Survivorship and recorded 10/5/2006 in Book 5618, Page 01618 Instrument #2006123756.

Real Property Owner: Mary Lou E. Malagieri and Angela Bruecks.

Parcel Number: 38-00-00479-24-8.

Location of property: 149 Goshen Road, Schwenksville, PA 19473-2201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Bruecks and Mary Lou E. Malagieri** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16. Debt: \$233,697.56.

**Chrisovalante P. Fliakos**, Attorney. I.D. #94620

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

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

12-25733

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.

BEGINNING at a point in the Southeasterly line of Greenwood Avenue (60 feet wide) distant 115 feet Northeastwardly measured along the Southeasterly line of Greenwood Avenue from the Easterly end of the curve connecting the Southeasterly line of Greenwood Avenue with the Northeastly line of Old Farm Road. The said connecting curve having a radius of 25 feet. The said beginning point being in the division line between Lots 1 and 2, Block 1, on plan hereinafter mentioned; thence North 75 degrees, 55 minutes, 50 seconds East along the Southeasterly line of Greenwood Avenue 100 feet in front or width to the division line between Lots 2 and 3, Block 1, said plan; thence South 14 degrees, 04 minutes, 10 seconds East along the division line between Lots 2 and 3, Block 1, said plan 137.50 feet to a point in the line of Lot 20, Block 1, said plan; thence South 75 degrees, 55 minutes, 50 seconds West partly along said Lot 20, Block 1, said plan 37.28 feet to an angle point and being in the division line between Lots 20 and 21, Block 1, said plan; thence South 73 degrees, 38 minutes, 58 seconds West partly along Lot 21, Block 1, said plan, 62.77 feet to another angle point and being in the division line between Lots 1 and 2, Block 1, said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the division line between Lots 1 and 2, Block 1, said plan, 140 feet to the place of beginning.

BEING Lot 2, Block 1, Plan of Curtis Hills, Section No. 1, made for Curtis Hills Development Corporation, made by George B. Mebus, Registered Professional Engineer, dated 2/7/1953.

TITLE TO SAID PREMISES IS VESTED IN Stanley P. Bunch by Deed, dated 4/25/11, conveying from Selma Bellet by her Attorney-in-Fact Robert Bellet and Bonni Bellet Schwartz by Durable Power of Attorney dated October 28, 1999 and about to be recorded, recorded 4/28/11, in Book 5799, Page 01123, Instrument Number 2011039647.

Parcel Number: 31-00-12793-00-1.

Location of property: 1132 Greenwood Avenue, Wyncote, PA 19095-2010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stanley P. Bunch** at the suit of Wells Fargo Bank, N.A. Debt: \$167,922.55.

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

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

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

12-25937

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

BEGINNING at a, corner, a corner in the Springhouse and Sumneytown Turnpike North 50 1/2 degrees, West 49 feet to a stone corner; thence on said Turnpike North 63 degrees, West 1 foot to stone corner; thence along land now or late, of Mary Stricker, North 40 degrees, East 21.75 perches to an iron pin in a line of George Miller; thence along said land South 61 1/2 degrees, East 50 feet to an iron pin; and thence along lands of Benjamin Nace South 40 degrees, West 21.85 perches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Randall T. Preston and Polly Preston and Randall T. Preston, Jr., by Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Option One Mortgage Loan Trust 2003-2, Asset Backed Certificates Series 2003-2, dated 06/10/2005, recorded 07/11/2005 in Book 5561, Page 1740.

Parcel Number: 45-00-02584-00-8.

Location of property: 3132 Main Street, Green Lane, PA 18054-2269.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randall T. Preston, Jr., Randall T. Preston, Sr. a/k/a Randall T. Preston and Polly Preston** at the suit of JP Morgan Chase Bank, National Association. Debt: \$140,417.94.

**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..

12-25941

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan of "Woods of Fort Washington", made for East Montco Service Corporation, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 2/1/1977 last revised 6/7/1977 and recorded in the Recorder of Deeds Office for Montgomery County in Plan Book A-29, Page 18, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Boden Place (50 feet wide) said point being measured the two following courses and distances along the Southwesterly side of Montgomery Avenue changing to Boden Place from its intersection with the center line of Madison Avenue (produced); (1) South 52 degrees, 35 minutes, 40 seconds East, 465.51 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 293.97 feet to the point of beginning; thence extending from said point of beginning along said side of Boden Place the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 20 feet to a point of tangent; (2) North 37 degrees, 25 minutes, 35 seconds East, 63.52 feet to a point a corner of 1241 Boden Place; thence along same South 52 degrees, 33 minutes, 25 seconds East crossing a 10 feet wide sanitary sewer easement 155 feet to a point on the Southeast side of same, also being in line of lands now or late of Delaware Valley Industrial Properties, Inc.; thence along same, South 37 degrees, 26 minutes, 35 seconds West, 99.14 feet to a point a corner of 1249 Boden Place; thence along same North 46 degrees, 49 minutes, 39 seconds West, 156.78 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen Gross and Karen J. Gross and Marek MacGregor and Michelle MacGregor by Deed dated December 15, 2006 and recorded-January 9, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5630, Page 1453, granted and conveyed unto Stephen Gross and Karen J. Gross.

Parcel Number: 54-00-02529-20-7.

Location of property: 1245 Boden Place, Fort Washington, PA 19034.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Gross and Karen J. Gross** at the suit of Cenlar, FSB. Debt: \$340,944.62.

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

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

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

12-25963

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

BEGINNING at a point in the center of the public road leading from the Village of Mont Clare to the Village of Port Providence in said Township a corner of this and land now or late of George Hallman; thence by the said latter land North 42 degrees, 16 minutes East, 120 feet to a corner in line of a 10 feet wide alley; thence along the same following the line thereof and 10 feet distant from the right-of-way of the Pennsylvania Railroad Company a distance of 35 feet, 6 inches more or less to a point in line of lands now or late of George W. Bare; thence by said land and passing through the center of the partition wall dividing the message on the premises hereby conveyed from the line adjoining message on the tract of land now of the said George W. Bare, South 42 degrees, 16 minutes West, 120 feet more or less to a point in the center line of the road hereinbefore mentioned thence along the center line of the said road North 48 degrees, West 35 feet, 6 inches to a corner in line of land of George Hallman, the place of beginning.

BEING the same premises which David S. Keytanjian, by Deed dated 9/28/2006 and recorded 10/12/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5619, Page 1421, granted and conveyed unto Heather A. Tawater.

Parcel Number: 61-00-04330-00-1.

Location of property: 319 Port Providence Road a/k/a 319 Walnut Street, Mont Clare, PA 19453.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather A. Tawater** at the suit of U.S. Bank National Association. Debt: \$213,594.72.

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

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

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

12-25986

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by James Cressen, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Arch Street at the distance of 56 feet Northeasterly from the East corner of Arch and Fornance Streets, a corner of this and other property of Joseph A. Bailey; thence Southeasterly the line passing through the middle of the partition wall between this house and the other house of said Bailey 117 feet to the Northwest side of a 3 feet wide alley, which alley is laid out and dedicated by Joseph A. Bailey for the use of properties abutting thereon, forever; thence along said Northwest side of said alley Northeasterly 19 feet, 10 inches to land of Walter R. Luser; thence along said Luser's land, Northwesterly parallel to the first course 117 feet to the Southeast side of Arch Street, aforesaid; thence along said side of Arch Street Southwesterly 19 feet, 10 inches to the place of beginning.

Parcel Number: 13-00-01884-00-2.

Location of property: 1406 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shadrack B. Thacker and Maggie Thacker** at the suit of Citimortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. Debt: \$153,013.34.

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

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

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

12-26088

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

BEGINNING at a point on the Southwest side of Marshall Street, at the distance of 138 feet Southeast of Buttonwood Street; thence along said side of Marshall Street, South 44 degrees, 46 minutes East, 25 feet to a point, a corner of Thomas P. Middleton's Land; thence along said Middleton's Land, the two following courses and distances viz: South 45 degrees, 16 minutes, 77 feet and 3/100 of a foot to a point, and South 45 degrees, West 62 feet and 67/100 of a foot to the Northeast side of Haws Alley; thence along said side of said Haws Alley, North 44 degrees, 45 minutes West, 23 feet to a point, a corner of William B. Montague's Land; thence along said Montague's Land, the two following courses and distances viz: North 45 degrees, East 62 feet and 97/100 of a foot to a point; and North 48 degrees, 16 minutes East, 77 feet and 3/100 of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Jones and Nancy C. Jones, husband and wife, by Deed from Rosella E. Templeton recorded 11/20/1997 in Montgomery County Deed Book 5207, Page 1087.

Parcel Number: 13-00-25304-00-9.

Location of property: 1020 West Marshall Street, Norristown, PA 19401-4212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Jones and Nancy C. Jones** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A. as Trustee for RAMP 2003RS3. Debt: \$91,601.91.

**Lauren R. Tabas**, Attorney. I.D. #93337

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

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

12-26143

**PREMISES No. 1:**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, known as Lot No. 51 on the Plan of Lots of Alexander H. Crockett as laid out by Over and Tingley; Engineers, on September 9, 1926, and bounded and described according to the survey made thereof, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wilson Road at the distance of five hundred feet Southeasterly from the intersection of Wilson Road and Swedesford Road; thence along the line of Lot No. 50, South sixty-seven degrees, eight minutes West, one hundred fifty feet to the line of Lot No. 63 on said plan; thence along the line of Lot No. 63, South twenty-two degrees, fifty-two minutes East, fifty feet to the line of Lot No. 52; thence along the line of Lot No. 52, North sixty-seven degrees, eight minutes East, one hundred fifty feet to the Southwest side of Wilson Road aforesaid; thence along the said side of said Wilson Road, North twenty-two degrees, fifty-two minutes West, fifty feet to the place of beginning.

**PREMISES No. 2:**

ALL THAT CERTAIN lot or piece of ground, known and designated as Lot No. 52 on a revised Plan of Lots of Alexander H. Crockett, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made September 1927 by Hiltner and Hitchcock, Registered Engineers, as follows, to wit:

BEGINNING at a point of intersection of the Northwest side of Valley Road and the Southwest side of Wilson Road; thence extending along the said Northwest side of Valley Road, South sixty-seven degrees, eight minutes West, one hundred fifty feet to a point, a corner of Lot No. 62; thence extending along said lot, North twenty-two degrees, fifty-two minutes West, fifty feet to a point, a corner of Lot No. 51; thence extending along said lot, North sixty-seven degrees, eight minutes East, one hundred fifty feet to a point on the Southwest side of Wilson Road aforesaid; thence extending along the said Southwest side of Wilson Road, South twenty-two degrees, fifty-two minutes East, fifty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas V. Birster, Jr. and Barbara A. Birster, his wife, by Deed from Margaret D. Martin, widow, dated 08/30/1999, recorded 08/31/1999 in Book 4448, Page 220.

Parcel Number: 58-00-20884-00-1.

Location of property: 135 Wilson Road a/k/a 139 Wilson Road, King of Prussia, PA 19406-3043.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas V. Birster, Jr. and Barbara A. Birster** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$268,904.62.

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

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

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

12-26146

ALL THAT CERTAIN lot or tract of land, situate on the South side of East Third Street, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and draft prepared by Ralph E. Shaner & Son, Engineering Company, Pottstown, Pennsylvania, dated 04/02/1992 and last revised 04/25/1992 more fully described, as follows, to wit:

BEGINNING at a corner on the South side of East Third Street (20 feet wide), said point being distant along East Third Street from the Easterly side of Penn Street (20 feet wide), South 74 degrees, 45 minutes East, 150.00 feet; thence from said point of beginning and along the South side of East Third Street and next two courses and distances, to wit: (1) South 74 degrees, 45 minutes East, 30.16 feet to a point of deflection; and (2) South 58 degrees, 35 minutes East, 51.07 feet to a corner on the West side of an alley (12 feet wide); thence along the West side of alley, South 15 degrees, 15 minutes West, 131.35 feet to a corner on the North side of another alley known as Grows Alley (20 feet wide); thence along the North side of Grows Alley, North 74 degrees, 45 minutes West, 60.00 feet to a corner; thence on a line leaving said Grows Alley and along Lot No. 1, North 15 degrees, 15 minutes East, 140.00 feet to a point on the South side of East Third Street and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brad Bumbarger, by Deed from Michael J. Hennessey, dated 04/24/2007, recorded 05/18/2007 in Book 5647, Page 2200.

Parcel Number: 16-00-29276-00-3.

Location of property: 256 East 3rd Street, Pottstown, PA 19464-5375.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brad Bumbarger** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$135,528.24.

**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..

12-26162

ALL THOSE 6 CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map No. 3 Plan of Lansdale Park made by Metz and Weir, Civil Engineers, dated June, 1921, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 834, Page 600, as follows, to wit:



BEGINNING at a point on the Southwesterly side of State Street (40 feet wide) at the distance of 220 feet measured North 52 degrees, 12 minutes West from its point of intersection with the Northwestern side of Girard Avenue (40 feet wide); thence extending from said point of beginning along Lot #12 Southwestwardly 100 feet to a point; thence extending North 52 degrees, 12 minutes West 117.17 feet to a point a corner of Lot #5; thence extending along the real of Lots 5, 4, 3, 2, 1, Northeastwardly 100.5 feet to a point on the Southwesterly side of State Road; thence extending along said side of State Road South 52 degrees, 12 minutes East, 120.2 feet to the first mentioned point and place of beginning.

BEING Lot Numbers 6 to 11, inclusive, Block 54 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Norma Phyllis Brisgone and Francis N. Brisgone, her husband, by Deed from Norma P. McGinn, n/b/m, Norma Phyllis Brisgone, dated 02/01/2002, recorded 03/01/2002 in Book 5397, Page 2390.

Francis N. Brisgone was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Francis N. Brisgone's death on or about 05/10/2010, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 56-00-08173-00-6.

Location of property: 4 State Street, Lansdale, PA 19446-5227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Norma Phyllis Brisgone a/k/a Norma P. McGinn a/k/a Norma P. Brisgone** 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: \$215,358.14.

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

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

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

12-26184

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan "Valley View Estates" made by James H. Cratin P.L.S. dated 08/24/1998 and last revised on 02/07/1999 and recorded in Plan Book A-58, Page 183, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Valley View Drive, at a corner of this and Lot No. 32.02 as shown on the above mentioned plan; thence extending from said place of beginning and along lots 32.02 North 47 degrees, 50 minutes, 52 seconds East, 206.33 feet to a point a corner in line of lands now or late of George and Virgini Zindel; thence extending partly along same and partly along lands now or late of Joan Flynn South 49 degrees, 34 minutes, 30 seconds East, 176.66 feet to a point, a corner in line of lands now or late of Robert and Kathleen Sharp; Thence extending along same, South 40 degrees, 25 minutes, 30 seconds West, 202.57 feet to a point a corner in line of Lot 23.04; thence extending along same, North 65 degrees 52 minutes, 50 seconds West, 158.80 feet to a point a corner of the Southeasterly side cul-de-sac of Valley View Drive; thence partly along same and partly along the Northeasterly side cul-de-sac of Valley View Drive on the arc of a circle having a radius of 60.00 feet the arc distance of 69.40 feet to a point, being the first mentioned point and place of beginning.

BEING known as Lot No. 32.03 on the above mentioned plan.

BEING the same premises which Peter R. Goss, Executor of the Estate of Elizabeth A. Goss and Sandra Goss, by Deed dated May 19, 2011, and recorded May 19, 2011 in Montgomery County Deed Book 5801, Page 01240 conveyed unto Sandra Goss.

Parcel Number: 30-00-69837-01-8.

Location of property: 963 Valley View Drive, Meadowbrook, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sandra Goss** at the suit of JP Morgan Chase Bank, National Association, as Successor in Interest to Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$563,932.92.

**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.

12-26217

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a map and subdivision of Oakland Farms Section 1 for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania dated June 19, 1974 and last revised October 16, 1975 and recorded in the Office of the Recorder of Deeds for the County of Montgomery in Plan Book A-26, Page 26, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide) said point is measured the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) South 83 degrees, 31 minutes, 30 seconds East, six hundred thirty-six feet; thence extending from said point and place of beginning along Lot No. 145 North 06 degrees, 28 minutes, 30 seconds West, two hundred feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive North 83 degrees, 31 minutes, 30 seconds West, eighty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 146 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Denise Marie McCollum and James McCollum, by Deed from George A. Wagner and Carol Wagner, his wife, dated 02/17/2005, recorded 02/24/2005 in Book 5544, Page 2588.

Parcel Number: 63-00-05519-31-3.

Location of property: 2421 Oakland Drive, Norristown, PA 19403-2646.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise Marie McCollum and James McCollum** at the suit of Wells Fargo Bank, N.A. Debt: \$272,163.20.

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

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

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

12-27641

ALL THOSE CERTAIN lots or pieces of land with the message thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Nos. 83, 85, 87 and 89 on a plan of lots laid out by David Ross and others, known and designated as the "West End Tract", bounded and described, as follows, to wit:

BEGINNING at a point at the distance of 421.19 feet Northeast from Main Street on the Southeast side of Montgomery Avenue, a corner of land, and Lot No. 91 on said plan; thence by said Lot No. 91, Southeast 125 feet more or less to the Northwest side of a 20 feet wide alley; thence Northeast by said side of said alley 80 feet to a stake a corner of Lot No. 81 on said plan; thence along Lot No. 81, Northwest 131 1/2 feet more or less to the Southeast side of Montgomery Avenue aforesaid; thence along said side of said Montgomery Avenue, Southwest 80 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Sandra Williams, by Deed from Michael L. Titus, dated 05/31/2002, recorded 07/01/2002 in Book 5414, Page 963.

Parcel Number: 63-00-05311-00-8.

Location of property: 36 North Montgomery Avenue, Norristown, PA 19403-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Williams** 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: \$143,723.76.

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

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

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

12-29390

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 according to a plan of Wyncote Hills, made for Evans Construction Company, by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on January 17, 1956 and last revised September 4, 1956, as follows:

BEGINNING at a point on the Easterly side of Evans Lane (fifty feet wide) at the distance of thirty-four and thirty-five one-hundredths feet measured on a line curving to the right having a radius of twenty feet from a point of reverse curve on the Northerly side of Gribbel Road (fifty feet wide); thence extending from said beginning point along the Easterly and Southeasterly side of said Evans Lane the two following courses and distances: (1) on a line curving to the right having a radius of two hundred thirty-one and seventy-one one-hundredths feet the arc distance of one hundred twenty-three and thirty-one one-hundredths feet to a point of tangent; (2) North twenty-one degrees, fifty-nine minutes East, eighty and one-hundredths feet to a point; thence extending South sixty eight degrees, one minute East, one hundred one and ten one-hundredths feet to a point; thence extending South ten degrees, thirteen minutes West, one hundred fifty-six and one one-hundredths feet to a point on the Northerly side of Gribbel Road, aforesaid; thence extending along the same Westwardly on a line curving to the left having a radius of eight hundred feet the arc distance of eighty-six and ninety-three one-hundredths feet to a point of reverse curve; thence extending on a line curving to the right having a radius of twenty feet the arc distance of thirty-four and thirty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Samuel and Binsi John Samuel, by Deed from John Samuel, dated 03/15/2006, recorded 05/06/2006 in Book 5602, Page 554.

Parcel Number: 31-00-22813-00-7.

Location of property: 1526 Redwood Lane, Wyncote, PA 19095-1908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Samuel and Binsi John Samuel** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$351,202.25.

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

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

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

12-29607

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19464, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office, Montgomery County at Norristown, Pennsylvania in Plan Book A-52, Pages 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Valley Stream Drive, said point being a corner in line of Lot Number 32; thence extending along the same and extending thru a partition wall, South 63 degrees, 10 minutes, 49 seconds East, 105.73 feet to a point a corner; thence South 26 degrees, 49 minutes, 11 seconds West, 21.00 feet to a point a corner in line of Lot Number 30; thence extending along the same and thru a partition wall, North 63 degrees, 10 minutes, 49 seconds West, 105.39 feet to a point a corner on the aforesaid side of Valley Stream Drive; thence extending along the arc of a circle curving to the left having a radius of 100 feet and an arc distance of 19.22 feet to a point of tangent; thence still along the same, North 20 degrees, 52 minutes, 29 seconds East, 1.82 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Novi and Carole Michaluk, father and daughter, by Deed from Myles Owusu and Rosita W. Scarborough-Owusu, h/w, dated 12/05/2008, recorded 12/11/2008 in Book 5716, Page 1934.

Carole A. Michaluk was a co-record owner of the mortgaged premises as a Joint Tenant with the Right of Survivorship. By virtue of Carole A. Michaluk's death on or about 09/14/2011, her ownership interest was automatically vested in the Surviving Joint Tenant(s), Joseph J. Novi.

Parcel Number: 55-00-01704-24-9.

Location of property: 1144 Valley Stream Drive, Perkiomenville, PA 18074-9459.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph J. Novi** at the suit of GMAC Mortgage, LLC. Debt: \$128,743.12.

**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..

12-30598

ALL THAT CERTAIN parcel or tract of land, together with the dwelling house thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Randy Run", as laid out for Robert L. Gresh, Inc. by Ralph E. Shaner & Son Engineering Company as of June 3, 1967, as follows, to wit:

BEGINNING at the Northwestern corner of Lot #32 (now or about to be conveyed to Robert A. and Judy E. Quintes), said point being on the Southerly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection, as projected of the aforesaid Randy Drive and another public road known as Gresh Drive (50 feet wide) the following two courses and distances: (1) North 77 degrees, 08 minutes West, 63.56 feet; and (2) North 81 degrees, 55 minutes West, 256.44 feet; thence from said point of beginning continuing along the Westerly side of Lot #32 South 08 degrees, 05 minutes West, 200.00 feet to a corner on line of other lands of Robert L. Gresh, Inc.; thence along the same, North 81 degrees, 55 minutes West, 100.00 feet to a corner of Lot #34; thence along the same North 08 degrees, 05 minutes East, 200.00 feet to a corner on the Southerly side of aforesaid Randy Drive; thence along the same South 81 degrees, 55 minutes East, 100.00 feet to a corner and place of beginning.

CONTAINING 0.4591 acres of land.

BEING all of Lot No. 33 of a plan of lots known as Randy Drive.

TITLE TO SAID PREMISES IS VESTED IN Jason Falzone and G. Maria Falzone, husband and wife, by deed from Margaret R. Keyser, Executrix of the Estate of Gertrude M. Rasmussen, Deceased dated August 17, 2007 and recorded September 11, 2007 in Deed Book 5664, Page 00379.

Parcel Number: 42-00-03997-00-2.

Location of property: 1296 Randy Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Falzone and G. Maria Falzone** at the suit of JP Morgan Chase Bank, National Association. Debt: \$284,359.58.

**Christine L. Graham**, Attorney.

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

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

12-30982

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 Southwesterly side of a certain sixteen feet wide alley, which runs parallel with Lafayette Street Southeastwardly to Ford Street, at the distance of 97.40 feet measured Northwestwardly from the West corner of Ford Street and the said alley, a corner of this and land of Michael Petrillo and Virginia, his wife; thence along the said Petrillo's land Southwestwardly 42.00 feet to a corner of this and other land of Enrico Marcelli, et al; thence along the said Marcelli's property and parallel with Lafayette Street Northwestwardly 14.20 feet to land now or late of John Caparello; thence along the said Caparello's property and parallel with Ford Street Northeastwardly 42.00 feet to the Southwesterly side of said alley; thence along the said side of said alley Southeastwardly 14.20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sande Pizza, by Deed from Sande Pizza, dated 04/19/2004, recorded 05/10/2004 in Book 5506, Page 1448.

Parcel Number: 13-00-19360-00-4.

Location of property: 565 1/2 East Lafayette Street, Norristown, PA 19401-5118.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sande Pizza** 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: \$60,239.83.

**Zachary Jones**, Attorney. I.D. #310721

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

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

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12-31251

ALL THAT CERTAIN unit, designated as Unit Number B-1, being a Unit in Rosewood Park Condominium, a Condominium, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium, Rosewood Park Condominium, a Condominium, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery on the 16th day of August A.D., 1988 in Deed Book 4883, Page 1323 and Amendment to Declaration as set forth in Deed Book 4907, Page 1539, etc., and plats and plans for Rosewood Park Condominium, a Condominium, in Deed Book 4883, Page 1323.

TOGETHER with all right, title and interest, being a 3.76 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office contained in the aforesaid Declaration of Condominium, and the instruments recorded in Deed Book 350, Page 296, Deed Book 873, Page 162 and Deed Book 3342, Page 403.

BEING the same premises which Deborah A. Trainer, Executrix of the Estate of Sandra I. O'Neill, by Deed dated October 10, 2001 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5398, Page 2136, granted and conveyed unto Edward O'Neill, son, in fee.

Parcel Number: 30-00-69544-24-8.

Location of property: 1100 Tyson Avenue, Unit B-1, Abington, PA 19001.

The improvements thereon are: A condominium containing 2 bedrooms and one bath with an approximate living area of 700 square feet.

Seized and taken in execution as the property of **Edward O'Neill** at the suit of Hatboro Federal Savings. Debt: \$38,466.71.

**Douglas G. Thomas**, Attorney. I.D. #19470

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

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

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12-32721

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 known and designated as Lot No. 6 on a certain survey and plan made by Hunter and Evans, Surveyor and recorded at Norristown in Deed Book 330, Page 111 and being on the Northwesterly side of a certain 33 feet wide street or avenue designated on said plan as Central Avenue as the same is widened to 41 feet by the addition of 8 feet on the Northwesterly line thereof as shown on said plan and the Northeasterly side of Jefferson Avenue.

CONTAINING in front or breadth on the said side of Central Avenue 50 feet and extending in length or depth Northwestwardly on the Northeasterly line thereof 154.12 feet on the Southwestwesterly line thereof along the said side of Jefferson Avenue 153.64 feet.

BOUNDED Northeastwardly by Lot No. 5, Northwestwardly by Lot No. 155, Southwestwardly by Jefferson Avenue and Southeastwardly by Jefferson Avenue and Southeastwardly by Central Avenue aforesaid.

BEING the same premises which Jon P. Tuscano and Anita Tuscano by Deed dated April 27, 1995 and recorded in the Montgomery County Recorder of Deeds Office on May 8, 1995 in Deed Book 5111, Page 2293.

AND THE SAID Jonathan R. Freed a/k/a Jonathan Raymond Freed died on April 9, 2012, intestate and Letters of Administration were granted on April 17, 2012 unto Sallie W. Freed in Montgomery County Under Register of Wills No. 2012-1422.

Parcel Number: 31-00-04723-00-7.

Location of property: 22 Central Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jonathan R. Freed and Sallie Weldon Freed, as Administratrix of the Estate of Jonathan R. Freed, Deceased and not Individually** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$83,212.82, plus interest to the date of the sheriff's sale, plus costs, if later than 5/29/13.

**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..

12-32801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a certain plan thereof known as Map of Property of "Belfort Corporation" made by Yerkes Engineering Company dated May 14, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Longview Road (fifty feet wide), in the bed of a certain ten feet wide utility easement, said point being the two following courses and distances from a point of curve on the Southeasterly side of Lantern Lane (fifty feet wide): (1) leaving Lantern Lane on the arc of a circle curving to the right having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of tangent on the Southwesterly side of Longview Road; and (2) South thirty-one degrees, sixteen minutes East along the Southwesterly side of Longview Road crossing the Northwesterly side of the aforesaid utility easement, two hundred eighty-two feet to the point of beginning; thence extending from said point of beginning, Southeastwardly and Eastwardly partly along the Southwesterly and Southerly sides of Longview Road crossing the Southeasterly side of the aforesaid ten feet wide utility easement also crossing a creek, on the arc of a circle curving to the left having a radius of one hundred fifty-five feet the arc distance of one hundred fifty-five and sixty one-hundredths feet to a point; thence extending South one degree, thirteen minutes West, crossing a certain one hundred feet wide drainage easement also crossing a relocated stream in the bed thereof one hundred eighty-six and fifty-one one-hundredths feet to a point on the Northerly side of another certain ten feet wide utility easement; thence extending North sixty-seven degrees, thirty-six minutes West partly along the Northerly side of the last above mentioned utility easement, partly recrossing the Southeasterly side of and partly through the bed of the aforesaid one hundred feet wide drainage easement also partly recrossing and crossing the aforesaid creek in the bed thereof three hundred fifty-seven and sixty-one one-hundredths feet to a point in the bed of the aforesaid drainage easement; thence extending North fifty-eight degrees, forty-four minutes East recrossing the aforesaid creek, also recrossing the Northeasterly side of the aforesaid one hundred feet wide drainage easement and partly through the bed of the first above mentioned ten feet wide utility easement two hundred forty and twenty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 74 as shown on the above mentioned plan.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, more particularly described in accordance with a subdivision plan of the property of Victor Predi, prepared by Yerkes Associates, Inc., dated April 23, 1979, as follows:

BEGINNING at a point in the right-of-way line of Longview Road, marking the point of intersection of the Westerly boundary line of the Predi Property, on the curve of the right of way line of Longview Road having a bearing of 54 degrees, 33 minutes having a radius of 155 feet the arc distance of 147.57 feet to the point of beginning; thence from said point of beginning, South 58 degrees, 44 minutes West to the distance of 234.61 feet to the Southerly Property Line of the Predi Property; thence along said property line, North 67 degrees, 36 minutes West, 9.93 feet; thence along the property line now or late of Karl F. Miller, North 58 degrees, 44 minutes, 240.28 feet to the aforesaid right-of-way line of Longview Road; thence along the said right of way line along an arc bearing to the left 02 degrees, 58 minutes having a radius of 155 feet the arc distance of 8.03 feet to the point of beginning, thus constituting a strip of ground having a width of 8.0 feet.

CONTAINING 1.897 square feet or .0435 acres.

BEING the same premises which Vittorio Predi, by Deed dated July 12, 1993 and recorded September 13, 1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5054, Page 904, granted and conveyed unto Vittorio Predi and Marianne G. Smith Predi, his wife, as Tenants by the Entireties. Marianne G. Smith departed this life.

Parcel Number: 58-00-12922-00-7.

Location of property: 1075 Longview Road, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Vittorio Predi** at the suit of Ocwen Loan Servicing, LLC. Debt: \$72,570.88.

**Christina C. Viola**, Attorney.

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

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

12-32917

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final plan made for "Garrison Greene", made by Anderson Engineering Associates, Inc., dated 7/17/1999 and last revised 5/18/2001 and recorded in Plan Book A-60, Page 91 to 95, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fusilier Court (of variable width) at a corner of this and Lot No. 7 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 7 the three (3) following courses and distances, viz: (1) North 10 degrees, 44 minutes, 54 seconds East, 15.00 feet to a point, an angle; thence (2) North 19 degrees, 22 minutes, 42 seconds East, 29.35 feet to a point, an angle; thence (3) North 44 degrees, 24 minutes, 50 seconds West, 94.41 feet to a point in line of a 50 feet wide buffer zone; thence extending along same, North 45 degrees, 35 minutes, 10 seconds East, 40.00 feet to a point; a corner of Lot No. 95; thence extending along Lot No. 95 the three (3) following courses and distances, viz: (1) crossing a proposed 20 feet wide storm sewer easement South 44 degrees, 24 minutes, 50 seconds East, 82.15 feet to a point, an angle; thence (2) South 05 degrees, 49 minutes, 17 seconds West, 24.04 feet to a point, an angle; thence (3) South 19 degrees, 22 minutes, 42 seconds East, 59.84 feet to a point on the Northeasterly side of Fusilier Court; thence extending along the Northeasterly side of Fusilier Court on the arc of a circle curving to the left having a radius of 67.00 feet the arc distance of 10.09 feet to a point, a corner of Lot No. 7, aforesaid; being the first mentioned point and place of beginning.

BEING known as Lot No. 8 on the above mentioned plan.



TITLE TO SAID PREMISES IS VESTED IN Lawrence Storm, single person, as sole owner by Deed from Benjamin Colletti and Kathleen Colletti, husband and wife dated 09/29/2006 recorded 11/02/2006 in Deed Book 5622, Page 2045.

Parcel Number: 65-00-04220-07-1.

Location of property: 315 Fusilier Court a/k/a 315 Fusilier Circle, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawrence Storm** at the suit of Bank of America, N.A. Debt: \$445,755.07.

**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..

12-33018

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 Subdivision Lot Plan of Lot Numbers 1-27 and 97 "Autumn Woods" prepared by Wilhelm and Associates, Inc., Planners-Engineers, dated May 19, 1977, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-31, Page 19-B, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac (of irregular width) located at the end of Deerpath Drive (fifty feet wide) as shown on said plan, a corner of Lot Number 16, as shown on said plan, which point is measured the five following courses and distances along the said Southwesterly side of the cul-de-sac, along the Southeasterly side of the cul-de-sac and also along the Southeasterly side of Deerpath Drive, aforesaid from a point of reverse curve on the said Southeasterly side of Deerpath Drive, which last mentioned point of reverse curve is at the arc length of 15.71 feet measured on the arc of a curve, curving to the left, having a radius of 10.00 feet from a point of compound curve on the Southwesterly side of Cricklewood Circle (60 feet wide), viz: (1) extending on the arc of a curve, curving to the right, having a radius of 385.00 feet the arc length of 98.73 feet to a point of tangent; (2) thence extending South 38 degrees, 18 minutes, 30 seconds West, the distance of 89.00 feet to a point of curve; (3) thence extending on the arc of a curve, curving to the right having a radius of 325.00 feet the arc length of 101.85 feet to a point of reverse curve; (4) thence extending on the arc of a curve, curving to the left, having a radius of 20.00 feet the arc length of 19.47 feet to a point of reverse curve; and (5) thence extending on the arc of a curve, curving to the right having a radius of 60.00 feet the arc length of 134.72 feet to the point of beginning; thence extending from said point of beginning, South 38 degrees, 08 minutes, 28 seconds West, along Lot Number 16, aforesaid, the distance of 120.51 feet to a point, a corner of Lot Number 98 as shown on said plan; thence extending North 34 degrees, 53 minutes, 46 seconds West along Lot Number 98, the distance of 50.46 feet to a point, a corner of Lot Number 18 as shown on said plan; thence extending North 55 degrees, 22 minutes, 30 seconds East, along Lot Number 18 the distance of 113.30 feet to a point on the said Southwesterly side of the cul-de-sac; thence extending along the said cul-de-sac the arc of a curve, curving to the left, having a radius of 60.00 feet the length of 17.00 feet to the first mentioned point and place of beginning. The Northwesterly side line thereof for a portion of the distance extending through the party wall of the premises with the premises adjoining to the Northwest, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Ruiz and Rhonda G. Ruiz by Deed from Anthony R. Ruiz and Rhonda G. Britland n/k/a Rhonda G. Ruiz dated 12/27/2004 recorded 02/10/2005 in Deed Book 5543, Page 1392.

Parcel Number: 46-00-00701-16-2.

Location of property: 133 Deerpath Drive, Lansdale, PA 19446-0000.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony R. Ruiz and Rhonda G. Britland n/k/a Rhonda G. Ruiz** at the suit of Bank of America, N.A. Debt: \$279,895.59.

**Katherine Knowlton**, Attorney.

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

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

13-00634

ALL THAT CERTAIN lot in **Upper Pottsgrove Township**, known and designated as Lot 81 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-56, Pages 438, 439, and 440, on January 15, 1997.

BEGINNING at a point on the Southeasterly side of Birdsong Way at the Northernmost corner of Lot 80; thence (1) North 42 degrees, 12 minutes, 08 seconds East, 74 feet; thence (2) South 47 degrees, 47 minutes, 52 seconds East 125 feet; (3) South 42 degrees, 12 minutes, 08 seconds West, 74 feet; and (4) North 47 degrees, 47 minutes, 52 seconds West, 125 feet to the point and place of beginning.

BEING Lot #81.

Parcel Number: 60-00-00005-38-5.

Location of property: 153 Birdsong Way, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling - subject to a first mortgage.

Seized and taken in execution as the property of **Joanne F. Rohrer** at the suit of Diamond Credit Union.  
Debt: \$79,763.65.

**Philip G. Curtin**, Attorney.

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

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

13-00696

ALL THAT CERTAIN parcel of land and improvements therein, situate in **West Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, and designated as Parcel No. 64-00-0351-830-6 and more fully described in a Deed dated November 3, 2003 and recorded November 7, 2003 in Montgomery County in Deed Book 5480, Page 1390, granted and conveyed unto Property Funding, LLC, and Kollar Merger and Acquisitions, Inc.

BEING the same premises which Property Funding, LLC and Kollar Merger and Acquisitions, Inc., by Deed dated 01/10/2007 and recorded 02/22/2007 in Montgomery County in Deed Book 5636, Page 1188 granted and conveyed unto Emilian J. Perkosky, II and Jeanne M. Perkosky.

Parcel Number: 64-00-03518-30-6.

Location of property: 412 Linden Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Emilian J. Perkosky, II and Jeanne M. Perkosky** at the suit of Green Tree Consumer Discount Company. Debt: \$282,687.63.

**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.

13-01297

ALL THAT CERTAIN property, situate in **Abington Township**, in the City of Roslyn, in the County of Montgomery and Commonwealth of Pennsylvania.

BEING described as follows: Lots 1 and 2, Evergreen Manor, Deed Book 782, Page 800. Being more fully described in a Deed dated 8/21/2002 and recorded 10/29/2002, among the Land Records of the County and State set forth above, in Deed Volume 5432 and Page 363.

BEING the same premises which Eagle Rock Publications, Inc., by Deed dated August 21, 2002 and recorded in the Montgomery County Recorder of Deeds Office on October 29, 2002 in Deed Book 5432, Page 363, granted and conveyed unto Michelle Jackson.

Parcel Number: 30-00-10412-00-7.

Location of property: 1578 Coolidge Avenue, Roslyn, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michelle Jackson a/k/a Michelle E. Jackson** at the suit of Springleaf Financial Services of Pennsylvania, Inc., f/k/a American General Consumer Discount Company. Debt: \$189,317.34.

**Christopher A. DeNardo**, Attorney.

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

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

13-02107

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to plan of Kohn Street Homes, made by Donald H. Schurr, Civil Engineer and Surveyor Norristown, Pennsylvania on July 27, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. \_\_ Page \_\_, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street (50 feet wide) which point is at the distance of one hundred seventy-two feet measured North 39 degrees, 49 minutes East along the said side of Kohn Street from its intersection with the Northeasterly side of Elm Street (as shown on said plan); thence extending from said beginning point and along the said side of Kohn Street North 39 degrees, 49 minutes East the distance of 16 feet to a point; thence extending South 50 degrees 11 minutes East, passing a portion of the distance through the party wall of this premises and premises adjoining to the Northeast and crossing the Northwesterly side of a proposed 20 feet wide alley and open as shown on said plan the distance of one hundred ten feet to a point in the center line of said alley; thence extending along the center line of said alley South 39 degrees, 49 minutes West the distance of 16 feet to a point; thence extending North 50 degrees, 11 minutes West recrossing the Northwesterly side of said alley and extending a portion of the distance through the party wall of this premises and premises adjoining to the Southwest, the distance of one hundred ten feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth M. Doyle by Deed from Judith A. Tarmin dated 10/28/2004, recorded 11/10/2004 in Deed Book 05532, Page 1135.

Parcel Number: 13-00-18672-00-8.

Location of property: 820 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth M. Doyle** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc., Trust, Series 2007-SEA1. Debt: \$59,597.32.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

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13-03635

ALL THAT CERTAIN unit in the property known, named and identified as 621 Commons a Condominium, located in **Plymouth Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, as amended 68 Pa. C.S.A. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration and Plats and Plans attached thereto dated December 30, 1993 and recorded in Deed Book 5065, Page 1517 and designated as Unit No. A together with all right, title and interest appurtenant to Unit No. A, being an undivided 33 1/3 percentage interest in and to the common elements as set forth in the above Declaration.

UNDER AND SUBJECT to any and all covenants, restrictions, rights-of-way, easements, agreements of record in the Montgomery County Recorder of Deeds including those covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Condominium.

BEING the same premises which Philomeno & Salamone Rental Partnership, by Deed dated 4/20/05 and recorded in Montgomery County on 5/4/05 at Instrument No. 2005061615, conveyed to 1250 Germantown Pike, L.P., in fee.

Parcel Number: 49-00-04016-02-1.

Location of property: 1250 Germantown Pike, Unit A, Plymouth Meeting, PA 19462.

The improvements thereon are: Commercial rental condominium building.

Seized and taken in execution as the property of **1250 Germantown Pike, L.P., Carmen Salamone and Ralph Philomeno** at the suit of Alliance Bank. Debt: \$1,427,337.39.

**Elliot H. Berton**, Attorney. I.D. #53060

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on June 26, 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**

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## CHANGE OF NAME

### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-09735

NOTICE IS HEREBY GIVEN that on April 25, 2013, the Petition of Jamila Kalifa Colquitt was filed in the above named Court, praying for a Decree to change her name to CAMILLA ARIELLE COLQUITT.

The Court has fixed June 19, 2013, at 9:30 AM in Courtroom "13" 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.

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2013-09137

NOTICE IS HEREBY GIVEN that the Petition of Margaret Kay Jacobs was filed in the above named Court, praying for a Decree to change her name to KAY JACOBS.

The Court has fixed June 19, 2013, at 9:30 AM in Courtroom "13" 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.

**Hope Bosniak, Esquire, Solicitor**  
**Dessen, Moses & Rossitto**  
600 Easton Road  
Willow Grove, PA 19090

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## 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.*

**Clean Sweep Too 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.

**Steerman & Felixon**  
518 Walnut Street, Suite 1200  
Philadelphia, PA 19102

**Daniel Fitzsimmons Agency, 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.

**Stark & Stark, P.C.**  
777 Township Line Road, Suite 120  
Yardley, PA 19067

NOTICE IS HEREBY GIVEN that a Pennsylvania corporation, **DK Philly, Inc.**, filed Articles of Incorporation - For Profit with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on April 12, 2013, for the purpose of doing business in Pennsylvania pursuant to the provisions of Title 15 Pennsylvania Consolidated Statutes Annotated, Section 1306 et. seq. The address of the initial registered office for this corporation is: 315 Madison Avenue, Souderton, Pennsylvania 18964.

**Stephen T. Elinski, Esquire**  
**Salvo Rogers & Elinski**  
510 Township Line Rd., Ste. 150  
Blue Bell, PA 19422

**Happy Papaya 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.

**Old Allen's Corporation** 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.

**Friedman Schuman, P.C.**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

**Old Green Tree Corporation** 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.

**Friedman Schuman, P.C.**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

**Philly Fine Furniture, 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.

**Virginia Flick Lederman, Esquire**  
725 Meetinghouse Road  
Elkins Park, PA 19027

**Three Brothers Holdings, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Andrew J. Monastra, Esquire**  
**Andrew J. Monastra, P.C.**  
740 East High Street  
Pottstown, PA 19464

**TIC Benefits, 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.

**Dominic P. Toscani, Esquire**  
700 Hobbs Road  
Wayne, PA 19087

**XLIMIT INNOVATIONS CORPORATION**  
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.

**Francis X. Buschman, Jr., Esquire**

**Buschman & Johnson**

228 North Main Street

Souderton, PA 18964

## CIVIL ACTION

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 13-04562

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO  
MORTGAGE GROUP, INC.,**  
Plaintiff

vs.

**DENNIS M. McLAUGHLIN, IN HIS CAPACITY  
AS HEIR OF MARTIN J. McLAUGHLIN  
A/K/A MARTIN McLAUGHLIN, DECEASED,  
ET AL,**  
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
MARTIN J. McLAUGHLIN A/K/A MARTIN  
McLAUGHLIN, DECEASED**

You are hereby notified that on March 4, 2013, Plaintiff, CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 13-04562. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2919 THIRD STREET, NORRISTOWN, PA 19403-1550 whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 11-15177

**Souderton Area School District,**  
Plaintiff

vs.

**Anna M. Pouchet,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2009 real estate taxes for property located at 422 Sawyer Drive, Harleysville, PA, Tax Parcel No. 50-00-03924-06-7. A Writ of Scire Facias for \$3,455.49 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Portnoff Law Associates, Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466



## 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

#### **ALDERFER, MERRILL S., dec'd.**

Late of Franconia Township.  
Executors: MARK R. ALDERFER,  
26 Heritage Drive,  
Oreland, PA 19075-2399,  
JOHN R. ALDERFER,  
1012 Cherry Drive,  
Souderton, PA 18964-2822.  
ATTORNEY: J. OLIVER GINGRICH,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

#### **ANDERSON, JUDITH, dec'd.**

Late of Lower Gwynedd Township.  
Executor: ROBIN A. THOMPkins.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
400 Maryland Drive, Suite 200,  
Fort Washington, PA 19034

#### **BIGGS, BETTY B., dec'd.**

Late of Upper Merion Township.  
Executor: WALTER I. BOOZ,  
c/o Andrew F. Malone, Esquire,  
1000 N. Providence Road,  
Media, PA 19063.  
ATTORNEY: ANDREW F. MALONE,  
1000 North Providence Road,  
Media, PA 19063

#### **BOEHME, JOERG D. also known as JOERG BOEHME and J D BOEHME, dec'd.**

Late of East Norriton Township.  
Executor: DOUGLAS J. BOEHME,  
1048 Wagon Road,  
Blue Bell, PA 19422.  
ATTORNEY: BRETT B. WEINSTEIN,  
WEINSTEIN LAW OFFICES PC,  
705 W. DeKalb Pike,  
King of Prussia, PA 19406

#### **BOEHRINGER, JOHN R., dec'd.**

Late of Lower Merion Township.  
Executrix: CAROL B. BOEHRINGER,  
427 Parkview Drive,  
Wynnewood, PA 19096.  
ATTORNEY: W. STEVEN WOODWARD,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
201 King of Prussia Road, Suite 100,  
Radnor, PA 19087

#### **CANALE, SUSAN A., dec'd.**

Late of Lower Moreland Township.  
Executors: JOSEPH A. CANALE, JR. AND  
JENNIFER BLESSING,  
c/o David A. Applebaum, Esquire,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046.  
ATTORNEY: DAVID A. APPLEBAUM,  
FRIEDMAN SCHUMAN, P.C.,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046

#### **CHAMBERS, RITA D. also known as RITA CHAMBERS, dec'd.**

Late of Borough of Collegeville.  
Executrix: NANCY C. BUNTING,  
1078 Maykut Avenue,  
Collegeville, PA 19426.

#### **DAVIS, ELEANOR S. also known as ELEANOR STOER DAVIS, dec'd.**

Late of Lower Merion Township.  
Executor: RICHARD H. DAVIS,  
c/o William P. Culp, Jr., Esquire,  
614 Darby Road,  
Havertown, PA 19083.  
ATTORNEY: WILLIAM P. CULP, JR.,  
614 Darby Road,  
Havertown, PA 19083

#### **FEINSTEIN, ADELE L. also known as ADELE FEINSTEIN, dec'd.**

Late of Abington Township.  
Executrix: JANET LIMA,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEYS: DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090

#### **FRANCIS, MARVIN J., dec'd.**

Late of Upper Moreland Township.  
Executrix: ANN CAVANAUGH,  
c/o John F. Walsh, Esquire,  
653 Skippack Pike, Suite 116,  
P.O. Box 445,  
Blue Bell, PA 19422-0702.  
ATTORNEY: JOHN F. WALSH,  
653 Skippack Pike, Suite 116,  
P.O. Box 445,  
Blue Bell, PA 19422-0702

#### **FRISCO, HARRY, dec'd.**

Late of Plymouth Township.  
Executrix: PAULA D. BODDEN,  
c/o 28 West Airy Street,  
Norristown, PA 19401.  
ATTORNEY: WILLIAM I. ENGLISH, JR.,  
28 W. Airy Street,  
Norristown, PA 19401

#### **FUNK, ESTHER G., dec'd.**

Late of Towamencin Township.  
Executrix: MARY I. SUTCLIFFE,  
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

**GROBES, FRANCIS X., JR., dec'd.**

Late of Borough of Norristown.  
 Executor: MARK RYAN, ESQUIRE,  
 621 Swede Street,  
 Norristown, PA 19401.

**HAMILL, PATRICK J. also known as PATRICK HAMILL, dec'd.**

Late of Montgomery Township.  
 Executors: FREDERICK S. GOETHEL AND  
 CONSTANCE C. GOETHEL,  
 c/o F. Scott Donahue, Esquire,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102.  
 ATTORNEY: F. SCOTT DONAHUE,  
 DONAHUE BATTLE & DONAHUE,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102

**HETRICK, BETTY A. also known as BETTY HETRICK, dec'd.**

Late of Borough of Pottstown.  
 Executrix: MARY JANE TIBERIO,  
 258 Manatawny Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JAMES L. MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 East Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**JACQUINTO, RUTH HABER also known as RUTH JACQUINTO and RUTH HABER, dec'd.**

Late of Cheltenham Township.  
 Co-Executors: MARC HABER AND  
 SUE GROSSMAN,  
 c/o Edgar R. Einhorn, Esquire,  
 255 S. 17th St., Suite 2606,  
 Philadelphia, PA 19103.  
 ATTORNEY: EDGAR R. EINHORN,  
 255 S. 17th St., Suite 2606,  
 Philadelphia, PA 19103

**JOY, JOHN C., dec'd.**

Late of Lower Merion Township.  
 Executrix: JENNIFER JOY CURTIS,  
 c/o Edward J. Kaier, Esquire,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968.  
 ATTORNEY: EDWARD J. KAIER,  
 TEETERS HARVEY GILBOY & KAIER, LLP,  
 1835 Market Street,  
 Philadelphia, PA 19103-2968

**KRASNY, MARVIN, dec'd.**

Late of Lower Merion Township.  
 Co-Executrices: MS. PAULA J. KRASNY,  
 8650 Franklin Avenue,  
 Los Angeles, CA 90069,  
 MS. RACHEL B. BARASH,  
 1 Colonial Drive,  
 Scotch Plains, NJ 07076.  
 ATTORNEY: MARK S. HARRIS,  
 KRAUT HARRIS, P.C.,  
 VIST Financial Building, Suite 311,  
 1767 Sentry Parkway West,  
 Blue Bell, PA 19422

**LORENZON, JOHN, dec'd.**

Late of Springfield Township.  
 Executrix: LYNNE PARKER,  
 c/o Peter T. Commons, Esquire,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144.  
 ATTORNEY: PETER T. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**MARCOLINA, PIERRE J., dec'd.**

Late of Whitemarsh Township.  
 Executrix: AMELIA G. MARCOLINA,  
 c/o Peter T. Commons, Esquire,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144.  
 ATTORNEY: PETER T. COMMONS,  
 COMMONS & COMMON LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**MILLER, FAY S., dec'd.**

Late of Hatfield Township.  
 Executrix: JUDITH MILLER,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford.  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726

**MOLETTIERE, FELIX A., dec'd.**

Late of Borough of Lansdale.  
 Co-Executors: THOMAS MOLETTIERE AND  
 DEBORAH GARGES,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford.  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726

**MOYER, W. PAUL, dec'd.**

Late of Towamencin Township.  
 Executors: JAMES A. MOYER,  
 4291 Landisville Road,  
 Doylestown, PA 18901.  
 JOHN PHILLIP MOYER,  
 1040 Boulder Hill,  
 Green Lane, PA 18054.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**NAGLEE, ELIZABETH B. also known as**

**ELIZABETH NAGLEE and**  
**ELIZABETH BENNETT NAGLEE, dec'd.**  
 Late of Lower Gwynedd Township.  
 Administratrix CTA: MARY L. BUCKMAN,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**PERRI, JOSEPH G., dec'd.**

Late of East Norriton Township.  
 Executrix: CONCHETTA M. PERRI,  
 c/o Robert A. Bacine, Esquire,  
 101 Greenwood Avenue, 5th Fl.,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN SCHUMAN, P.C.,  
 101 Greenwood Avenue, 5th Fl.,  
 Jenkintown, PA 19046

**QUILLEN, TINA, dec'd.**

Late of Lower Salford Township.  
 Administratrix: JODI LITTLE,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426

**RYAN, MAUREEN E., dec'd.**

Late of Plymouth Township.  
 Executrix: GERALDINE M. CROMLEY,  
 c/o John S. DiGiorgio, Esquire,  
 1706 Race Street, Suite 404,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOHN S. DIGIORGIO,  
 1706 Race Street, Suite 404,  
 Philadelphia, PA 19103

**SHEA, JOSEPH H. also known as JOSEPH SHEA, dec'd.**

Late of Abington Township.  
 Executrix: BARBARA S. HAHN,  
 c/o Paul A. Coghlan, Esquire,  
 437 Rhawn Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: PAUL A. COGLAN,  
 437 Rhawn Street,  
 Philadelphia, PA 19111

**SHETTSLINE, JAMES J., dec'd.**

Late of Abington Township.  
 Executor: VINCENT J. SHETTSLINE,  
 c/o Gardner Law Office,  
 740 Main Street,  
 Bethlehem, PA 18018.

**SIKORSKI, MARIE B., dec'd.**

Late of Upper Pottsgrove Township.  
 Executor: JOHN S. SIKORSKI,  
 2010 Gross Road,  
 Pottstown, PA 19464.  
 ATTORNEY: CATHEEN S. SIKORSKI,  
 2010 Gross Road,  
 Pottstown, PA 19464

**SILARY, ELIZABETH M. also known as ELIZABETH SILARY, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: JEAN E. CLEMENTS,  
 426 5th Avenue,  
 Parkersburg, PA 19365.  
 ATTORNEY: RICHARD P. HUNTER, JR.,  
 1800 John F. Kennedy Boulevard, Suite 1500,  
 Philadelphia, PA 19103

**SILVESTER, MICHAEL J. also known as MICHAEL J. SILVESTER, JR., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: MICHAEL A. SILVESTER,  
 c/o 300 West Trenton Avenue,  
 Morrisville, PA 19067.  
 ATTORNEY: DENIS W. LANCTOT,  
 300 West Trenton Avenue,  
 Morrisville, PA 19067

**SMOLL, ARLENE E., dec'd.**

Late of Borough of Red Hill.  
 Executor: DANIEL F. SMOLL,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: ALLEN K. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**STEELE, JAMES S., SR. also known as JAMES S. STEELE, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JAMES S. STEELE, JR.,  
 c/o Jennifer L. Zegel, Esquire,  
 2929 Arch Street, 13th Floor,  
 Philadelphia, PA 19104.  
 ATTORNEY: JENNIFER L. ZEGEL,  
 REGER RIZZO & DARNALL LLP,  
 Cira Centre, 13th Floor,  
 2929 Arch Street,  
 Philadelphia, PA 19104

**SZOT, MARGARET E., dec'd.**

Late of Whitpain Township.  
 Executor: MICHAEL E. SZOT,  
 1650 Penllyn Blue Bell Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**THAIS, DOROTHY, dec'd.**

Late of Borough of Collegeville.  
 Executrix: CAROL MITTURA.  
 ATTORNEY: DAVID G. GARNER,  
 1954 East High Street, Suite 4,  
 Pottstown, PA 19464

**THOMSEN, PAUL A. also known as PAUL THOMSEN, dec'd.**

Late of Whitpain Township.  
 Executor: JEFFREY THOMSEN,  
 1903 Belvedere Avenue,  
 Havertown, PA 19083.  
 ATTORNEY: MICHAEL G. PRICE,  
 1420 Walnut Street, Suite 411,  
 Philadelphia, PA 19102

**TRAUB, JOHN W., JR. also known as JOHN TRAUB, dec'd.**

Late of Franconia Township.  
 Executor: SCOTT W. TRAUB,  
 15 Tremont Court,  
 Newark, DE 19711.  
 ATTORNEY: WENDY J. ASHBY,  
 246 West Broad Street, Suite 3,  
 Quakertown, PA 18951

**TRAYNOR, DEBORAH also known as DEBORAH G. TRAYNOR, dec'd.**

Late of Salford Township.  
 Executrix: TIFFANY A. BARKER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**TROUT, ROBERT G. also known as ROBERT GATES TROUT, dec'd.**

Late of Lower Merion Township.  
 Executrix: ANNE H. TROUT,  
 c/o Benjamin C. Frick, Esquire,  
 919 Conestoga Road,  
 Building 2, Suite 309,  
 Bryn Mawr, PA 19010-1353.  
 ATTORNEY: BENJAMIN C. FRICK,  
 919 Conestoga Road,  
 Building 2, Suite 309,  
 Bryn Mawr, PA 19010-1353

**Second Publication****AMMON, RODNEY DAVID also known as DOROTHY AMMON, dec'd.**

Late of Harleysville, PA.  
 Executor: ROD AMMON,  
 220 Southwind Drive,  
 Doylestown, PA 18901.

**ANDERS, JR., STANLEY S., dec'd.**

Late of Upper Gwynedd Township.  
 Executors: STANLEY S. ANDERS, III AND  
 ELIZABETH R. ANDERS,  
 c/o Frances A. Thomson, Esquire,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: FRANCES A. THOMSON,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**ASSMAN, ELLEN E., dec'd.**

Late of Abington Township.  
 Executor: WILLIAM R. ASSMAN, JR.,  
 c/o Law Offices of Gerhard & Gerhard,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038.  
 ATTORNEY: ROBERT C. GERHARD, JR.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038

**BENJAMIN, THOMAS H., dec'd.**

Late of Douglass Township.  
 Executrix: MS. KATHLEEN KOCHMER,  
 c/o Michael P. Gottlieb, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: MICHAEL P. GOTTLIEB,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200

**BIDDLE, RAYMOND C., dec'd.**

Late of Whitemarsh Township.  
 Executrix: CAROLYN DeLEO,  
 c/o Bernard D. Beitch, Esquire,  
 42 South 15th Street, Suite 1212,  
 Philadelphia, PA 19102.  
 ATTORNEY: BERNARD D. BEITCH,  
 BERNARD D. BEITCH & ASSOCIATES,  
 42 South 15th Street, Suite 1212,  
 Philadelphia, PA 19102

**BRYSON, ELAINE S., dec'd.**

Late of Horsham Township.  
 Executrix: BARBARA FRILING,  
 c/o Gerald R. Clarke, Esquire,  
 119 S. Easton Road, Suite 207,  
 Glenside, PA 19038.  
 ATTORNEY: GERALD R. CLARKE,  
 CLARKE AND ASSOCIATES,  
 119 S. Easton Road, Suite 207,  
 Glenside, PA 19038

**CARROLL, JOSEPH L. also known as JOSEPH L. CARROLL, III, dec'd.**

Late of Borough of Pottstown.  
 Executor: MOSHE D. WRIGHT,  
 514 Butler Avenue,  
 Pottstown, PA 19464.  
 ATTORNEY: PAUL A. BAUER, III,  
 2050 East High Street,  
 Pottstown, PA 19464

**CHESTON, ROBERTA JUDITH also known as ROBERTA J. CHESTON and ROBERTA CHESTON, dec'd.**

Late of Abington Township.  
 Executors: ALAN J. MITTELMAN,  
 STEPHEN CHESTON AND  
 DENA HANSON,  
 1635 Market Street, Seventh Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103

**De GIACOMO, DIANNE V., dec'd.**

Late of Lower Merion Township.  
 Administrator: FRANK G. De GIACOMO,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**DePAOLI, HERMANDO M. also known as HERMAN MARTIN DePAOLI, dec'd.**

Late of Borough of Royersford.  
 Executor: ANTHONY DePAOLI,  
 4990 S. Cotton Court,  
 Chandler, AZ 85248.  
 ATTORNEY: JAMES C. KOVALESKI,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**DININNI, ISABEL A., dec'd.**

Late of Borough of Pottstown.  
 Executor: HENRY R. DININNI,  
 1530 Foresman Drive,  
 Pottstown, PA 19464.  
 ATTORNEY: PAUL A. PRINCE,  
 934 High Street,  
 P.O. Box 696,  
 Pottstown, PA 19464

**DORRELL, VIRGINIA LEE, dec'd.**

Late of Montgomery County, PA.  
 Executor: THOMAS MALONEY.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**DUCKETT, PEARL, dec'd.**

Late of Borough of Conshohocken.  
 Administrator: LESLIE JOHN DUCKETT.  
 ATTORNEY: JOHN A. DI PIETRO,  
 2116 Old Arch Road,  
 East Norriton, PA 19401,  
 610-277-9970

**ENDEBROCK, HENRY W., JR., dec'd.**

Late of Horsham Township.  
 Executrix: VICTORIA A. MURPHY,  
 75 Ivy Court,  
 Quakertown, PA 18951.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**FLETCHER, MARIE C., dec'd.**

Late of Oreland, PA.  
 Executor: LYNN P. MAZZAGATTI,  
 1400 North Wales, Road,  
 Blue Bell, PA 19422.  
 ATTORNEY: NEIL HILKERT,  
 1008 Upper Gulph Road, Suite 300,  
 Wayne, PA 19087

**FOLEY, JOSEPH J., JR., dec'd.**

Late of Abington Township.  
 Executor: MICHAEL J. FOLEY,  
 c/o Bruce A. Nicholson, Esquire,  
 104 N. York Rd.,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Rd.,  
 Hatboro, PA 19040

**FOWLER, WILLIAM H., dec'd.**

Late of Borough of Norristown.  
 Executor: CONNIE MARTINO,  
 2219 B New Hope Street,  
 Norristown, PA 19401.  
 ATTORNEY: NEIL HILKERT,  
 1008 Upper Gulph Road, Suite 300,  
 Wayne, PA 19087

**FRANCIS, AUSTIN WARD, dec'd.**

Late of Wayne, PA.  
 Co-Executrix: KATHLEEN W. FRANCIS,  
 1170 Pugh Road,  
 Wayne, PA 19087.  
 ATTORNEY: HEATHER C. STUMPF,  
 THORP REED & ARMSTRONG, LLP,  
 301 Grant Street, 14th Floor,  
 Pittsburgh, PA 15219

**GOODYEAR, FRANK H. also known as FRANK HENRY GOODYEAR, SR., dec'd.**

Late of Lower Merion Township.  
 Executors: FRANK H. GOODYEAR AND  
 WILLIAM W. FREEHLING,  
 c/o Michael J. Lyons, Esquire,  
 Lyons Dougherty LLC,  
 6 Ponds Edge Drive, Suite 1,  
 Chadds Ford, PA 19317.  
 ATTORNEY: MICHAEL J. LYONS,  
 LYONS DOUGHERTY LLC,  
 6 Ponds Edge Drive, Suite 1,  
 Chadds Ford, PA 19317

**HAMILTON, DOROTHY L., dec'd.**

Late of Upper Frederick Township.  
 Executors: GEORGE N. HAMILTON AND  
 WILLIAM J. HAMILTON,  
 c/o Jack F. Wolf, Esquire,  
 Wolf, Baldwin & Associates, PC,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**HONTZ, MILES C., dec'd.**

Late of Borough of Pennsburg.  
 Executrix: DIANE M. McMURTRIE,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: STEPHEN J. KRAMER,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**HOOPES, BARBARA A. also known as BARBARA HOOPES, dec'd.**

Late of Borough of Norristown.  
 Executrix: CHERIE RAPPOSELLI,  
 42 Monadnock Lane,  
 Peterborough, NH 03458.  
 ATTORNEY: BRETT B. WEINSTEIN,  
 WEINSTEIN LAW OFFICES PC,  
 705 W. DeKalb Pike,  
 King of Prussia, PA 19406

**KEIRSEY, BARBARA M., dec'd.**

Late of Lower Providence Township.  
 Executor: WALTER H. KEIRSEY,  
 c/o Jack F. Wolf, Esquire,  
 Wolf, Baldwin & Associates, PC,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**KERICK, SUZAN also known as SUZANNE KERICK, dec'd.**

Late of Borough of Bridgeport.  
 Administratrix: MS. AMANDA SCHANTZ,  
 c/o Michael P. Gottlieb, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: MICHAEL P. GOTTLIEB,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200

**KIM, UN HO also known as UN KIM, dec'd.**

Late of New Hanover Township.  
 Administrator: UN SUK GONZALEZ,  
 2755 Stacie Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: THOMAS D. LEIDY,  
 42 E. 3rd Street,  
 Boyertown, PA 19512

**LEIBMAN, NEIL, dec'd.**

Late of Lower Merion Township.  
 Executor: MENACHEM MELLER,  
 c/o Stuart R. Lundy, Esquire,  
 Lundy, Beldecos & Milby, PC,  
 450 N. Narberth Ave., Suite 200,  
 Narberth, PA 19072.  
 ATTORNEYS: LUNDY, BELDECOS &  
 MILBY, PC,  
 450 N. Narberth Ave., Suite 200,  
 Narberth, PA 19072

**LUCIANO, ANTONIO, JR. also known as ANTONIO LUCIANO, dec'd.**

Late of Borough of Pottstown.  
 Executrices: ASHLEY N. KUTSCH,  
 1211 N. Evans Street,  
 Pottstown, PA 19464,  
 DANA LUCIANO,  
 558 Kenneth Street,  
 Pottstown, PA 19464.  
 ATTORNEY: EDWARD A. SKYPALA,  
 224 King Street,  
 Pottstown, PA 19464

**MACENKA, SR. MICHAEL G., dec'd.**

Late of Upper Hanover Township.  
 Executor: MICHAEL MACENKA JR.,  
 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



**MARSTELLER, SYLVIA L., dec'd.**

Late of Borough of Collegeville.  
 Executrix: LINDA F. KENNEDY,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426

**McLAUGHLIN, ALBERTA MAE, dec'd.**

Late of Lower Providence Township.  
 Executor: LAWRENCE F. SBEI,  
 c/o Vullings Law Group, LLC,  
 3953 Ridge Pike, Suite 102,  
 Collegeville, PA 19426.  
 ATTORNEY: BRENT F. VULLINGS,  
 3953 Ridge Pike, Suite 102,  
 Collegeville, PA 19426

**McLAUGHLIN, PAUL E., dec'd.**

Late of Lower Providence Township.  
 Executor: LAWRENCE F. SBEI,  
 c/o Vullings Law Group, LLC,  
 3953 Ridge Pike, Suite 102,  
 Collegeville, PA 19426.  
 ATTORNEY: BRENT F. VULLINGS,  
 3953 Ridge Pike, Suite 102,  
 Collegeville, PA 19426

**MONHEIT, RICHARD S., dec'd.**

Late of Cheltenham Township.  
 Executrix: CAROL M. SCHWARTZ,  
 c/o Charles K. Plotnick, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: CHARLES K. PLOTNICK,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**MOOREHEAD, JANE A., dec'd.**

Late of Borough of North Wales.  
 Executrix: MS. DEBORAH J. ALLEN,  
 14 Greentree Drive,  
 Burlington, NJ 08016.  
 ATTORNEY: MATTHEW T. HOVEY,  
 PRINCE LAW OFFICES, P.C.,  
 646 Lenape Road,  
 Bechtelsville, PA 19505

**PATTERSON, BARBARA R. also known as  
PATTERSON, BARBARA RUTH, dec'd.**

Late of Lower Gwynedd Township.  
 Co-Executors: WENDY S. BARR AND  
 EUGENE H. GILLIN,  
 123 South Broad Street, Suite 2102,  
 Philadelphia, PA 19109-1090.  
 ATTORNEY: EUGENE H. GILLIN,  
 123 South Broad Street, Suite 2102,  
 Philadelphia, PA 19109-1090

**RECKAMP, RALPH also known as  
RALPH J. RECKAMP and  
RALPH JOSEPH RECKAMP, dec'd.**

Late of Upper Gwynedd Township.  
 Administratrix: JOYCE RECKAMP,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 East High Street,  
 Pottstown, PA 19464.

**RIECO, DONNA, dec'd.**

Late of West Norriton Township.  
 Administrator: FRANK CAMPESE, JR.,  
 255 S. 17th St., Ste. 2801,  
 Philadelphia, PA 19103.  
 ATTORNEY: FRANK CAMPESE, JR., P.C.,  
 255 S. 17th St., Ste. 2801,  
 Philadelphia, PA 19103

**RUTTENBERG, LINDA K. also known as  
LINDA PICCOLI RUTTENBERG,  
LINDA P. RUTTENBERG and  
LINDA RUTTENBERG, dec'd.**

Late of Upper Merion Township.  
 Executor: NORMAN F. RUTTENBERG,  
 c/o Burton K. Stein, Esquire,  
 200 Four Falls Corporate Center, Suite 400,  
 West Conshohocken, PA 19428.  
 ATTORNEY: BURTON K. STEIN,  
 COZEN O'CONNOR, P.C.,  
 200 Four Falls Corporate Center, Suite 400,  
 West Conshohocken, PA 19428

**SANGER, ALBERT J. also known as  
ALBERT JOHN SANGER, dec'd.**

Late of Abington Township.  
 Executor: THOMAS R. GIRARD,  
 230 Lily Road,  
 Egg Harbor Township, NJ 08234-8422.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 S. Easton Road,, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**SINE, DOLORES M., dec'd.**

Late of Borough of Souderton.  
 Executor: MELVIN VOGELSANG,  
 c/o Ronald W. Boak, Esquire,  
 449 Country Club Dr.,  
 Lansdale, PA 19446-1464.

**SIZEMORE, RUTH, dec'd.**

Late of Springfield Township.  
 Administrators: GERRY SIZEMORE AND  
 GWENDOLYN SIZEMORE,  
 2427 80th Avenue,  
 Philadelphia, PA 19150.  
 ATTORNEY: RONALD J. HARPER,  
 HARPER & PAUL,  
 140 West Maplewood Avenue,  
 Philadelphia, PA 19144-3307

**TEMME, GRACE L. also known as  
GRACE TEMME, dec'd.**

Late of Borough of Ambler.  
 Executrix: PATRICIA R. GEARY,  
 1243 Gordon Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: DAVID J. SOWERBUTTS,  
 4 Terry Drive, Suite 4,  
 Newtown, PA 18940

**TWAROGOWSKI, ELIZABETH also known as  
ELIZABETH JOAN McCORMICK  
TWAROGOWSKI, dec'd.**

Late of Borough of Collegeville.  
 Co-Executrices: MARGARET D. FORREST,  
 ELIZABETH JANE SCHEID, AND  
 CYNTHIA M. WILLIAMS,  
 c/o King Laird, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 KING LAIRD, P.C.,  
 360 West Main Street,  
 Trappe, PA 19426

**VOGEL, ARLENE R., dec'd.**

Late of Franconia Township.  
Executors: EDWARD KRAUS AND  
JUDITH ANN KRAUS,  
c/o Jacqueline J. Shafer, Esquire,  
11 Duane Road and Route 611,  
P.O. Box 885,  
Doylestown, PA 18901.  
ATTORNEY: JACQUELINE J. SHAFER,  
ELLIOTT, MAGEE & SHAFER, LLP,  
11 Duane Road and Route 611,  
P.O. Box 885,  
Doylestown, PA 18901

**WEBSTER, VIRGINIA ANN, dec'd.**

Late of Cheltenham Township.  
Executor: KENNETH HERBERT WEBSTER,  
c/o Law Offices of Gerhard & Gerhard,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, JR.,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038

**WIENER, BARBARA, dec'd.**

Late of Upper Merion Township.  
Administratrix: DEBORAH MAROTTA,  
c/o Smith Aker Grossman & Hollinger, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404-0150.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
60 East Penn Street,  
P.O. Box 150,  
Norristown, PA 19404-0150

**WOOD, MARIE L., dec'd.**

Late of Abington Township.  
Administratrix DBN/CTA: EILEEN M. WOOD,  
c/o 54 East Penn Street,  
Norristown, PA 19401.  
ATTORNEY: BARRY M. MILLER,  
54 East Penn Street,  
Norristown, PA 19401

**Third and Final Publication****ADAMCZYK, TAMARA H., dec'd.**

Late of Lower Pottsgrove Township.  
Administrator: MARION J. ADAMCZYK,  
2070 N. Charlotte St.,  
Pottstown, PA 19464.  
ATTORNEY: BRIDGET M. WHITLEY,  
SKARLATOS ZONARICH LLC,  
17 S. 2nd St., 6th Fl.,  
Harrisburg, PA 17101-2039

**ANASTASI, THOMAS M. also known as**

**TOM ANASTASI, dec'd.**  
Late of Lower Merion Township.  
Administrator: JOAN DELOREFICE,  
335 Rose Lane,  
Haverford, PA 19041.

**BERGEN, FREDERICK R., dec'd.**

Late of Borough of Red Hill.  
Executrix: ESTHER BERGEN,  
282 West Sixth Street,  
Red Hill, PA 18076.  
ATTORNEY: LEE F. MAUGER,  
P.O. Box 698,  
Pottstown, PA 19464

**BIEN, MARY C., dec'd.**

Late of Borough of Pottstown.  
Administratrix: PAMELA W. BLUMER,  
P.O. Box 2243,  
Sinking Spring, PA 19608.  
ATTORNEY: WILLIAM R. BLUMER,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**BRAND, KATHRYN E., dec'd.**

Late of Marlborough Township.  
Administrator d.b.n.c.ta.: ERIC SMITH, ESQUIRE,  
40 E. Airy St.,  
Norristown, PA 19404.  
ATTORNEY: STEPHANIE E. MURPHY,  
HIGH SWARTZ LLP,  
40 E. Airy St.,  
Norristown, PA 19404

**CARUSO, ENRICO D., dec'd.**

Late of East Norriton Township.  
Executrix: CONSTANCE M. DELLA,  
602 Baldwin Avenue,  
Norristown, PA 19403-4124.

**CAVILLE, ALFRED ANTHONY also known as**

**ALFRED A. CAVILLE,  
ALFRED CAVILLE,  
ALFRED CAVILLE, SR. and  
FRED CAVILLE, dec'd.**

Late of West Norriton Township.  
Executor: JOSEPH A. CAVILLE,  
c/o Carla Trongone, Esquire,  
104 N. Main St., 1st Fl.,  
North Wales, PA 19454.  
ATTORNEY: CARLA TRONGONE,  
104 N. Main St., 1st Fl.,  
North Wales, PA 19454

**CLARK, JR., FLOYD L., dec'd.**

Late of East Norriton Township.  
Executrix: BARBARA C. GYDOSH,  
2214 Old Arch Road,  
Norristown, PA 19401-2012.  
ATTORNEY: GARY R. EGOVILLE,  
630 West Main Street,  
Lansdale, PA 19446-2012

**CLUCKEY, KELLEY ANNE, dec'd.**

Late of Montgomery Township.  
Executor: KENNETH CLUCKEY,  
74 Williams Lane,  
Hatboro, PA 19040.  
ATTORNEY: CHRISTOPHER MAZULLO,  
8 East Court Street,  
Doylestown, PA 18901

**CULBERT, SAMUEL J., III also known as**

**S. JAY CULBERT, III, dec'd.**  
Late of West Norriton Township.  
Executrix: BARBARA CULBERT,  
c/o Edward J. Hughes, Esquire,  
1250 Germantown Pike, Ste. 1205,  
Plymouth Meeting, PA 19462.  
ATTORNEY: EDWARD J. HUGHES,  
HUGHES, KALKBRENNER & OZOROWSKI, LLP,  
1250 Germantown Pike, Ste. 1205,  
Plymouth Meeting, PA 19462

**DETWEILER, BETTY J., dec'd.**

Late of Franconia Township.  
 Executor: LAVERNE H. DETWEILER,  
 791 Kulp Road,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**DOYLE, ELEANOR B. also known as ELEANOR V. DOYLE,**

**ELEANOR BRAY DOYLE and ELEANOR DOYLE, dec'd.**  
 Late of Upper Dublin Township.  
 Executor: GREGORY B. DOYLE,  
 c/o Kevin F. Danyi, JD, LLM,  
 Danyi Law Offices, P.C.,  
 133 East Broad Street,  
 Bethlehem, PA 18018.  
 ATTORNEY: KEVIN F. DANYI, JD, LLM,  
 DANYI LAW OFFICES, P.C.,  
 133 East Broad Street,  
 Bethlehem, PA 18018

**DUGGAN, THERESA M., dec'd.**

Late of New Hanover Township.  
 Executors: JOHN P. DUGAN,  
 1130 East Philadelphia Avenue,  
 Gilbertsville, PA 19525,  
 BONNIE A. PATTEN,  
 1467 East Philadelphia Avenue,  
 Gilbertsville, PA 19525.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 E. Main Street,  
 Collegeville, PA 19426

**FELICIANI, CALVIN M., dec'd.**

Late of Borough of Norristown.  
 Administrator: CHRISTINA FELICIANI,  
 1431 Walnut Street,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT L. FELICIANI, III,  
 LAW OFFICE OF ROBERT L. FELICIANI, III, LLC,  
 3900 Skippack Pike,  
 P.O. Box 110,  
 Skippack, PA 19474-0110

**FINN, BEATRICE Z., dec'd.**

Late of Abington Township.  
 Executrix: HEATHER SHAY HERZIG,  
 c/o Bernice J. Koplin, Esquire,  
 123 South Broad Street, Suite 2170,  
 Philadelphia, PA 19109-1029.  
 ATTORNEY: BERNICE J. KOPLIN,  
 123 South Broad Street, Suite 2170,  
 Philadelphia, PA 19109-1029

**GOLDMAN, BRENDA S. also known as BRENDA G. GOLDMAN, dec'd.**

Late of Borough of Jenkintown.  
 Executor: HARMON S. SPOLAN,  
 1900 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: HARMON S. SPOLAN,  
 COZEN O'CONNOR, P.C.,  
 1900 Market Street,  
 Philadelphia, PA 19103

**GOODHART, JOAN also known as**

**JOAN F. GOODHART,  
 JOAN FAIRALL GOODHART and  
 JOAN FLORENCE GOODHART, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN F. GOODHART,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 The Office Court at Blue Bell,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**HAGER, NORMAN J. also known as JERRY HAGER, dec'd.**

Late of Borough of Souderton.  
 Executrix: CHERILYNN ZIEGLER,  
 241 W. Reliance Road,  
 Souderton, PA 18964.

**HENDERSON, HARVEY A., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: RONALD J. VALENTINE AND  
 GLEN W. VALENTINE,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**KARAGIANIS, MARY R., dec'd.**

Late of Lower Merion Township.  
 Executor: L. FRANCIS MURPHY,  
 801 Old Lancaster Road,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: L. FRANCIS MURPHY,  
 MURPHY and MURPHY,  
 801 Old Lancaster Road,  
 Bryn Mawr, PA 19010

**KUTER, LEON S., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: STEPHEN N. KUTER AND  
 LESLIE E. KUTER,  
 c/o James M. Jacquette, Esquire,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**LIACHOWITZ, CLAIRE H., dec'd.**

Late of Lower Merion Township.  
 Executors: ANDREW M. SPOONT AND  
 DAVID T. SPOONT,  
 c/o Jonathan D. Sokoloff, Esquire,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: JONATHAN D. SOKOLOFF,  
 DIAMOND, POLSKY & BAUER, P.C.,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**MacNEILL, JR., WILLIAM C. also known as****WILLIAM C. MacNEILL, dec'd.**

Late of Springfield Township.  
 Executor: NANCY M. ASHTON,  
 1609 Brent Road,  
 Oreland, PA 19075.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**MAUPAY, MARVIN J., dec'd.**

Late of Borough of Jenkintown.  
 Administrator: JOSEPH M. MAUPAY,  
 c/o Thomas P. McCabe, Esquire,  
 442 North High Street,  
 West Chester, PA 19380.

**McCANN, CAROLA., dec'd.**

Late of Borough of Lansdale.  
 Executor: JAMES G. McCANN,  
 725 Derstine Avenue,  
 Lansdale, PA 19446.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**MOSER, DOROTHY BEATRICE, dec'd.**

Late of Borough of Collegeville.  
 Executrix: SHERRY MOHN,  
 3986 Yerkes Road,  
 Collegeville, PA 19426.  
 ATTORNEY: LYNN FLEISHER,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 E. Main Street,  
 Collegeville, PA 19426

**MULLER, MARY E., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: KAREN STRUMLAK,  
 c/o Fiore and Barber LLC,  
 425 Main St., Suite 200,  
 Harleysville, PA 19438.  
 ATTORNEY: AMAN M. BARBER, III,  
 FIORE & BARBER, LLC,  
 425 Main St., Suite 200,  
 Harleysville, PA 19438,  
 215-256-0205

**PASCAL, MARLENE also known as****MARLENE W. PASCAL, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: MALCOLM PASCAL,  
 c/o David B. Pudlin, Esquire,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: DAVID B. PUDLIN,  
 HANGLEY ARONCHICK SEGAL PUDLIN &  
 SCHILLER,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103

**PRESTON, JOHN also known as****JOHN J. PRESTON, dec'd.**

Late of Abington Township.  
 Executrices: NANCY P. PRESTON AND  
 PATRICIA PRESTON RUFIBACH,  
 c/o William Morrow, Esquire,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW TOMPKINS TRUEBLOOD &  
 LEFEVRE, LLC,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401

**RIGHTER, RICHARD D., dec'd.**

Late of Upper Frederick Township.  
 Executrix: J. ROBIN MCGOVERN,  
 107 Memorial Road,  
 Schwenksville, PA 19473.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES,  
 376 E. Main Street,  
 Collegeville, PA 19426

**ROGERS, ANNE B., dec'd.**

Late of Borough of Conshohocken.  
 Administrator: MARY ANN WILLIAMS.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER &  
 ROEBERG, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**SCHIEL, JANE B., dec'd.**

Late of Worcester Township.  
 Executor: ARTHUR L. SCHIEL,  
 c/o Paul C. Heintz, Esquire,  
 One Penn Center, 19th Fl.,  
 Philadelphia, PA 19103-1895.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 One Penn Center, 19th Fl.,  
 Philadelphia, PA 19103-1895

**SCHLICHTER, EARL H. also known as  
EARL HOWARD SCHLICHTER, dec'd.**

Late of New Hanover Township.  
 Executrix: DEBORAH D. UBA,  
 c/o Tomlinson & Gerhart,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: BARRY J. TOMLINSON,  
 TOMLINSON & GERHART,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**SCHWARTZ, MERRILL L., dec'd.**

Late of Lower Merion Township.  
 Executrix: HANNAH Y. SCHWARTZ,  
 c/o Warren J. Kauffman, Esquire,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103.  
 ATTORNEY: WARREN J. KAUFFMAN,  
 WHITE and WILLIAMS LLP,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103

**SHANER, WILLIAM A., JR., dec'd.**

Late of Upper Providence Township.  
 Executrix: CAROL A. RENNINGER,  
 c/o Lisa J. Cappelletta, Esquire,  
 1236 East High Street,  
 Pottstown, PA 19464.

**TYLER, ALBERT G. also known as  
ALBERT GEORGE TYLER and  
ALBERT TYLER, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: DIANN TYLER,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**WILT, MATTHEW RICHARD also known as  
MATTHEW WILT and MATTHEW R. WILT, dec'd.**

Late of East Norriton Township.  
Executor: BENJAMIN H. WILT,  
c/o Benjamin L. Jerner, Esquire,  
5401 Wissahickon Ave.,  
Philadelphia, PA 19144.

ATTORNEY: BENJAMIN L. JERNER,  
JERNER & PALMER, P.C.,  
5401 Wissahickon Ave.,  
Philadelphia, PA 19144

**YODER, JAMES ROLAND, JR. also known as  
ROLAND YODER and  
J. ROLAND YODER, dec'd.**

Late of Borough of Lansdale.  
Executrices: MARILYN BRUFF AND  
LUCINDA ROLLAND,  
c/o Stephanie E. Murphy, Esquire,  
40 East Airy Street,  
Norristown, PA 19404.

ATTORNEY: STEPHANIE E. MURPHY,  
HIGH SWARTZ LLP,  
40 East Airy Street,  
Norristown, PA 19404

**YOUNG, E. MARIE also known as  
EMMA MARIE YOUNG, dec'd.**

Late of Upper Hanover Township.  
Executrix: ANGELA M. VAUGHN,  
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

**ZAKOWICZ, THOMAS A., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: LOIS ZAKOWICZ,  
1159 Mulberry St.,  
Pottstown, PA 19464.

ATTORNEY: KENNETH E. PICARDI,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI,  
1129 E. High St.,  
P.O. Box 776,  
Pottstown, PA 19464

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**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Amur Spirits** with its principal place of business at 205 Mill St., Bridgeport, PA 19405.

The names of the persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on April 19, 2013.

**Chinook** with its principal place of business at 205 Mill St., Bridgeport, PA 19405.

The names of the persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on April 22, 2013.

**JMG Risk Management Services** with its principal place of business at 654 Enterprise Drive, Limerick, PA 19468.

The names and addresses of the person and entity owning or interested in said business are: Kenneth Lacey, 176 Merion Drive, Limerick, PA 19468 and Jones Motor Group Inc., 654 Enterprise Drive, Limerick, PA 19468.

The application was filed on April 17, 2013.

**Angela Rainey, Esquire**

1200 Walnut Bottom Road, Suite 331  
Carlisle, PA 17015

**Kellen A. Smith Speaking and Consulting** with its principal place of business at 127 Radnor St., Bryn Mawr, PA 19010.

The name and address of the person owning or interested in said business is: Kellen Smith, 127 Radnor St., Bryn Mawr, PA 19010.

The application was filed on March 21, 2013.

**Strong Spirits** with its principal place of business at 205 Mill St., Bridgeport, PA 19405.

The names of the persons owning or interested in said business are: Raymond Scott Winters and Matthew Craig Marlowe.

The application was filed on April 22, 2013.

**Sunnyside** with its principal place of business at 2901 West Ridge Pike, Trooper, PA 19403.

The name and address of the entity owning or interested in said business is: UMH PA Sunnyside, LLC, 3499 Route 9 North, Suite 3C, Freehold, NJ 07728.

The application was filed on March 22, 2013.

**Lauren E. Bogar, Esquire**

1 West Main Street  
Shiremanstown, PA 17011

**TBC's Charlie's Company** with its principal place of business at 2377 Steven Rd., Huntingdon Valley, PA 19006.

The name and address of the person owning or interested in said business is: Taryn B. Cherry, 2377 Steven Rd., Huntingdon Valley, PA 19006.

The application was filed on March 14, 2013.

**Therapeutic Muscle Solutions** with its principal place of business at 6214 Sentinel Ridge, Eagleville, PA 19403.

The name and address of the person owning or interested in said business is: Derek Somerville, 6214 Sentinel Ridge, Eagleville, PA 19403.

The application was filed on October 31, 2012.



## MISCELLANEOUS

### PUBLIC NOTICE OF COURT HEARING TO CONSIDER SETTLEMENT AGREEMENT

This is notice to the public that in the matter of In re: Appeal of Northwestern Human Services from the decision dated November 11, 2010 of the Zoning Hearing Board of the Township of Lower Gwynedd, Case No.: 10-36184, a hearing shall occur on May 22, 2013 at 10:00 a.m. at the Montgomery County Court House, Swede and East Airy Streets, Norristown, Pennsylvania, in Courtroom A. The purpose of this hearing is to consider approval by the court of the settlement agreement in this case between on the one hand Plaintiff Northwestern Human Services a/k/a NHS Human Services Inc. ("NHS"), and on the other hand, Defendant Lower Gwynedd Township Zoning Hearing Board and Intervenor Lower Gwynedd Township.

The settlement agreement would resolve claims by NHS in this matter against the Defendant and the Intervenor named above. The settlement agreement will also resolve the federal lawsuit entitled NHS Human Services, Inc. v. Lower Gwynedd Township, Lower Gwynedd Township Zoning Hearing Board, Frances Vitetta, Cary Levinson and Dennis Daly, United States District Court for the Eastern District of Pennsylvania, C.A. 11-2074. The settlement agreement includes, among other provisions, a determination that a single family dwelling at 761 Tennis Avenue in Lower Gwynedd Township may be used, pursuant to certain conditions, as a group home for individuals with a primary diagnosis of intellectual development disability in accordance with certain conditions for use of the home attached to and part of the settlement agreement.

At this hearing, any member of the public alleging to have an interest in the settlement agreement may appear and be heard, or shall forever waive any objection. The settlement agreement maybe found on the home page of the Lower Gwynedd Township website at <http://lowergwynedd.org>. The settlement agreement is also available for inspection during normal business hours at the Lower Gwynedd Township administration building at 1130 N. Bethlehem Pike, Spring House, PA 19477.

Other documents relating to this case maybe obtained from the office of the Prothonotary at the Montgomery County Court House or through the Montgomery County website.

## SALE OF REAL ESTATE

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-25986

**CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP, INC.,**  
Plaintiff

vs.

**SHADRACK B. THACKER and MAGGIE THACKER,**  
Defendants

### NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER SHADRACK B. THACKER, DECEASED,  
whose last known address is 1406 Arch Street,  
Norristown, PA 19401.

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 1406 Arch Street, Norristown, PA 19401, is scheduled to be sold at Sheriff's Sale on May 29, 2013 at 10:00 A.M., at Commissioners Hearing Room, Dauphin County Administration Building (formerly Mellon Bank Building), Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$153,013.34, obtained by CitiMortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. (the mortgagee). Property Description: Prop. sit in the Borough of Norristown, Montgomery County, PA. BEING prem.: 1406 Arch Street, Norristown, PA 19401. Tax Parcel: #13-00-01884-00-2. Improvements consist of residential property. Sold as the property of Shadrack B. Thacker and Maggie Thacker. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Dauphin County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**Powers, Kirn & Javardian, LLC, Attys. for  
Plaintiff**

1310 Industrial Blvd., 2nd Fl., Ste. 201  
Southampton, PA 18966  
(215) 942-2090

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## TRUST NOTICES

### First Publication

**Robert L. Birman Deed of Trust dtd. April 8, 1997, as Amended and Restated.** Robert L. Birman, Deceased. Late of Upper Providence Twp., Montgomery County, PA. This Trust is in existence and all persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to Geraldine M. Birman & Robert A. Bacin, Esquire, Trustees, 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046. Or to the Trustees' Atty.: Robert A. Bacin, Friedman Schuman, P.C., 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046.

**The Joel Reibstein Living Trust Agreement dtd. June 14, 1999.** Joel Reibstein, Deceased. Late of Lower Merion Twp., Montgomery County, PA. This Trust is in existence and all persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to David Reibstein, Trustee, c/o Thomas J. Burke, Jr., Esq., 15 Rittenhouse Pl., Ardmore, PA 19003. Or to the Trustee's Atty.: Thomas J. Burke, Jr., Haws & Burke, 15 Rittenhouse Pl., Ardmore, PA 19003.

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## EXECUTIONS ISSUED

**Week Ending April 30, 2013**

### **The Defendant's Name Appears First in Capital Letters**

ANDERSON, JACQUELINE - Wells Fargo Bank Na, et al.; 201302583; WRIT/EXEC.  
 AYZENBERG, EDWARD: ELLEN:  
 ROBERTO, FONSECA, GRNSH. - Village At Huntingdon Valley Condominium Assoc; 201227649; WRIT/EXEC.  
 BARASSATIAN, KRIKOR: KRIKOR:  
 JEANNIE - Aurora Loan Services, LLC, et al.; 201115446; WRIT/EXEC.  
 BARNETT, IRVIN: MCDOUGAL, VAUGHN:  
 FREEDOM CU, GRNSH. - Eagle One Federal Credit Union; 200815677; REASSESS ORDER/14,351.07.  
 BERMAN, ALLEN: NATIONAL PENN INVESTORS TRUST COMPANY, GRNSH. - Mannion Prior Llp, et al.; 201129498.  
 BRANDT, ANTHONY: NESBUR - Us Bank Na; 201304632; \$122,668.65.  
 BYRD, DIANA: JOHN - Wells Fargo Bank Na; 201226281; \$182,382.52.  
 CODRINGTON, JEANETTE - Cabrini College; 200824563; WRIT/EXEC.  
 CUDDAHY, LINDA - Bank Of America Na, et al.; 201130671; ORDER/167646.41.  
 DONN, CRAIG: PNC BANK, GRNSH. - Aaa Dentalab, LLC; 201302759; WRIT/EXEC.  
 FAGAN, NICOLE: WELLS FARGO BANK NA, GRNSH. - Reliance Federal Credit Union; 201227965; REASSESS ORDER/1,256.87.

FISHER, SHANA: WELLS FARGO BANK NA, GRNSH. - Drexel University; 201231397; REASSESS ORDER/9,868.60.  
 FRANCOIS, PATRICK: ONATE, MEGAN - Wells Fargo Bank Na; 201101839; WRIT/EXEC.  
 GEIGERT, ANDREW - Us Bank National Association; 201211496; \$295,254.33.  
 GOSS, ANGELA - Gwynedd Club Condominium Assoc; 20109130; ORDER/JDMT 16,608.52.  
 GUARNIERI, PATRICK: CITIZENS BANK, GRNSH. - Drexel University; 200601375; WRIT/EXEC.  
 JOHNS, JAMES - Jmmmpc Co, et al.; 201024308; WRIT/EXEC.  
 LAGUDA, CATERINA - Deutsche Bank National Trust Company Tr, et al.; 200906776; \$198,847.74.  
 MARLER, JASON: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201130209; \$1,515.50.  
 MCKAY, MINNIE - Goldman Sachs Mortgage Company; 201301456; \$36,993.05.  
 MEYERS, BARBARA - Green Tree Consumer Discount Company; 201303112.  
 NAPCON, INC.: COMMONWEALTH INSURANCE COMPANY: FIRST TRUST BANK, GRNSH. - Byrd Yeany Seeding Mulching, et al.; 201309215; \$122,553.16.  
 NEELON, KENNETH - Jpmorgan Chase Bank Na, et al.; 201225601; \$52,132.92.  
 NYCE, JOHN - Vnb Loan Services, Inc.; 201307044; WRIT/EXEC.  
 ODDO-KAHHAN, URSULA - Nationstar Mortgage, LLC, et al.; 201304346.  
 PENN WYNN, INC.: HARLEYSVILLE NATIONAL BANK, GRNSH. - Philadelphia City; 201309656; WRIT/EXEC.  
 PEYTON, STEVAN: BARBARA - Us Bank National Association, et al.; 201203124; WRIT/EXEC.  
 SCHULTZ, SUZANNE - Citimortgage, Inc., et al.; 201037875; \$355,847.00.  
 SILVER, DONNA: WELLS FARGO BANK, GRNSH. - Portfolio Recovery Assoc, LLC; 201130205; \$3,895.15.  
 SOPPICK, JOSEPH: JANET - West Conshohocken Boro; 200727397; ORDER/130,500.00.  
 STONE, DENNIS - Jpmorgan Chase Bank National Association, et al.; 201303637; \$293,055.62.  
 THE TYREE ORGANIZATION LTD:  
 TYREE ENVIRONMENTAL CORP:  
 TYREE EQUIPMENT CORP: HSBC, GRNSH., ET AL. - Wayne Carmint Landscaping, Inc.; 201302084.  
 WHITNEY, BARRY: TD BANK NATIONAL ASSOCIATION, GRNSH. - American Express Bank Fsb; 201219311; WRIT/EXEC.  
 WILLIAMS, MATTHEW: PNC BANK, GRNSH. - Spring Mountain Condominium Association; 201304673; WRIT/EXEC.  
 ZANGRILLI, ROBERT: JOAN - Everbank; 201233046; \$163,899.78.  
 ZISIS, PERIKLIS: TSINTZIRA, ELENI - Deutsche Bank National Trust Company, et al.; 201226134; WRIT/EXEC.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending April 30, 2013****The Defendant's Name Appears  
First in Capital Letters**

ABUNDANT LIFE FAMILY CHRISTIAN CENTER:  
ABUNDANT LIFE WORLD OUTREACH  
FAMILY CHRISTIAN CENTER - Young, Paul;  
201309294; Complaint In Confession of  
Judgment Mone; \$283058.53.

ADAMS, KIMBERLY - Midland Funding Llc;  
201308988; Judgment fr. District Justice; \$1391.92.

ALFONSI, ANNA: ALBERT - Rath, Sandra;  
201308992; Judgment fr. District Justice; \$912.40.

AURELIA, JOSEPH - Asset Acceptance Llc;  
201309516; Judgment fr. District Justice; \$5485.52.

BEAHAN, CHRISTOPHER - Fia Card Services Na;  
201309526; Judgment fr. District Justice; \$3364.16.

BENNETT, JOHN - Wilmington Savings Fund  
Society Fsb; 201309135; Complaint In  
Confession of Judgment; \$19535683.96.

BENNETT, JOHN: DIROCCO, NANCE -  
Wilmington Savings Fund Society Fsb; 201309121;  
Complaint In Confession of Judgment; \$2,361,745.80.

BRAGG, SANDRA: SANDY - Womens Health Care  
Group Of Pennsylvania Llc; 201309403;  
Judgment fr. District Justice; \$2249.68.

BUTLER, TRACEY - Palisaded Collection Llc;  
201309402; Certification of Judgment; \$1886.49.

CALHOUN, KIMBERLY - Capital One Bank Usa Na;  
201309608; Judgment fr. District Justice; \$4242.53.

CANDY COTTAGE COMPANY INC:  
PALAGRUTO, ALBERT: JOAN -  
Acquired Capital Ii L P; 201309203; Complaint In  
Confession of Judgment; \$57,830.43.

CARROLL, GEORGE - Midland Funding Llc;  
201308600; Judgment fr. District Justice; \$3428.52.

CATERING BY YELLOW SPRINGS LLC:  
CATERING BY YELLOW SPRINGS:  
ORLANDO, BARBARA - Us Foods Inc;  
201309254; Certification of Judgment;  
\$WRIT/EXEC.

CENEVIVA, LOUIS - Asset Acceptance Llc;  
201308982; Judgment fr. District Justice; \$5,345.18.

COPELAND, DONNELL - Capital One Bank;  
201309301; Judgment fr. District Justice; \$2,164.83.

CURRAN, THOMAS - City Of Philadelphia;  
201308999; Certification of Judgment; \$54,367.20.

DAVIS, MONIQUE - Midland Funding Llc;  
201309474; Judgment fr. District Justice; \$1,371.67.

DEVON HEALTH SERVICES INC -  
Wilmington Savings Fund Society Fsb;  
201309187; Complaint In Confession of Judgment;  
\$19557842.32.

DEVON INTERNATIONAL INC -  
Wilmington Savings Fund Society Fsb;  
201309307; Complaint In Confession of Judgment;  
\$16,294,361.97.

DIDOMENICO, LOUIS - Shay, David; 201309274;  
Certification of Judgment; \$3,692.00.

DIDONATO, SALVATORE: PATRICIA - Vist Bank;  
201309430; Complaint In Confession of Judgment;  
\$110504.16.

DODSON, CHRISTOPHER - Midland Funding Llc;  
201309072; Judgment fr. District Justice; \$4982.54.

DOIG, BARBARA - Liberty Point Corp; 201309524;  
Judgment fr. District Justice; \$3040.30.

DOUCETTE, DAWN - Midland Funding Llc;  
201308985; Judgment fr. District Justice; \$3204.03.

DUREN, ANDREW: ATKINS, CRAIG -  
Morrison, Patrick; 201308180; Certification of  
Judgment; \$25,000.00.

ELECTROSTATISTICS INC - Nappen, Robert;  
201308952; Complaint In Confession of Judgment;  
\$POSSESSION.

FAZIO, VINCENT - Lvnv Funding Llc; 201309087;  
Judgment fr. District Justice; \$1,288.02.

GAMBINO, DENNIS - Wells Fargo Bank N A;  
201309498; Complaint In Confession of Judgment;  
\$36,688.86.

GIORGI, MARY - Capital One Bank Usa Na;  
201309286; Judgment fr. District Justice;  
\$10,132.91.

GREGORY, MARY: BUCCI, MARY -  
Barclays Bank Delaware; 201309530; Judgment fr.  
District Justice; \$3670.50.

GUZIEWICZ, MICHAEL - Lvnv Funding Llc;  
201309082; Judgment fr. District Justice; \$3,733.58.

HAMEL, MEGAN - Asset Acceptance Llc;  
201308987; Judgment fr. District Justice; \$3,199.84.

HARRINGTON, THOMAS - Capital One Bank;  
201309222; Judgment fr. District Justice; \$1,592.66.

HENDERSON, LINDA - Spring Mountain Summit  
Condominium Association; 201308983;  
Judgment fr. District Justice; \$5,909.15.

JABMD LLC - Wilmington Savings Fund Society Fsb;  
201309169; Complaint In Confession of Judgment;  
\$16,463,917.23.

KEIPER, ANTHONY - Capital One Bank; 201309084;  
Judgment fr. District Justice; \$1,066.03.

KELLY, STEPHEN - F Alan Dickerman Dds Pc;  
201309514; Judgment fr. District Justice; \$2348.83.

KING, MAUREEN - Midland Funding; 201309377;  
Judgment fr. District Justice; \$5755.16.

KOPF, RANDY - Worldwide Debt Solutions Llc;  
201309513; Judgment fr. District Justice; \$2119.59.

KRASLEY, SHEREE: KARL - Herritage Ridge Hoa;  
201309306; Judgment fr. District Justice; \$991.87.

LANE, TYRONE: 8TH VALLEY LLC:  
MANNING, LATASHA - Yellowbook Usa;  
201309105; Judgment fr. District Justice; \$3067.78.

LEHMAN, DAWN - Asset Acceptance Llc;  
201309332; Judgment fr. District Justice; \$3997.35.

LEWIS, THOMAS - Dombroski, David; 201309303;  
Judgment fr. District Justice; \$1190.03.

LT OF NW LLC: LITTLE TOKYO:  
ZODIAC MANIAC LLC - Mall At  
Montgomeryville Lp; 201309496; Complaint In  
Confession of Judgment Mone; \$20093.78.

LUBA, DAVID - Capital One Bank; 201309371;  
Judgment fr. District Justice; \$1,323.76.

MADDEN, SANDRA - Discover Bank; 201309515;  
Judgment fr. District Justice; \$8947.89.

MANN, WILLIAM - Capital One Bank Usa Na;  
201309281; Judgment fr. District Justice; \$5648.33.

MATTHEWS, YVETTE - Lvnv Funding Llc;  
201309065; Judgment fr. District Justice; \$1,466.85.

MAYES, JUDY - Asset Acceptance; 201309069;  
Judgment fr. District Justice; \$4610.38.

MOBARAK LLC - 12 West Lancaster Lp; 201309287;  
Complaint In Confession of Judgment; \$61640.90.

MONKIEWICZ, MICHAEL - High Swartz Llp;  
201309373; Judgment fr. District Justice; \$6610.31.

NAPCON INC: COMMONWEALTH INSURANCE  
COMPANY - Byrd Yeany Seeding Mulching;  
201309215; Certification of Judgment; \$122,553.16.

NEAL, LESLIE - Asset Acceptance Llc; 201308975;  
Judgment fr. District Justice; \$2,249.58.

OAKWELL DISTRIBUTION INC - Wilmington  
Savings Fund Society Fsb; 201309201; Complaint  
In Confession of Judgment; \$21897429.76.

ON CALL CONTRACTING SERVICES LLC:  
CHASE REAL ESTATE SOLUTIONS LLC:  
K AND S PROPERTY MANAGEMENT LLC,  
ET.AL. - Allegheny Surety Company; 201309259;  
Complaint In Confession of Judgment; \$60,000.00.

PARKER, JASON - Lvnv Funding Llc; 201309532;  
Judgment fr. District Justice; \$1954.04.

PICHAJ, NADIA - Capital One Bank; 201309295;  
Judgment fr. District Justice; \$1,732.51.

RESENDIZ-CABRERA, FERNANDO -  
Government Employees Insurance Company;  
201309469; Complaint In Confession of Judgment;  
\$2750.00.

ROMNEY, T.: HEENAN, PATRICIA - Toll Brothers  
Realty Pennsylvania Llc; 201309257; Complaint In  
Confession of Judgment; \$POSSESSION.

ROSENBERG, HEIDI - Midland Funding Llc;  
201309387; Judgment fr. District Justice; \$10053.80.

STOUT, JOSHUA - Lvnv Funding Llc; 201308997;  
Judgment fr. District Justice; \$1,216.82.

SUNOCO A PLUS - Centrum Llc; 201309001;  
Certification of Judgment; \$2,510.31.

TEDOR, KA - Midland Funding Llc; 201309064;  
Judgment fr. District Justice; \$838.80.

TH PROPERTIES LP - Carroll Engineering; 201309134;  
Complaint In Confession of Judgment; \$200,000.00.

TROPANO AIRPORT SHUTTLE INC:  
TROPANO, NICHOLAS - Payroll Funding  
Company Llc; 201308603; Foreign Judgment;  
\$28760.71.

VENEZIA, DAVID - Lvnv Funding Llc; 201309085;  
Judgment fr. District Justice; \$11,613.68.

WELLER, SHEILA - North Star Capital Acquisition Llc;  
201309521; Judgment fr. District Justice; \$948.59.

WEST LAKE SMILE CENTER - Recigno  
Laboratories Inc; 201308698; Judgment fr.  
District Justice; \$510.69.

WHEELER, JOY - Midland Funding Llc; 201309533;  
Judgment fr. District Justice; \$834.29.

WIELANDT, TERRY - Riverwalk Holdings Ltd;  
201309518; Judgment fr. District Justice; \$2480.56.

WILLIAMS, RICARDO - Barclays Bank Delaware;  
201306683; Certification of Judgment; \$2,171.47.

YOAST, JUSTIN - Barclays Bank Delaware;  
201309528; Judgment fr. District Justice; \$2252.79.

YU, JI - Asset Acceptance Llc; 201309522;  
Judgment fr. District Justice; \$2404.54.

ZERBE, STEVEN - Palisades Collection Llc;  
201309145; Certification of Judgment; \$8024.72.

**ABINGTON SCHOOL DIST. -  
entered municipal claims against:**

Carden, William: Susan; 201309483; \$6503.30.  
Pier, Dominick: Elizabeth; 201309479; \$1597.30.

**ABINGTON TWP. -  
entered municipal claims against:**

Harrison, Carl: Alta; 201309095; \$3561.50.  
Manley, Oscar: Veronica; 201309481; \$3080.30.  
Pier, Dominick: Bettina; 201309478; \$3401.30.  
Pier, Dominick: Bettina; 201309556; \$3416.05.  
Pier, Dominick: Elizabeth; 201309555; \$1588.05.  
Renaissance Home Solutions Llc; 201309485; \$227.30.

**CHELTENHAM TWP. -  
entered municipal claims against:**

1330 Willow Ave Associates; 201309023; \$1,128.00.  
Adalist Estrin, Ann; 201309010; \$269.00.  
Adalist Estrin, Ann; 201309011; \$314.00.  
Adams, Robert: Martha; 201309003; \$427.00.  
Adams, Robert: Martha; 201309004; \$314.00.  
Ahearn, Michael; 201309012; \$271.00.  
Ahearn, Michael: Ann; 201309018; \$314.00.  
Baker, Constance; 201309044; \$459.00.  
Baker, Constance; 201309045; \$314.00.  
Cheatham, David; 201309024; \$293.00.  
Cheatham, David; 201309025; \$629.00.  
Digregorio, Margaret: Joanna; 201309009; \$314.00.  
Farmer, Aluster; 201309251; \$1,149.31.  
Kane, Harold: Adrienne; 201309042; \$886.00.  
Kane, Harold: Adrienne; 201309043; \$314.00.  
Kastner, Doris; 201309049; \$427.00.  
Kim, Man: Tok; 201309055; \$2,493.00.  
Kowit, Richard; 201309051; \$369.00.  
Kuttab, Jehan; 201309046; \$434.00.  
Kuttab, Jehan; 201309047; \$314.00.  
Lev, Oren; 201309027; \$314.00.  
Lev, Oren; 201309026; \$152.00.  
Morris, Rena; 201309005; \$939.00.  
Morris, Rena; 201309006; \$314.00.  
Savitz, Esther: Rapoport, Esther; 201309050; \$457.00.  
Stainthorpe, Mark; 201309007; \$328.00.  
Stainthorpe, Mark; 201309008; \$314.00.  
Sutton, Queen; 201309019; \$1,032.00.  
Sutton, Queen; 201309020; \$314.00.  
Washington, Jean; 201309021; \$128.00.  
Washington, Jean; 201309022; \$314.00.  
Washington, Leumas: Aisha; 201309070; \$382.00.  
Washington, Leumas: Aisha; 201309071; \$314.00.  
York Road Realty Co; 201309048; \$6,164.00.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Dawkins, Gloria; 201309217; \$7,416.31.  
Morris, Rena; 201309558; \$7896.31.

**EAST NORRITON TWP. -  
entered municipal claims against:**

1036 West Germantown Inc; 201308836; \$217.67.  
550 Foundry Associates; 201308832; \$164.03.  
Baker, Mark: Melinda; 201308843; \$76.87.  
Capaldi, Ryan: Juliet; 201308833; \$44.60.  
Cooper, Karen; 201308799; \$55.89.  
Evan, Sylvester: Rosemary; 201308840; \$75.68.  
Frankenfield, Kathleen; 201308837; \$142.21.  
Freedom Development Partners Llc; 201308831; \$142.97.  
Hbg Properties Llc; 201308844; \$86.15.  
Hbg Properties Llc; 201308846; \$44.60.  
Kirby, Patricia; 201308800; \$55.89.  
Mcdermott, James: Elizabeth; 201308798; \$95.01.  
Mcmonagle, Robert: Lisa; 201308839; \$87.82.



Robinson, Thomas; 201308829; \$92.98.  
 Taverno, Anthony; 201308841; \$82.09.  
 Ward, Kevin; 201308830; \$113.66.  
 Weightman, Robert: Mary; 201308801; \$73.94.  
 Wesley, Robert: Gloria; 201308842; \$112.35.

**GREEN LANE BORO./MARLBOROUGH TWP.  
 JOINT SEWER AUTHORITY -  
 entered municipal claims against:**

Scherzer, Walter; 201306836; \$1,115.55.

**LANSDALE BORO. -  
 entered municipal claims against:**

Fannie Mae; 201308548; \$299.80.  
 Mcdevitt, Patrick: Radde, Kathryn; 201309568; \$421.57.  
 Oscar, Michael; 201309569; \$340.34.  
 Tulio, Vincent; 201309566; \$354.85.  
 Tulio, Vincent; 201309567; \$347.00.

**LOWER POTTS GROVE TWP. -  
 entered municipal claims against:**

Garner, Jason; 201309099; \$171.79.  
 Scheiffley, Mark: Linda; 201309256; \$435.31.

**LOWER POTTS GROVE TWP. AUTH. -  
 entered municipal claims against:**

Breyer, Amy; 201309383; \$908.48.  
 Dilworth, Arthur; 201309552; \$614.89.  
 Fulmer, John: Michelle; 201309098; \$909.31.  
 Garner, Jason; 201309100; \$659.29.

**NORRISTOWN MUNICIPALITY -  
 entered municipal claims against:**

Sites, Richard: Gugliemucci, Joseph; 201309393;  
 \$275.31.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

Horwitz, Mark; 201360566; \$4,881.26.  
 Nancy Smith Co Inc; 201360564; \$321.03.  
 Philadelphia Busines Forms C; 201360565; \$2,518.73.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

Heller, Patrick: Marlana; 201309475; \$4469.53.

**POTTS GROVE SCHOOL DIST. -  
 entered municipal claims against:**

Decker, Daniel: Johanna; 201309433; \$4653.34.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Acito, Wayne; 201309216; \$659.03.  
 Ball, Dennis; 201309101; \$520.43.  
 Brown, Jessica; 201309108; \$764.03.  
 Cao, Ping: Wilmot, Kevin; 201309543; \$771.83.  
 Community Housing Service; 201309102; \$683.77.  
 Darien-Grundy, Latonia: Grundy, Samuel; 201309224;  
 \$659.03.  
 Famous, Michelle; 201309107; \$212.31.  
 Hannigan, Thomas; 201309228; \$659.03.  
 Jacobs, John: Nanette; 201309388; \$864.45.  
 Krasley, Christopher; 201309422; \$221.78.  
 Lucena, Alex: Juanita; 201309386; \$807.60.  
 Lucena, Alex: Junita; 201309418; \$189.50.  
 Lucena, Alex: Junita; 201309428; \$348.06.

Marine, David: Poole, Arlene; 201309429; \$256.56.  
 Murray, Peter: Traci; 201309232; \$659.03.  
 Panfil, David: Ellen; 201309237; \$716.46.  
 Powers, Carolyn; 201309136; \$609.03.  
 Saraceni, Richard; 201309426; \$1275.51.  
 Scarborough, Andrew: Phillips, Morgan; 201309104;  
 \$229.48.  
 Tew, Todd: Peggy; 201309424; \$404.70.  
 Turner, Alex: Valerie; 201309157; \$838.07.  
 Wampole, Walter: Jean; 201309182; \$990.72.  
 Wheeler, Matthew; 201309544; \$654.03.  
 Wright, Dennis; 201309442; \$361.25.

**POTTSTOWN BORO. -  
 entered municipal claims against:**

Barlow, Ryan: Pauline; 201309218; \$609.03.  
 Cornish, Cherise; 201309106; \$713.64.  
 Di Domenico, Leonard: Kathleen; 201309109;  
 \$604.03.  
 Estate Of Michael E Steining; 201309546; \$604.03.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Asousa, Theodore: Theodore; 201306465; \$42,273.07.  
 Emery, Margaret; 201309379; \$1711.99.  
 Gibbons, Lakisha; 201309097; \$1,451.61.  
 Hartranft, John: Janet; 201309381; \$345.60.  
 Sima, Frank: Eva; 201309390; \$2950.73.  
 Townsley, Sherry; 201309549; \$2469.87.

**SCHWENKSVILLE BORO. AUTH. -  
 entered municipal claims against:**

Logan, Harry; 201309385; \$448.70.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Schafer, John; 201309553; \$1566.57.

**UPPER MORELAND TWP. -  
 entered municipal claims against:**

Anthony, Alfred: Kennedy, Sharon; 201309177; \$227.50.  
 Blair Mill Llc; 201309113; \$227.50.  
 Bronstein, Marilyn: Wall, Marilyn; 201309174; \$227.50.  
 Butler, Ronald: Christine; 201309171; \$227.50.  
 Cjs Enterprises Llc; 201309125; \$227.50.  
 Cjs Enterprises Llc; 201309124; \$227.50.  
 Cjs Enterprises Llc; 201309123; \$425.50.  
 Cjs Enterprises Llc; 201309126; \$227.50.  
 Crisafi, Kimberly; 201309175; \$227.50.  
 Curran, John: James: Taia; 201309112; \$227.50.  
 Gallagher, Thomas: Rita; 201309127; \$227.50.  
 Garofano, Thomas: Patricia; 201309170; \$227.50.  
 Guarenghi, Angelique; 201309178; \$227.50.  
 Harding, Jessica: King, Dorothy; 201309116; \$227.50.  
 Hornak, Michael: Donna; 201309164; \$227.50.  
 Karmels, Wayne: Ruth; 201309118; \$227.50.  
 Mallon, Ronald; 201309142; \$227.50.  
 Masi, Carol; 201309176; \$227.50.  
 Mcginty, Cj: Patricia; 201309172; \$227.50.  
 Meakim, Charles: Barbara; 201309165; \$227.50.  
 Peters, Stephen: Anissa; 201309122; \$227.50.  
 R & A Llc; 201309110; \$227.50.  
 Raynor, Leslie; 201309140; \$227.50.  
 Reiser, Michael: Kristyann; 201309143; \$227.50.  
 Roberts, Joan; 201309119; \$227.50.  
 Romanowski, Mark: Laura; 201309173; \$227.50.



Schenkel, Calvin; 201309162; \$227.50.  
 Schwarze, Terry; 201309111; \$227.50.  
 Shoeffling, Louis; Deckman, Christopher; Cornelia;  
 201309139; \$227.50.  
 Sperduto, Jeffrey; Jeannette; 201309115; \$227.50.  
 Stout, Erik; 201309141; \$227.50.  
 Waggle, Kevin; Horigan, Maren; 201309114; \$227.50.  
 Walters, Gregory; Christopher; 201309163; \$227.50.  
 Weaver, Robert; Marlene; 201309117; \$227.50.

**UPPER MORELAND TWP./HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Brown, Kenneth; Tara; 201309623; \$626.26.  
 Checavage, Frank; Borgeson, Heidi; 201309264;  
 \$335.52.  
 Defazio, Joseph; Robin; 201309267; \$535.58.  
 Denslow, Daniel; 201309624; \$250.84.  
 Denslow, Daniel; 201309625; \$215.46.  
 Fricker, Guy; Daniel; Megan, Et.Al.; 201309265;  
 \$311.65.  
 Ginsburg, Jeffrey; Pamela; 201309626; \$385.23.  
 Hasty, Jesse; 201309270; \$267.66.  
 Heiland, Michael; Deborah; 201309627; \$422.50.  
 Jesse, Phillip; Mandy; 201309628; \$413.60.  
 Johnson, Ernest; 201309271; \$395.95.  
 Johnson, Robert; 201309629; \$324.42.  
 Joseph, Vincent; Rossano, Lisa; 201309266; \$332.79.  
 Parento, Kimberly; 201309630; \$332.57.  
 Terry, William; 201309268; \$424.85.  
 Teschner, Michelle; 201309269; \$1,078.73.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Granahan, John; Evelyn; 201308966; \$361.06.  
 Husk, Linda; 201309476; \$185.77.  
 Schwoyer, Neil; Sandra; 201309551; \$4209.40.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 30, 2013**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

DELANEY, FRANK M. - East Norriton Township;  
 Leone, Carol M., 546 Village Circle  
 Blue Bell, PA 19422.  
 FLANNERY, WILLIAM J. - Abington Township;  
 Flannery, Joan, 1348 Arline Avenue  
 Roslyn, PA 19001.  
 GOOD, MARY K. - Upper Dublin Township;  
 Difrangia, Elizabeth G., 1225 Goodman Drive  
 Fort Washington, PA 19034.  
 HARLING, JESSE J. - Lower Salford Township;  
 Harling, Wanda N., 311 Hamilton Drive  
 Harleysville, PA 19438.  
 HELENIAK, AGNES M. - Whitmarsh Township;  
 Heleniak, John J., Jr., 140 E 13Th Ave  
 Conshohocken, PA 19428.  
 MCCAFFERTY, THERESE M. - Hatboro Borough;  
 McCafferty, William C., 2350 Rosemont Terr  
 Furlong, PA 18925.  
 MILNER, RUTH C. - West Norriton Township;  
 Christopher, Theresa, 40 Conley Road  
 Lewisberry, PA 17339.

MORRIS, TERESA M. - Springfield Township;  
 News, William J., 431 Newbold Rd  
 Jenkintown, PA 19046.  
 REUSCHER, CYNTHIA E. - Cheltenham Township;  
 Mealary, Adrian M., 109 Ryers Avenue  
 Cheltenham, PA 19012.  
 WILLIAMS, BRUCE D. - Upper Moreland Township;  
 Schneider, Michelle R., 910 Derstine Avenue  
 Lansdale, PA 19446.  
 WILLIAMS, JAMES M. - Conshohocken Borough;  
 Williams, Mary A., 124 W Tenth Avenue  
 Conshohocken, PA 19428.

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**SUITS BROUGHT**

**Week Ending April 30, 2013**

**The Defendant's Name Appears  
 First in Capital Letters**

ABINGTON MEMORIAL HOSPITAL -  
 Crews-Turner, Naadira; 201309180; Civil Action;  
 Specter, Shanin.  
 ADAMS, CRYSTAL - McGill, Michael; 201308871;  
 Complaint for Custody/Visitation; Costalas, John K.  
 ADEDOKUN, KAREN - Citibank Na; 201309405;  
 Civil Action; Suttell, Brittany J.  
 ADEDOKUN, RAFUI - Akanno, Felicitas;  
 201309199; Civil Action; Berger, Steven B.  
 AHRENS, KELLY - Brown, Brian; 201309511;  
 Complaint Divorce.  
 ALVARADO, IRENE - Radatti, Brandon; 201309132;  
 Complaint for Custody/Visitation.  
 ANDRADE, FRANCISCO: OMAR -  
 Peco Energy Company; 201308980; Civil Action;  
 Eisenberg, Todd.  
 ANLIKER, ROGER - Owens, Daryl; 201309438;  
 Civil Action; Schwartz, Bruce M.  
 AQUINO, ANTONIO - Portfolio Recovery  
 Associates Llc; 201309194; Civil Action;  
 Garvey, Mark R.  
 ATTIA, HASSAN - State Farm Mutual Automobile  
 Insurance Company; 201309490; Civil Action;  
 Gluck, James.  
 BECKER, STEPHEN - Becker, Lisa; 201309540;  
 Complaint Divorce; Oehrle, Albert C.  
 BERG, PHILIP - Dull, David; 201309334;  
 Defendants Appeal from District Justice.  
 BETEGH, NICOLAS: FARKAS, LORAND:  
 UNITED STATES OF AMERICA -  
 Wells Fargo Bank Na; 201309209; Complaint In  
 Mortgage Foreclosure; Kolesnik, John M.  
 BHATTACHARYA, BINITA - Adhikary, Mainak;  
 201309437; Complaint Divorce; Rakinic, Dana.  
 BICKLEY, NINA: DAVID - Wells Fargo Bank Na;  
 201308998; Complaint In Mortgage Foreclosure;  
 Wooters, Meridith H.  
 BOBST, MICHAEL - Bobst, Kelli; 201309420;  
 Complaint Divorce.  
 BOGLIN, REGANILD - Jackson, Tashana;  
 201308105; Complaint for Custody/Visitation.  
 BOWERS, WILLIAM - Lvnv Funding Llc;  
 201309297; Civil Action; Ratchford, Michael F.  
 BOYLE, EILEEN - Asset Acceptance Llc;  
 201309427; Civil Action; Ratchford, Michael F.  
 CARTER, BERNARD - American Express Bank;  
 201309090; Civil Action; Ratchford, Michael F.

- CERULLA, JACQUELINE - Cerulla, Richard; 201308472; Complaint for Custody/Visitation.
- CHOWDHURY, ZULAN: OCCUPANTS - Federal National Mortgage Association; 201309208; Complaint in Ejectment; Kivitz, Jay E.
- CORRADO, EDUARDO - National Collegiate Student Loan Trust 2006-2; 201308970; Civil Action; Ratchford, Michael F.
- COX, ANTHONY - Rivera-Cox, Nani; 201309200; Complaint Divorce.
- CUBBAGE, RICHARD - Spruill, Sharell; 201308771; Complaint for Custody/Visitation; Nocchi, Marguerite M.
- CULLEN, PATRICK - Us Bank National Association; 201309207; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- CURNEW, ARTHUR - Midland Funding Llc; 201309309; Plaintiffs Appeal from District Justice.
- CUTLER, JUSTIN - Capital One Bank; 201309364; Civil Action; Ratchford, Michael F.
- DARDARIS, KIMBERLY: MONZO, ANDREW - Monzo, Linda; 201309470; Complaint for Custody/Visitation; Brown, Lisa Kane.
- DAVIS, CHRISTGEN: NELLIGAN, KELEIGH - Td Auto Finance Llc; 201309128; Civil Action; Dougherty, Michael J.
- DETWILER, LEON: RUTH - Moyer, Mary; 201309249; Civil Action; Penneys, Jeffrey H.
- DILLON, JULIA: CAROLYN: THE ESTATE OF JULIA F DILLON, ET.AL. - Pnc Bank National Association; 201309204; Complaint In Mortgage Foreclosure; Solomon, Brett A.
- DISE, PATRICIA: PATRICIA - Citimortgage Inc; 201309214; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- DORAN, ROBERT - Southwick, Morris; 201309262; Defendants Appeal from District Justice.
- EASTMOND, DONALD: UNITED STATES OF AMERICA - Wells Fargo Bank Na; 201308587; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- ERIE INSURANCE EXCHANGE: ERIE INSURANCE COMPANY - Oconnor, Kathleen; 201309593; Civil Action; Gerasimowicz, George, Jr.
- FISCHER, KATHRYN - Salamone, Anthony; 201308803; Complaint for Custody/Visitation.
- FRANGIOSA, JOHN - Deutsche Bank Trust Company Americas; 201309480; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- FRASCA, SANDRA - Frasca, Francis; 201309248; Complaint Divorce; Guerin, Regina B.
- FREEMAN, EMANUEL: EMANUEL: EMANUEL, ET.AL. - Bank Of America Na; 201308077; Complaint In Mortgage Foreclosure; Brushwood, Matthew.
- FRETZ, NICOLE - Citibank Na; 201309499; Civil Action; Blasker, Derek.
- GARCIA, INES - Portfolio Recovery Associates Llc; 201309191; Civil Action; Garvey, Mark R.
- GCC BUILDING ASSOCIATES LP - Welsh Road Limited Partnership; 201308275; Complaint In Mortgage Foreclosure; Quaglia, Raymond A.
- GEARY, WILLIAM - Livshits, Janice; 201309378; Complaint Divorce; Consolo, Colleen F.
- GERSHMAN, JESSICA - Citibank Na; 201309227; Civil Action; Suttell, Brittany J.
- GHAZALI, ABDUR - Ghazali, Mina; 201309472; Complaint Divorce.
- GOOD, ETHAN - Horizon Engineering Asso Llc; 201309413; Defendants Appeal from District Justice.
- GORMLEY, JOHN: MATTHEW: MICHELLE, ET.AL. - Kerskey, David; 201309247; Defendants Appeal from District Justice.
- GOTTLIEB, JOHN - Citibank Na; 201309408; Civil Action; Suttell, Brittany J.
- GRAFTON, ROBIN - Jefferson Capital Systems Llc; 201309329; Civil Action; Markind, Lloyd S.
- GREEN, KATHLEEN - Equable Ascent Financial Llc; 201309537; Civil Action; Markind, Lloyd S.
- GUBERNICK, DARREN - Gubernick, Marcy; 201309504; Support/Exceptions.
- HANES, ENDRE - Lvnv Funding Llc; 201309495; Civil Action; Ratchford, Michael F.
- HANNINGS, JOHN: CHRISTINA - Bodtke, Stephanie; 201309304; Complaint for Custody/Visitation.
- INTERNATIONAL FUMIGATORS 'INC' - Williams, Vernon; 201308896; Foreign Subpoena.
- JOHNSON, ALBERT - American Express Centurion Bank; 201309503; Civil Action; Blasker, Derek.
- JORDAN, PAUL - Carter, Debra; 201308703; Support/Exceptions; Lupo, Betty.
- JUNCTION EQUIPMENT CO LLC: HOTCHKISS, FREDERICK: MARK - Conestoga Equipment Finance Corporation; 201309484; Civil Action; Saldutti, Robert.
- KEIM, JON - Kee, Chandra; 201309252; Complaint Divorce; Martini, Louis Wm, Jr.
- KIM, KYUNG - Remit Corporation; 201309279; Civil Action; Kessler, Raymond.
- KOCHERSPERGER, AMBER - Kochersperger, Ryan; 201309632; Complaint Divorce.
- KRONICK, JEFF - Portfolio Recovery Associates Llc; 201309523; Civil Action; Garvey, Mark R.
- LAMPRECHT, JOHN - Citibank Na; 201309086; Civil Action; Suttell, Brittany J.
- LEE, MICHAEL: TOSHA - Wells Fargo Bank; 201309341; Civil Action; Rothman, Scott M.
- LEINBACH, DAVID - Wells Fargo Bank Na; 201308103; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- LOPEZ, JOSUE: ENTERPRISE LEASING COMPANY OF PHILADELPHIA LLC: ENTERPRISE RENT A CAR COMPANY, ET.AL. - Mcclennan, Keith; 201309079; Civil Action; Sidhva, Farzeen.
- LORENZ, ROSS - Lorenz, Bonnie; 201309260; Complaint Divorce; Lupo, Betty.
- LYONS, TYRENE - English, Carrie; 201308993; Complaint for Custody/Visitation.
- MATKOWSKI, JOHNNY - Pnc Bank Na; 201309188; Civil Action; Dougherty, Michael J.
- MATUS, FRANCINE - Matus, Francis; 201309596; Complaint Divorce.
- MILLER, JASON - Clark, Elizabeth; 201309461; Complaint Divorce.
- MINNICK, RASHEEDAH - Bates, Brian; 201309133; Complaint for Custody/Visitation.
- MOONEY, BRYAN: BRYAN: JULIA, ET.AL. - Bank Of America Na; 201309212; Complaint In Mortgage Foreclosure; Krohn, John.

NELSON, UNIQUE - Quill, Michael; 201308898; Complaint for Custody/Visitation.  
 NEW AGE REALTY GROUP INC - Trejo, Arturo; 201309210; Defendants Appeal from District Justice.  
 NEWMAN BOLAND, CINDY - Boland, Joseph; 201308711; Complaint for Custody/Visitation.  
 NEWMAN, EDNA - Portfolio Recovery Associates Llc; 201309363; Civil Action; Garvey, Mark R.  
 NUNEZ, HONESTO - Nunez, Jennifer; 201309211; Complaint Divorce.  
 NYANDORO, TOM: GENE - Shaw, Norman; 201308807; Petition to Appeal Nunc Pro Tunc.  
 OBRIEN, WILLIAM - Riverwalk At Millenium; 201309506; Defendants Appeal from District Justice.  
 OXERNFORD, CHEREE - Portfolio Recovery Associates Llc; 201309519; Civil Action; Garvey, Mark R.  
 PAUL, JOSEPH - Federal National Mortgage Association International Plaza I; 201309454; Complaint in Ejectment; McCabe, Terrence J.  
 PENNA, JEFFREY - Jefferson Capital Systems Llc; 201309368; Civil Action; Markind, Lloyd S.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Olsby-Rivers, Hanne; 201309144; Appeal from Suspension/Registration/Insp.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Keller, Claudia; 201309255; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.  
 PLATT, MAUREEN - Platt, Stephen; 201309146; Complaint Divorce; Semisch, Mark R.  
 RAIWE, FELICIA - Raiwe, John; 201309322; Complaint Divorce.  
 REILLY, JACLYN - Portfolio Recovery Associates Llc; 201309365; Civil Action; Garvey, Mark R.  
 RENAUD, DANIEL - Portfolio Recovery Associates Llc; 201309634; Civil Action; Garvey, Mark R.  
 RHIEW-BRESLIN, ELIZABETH - Breslin, Michael; 201309622; Complaint Divorce; Rassmann, Mark D.  
 ROBBINS, RONALD: ANDREA - Dina Pavel Designs Apropos Ltd; 201309579; Plaintiffs Appeal from District Justice.  
 RODILOSSO, JOE - Citibank Na; 201309374; Civil Action; Suttell, Brittany J.  
 SAGI, RONI: STANGA LLC - Switzer, Jill; 201309300; Civil Action; Destefano, David R.  
 SALIM, MODAR - Rurode, Donald; 201309192; Defendants Appeal from District Justice.  
 SCHNABLE, BRETT - Schnable, Jessica; 201308790; Complaint Divorce.  
 SHEGDA, SANDRA - Citibank Na; 201309412; Civil Action; Suttell, Brittany J.  
 SHIN, MUNSOOK - Jefferson Capital Systems Llc; 201309369; Civil Action; Markind, Lloyd S.  
 SLUSKY, GRETCHEN - Slusky, Jay; 201309263; Complaint Divorce; Patterson, Marie A.  
 SMALL, SHAMILLA - Small, Winston; 201309299; Complaint Divorce.  
 STATE OF CALIFORNIA FRANCHISE TAX BOARD: PNC BANK NA GARNISHEE - Salkin, Alan; 201305758; Petition; Shechtman, Michael A.  
 STERNER, DARRIN - Portfolio Recovery Associates Llc; 201309367; Civil Action; Garvey, Mark R.  
 TAX CLAIM BUREAU OF MONTGOMERY COUNTY - Jones, Jazmin; 201309057; Petition; Heaven, Sui.

TIC BUCKS COUNTY OFFICE 1 LLC:  
 TIC BUCKS COUNTY OFFICE 10 LLC:  
 TIC BUCKS COUNTY OFFICE 11 LLC, ET.AL. - Wells Fargo Banks Na; 201308986; Complaint In Mortgage Foreclosure; Quaglia, Raymond A.  
 TREMBLE, LASHANTE - Midland Funding Llc; 201309415; Defendants Appeal from District Justice.  
 UTZ QUALITY FOODS INC: LENNER, STEVEN - Frizzle, Joseph; 201309062; Civil Action; Ginsburg, Don S.  
 VICUNA, FRANCISCO - Fierro, Guadalupe; 201308792; Complaint for Custody/Visitation.  
 VITALE, TERRI - Citibank Na; 201309225; Civil Action; Suttell, Brittany J.  
 WALTON, KARA - Walton, Matthew; 201309594; Complaint Divorce.  
 WITHROW, CARROL - Withrow, David; 201309283; Complaint Divorce; Lewis, Gary P.  
 WOLCOTT, LISA - Wolcott, Timothy; 201309372; Complaint for Custody/Visitation.  
 WURST, CHRISTINE - Portfolio Recovery Associates Llc; 201309219; Civil Action; Garvey, Mark R.

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## WILLS PROBATED

### Granted Week Ending April 30, 2013

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AIKEN, JUEL B. - Towamencin Township; Musselman, Joyanne, 153 W. Main Street Silverdale, PA 18962.  
 ALDERFER, MERRILL S. - Franconia Township; Alderfer, John R., 1012 Cherry Drive Souderton, PA 18964; Alderfer, Mark R., 26 Heritage Drive Oreland, PA 19075.  
 ASZTALOS, ALBERT - Abington Township; Asztalos, Albert J., 702 Hendren Street Philadelphia, PA 19128.  
 BIDDLE, RAYMOND C. - Whitmarsh Township; Deleo, Carolyn Q., 4076 Oak Ln Lafayette Hill, PA 19444.  
 BREYER, FANNIE A. - Marlborough Township; Breyer, Forrest, Jr., 902 Lake View Drive Green Lane, PA 18054.  
 BRYSON, ELAINE S. - Horsham Township; Friling, Barbara, 2116 Marshall Court Lansdale, PA 19446.  
 CARROLL, JOSEPH L. III - Pottstown Borough; Wright, Moshe D., 514 Butler Avenue Pottstown, PA 19464.  
 CICALA, JOANN - East Norriton Township; Cicala, Stephen, Jr., 600 Noble Street Norristown, PA 19401; Ladley, Ronald, 117 Zieglerville Road Schwenksville, PA 19473.  
 COHEN, AMY S. - Upper Salford Township; Iacona, Carla, 726 Summeytown Pike Harleysville, PA 19438.  
 COSTELLO, LORI J. - Whitmarsh Township; Colancecco, Kathryn E., 226 E. 13Th Avenue Conshohocken, PA 19428.  
 CULBREATH, CHARLES - Norristown Borough; Culbreath, Patricia A., 708 Violet Street Norristown, PA 19401.

- DAVIS, ELEANOR S. - Lower Merion Township;  
Davis, Richard H., 506 Valley Road  
Havertown, PA 19083.
- DININNI, ISABEL A. - Pottstown Borough;  
Dininni, Henry R., 1530 Foresman Dr  
Pottstown, PA 19464.
- DITOMASSI, ISAKO V. - West Norriton Township;  
Ditomassi, Nicholas P., 193 N Whitehall Rd  
Norristown, PA 19403.
- DUBROW, BERNARD - Upper Moreland Township;  
Dubrow, Selma B., C/O Lh Jenkintown, PA 19046.
- DUERR, HARRY W. - Upper Gwynedd Township;  
Duerr, Robert L., 711 Anderson Avenue  
Drexel Hill, PA 19026.
- ENGLE, ARTHUR C., JR. - Skippack Township;  
Engle, Mark S., 4163 Saddlebrook Rd  
Collegeville, PA 19426.
- EPP, EDMUND J., SR. - Whitpain Township;  
Epp, E. J. Jr., 415 Matsonford Rd Radnor, PA 19087.
- FEINSTEIN, ADELE L. - Abington Township;  
Lima, Janet, 6536 Jefferson Court Bensalem, PA 19020.
- FOWLER, WILLIAM H. - East Norriton Township;  
Martino, Connie, 2219-B New Hope St  
East Norriton, PA 19401.
- FRANK, ARLINE - Plymouth Township;  
Frank, Vicki S., 666 W Germantown Pike  
Plymouth Meeting, PA 19462.
- FREEDMAN, JOSEPH N. - Lower Merion Township;  
Freedman, Helene, 241 Hamilton Road  
Merion Station, PA 19066.
- FRISCO, HARRY - Plymouth Township;  
Bodden, Paula D., 52 Brownstone Dr  
East Norriton, PA 19401.
- GEDDES, SARA T. - Upper Moreland Township;  
Geddes, James J., 170 Greentree Road  
Marlton, NJ 08053-9430.
- GOLDMAN, LENORA J. - Whitmarsh Township;  
Neifeld, Scott, 823 Bainbridge Street  
Philadelphia, PA 19147.
- HONTZ, MILES C. - Pennsburg Borough;  
McMurtree, Diana M., 455 Washington Street  
Pennsburg, PA 18073.
- HOOVER, ROBERT S. - Whitpain Township;  
Chiccarine, Carol H., 158 Plowshare Rd  
Norristown, PA 19403.
- JOHNSON, TYRONE D. - Lower Providence Township;  
Johnson, Sharon L., 5033 Defford Place  
Eagleville, PA 19403.
- KARAGIANIS, MARY R. - Lower Merion Township;  
Murphy, L. F., 432 Haverford Avenue  
Narberth, PA 19072.
- KOPROWSKI, HILARY - Lower Merion Township;  
Koprowski, Agatha, 126 A Thomas Street N.W.  
Washington, DC 20001; Koprowski, Alexandra,  
4410 Bachelors Point Road Oxford, MD 21654;  
Sprague, Richard A., 135 S. 19Th Street  
Phila, PA 19103.
- KRASUCKI, HELEN - Lower Gwynedd Township;  
Krasucki, Joseph F., Jr., 413 Knight Road  
Ambler, PA 19002.
- LUCIANO, ANTONIO, JR. - Pottstown Borough;  
Kutsch, Ashley, 1211 N. Evans Street  
Pottstown, PA 19464; Luciano, Dana,  
558 Kenneth Street Pottstown, PA 19464-4329.
- MACENKA, MICHAEL G., SR. -  
Upper Hanover Township; Macenka, Michael G.,  
Jr., 4278 Lenmar Drive Coplay, PA 18037.
- MARCOLINA, PIERRE J. - Whitmarsh Township;  
Marcolina, Amelia G., 7 Andorra Hill Road  
Lafayette Hill, PA 19444.
- MASTROBATTISTA, ALEXANDER J. -  
Montgomery Township; Mastrobattista, David N.,  
212 Briarwood Court Doylestown, PA 18901.
- MORRIS, DOROTHY M. - Lansdale Borough;  
Mulholland, Susan, 2050 Serendipity Way  
Schwenksville, PA 19473.
- MURRAY, FISHER - Cheltenham Township;  
Fisher, Steven L., 1419 Rydal Road  
Rydal, PA 19046-1216; Rosenthal, Carol R.,  
1313 Revere Road Yardley, PA 19067-4347.
- NAGEL, IRWIN - Hatfield Township;  
Lotecka, Rhonda, 2305 Farview Ave  
Hatfield, PA 19440.
- NEWHART, ELDA - West Norriton Township;  
Newhart, Scott J., 91 Connor Drive  
Royersford, PA 19468.
- PINDER, MICHAEL J. - Douglass Township;  
Demetriou, Maria E., 63 Falcon Bridge Road  
Ocean Pines, MD 21811; Pinder, Amanda S.,  
378 S. Reading Avenue Boyertown, PA 19512.
- REILLY, JOSEPH L. - Upper Dublin Township;  
Naumovich, Kathleen R., 1640 Spring Valley Road  
Bethlehem, PA 18015; Reilly, David,  
41 Bastille Loop Newark, DE 19702.
- RUTTER, DOROTHY M. - Upper Merion Township;  
Rutter, Maurice W. Iii, 344 W Signal Hill Rd  
King Of Prussia, PA 19406.
- SILVERMAN, AUDREY - Upper Merion Township;  
Hoffman, Joanne, 200 S Roberts Rd  
Rosemont, PA 19010.
- SZOT, MARGARET E. - Whitpain Township;  
Szot, Michael E., 1650 Penllyn Blue Bell  
Blue Bell, PA 19422.
- TAYLOR, AVIS A. - Lansdale Borough;  
Jefferson, Tyreta, 1346 Elon Circle Ft  
Washington, PA 19034.
- THAIS, DOROTHY - Collegeville Borough;  
Mittura, Carol H., 147 Derr Drive  
Collegeville, PA 19426.
- TOLL, SOLOMON - Upper Moreland Township;  
Toll, Marilyn, 1001 Easton Road  
Willow Grove, PA 19090.
- TYLER, ALBERT G. - Upper Gwynedd Township;  
Tyler, Diann, 106 Heartwood Drive  
Lansdale, PA 19446.
- VOGEL, ARLENE R. - Franconia Township;  
Kraus, Edward W., 610 Bergey Road  
Telford, PA 18969; Kraus, Judith A.,  
610 Bergey Road Telford, PA 18969.
- WILLIAMS, VIRGINIA - Upper Dublin Township;  
Orlena, Renee W., 211 Newells Creek Drive  
Camden, DE 19934.



## RETURN DAY LIST

### May 20, 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. Akbar v. Vargas - Petition to Withdraw as Counsel (Seq. 47) - **N. Rashid** - **P. Furlong**. **Alsbrocks v. Kazeminezhad** - Motion to Withdraw as Counsel (Seq. 20) - **D. Dubin**.
2. American Express Centurion Bank v. Deloatch - Motion to Dismiss and for Sanctions (Seq. 32) - **D. Apothaker** - **K. McWhirk**.
3. American Express Centurion Bank v. Hare - Plaintiff's Motion to Compel Appearance of Defendant (Seq. 22 D) - **D. Blasker**.
4. Apter v. Fred Mastroni, Inc. - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 10 D) - **N. Mittman** - **J. Berschler**.
5. Armstrong v. Armstrong - Petition to Withdraw as Counsel (Seq. 36) - **J. Zerillo**.
6. Avnet Inc. v. Send a Message, Inc. - Motion to Compel Answer to Discovery (Seq. 10 D) - **M. Lessa** - **J. O'Brien**.
7. Babcock v. Aqua America, Inc. - Motion to Compel Answer to Interrogatories and Request for Production of Documents Addressed to Defendant Aqua America, Inc. (Seq. 49 D) - **D. Kaplan** - **J. Sweet** - **G. Knoell, III**.
8. Bagnell v. Holy Redeemer Health System, Inc. - Motion of Defendant Valley Gastroenterology, LLC to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 61 D) - **A. Sagoskin** - **M. Perry** - **R. Pugh**.
9. Bank of America, N.A. v. Margulies - Motion to Amend Complaint (Seq. 26) - **I. Zion** - **M. Naseef**.
10. Beagle v. Austin - Motion to Compel Answer to Interrogatories and Production of Documents (Seq. 5 D) - **C. Moyer** - **C. Sessa**.
11. Brandon Chrysler Jeep Company v. Springer - Motion for Protective Order Relating to Defendant's Interrogatories and Requests for Production of Documents (Seq. 91 D) - **A. Lefco** - **A. Frank**.
12. Brennan Renovations, Inc. v. Straface - Motion to Break and Enter (Seq. 38) - **D. Bifulco** - **E. O'Shea**.
13. Bryn Mawr Trust Company v. Marshall - Motion to Compel Answer to Discovery (Seq. 14 D) - **M. Cantwell** - **W. Marshall**.
14. Budroni v. Linebarger - Motion to Compel Discovery (Seq. 10 D) - **A. Braitman** - **S. Eckel**.
15. Clark v. Atlantic Lead Consultants, Inc. - Motion to Compel Discovery Responses (Seq. 31 D) - **M. Manta** - **S. Vilardi**.
16. DiFerdinando v. Aabbotts Heating Oil, Inc. - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 6 D) - **M. Weinberg** - **E. Horneff**.
17. Discover Bank v. Rice - Petition to Withdraw as Counsel for Dorothy Rice (Seq. 15) - **M. Dougherty**.
18. Doctor Office Management, Inc. v. Databridge Software, Inc. - Motion to Compel Plaintiff's Answer to Defendant Andrew Hallman's Interrogatories and Request for Production of Documents (Seq. 24 D) - **R. Keenan** - **F. Feder**.
19. Eason v. Heritage Building Group, Inc. - Motion to Amend Complaint (Seq. 39) - **D. Bolger** - **M. Kracht** - **A. Rossman**.
20. Erie Insurance Exchange v. Kehoe - Motion for Default Judgment (Seq. 29) - **R. Boyd**.
21. FIAard Services, N.A. v. Shapira - Motion for Judgment (Seq. 6) - **F. Weinberg** - **S. Semisch**.
22. First Cornerstone Bank v. Pearlstein - Petition to Withdraw as Counsel (Seq. 32).
23. First Cornerstone Bank v. Potok - Motion to Compel the Deposition of Defendant (Seq. 37 D) - **J. Gulash**.
24. Ford Motor Credit Company v. Mennona - Motion for Transfer of Venue to Delaware County (Seq. 2) - **L. Markind**.
25. Garofalo v. Commonwealth of Pennsylvania Department of Transportation - Motion to Compel Discovery (Seq. 11 D) - **J. Solnick**.
26. Garson v. Fairfield Residential, LLC - Motion to Dismiss Objections to Plaintiff's Interrogatories (Seq. 23 D) - **N. Kanter** - **J. Hatzell**.
27. GMAC Mortgage, LLC v. Petersen - Motion to Amend Caption (Seq. 2) - **A. Marin**.
28. Griffin v. Balboni - Motion to Compel Discovery (Seq. 20 D) - **M. Simon** - **J. Auth**.
29. Griffin v. Drive Here Com - Petition to Reopen Complaint (Seq. 16) - **R. Van Horn** - **P. Roath**.
30. Hall v. Britt - Motion to Compel Records from Rite Aid Pharmacy (Seq. 24 D) - **J. Brinkmann** - **T. Lostracco**.
31. Hann v. Roy M. Lerman, M.D., P.C. - Plaintiffs' Motion to Compel Responses by Leman Defendants to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 28 D) - **A. Baratta** - **J. Roe**.
32. Hinderliter v. Wawa, Inc. - Motion to Compel Plaintiff's Answer to Interrogatories, et al. (Seq. 1-0) - **P. Gazan** - **L. Shenk**.
33. Horn Plumbing & Heating, Inc. v. Riley - Petition to Withdraw as Counsel (Seq. 18).
34. Ibrahim v. Cutler Group, Inc. - Motion to Compel Defendant's Responses to Plaintiffs' First Set of Interrogatories and Request for Production of Documents (Seq. 6 D) - **T. Marsh**.
35. Jerrehian v. Havdeco Partners - Motion to Compel Discovery Responses and Depositions (Seq. 46 D) - **R. Koropecy** - **W. Weir**.
36. Johnson v. Norristown Borough of Pennsylvania - Motion to Permit Report and Affidavit in Evidence Nun Pro Tunc (Seq. 69) - **A. Braitman** - **S. Gottel**.
37. Jones v. TFN Health Care Investors, LLC - Motion to Compel Depositions (Seq. 379 D) - **S. Trzcinski** - **L. Hambrecht** - **W. Mundy**.
38. JP Morgan Chase Bank National Association v. Ekwunife - Motion to Reassess Damages (Seq. 10) - **A. Wells**.
39. JP Morgan Chase Bank National Association v. Weir - Motion to Amend Complaint (Seq. 23) - **C. DeNardo**.



40. *Kaisla v. Lansdale Center for Performing Arts - Petition to Withdraw as Counsel (Seq. 175) - J. Blum.*
41. *Kamau v. Kiefer - Motion to Compel Discovery (Seq. 167 D) - J. Ostroff - R. Burch - C. Wasilefski.*
42. *Kim v. Walter - Motion to Compel Answer to Interrogatories (Seq. 58 D) - R. Birch - L. James.*
43. *Lara v. Monaco - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 4 D) - D. Patterson - V. Harman.*
44. *Lastoskie v. Garges - Motion to Compel Plaintiff to Provide a Signed Authorization to Release Cell Phone Records (Seq. 12 D) - B. Wall - J. Godin.*
45. *Law Offices of Alan R. Mege v. Cataldi - Motion to Compel (Seq. 2 D) - A. Mege.*
46. *Levine v. Gershman - Defendant Ethel Gershman's Motion to Compel Plaintiffs, Arlene and Allen Levine's Discovery Responses (Seq. 9 D) - A. Sciolla - J. Thome.*
47. *Lewis v. BCI Holdings, Inc. - Motion to Quash Defendants' Subpoena (Seq. 195 D) - K. Friedman.*
48. *Little Builders, Inc. v. North Penn School District - Motion to Compel Defendant North Penn School District to Provide Full and Complete Responses to Request for Production of Documents (Seq. 92 D) - T. Duffy - J. Dooley.*
49. *Martinez v. Metzgar - Motion to Compel Plaintiff's Discovery (Seq. 13 D) - T. Karpink - J. Rubin.*
50. *Mauras v. Pizzo - Motion to Compel Return of Authorization (Seq. 24 D) - J. Kaplan - J. Silli.*
51. *Mersky v. Wagenhoffer - Petition to Strike and/or Satisfy Judgment (Seq. 18).*
52. *Midland Funding, LLC v. Randall - Motion to Compel (Seq. 5 D) - A. Mege.*
53. *Mishtuk v. Landis - Motion to Compel Kimerbly McCluskey's Interrogatories and Responses to Request for Production of Documents (Seq. 10 D) - T. Fenningham - K. Nosari.*
54. *National City Mortgage Company v. Haggerty - Motion for Reassessment of Damages (Seq. 30) - M. Udren.*
55. *Nguyen v. West - Motion to Compel Answer to Interrogatories and Request for Production of Documents from Plaintiff (Seq. 1 D) - M. Simon - J. Mayers.*
56. *O'Connor-Brown v. Vernace - Petition to Withdraw as Counsel (Seq. 16) - R. Slota - J. Shusted.*
57. *Oommen v. Paek - Motion to Compel Plaintiff's Discovery Responses (Seq. 26 D) - J. Kunnel - R. Pugh.*
58. *Ornstein v. Balshi - Second Motion for Protective Order (Seq. 96 D) - M. Bomstein - J. Bates.*
59. *Parshad v. Parshad - Petition to Withdraw as Counsel (Seq. 68) - E. Murphy - A. Machles.*
60. *Pennsylvania Uninsured Employers Guarantee Fund v. Gambone Development Company - Petition to Stay Execution and Strike Judgment and Statutory Lien (Seq. 2) - A. Jenkins.*
61. *Petty v. Thor Equities, LLC - Motion to Compel Discovery (Plaintiff to Sign SSA Authorization) (Seq. 99 D) - M. Greenfield - C. Comeau.*
62. *Platt v. Reinert - Motion to Overrule Objections of Defendants Proposed Subpoena to Kreischer-Miller (Seq. 79 D) - M. Dubin.*
63. *Riserv. Sears Roebuck & Company - Motion to Compel Deposition of Corporate Designee (Seq. 19 D) - R. Birch - R. Sanzo.*
64. *Schneider v. Cutler Group, Inc. - Motion to Determine Sufficiency of Response to Admission (Seq. 3-8 D) - A. Schneider - N. Wright - J. Walsh.*
65. *Scriven v. Oelbaum - Motion to Compel Discovery (Seq. 7 D) - M. Greenfield - D. Dean.*
66. *SLR Enterprises, Inc. v. Aesel Cleaners Grnsh - Petition to Withdraw as Counsel (Seq. 27).*
67. *SNH Medical office Properties v. Board of Assessment Appeals - Motion to Compel The School District of Upper Dublin to Answer SNH Medical Office Properties Trust's Request for Production of Documents (Seq. 15 D) - G. Lotz - J. Price.*
68. *Solliday v. Erie Insurance Exchange - Motion to Determine the Sufficiency of Defendant's Objections to Plaintiff's First Set of Request for Admissions (Seq. 21 D) - T. Daly - D. McCormick.*
69. *South Gulph Enterprises, L.P. v. Royal Bank of Pennsylvania, Inc. - Petition to Withdraw as Counsel (Seq. 13) - M. Forbes.*
70. *Spone v. Spone - Petition to Withdraw as Counsel (Seq. 273) Only Docket #200731-535 - M. Isenberg - R. Birch.*
71. *SRM of 20091 Trust v. Boatwright - Motion to Reassess Damages (Seq. 44) - S. Shah-Jani - A. Davis - B. Smith.*
72. *State Farm Mutual Automobile Insurance v. Alvarado - Petition to Strike Praecipe to Discontinue Entered in Error (Seq. 6) - P. D'Emilio.*
73. *Stony Creek Condominium Association v. Christopher - Motion to Reassess Damages (Seq. 3) - H. Barrow.*
74. *Suntrust Mortgage, Inc. v. Kariofillis - Motion to Reassess Damages (Seq. 15) - R. Cusick.*
75. *TD Bank, N.A. v. Yu - Petition to Withdraw as Counsel (Seq. 23) - J. Soderberg - B. Yaches.*
76. *Tedesco v. Wegmans Food Markets, Inc. - Motion to Strike Plaintiff's Answer to Discovery and Compel Complete and Specific Responses (Seq. 95 D) - B. Gross - E. Greenberg.*
77. *Tournier v. Gomez - Motion to Compel Plaintiff's Discovery (Seq. 12 D) - B. Wiley - J. Rubin.*
78. *Upper Moreland Township School District v. Ream - Motion to Amend Tax Claim, Writ of Scire Facias and Default Judgment (Seq. 11) - J. Leininger.*
79. *U.S. Bank National Association v. Urzua - Motion to Reassess Damages (Seq. 11) - A. Wells.*
80. *Vass v. Liebowitz - Motion to Compel Discovery Responses and Production of Certain Medical Records (Seq. 29 D) - M. Feldman - A. Eckert.*
81. *Veitz v. Glover - Petition to Withdraw as Counsel (Seq. 36) - J. Gallagher - J. Branca - N. Petro.*
82. *Vo v. Lewis - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 18 D) - M. Simon - J. Birmingham - J. Rubin.*
83. *Vo v. Lewis - Motion to Compel Plaintiffs' Discovery Responses (Seq. 21 D) - M. Simon - J. Birmingham - J. Rubin.*
84. *Waco Instruments, Inc. v. Equisol, LLC - Plaintiff's Motion to Deem Requested Admissions Admitted (Seq. 3 D) - J. Rardin.*
85. *Wells Fargo Bank, N.A. v. Bocchino - Motion to Reassess Damages (Seq. 12) - R. Cusick.*
86. *Wells Fargo Bank, N.A. v. Hipwell - Motion to Reassess Damages (Seq. 18) - A. Wells.*
87. *Wells Fargo Bank, N.A. v. Kornock - Motion to Reassess Damages (Seq. 51) - S. Shah-Jani - A. Tuttle.*
88. *Yellowbook, Inc. v. Barbetti - Motion to Compel Answer to Discovery (Seq. 23 D) - M. Lessa - K. Hadley.*