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**SHERIFF'S SALES**

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on April 25, 2012 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

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

Notice is hereby given the schedules of distribution by the Sheriff on May 30, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**Second Publication**

07-25798

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Westerly side of Narberth Avenue (50 feet wide) in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey thereof made by Milton R. Yerkes, Civil Engineer, dated 3/11/1912 and described according to the said plan as follows, to wit:

BEGINNING at a point on the Westerly side of Narberth Avenue, at the distance of 400 feet Northwardly from the North side of Windsor Avenue (50 feet wide); thence on a line at right angles with the said Narberth Avenue, along land now or late of William T. Harris South 77 degrees, 49 minutes West, 125 feet to a point; thence North 12 degrees, 11 minutes West, 59.75 feet to a point in the line of other land now or late of William T. Harris; thence along the same North 70 degrees, 10 minutes, 30 seconds East, 76.17 feet to a point; thence still along the same North 79 degrees, 9 minutes, 30 seconds East, 49.37 feet to a point on the Westerly side of Narberth Avenue; and thence extending along the same South 12 degrees, 11 minutes East, 68.48 feet to the place of beginning.

BEING the same premises which Charles J. Halpin, Executor of the Estate of James J. Halpin, Deceased and Charles J. Halpin, Specific Devisee Under Will of James J. Halpin, Deceased, dated 8/2/2001, recorded 8/30/2001, in Book 5373, Page 1797 granted and conveyed unto Phung Khac Pham and Nhung Thi Pham, husband and wife.

Parcel Number: 12-00-02830-00-2.

Location of property: 218 North Narberth Avenue, Narberth, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Nhung T. Pham a/k/a Nhung Thi Pham and Phung K. Pham a/k/a Phung Khac Pham** at the suit of Bank of America, National Association, Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a to Countrywide Home Loans Servicing, L.P. Debt: \$648,744.43.

**Thomas Puleo**, Attorney, ID #27615

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

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

07-27457

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 as shown on a plan made for Noella and Palma Proulx, made by Charles E. Shoemaker, Inc., dated June 15, 1978 and bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Summer Avenue (40 feet wide) which point is measured North 40 degrees, 43 minutes, 30 seconds East, 222.26 feet from the point of intersection of the Northwesterly side of Summer Avenue and the Northeasterly side of Upland Avenue (40 feet wide); thence extending along Lot No. 2 as shown on said plan North 49 degrees, 16 minutes, 30 seconds West, 112.00 feet to a point; thence extending along Lot Nos. 418 and 414 Horsham Heights North 40 degrees, 43 minutes, 30 seconds East, 90.00 feet to a point; thence extending along Lot No. 484 Horsham Heights South 49 degrees, 16 minutes, 30 seconds East, 112.00 feet to a point on the Northwesterly side of Summer Avenue aforementioned; thence extending along the said Northwesterly side of Summer Avenue South 40 degrees, 43 minutes, 30 seconds West, 90.00 feet to the point and place of beginning.

Parcel Number: 36-00-10767-00-6.

Location of property: 260 Summer Avenue, Horsham Township, PA.

The improvements thereon are: 1 1/2 story single family residential dwelling.

Seized and taken in execution as the property of **Joanne DiPietro, Michael DiPietro and Joseph DiPietro** at the suit of Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15. Debt: \$293,610.87.

**Barbara A. Fein**, Attorney, ID #53002

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

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

08-02842

ALL THAT CERTAIN tract of land, situate in **Lower Moreland Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the middle of Short Lane (formerly known as Heaton Road) 265.85 feet from the intersection with the middle of County Line Road; thence North 44 degrees, 39 minutes West, 383.82 feet to a point in line of Northeast Pennsylvania Railroad; thence along the said line, South 67 degrees, 21 minutes West a distance of 115.84 feet to a point, a corner of Lot #4; thence South 44 degrees, 39 minutes East, 427.21 feet to the middle of Short Lane (formerly known as Heaton Road); thence along the middle of the said road, North 45 degrees, 21 minutes East a distance of 107.41 feet to the place of beginning contents being the same more or less.

BEING Lot #3 on Short Lane (formerly known as Heaton Road).

BEING the same premises which Duane C. Hoffman and Helene M. Hoffman, his wife, by Deed dated 9/30/1985 and recorded 10/3/1985 in Montgomery County in Deed Book 4780, Page 2387, conveyed unto Harold Gordon and Gloria J. Gordon, his wife, in fee.

Parcel Number: 41-00-08398-00-3.

Location of property: 3962 Short Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **George H. Crane a/k/a George H. Crane, III and Florence J. Steinbach** at the suit of Bank of America, National Association, Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, Inc. Debt: \$316,059.01.

**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.

08-09422

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

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

BEING the same property conveyed to Mark Paige from Estate of Geraldine Williams, by Deed dated February 13, 2002 and recorded on September 22, 2003 in Deed Book 5473, Page 2256.

Parcel Number: 39-00-04510-00-5.

Location of property: 1046 Trewellyn Avenue, Penllyn, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Paige** at the suit of Peter Lax. Debt: \$32,908.54.

**Joann Needleman**, 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.

08-13941

ALL THAT CERTAIN lot of land with the building thereon erected, situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 76 on the old plan of lots of Leane Roberts and bounded and described according to a new survey made by Hiltner and Hitchcock in January 1925, as follows:

BEGINNING at a point on the Northeasterly side of Moore Street at the distance of 401.4 feet (according to the new survey, the old distance being 400 feet) Northwestwardly from the Northwesterly side of Walnut Street; thence extending Northeastwardly along Lot No. 77 now owned by Donato Durante and wife, the line passing through the middle of the partition wall between the house hereon erected, 92 feet to the Southwesterly side of Haws Alley; thence extending along the said side of Haws Alley Northwestwardly 20 feet to a point a corner of land of Cicero McFarland, being Lot No. 75; thence extending along land of said McFarland Southwestwardly 92 feet to the Northeasterly side of Moore Street and along the same Southwestwardly 20 feet to the first mentioned point and place of beginning.

VESTED BY Quit Claim Deed, dated 07/06/2004, given by Gussie Pearson to Tameka Smith and recorded 07/09/2004 in Book 5515, Page 250, Document #2004136722.

Parcel Number: 13-00-26364-00-2.

Location of property: 331 East Moore Street a/k/a 331 Moore Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tameka Smith a/k/a Tameka B. Smith** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of Ixis Real Estate Capital Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2. Debt: \$48,907.08.

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

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

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

08-34771

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, known as Lot No. 8, Section of "Plan of Lots of Willow Grove Highlands", which plan is duly recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, at Norristown, in Deed Book No. 977, Page 600, reference thereunto being had, will appear, said lot being located in the **Upper Moreland Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Northeasterly side of Krewson Terrace, (40 feet wide) at the distance of 334.62 feet Southeastwardly from the point of intersection, which said side of Krewson Terrace makes with the Southeasterly side of Silver Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Krewson Terrace, 50 feet and extending of that width, Northeastwardly between parallel lines at right angles to the aforesaid side of Krewson Terrace, in length or depth, 121.02 feet to the center of a certain 16 feet wide driveway, which extends Southeasterly from Southeasterly side of said Silver Avenue to the Northwesterly side of Frasier Avenue (40 feet wide).

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

TITLE TO SAID PREMISES IS VESTED IN Michael Blumenthal and Kimberly A. Blumenthal, husband and wife, by Deed from Michael Blumenthal, a/k/a Michael Blumenthal and Kimberly A. Blumenthal, a/k/a Kimberly A. Blumenthal dated October 12, 2004 and recorded November 4, 2004 in Deed Book 5531, Page 1600.

Parcel Number: 59-00-10672-00-6.

Location of property: 415 Krewson Terrace, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Blumenthal and Kimberly A. Blumenthal** at the suit of Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1. Debt: \$302,102.99.

**Edward D. Conway**, Attorney.

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

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

09-01231

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as one lot according to a plan of property made for Francis I. Rosenberger, Ruth Rosenberger and Marie S. Schamenek by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 8-15-1980, and revised 10-31-1980, as follows:

BEGINNING at a point formed by the intersection of the Southeasterly side of North Hills Avenue (at this point 41.5 feet wide) and the Southwesterly side of Elliott Avenue (50 feet wide); thence extending from said beginning point along the Southwesterly side of Elliott Avenue South 43 degrees, 30 minutes, 00 seconds East, 232.70 feet to a point, a corner of a Lot No. 3, as shown on said plan; thence extending along Lots Nos. 3 and 5, as shown on said plan South 46 degrees, 30 minutes, 00 seconds West, 150 feet to a point in line of a second Lot No. 2, as shown on said plan; thence extending partly along this second Lot No. 2 and along a second Lot No. 1, as shown on said plan North 43 degrees, 30 minutes, 00 seconds West, 233.05 feet to a point on the Southeasterly side of North Hills Avenue, aforesaid; thence extending along the Southeasterly side of North Hills Avenue North 46 degrees, 38 minutes, 00 seconds East 150 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2 on the Southwesterly corner of North Hills and Elliott Avenues, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN John J. Cantlin III and Patricia J. Cantlin, husband and wife, by Deed from Marie L. Smith (formerly Marie S. Schamenek dated September 30, 1988 and recorded October 3, 1988 in Deed Book 4889, Page 99, and the said John J. Cantlin III departed this life on 09/05/2007, granting and vesting the title to Patricia J. Cantlin under operation of the law.

Parcel Number: 30-00-46832-00-1.

Location of property: 1647 North Hills Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America c/o the U.S. Attorney for the Eastern District of PA and Patricia Cantlin** at the suit of Wachovia Bank, N.A. Debt: \$457,310.58.

**Edward D. Conway**, Attorney.

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

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

09-02113

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania being known as Lot No. 24 on Plan of Development made for Abram Singer Sons, Inc., by George A. Gieseke, Civil Engineer, Philadelphia, Pennsylvania, dated 11/14/1955, revised 4/1956 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania on the \_ day of \_, 1956 in Deed Book \_\_, Page \_\_ more fully described, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Fountain Green Road (50 feet wide), said point of tangent being at the distance of fifteen and sixty-one one-hundredths feet measured on the arc of a circle curving to the right having a radius of ten feet from a point of curve on the Northeasterly side of Pheasant Lane (50 feet wide); thence extending from said point of beginning, North forty-two degrees, one minute, fifty-three seconds East along the said side of Fountain Green Road one hundred twenty-four and sixty-five one-hundredths feet to a point; thence extending South forty-seven degrees, twenty-seven minutes, fifteen seconds East, one hundred sixteen and thirteen one-hundredths feet to a point; thence extending South forty-one degrees, thirty-one minutes West, one hundred thirty-two and fifty-eight one-hundredths feet to a point on the Northeasterly side of Pheasant Lane aforesaid; thence extending North forty-eight degrees, thirty-one minutes, eight seconds West along the said side of Pheasant Lane one hundred seven and twenty-three one-hundredths feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of ten feet, the arc distance of fifteen and sixty-one one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which Samuel Abbott, widower by Deed dated 1/12/1972 and recorded 1/17/1972 in Montgomery County in Deed Book 3727, Page 108 granted and conveyed unto Lawrence J. Krensel and Lynne S. Krensel, his wife, in fee.

Parcel Number: 65-00-03994-00-9.

Location of property: 4102 Fountain Green Road, Lafayette Hill, PA 19444.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lynne S. Krensel** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2003-2. Debt: \$302,985.41.

**M. Troy Freedman**, Attorney.

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

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

09-07286

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania described according to surveys thereof made by Harry Linn, C.E., as follows:

BEGINNING at a point on the Southwesterly side of Waring Road (40 feet wide) at the distance of 280.97 feet South 19 degrees, 15 minutes East, from the Southeasterly side of Brookside (formerly Ogontz) Avenue (50 feet wide); thence South 70 degrees, 45 minutes West, 160 feet to a point; thence South 19 degrees, 15 minutes East, 65 feet to a point; thence North 70 degrees, 45 minutes East, 160 feet to a point on the Southwesterly side of Waring Road; and thence on the Southwesterly side of Waring Road North 19 degrees, 15 minutes West, 65 feet to the point of beginning.

BEING the same premises by Deed from Matthew Lyle Ginsburg and Ellen G. Ginsburg, husband and wife dated 11/17/06 and recorded 11/24/06 in Book 5625, Page 806 granted and conveyed unto Matthew Lyle Ginsburg.

Parcel Number: 31-00-27580-00-1.

Location of property: 508 Waring Road, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Matthew Lyle Ginsburg** 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: \$361,171.23.

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

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

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

09-14853

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Final Plan of Ivystream, made by Tri-State Engineers and Land Surveyors, Inc. dated April 24, 1974 and last revised May 15, 1974 and recorded in Plan Book A-23, Page 10 and since last revised September 22, 1975, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Frontier Road (50 feet wide) and point being measured the two following courses and distances from a point of curve on the Southwesterly side of Wallingford Circle: (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) South 44 degrees, 37 minutes, 45 seconds West, 98 30 feet to the point of beginning; thence extending from said point of beginning along said side of Frontier Road South 44 degrees, 37 minutes, 45 seconds West, 128.43 feet to a point a corner of Lot 29; thence along same North 46 degrees, 22 minutes, 15 seconds West, 200 feet to a point in line of lands now or formerly of "Reed"; thence along same North 44 degrees, 37 minutes, 45 seconds East, 101 57 feet to a point corner of Lot 31; thence along same South 53 degrees, 01 minutes, 15 seconds East, 201.80 feet to the first mentioned point and place of beginning.

BEING Lot 30.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth J. Curcio by Deed from Alfred J. Curcio, II and Elizabeth J. Curcio dated 6/21/2006, recorded 6/23/2006 in Deed Book 5605, Page 2434.

Parcel Number: 59-00-08135-15-8.

Location of property: 4200 Frontier Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth J. Curcio** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor to JP Morgan Chase Bank, N.A. as Trustee for The Benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates, Series 2006-D. Debt: \$406,886.24.

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

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

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

09-19065

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a plan of subdivision of property for George Fad, made by John E. Burkhart, Registered Professional Surveyors, dated July 1954, and last revised November, 1955, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Windy Hill Road, also known as Fairview Way (fifty feet wide) at the distance of three hundred seventy-eight and thirty-four one-hundredths feet measured on a bearing of North fifty degrees, fifty-four minutes East, along the said side of Fairview Way and its extension from its point of intersection with the extension of the Northeasterly side of Germantown Pike (fifty feet wide); thence extending from said point of beginning, North fifty degrees, fifty-four minutes East, along the said side of Fairview Way one hundred eight feet to a point; thence extending South forty-seven degrees, twenty-nine minutes East, three hundred seventy-one and seventy-two one-hundredths feet to a point; thence extending South forty-two degrees, thirty-one minutes West, one hundred six and eighty-four one-hundredths feet to a point; thence extending North forty-seven degrees, twenty-nine minutes West, three hundred eighty-seven and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 13 as shown on the above mentioned plan.

(1) Vested by Warranty Deed dated 06/16/1987, given by Joseph F. Schmidt and Elisa Schmidt, his wife and Albert S. Schmidt and Rosemary L. Schmidt, his wife to Frank B. DeGrazio and Patricia L. DeGrazio his wife, as Tenants by the Entirety, and recorded 6/18/1987 in Deed Book 4841, Page 746.

Parcel Number: 67-00-04180-00-1.

Location of property: 1016 Windy Hill Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Frank Bernard DeGrazio and Patricia L. DeGrazio** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A., as Trustee for The MLMI Trust Series 2006-WMC2. Debt: \$280,635.59.

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

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

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

09-20959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to subdivision plan of School Village made for Gwynedd Woods, Inc., by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania on January 11, 1978 and last revised on November 8, 1978 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 A-32, Page 71, as follows, to wit:

BEGINNING at a point on the Northwestern side of Grist Mill Court (50 feet wide), which point is at the distance of 120.00 feet, measured South 41 degrees, 02 minutes, 00 seconds West, along the said side of Grist Mill Court, from a point of tangent, which point of tangent is at the arc distance of 15.71 feet, measured along the arc of a curve, curving to the right, having a radius of 10.00 feet, from a point of curve on the Southwesterly side of Hendricks Street (56 feet wide); thence extending from said beginning point, and along the said Northeasterly side of Grist Mill Court, South 41 degrees, 02 minutes, 00 seconds West, the distance of 30.00 feet to a point; thence extending along line of Lot No. 11, on said plan, North 48 degrees, 58 minutes, 00 seconds West a portion of the distance through the party wall, of this premises and premises adjoining to the Southeast and crossing a certain 5.00 feet wide sidewalk easement, as shown on said plan the distance of 142.00 feet to a point; thence extending along line of Lot No. 5, on said plan, North 41 degrees, 02 minutes, 00 seconds East the distance of 30.00 feet to a point; thence extending along line of Lot No. 9, on said plan, South 48 degrees, 58 minutes, 00 seconds East a portion of the distance through the party wall of this premises and premises adjoining to the Northeast and recrossing said sidewalk easement the distance of 142.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 10, on said plan.

BEING the same premises which Hugh William Himmel, Jr. And Debra Himmel, his wife, by Deed dated 6/14/91 and recorded 6/17/91 in Montgomery County in Deed Book 4978, Page 1122 granted and conveyed unto Scott Harasim and Felicia J. Harasim, his wife.

Parcel Number: 01-00-01892-04-2.

Location of property: 209 Grist Mill Court, Ambler, PA 19002.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Harasim and Felicia J. Harasim** 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: \$216,137.19.

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

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

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

09-25509

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Map of Property of George M. Dorrance, Jr. made by Yerkes Engineering Company, Consulting Engineers and Surveyors, dated February 6, 1967, as follows, to wit:

BEGINNING at a point on the title line in the bed of Old Gulph Road (50 feet wide) a corner of lands now or late of James F. Bodine, said point being at the distance of one thousand one hundred eighty-two and seven one-hundredths feet measured Northwestwardly through the bed of Old Gulph Road from its point of intersection with the center line of Airdale Road, (50 feet wide); thence extending from said point of beginning, South fifty-eight degrees, thirty-seven minutes West crossing the Southwesterly side of Old Gulph Road along the aforesaid lands of James F. Bodine also partly along lands now or late of J. Tyson Stokes, three hundred seventy-eight and fifty-seven one-hundredths feet to a point; thence extending North thirty-one degrees, twenty-three minutes West along the aforesaid lands of Stokes, one hundred seven and fifty-eight one-hundredths feet to a point in line of lands now or late of Raymond B. Jones; thence extending along the aforesaid lands of Jones, the two following courses and distances: (1) North fifty-six degrees, twenty-six minutes East, eighty-three and eighty-six one-hundredths feet to a point; and (2) North thirty-one degrees, twenty-three minutes West, thirty-seven feet to a point a corner of lands now or late of S. William Flaxenberg; thence extending North fifty-eight degrees, thirty-seven minutes East along the aforesaid lands of Flaxenberg, recrossing the Southwesterly Side of Old Gulph Road, two hundred ninety-four and seventy-seven one-hundredths feet to a point on the title line in the bed of same; thence extending South thirty-one degrees, twenty-three minutes East along the title line through the bed of Old Gulph Road, one hundred forty-seven and seventy-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which David B. Still, Executor of the Estate of Helen E. Shepherd by Deed dated August 5, 2004 and recorded November 18, 2004 in Montgomery County in Deed Book 5534, Page 640 conveyed unto David B. Still and Sheridan S. Still, husband and wife, in fee.

AND THE said Helen E. Shepherd died on September 28, 2003.

Parcel Number: 40-00-43500-00-2.

Location of property: 1204 Old Gulph Road, Rosemont, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David B. Still and Sheridan S. Still** at the suit of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$630,050.40.

**Michael S. Bloom**, 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.

09-26478

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

SITUATE on the Northerly corner of Dallas Road (50 feet wide) and Sheldon Road (50 feet wide); containing together in front or breadth on the Northwest side of the said Dallas Road, 50 feet (each lot being 25 feet in front) and extending together of that width in length or depth Northwestward between lines parallel with and along the Northeast side of the said Sheldon Road, 125.00 feet.

BEING Lots Numbered 600 and 599 on the above mentioned property.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer Anne Ziegler, by Deed from Carmen J. Tempesta and Dominick J. Tempesta, dated 01/28/2003, recorded 03/06/2003 in Book 5448, Page 1734.

Parcel Number: 59-00-03877-00-6.

Location of property: 104 Dallas Road, Willow Grove, PA 19090-2410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Anne Ziegler** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$172,502.03.

**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.

09-31464

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township** and County of Montgomery and Commonwealth of Pennsylvania described according to a subdivision plan prepared for BSA Montgomery Joint Venture, c/o Strouse Greenburg Company, Inc., (Welsh Village) made by D. S. Winokur Associates, Inc., Engineers, Planners and Surveyors, Philadelphia, Pennsylvania dated March 28, 1988 and last revised October 27, 1988 and recorded in Plan Book A-50, Page 308 through 312, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Quaker Court (width now shown) said point being at a corner of Lot No. 4804 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Southeasterly side of Quaker Court the two following courses and distances, as follows, to wit: (1) North 27 degrees, 52 minutes, 40 seconds East, 8.79 feet to a point; thence (2) North 38 degrees, 17 minutes, 46 seconds East, 13.35 feet to a point a corner of Lot No. 4802, as shown on the above mentioned plan; thence extending along the aforesaid lot South 60 degrees, 7 minutes, 20 seconds East, 73.73 feet to a point on the Northwesterly side of Bell Run Boulevard; thence extending along the same South 29 degrees, 52 minutes, 40 seconds West, 22 feet to a point a corner of Lot No. 4804, as shown on the above mentioned plan; thence extending along the same North 60 degrees, 07 minutes, 20 seconds West, 75.38 feet to a point on the aforesaid Southeasterly side of Quaker Court, the first mentioned point and place of beginning.

BEING known as Lot No. 4803.

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

TITLE TO SAID PREMISES IS VESTED IN Sera Lee and Sung Soo Wi, h/w, by Deed from Paragon Relocation Resource, Inc., a Delaware Corporation, dated 11/11/2005, recorded 12/06/2005 in Book 5581, Page 2511.

Parcel Number: 46-00-03085-90-1.

Location of property: 3802 Quaker Court, North Wales, PA 19454-3729.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sera Lee and Sung Soo Wi** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$221,997.51.

**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.

09-33344

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan and survey of property made for Robert S. Damerjian, Lorraine Damerjian, Richard Masife, Jacob Pera and Betty Pera, made by John Leo Dreday, Professional Engineer, dated May 27, 1966 said plan being recorded in the Office for the Recorder of Deeds, of Montgomery County, at Norristown, Pennsylvania in Plan Book A-11, Page 49, as follows, to wit:

BEGINNING at a point on the center line of Horsham Road (Route 463) (80 feet wide) at the distance of 1752.69 feet measured along the said center line of Horsham Road (Route 463) on a bearing of South 47 degrees, 00 minutes East from a point an angle in the same, said point or angle being at the distance of 381.12 feet measured still along the said center line of Horsham Road (Route 463) on a bearing South 47 degrees, 57 minutes East from another point or angle in the said mentioned point or angle being at the distance of 802.23 feet measured still along said center line of Horsham Road (Route 463) on a bearing South 48 degrees, 57 minutes East from its point of intersection with the center line of Doylestown Pike (Route 202); thence extending from said point of beginning North 43 degrees, 00 minutes East crossing the Northeastly side of Horsham Road (Route 463) and crossing the bed of a creek 430.00 feet to a point; thence extending South 47 degrees, 00 minutes East, 400.00 feet to a point a corner of land now or late of Morris T. Walker, Jr.; thence extending South 43 degrees, 00 minutes West recrossing the aforesaid Northeastly side of Horsham Road (Route 463) also recrossing the bed of aforesaid creek 430.00 feet to a point on the center line of Horsham Road (Route 463); thence extending North 47 degrees, 00 minutes West along the center line of Horsham Road (Route 463) 400.00 feet to a point and place of beginning.

EXCEPTING THEREOUT and therefrom .101 acres of right-of-way, .165 acres slope easement and 825 square feet of temporary construction easement as conveyed by Deed dated 12/02/08 from James Archibald and Ann Archibald and recorded in the Records of the Office of the Montgomery County Recorder of Deeds on January 8, 2009, in Deed Book 5719 at Page 0478.

Parcel Number: 46-00-01156-00-4.

Location of property: 953 Horsham Road, Montgomeryville, PA 18936.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Archibald and James Archibald** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-17T1, Mortgage Pass-Through Certificates, Series 2006-17T1. Debt: \$828,992.12.

**Jay E. Kivitz**, Attorney. I.D. #26769

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

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

09-34011

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 1/12/1990 and last revised on 6/11/1992 and recorded in Plan Book A-54, Pages 232, 233 and 234 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Meadow Lane (50.00 feet wide), said point being a corner of Lot No. 45 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 45 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 45 South 00 degrees, 47 minutes, 43 seconds West, 126.39 feet to a point a corner of Lot No. 42; thence extending along No. 42 North 84 degrees, 41 minutes, 11 seconds West, 17.50 feet to a point a corner of Lot No. 43; thence extending along Lot No. 43 North 26 degrees, 40 minutes, 30 seconds West, 125.00 feet to a point on the Southeasterly side of Meadow Lane; thence extending along the Southeasterly and changing over to the Southwesterly side of Meadow Lane the two following courses and distances, viz: (1) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 59.93 feet to a point of tangent; and thence (2) South 89 degrees; 12 minutes; 17 seconds East, 17.45 feet to a point a corner of Lot No. 45 being the first mentioned point and place of beginning.

BEING Lot No. 44 as shown on the above mentioned plan.

Donna Mockaitis by Deed from George Klusman and Judy Klusman f/k/a Judy Strom dated 6/15/04 and recorded 7/14/04 in Book 5516, Page 1978.

Parcel Number: 15-00-01664-06-7.

Location of property: 548 Meadow Lane, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Donna Mockaitis** 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: \$220,371.10.

**Jay E. Kivitz**, Attorney. I.D. #26769

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

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

09-34782

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and bounded and described according to a survey and plan of Valley Tract No. 2 of C. Raymond Weir, Surveyor of Ambler, Pennsylvania, dated April 17, 1946, as follows, to wit:

BEGINNING at a point on the Southeasterly Side of Birchwood Avenue (50 feet wide) at the distance of 233 East measured Southeasterly along the said side of Birchwood Avenue, If extended from its intersection with the Southwesterly side of Woodland Avenue (41.5 feet wide) if extended; thence extending in front or breadth, South 40 degrees, 49 minutes West along the said side of Birchwood Avenue, 54 feet, and extending of that width in length or depth South 49 degrees, 11 minutes East between parallel lines at right angles to said Birchwood Avenue, 110 feet, the Northeasterly the thereof extending partly through a joint driveway between these premises and the premises adjoining to the Northwest.

BEING Lot No. 101.

BEING the same premises which Douglas Braun by Deed dated 3/15/01 and recorded 4/10/01 in Montgomery County in Deed Book 355, Page 1972 granted and conveyed unto Douglas Braun and Dawn Braun, husband and wife.

Parcel Number: 30-00-04416-00-9.

Location of property: 1319 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dawn Braun and Douglas Braun** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Amerquest Mortgage Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2005-R2. Debt: \$269,698.80.

**Thomas Puleo**, Attorney. I.D. #27615

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

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

09-35277

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

BEGINNING at a point in the South line of Fifth Street at a distance of eighty-seven feet, eight inches (87 feet, 8 inches) ward from the Southwest corner of Fifth and Johnson Streets, at a corner of this and land of Rosa Keller; thence by the same Southward through the center of a party wall of a double brick dwelling one hundred and forty feet (140 feet) to a twenty feet wide alley; thence by the same Westwardly twenty-two feet, six inches (22 feet, 6 inches) to other land of the said Daniel H. Bertolet; thence by the same one hundred forty feet (140 feet) to Fifth Street aforesaid; thence by the same Eastwardly twenty-two feet, six inches (22 feet, 6 inches) to the place of beginning.

BEING the same premises which Joseph G. McLaughlin by Deed dated 7/24/2006 and recorded 8/25/2006 in Book 5614, Page 63 Instrument #2006107249 granted and conveyed unto Amy Schmitt.

Parcel Number: 16-00-09348-00-5.

Location of property: 10 West 5th Street, Pottstown, PA 19464.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Amy Schmitt** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A., as Trustee for the MLMI Trust Series 2007-SD1. Debt: \$118,040.28.

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

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

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

09-37185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision plan of "Beechwood Hill" Section #2, made by C. Raymond Weir Associates, Inc., on February 12th, 1963, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Afton Road (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Twining Road (50 feet wide): (1) leaving Twining Road on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 16 feet to a point of tangent on the Southwesterly side of Afton Road; (2) South 46 degrees, 56 minutes East, 353.50 feet to the point of beginning; thence extending from said point of beginning along the said Southwesterly side of Afton Road South 46 degrees, 56 minutes East, 100 feet to a point a corner of Lot #44 as shown on said plan; thence extending along said Lot #44 South 43 degrees, 2 minutes West, 260 feet to a point, a corner; thence extending North 46 degrees, 58 minutes West, 100 feet to a point a corner of Lot #42 as shown on said plan; thence extending along Lot #42 North 43 degrees, 2 minutes East, 260 feet to the first mentioned point and place of beginning.

BEING Lot #43 as shown on said plan.

BEING the same premises by Deed from Kathleen Mary Werk a/k/a Kathy M. Werk and a/k/a Kathleen M. Werk dated 06/20/98 and recorded 06/30/98 granted and conveyed unto David B. Raible and Starr L. Raible in Book 5231, Page 452.

Parcel Number: 54-00-00007-00-2.

Location of property: 3266 Afton Road, Dresher, PA 19025.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David B. Raible and Starr L. Raible** at the suit of Deutsche Bank National Company, as Trustee in Trust for the Benefit of the Certificateholders for Ameritrust Mortgage Securities Trust 2005-R11, Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$518,979.15.

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

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

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

09-41471

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a final plan of subdivision of "Dublin Woods", prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated 12-3-1995, last revised 12-5-1995, said plan being recorded in Plan Book A-56, Page 164, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Catlin Way, said point of beginning, being a corner of Lot #14, as shown in the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Catlin Way, the two following courses and distances: (1) along the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 22.69 feet to a point; and (2) North 43 degrees, 07 minutes, 00 seconds East, 5.12 feet to a point in line of land now or late of Eugene J. Coughlin and Hans E. Daniels; thence extending along the same, the three following courses and distances: (1) South 44 degrees, 52 minutes, 00 seconds East, 99 feet to a point; (2) North 46 degrees, 17 minutes, 00 seconds East, 14.85 feet to a point; and (3) South 44 degrees, 10 minutes, 00 seconds East, 317.49 feet to a point, a corner of land now or late of John J., Jr. and Sharon L. Corbett; thence extending partly along the same and partly along lands now or late of John C. and Judith G. Endicott, South 34 degrees, 00 minutes, 54 seconds West, 277.56 feet to a point a corner of Lot 10; thence extending along the same, North 44 degrees, 07 minutes, 10 seconds West, 269.45 feet to a point and a corner of Lot 13; thence extending partly along Lot 13 and partly along Lot 14, North 44 degrees, 40 minutes, 00 seconds East, 240 feet to a point; thence continuing along Lot 14, North 45 degrees, 13 minutes, 00 seconds West, 189.79 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on the above mentioned plan.

VESTED by Warranty Deed dated May 30, 1997, given by The Cutler Group, Inc. (a Pennsylvania Corporation) to James S. Kunkel and Rosemary Pinto Kunkel, as Tenants by Entireties and recorded June 4, 1997, in Book 5187, Page 1990.

REAL PROPERTY OWNER: James S. Kunkel and Rosemary Pinto Kunkel, a/k/a Rosemary Pinto.

Parcel Number: 54-00-03885-10-2.

Location of property: 1457 Catlin Way, Dresher, PA 19025.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rosemary Pinto Kunkel and James S. Kunkel** 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 Holders of the MLMI Surf Trust Series 2005-BC4. Debt: \$651,057.56.

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

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

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

09-41628

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision prepared for Strawberry Fields, made by Urwiler & Walter, Inc., dated November 2, 1987, last revised June 7, 1991 said plan being recorded in Plan Book A-52, Page 486, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Abbey Lane (50 feet wide) said point being at the arc distance of 34 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Winding Way; thence extending from said point of beginning along the Southeasterly side of Abbey Lane North 42 degrees, 42 minutes, 36 seconds East, 55.10 feet to a point a corner of Lot 44; thence extending along the same South 47 degrees, 17 minutes, 24 seconds East, 130 feet to a point in line of Lot 46; thence extending along the same South 47 degrees, 47 minutes, 36 seconds West, 55.16 feet to a point on the Northeasterly side of Winding Way; thence extending along the same the 2 following courses and distances: (1) North 58 degrees, 0 minutes, 0 seconds West, 96.49 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 325 feet the arc distance of 18.74 feet to the point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 18.74 feet to the first mentioned point and place of beginning.

BEING Lot 45 as shown on the above mentioned plan.

BEING the same premises which Stephen D. Phelan, by Deed dated 5/31/2006 and recorded 6/9/2006 in Book 05803, Page 2608, Instrument #2006070495, granted and conveyed unto Karen E. Frick.

Parcel Number: 34-00-00000-00-2.

Location of property: 101 Abbey Lane, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Karen E. Frick** 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, L.P. Debt: \$326,662.14.

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

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

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

09-41637

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, described according to a plan a part of Widener Hills made for Richard M. Rose, by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, dated November 2, 1954 and further described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rodgers Road (forty feet wide), at the distance of five hundred thirty-seven and sixty-eight one-hundredths feet measured in a Southeastwardly and Northeastwardly direction by various courses and distances along the Southwesterly and Southeasterly side of Rodgers Road from the Northeasternmost terminus of a radial round corner connecting the Southeasterly side of Rodgers Road with the Southeasterly side of Serpentine Lane fifty feet wide; thence extending along the Southeasterly side of Rodgers Road, the two following courses and distances: (1) North seventy-seven degrees, forty-five minutes, seven seconds East, twelve and forty-three one-hundredths feet to a point; (2) North seventy-six degrees, thirty-seven minutes, seven seconds East, forty-seven and fifty-seven one-hundredths feet to a point; thence extending South twenty-seven degrees, twenty-five minutes, twenty-three seconds East, one hundred sixty-one and forty-one one-hundredths feet to a point; thence extending South eighty-two degrees, twelve minutes, forty-two seconds West, one hundred two and fifty-five one-hundredths feet to a point; thence extending North twelve degrees, fourteen minutes, fifty-three seconds West, one hundred forty-six and eighty-nine one-hundredths feet to a point on the Southeasterly side of Rodgers Road, the first mentioned point and place of beginning.

BEING known as Lot No. 11 in the above mentioned plan.

BEING the same premises which John P. Durante, Sheriff by Deed dated 8-1-06 and recorded 10-10-06 in the County of Montgomery in Deed Book 5618, Page 2960 conveyed unto MSPS, Incorporated, in fee.

TITLE TO SAID PREMISES IS VESTED IN John Stevens, Jr., as sole owner by Deed from MSPS, Incorporated dated 8/7/07, recorded 8/30/07 in Deed Book 5662, Page 1251.

Parcel Number: 31-00-23536-00-4.

Location of property: 7919 Rodgers Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Stevens, Jr.** at the suit of OneWest Bank, FSB. Debt: \$312,444.33.

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

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

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

10-00248

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made 9/10/1954 and revised 7/1/1955, 8/8/1955 and 9/21/1955 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows, to wit:

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

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

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

UNDER AND SUBJECT to restrictions as of record.

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

Parcel Number: 30-00-17260-00-8.

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cecille A. Hines** at the suit of Nationstar Mortgage, LLC. Debt: \$179,010.64.

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

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

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

10-01470

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania, described according to a subdivision plan of Oak Woods East by George B. Stanbridge, Associates, dated 8/21/1979 and last revised 7/27/1981 and filed in Plan Book A-43, Page 97 on 9/11/1981, as follows, to wit:

BEGINNING at a point on the Northwestern side of Brighton Drive (50 feet wide) said point being measured the 3 following courses and distances from the Northernmost terminus of a radial round corner at the intersection of the Southwesterly side of Koffel Road (55 feet wide) and the Northwestern side of Brighton Drive: (1) on the arc of a circle having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) along the Northwestern side of Brighton Drive, South 44 degrees, 43 minutes, 30 seconds West, 49.27 feet to a point a corner of Lot #12 and place of beginning; thence from said point and along the Northwestern side of Brighton Drive continuing on the arc of a circle having a radius of 325 feet the arc distance of 77.20 feet to a point of tangent; thence from said point and still along the Northwestern side of Brighton Drive, South 73 degrees, 17 minutes, 36 seconds West, 42 feet to a point a corner of Lot #10; thence from said point and leaving the Northwestern side of Brighton Drive and along Lot #10 and crossing a right-of-way of the Texas Eastern Transmission, North 16 degrees, 42 minutes, 24 seconds West, 225.62 feet to a point on the Northwest side of said right-of-way; thence from said point and along the Northwest side of said right-of-way, North 73 degrees, 17 minutes, 36 seconds East, 82.97 feet to a point a corner of Lot #12; thence from said point and along Lot #12 and re-crossing said right-of-way, South 26 degrees, 1 minute, 13 seconds East, 219.39 feet to a point on the Northwest side of Brighton Drive and first mentioned point and place of beginning.

BEING Lot #11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN J. Jodie D'Alessandro, mother, (50% Interest) and Brent J. Schaffer and Mary F. Schaffer, husband and wife, Son-in-Law and Daughter, (50% interest), by Deed from J. Jodie D'Alessandro, (mother), dated 09/11/2007, recorded 09/15/2007 in Book 5666, Page 181.

Parcel Number: 35-00-00846-38-8.

Location of property: 680 Brighton Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brent Schaffer, Mary Schaffer and J. Jodie D'Alessandro** at the suit of BSI Financial Services, Inc. Debt: \$366,646.42.

**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.

10-04776

ALL THAT CERTAIN lot or piece of land, being Lot No. 100, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan of Phase III, Hancock Court (Court II), made by Urwiler & Walter, Inc., dated February 10, 1976 and last revised July 23, 1976, said plan being recorded in the Office for the Recording of Deeds in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-27, Page 10.

SAID lot also being described according to the above mentioned plan by metes and bounds, as follows, to wit:

BEGINNING at a point a corner of Lot No. 101, as shown on the above mentioned plan; thence extending from said point of beginning, North 47 degrees. 00 minutes West, 37.00 feet to a point a corner; thence extending North 43 degrees, 00 minutes East, 55.00 feet to a point a corner; thence extending South 47 degrees, 00 minutes East, 37.00 feet to a point in line of Lot No. 101; thence extending along same, South 48 degrees, 00 minutes West, 55.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,035 square feet of land.

TOGETHER with the free and common use, right, liberty and privilege of a fifty feet wide right-of-way extending Northwestwardly to Doylestown Pike (Route 202), as and for a right-of-way, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TOGETHER with the use in, of and to the Common Area of the Montgomery Glen Association, Inc., under and subject to the terms, covenants and conditions of a certain Declaration of Covenants and Restrictions dated March 10, 1977, and recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 4185, Page 465.

TITLE TO SAID PREMISES IS VESTED IN Carol L. Crane, by Deed from Carol L. Crane, Individually and as the Executrix of the Estate of Marian Crane, deceased, dated 09/20/2004, recorded 11/12/2004 in Book 5532, Page 1850.

Parcel Number: 46-00-01036-89-8.

Location of property: 100 Hancock Court, North Wales, PA 19454-1018.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol L. Crane** at the suit of U.S. Bank National Association as Trustee for RAMP 2005EFC2. Debt: \$215,060.93.

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

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

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

10-13095

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Harbor" a Condominium located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County Pennsylvania which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, of a Declaration Condominium dated May 28, 1974 and recorded on June 12, 1974 in Deed Book 3949, Page 212 Amended by Indenture dated June 17, 1974 and recorded July 15, 1974 in Deed Book 3980, Page 112, and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974 in Condominium Plan Book 3, Page 27 and the Code of Regulations dated May 28, 1974 and recorded June 12, 1974 in Deed Book 3949, Page 197 Amended by Indenture dated June 17, 1974 and recorded July 5, 1974 in Deed Book 3960, Page 116, being designated on said Declaration Plan as Building Number 5, Entrance Number W-29 and Unit Number U-6 as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the common elements (as defined in such Declaration) of .590%.

BEING the same premises which Elaine Marie Smith, by Deed dated 10/26/07 and recorded 11/08/07 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 6671, Page 1140, granted and conveyed unto Elaine Marie Smith and Walter T. Smith.

Parcel Number: 63-00-09700-62-3.

Location of property: 162 Woodstream Drive a/k/a 162 Woodstream Drive, Building 5, Condominium 162, West Norriton, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Elaine Marie Smith and Walter T. Smith** at the suit of PNC Mortgage, a Division of PNC Bank, National Association. Debt: \$158,548.83.

**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.

10-13642

ALL THAT CERTAIN lot, tract or piece of ground, together with the improvements thereon erected, situate in **Douglass Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Smith Road, a 33 foot wide public gravel road leading from U.S. Highway Route 73 to Congo Road said point being the distance of 32.88 feet as measured along the center line of said Smith Road on line having a bearing of North 55 degrees, 20 minutes West from the line dividing property belonging to Michael W. Tomczak, Jenny L. Tomczak and John W. Tomczak herein and property belonging to Abe Sankey; thence along property being retained by Michael Tomczak, Jenny Tomczak and John Tomczak herein passing through an iron pipe located 16.50 feet from the last described point North 34 degrees, 40 minutes East the total distance of 216.50 feet to a point marked by an iron pipe; thence along the same South 55 degrees, 20 minutes East, a distance of 100.00 feet to a point marked by an iron pipe; thence still along the same South 34 degrees, 40 minutes West passing through an iron pipe located 16.50 feet from the next described point, the total distance of 216.50 feet to a point; thence along the center line of said Smith Road North 55 degrees, 20 minutes West, a distance of 100.00 feet, to the place of beginning.

(1) VESTED by Warranty Deed, dated 2/13/1997, given by Michael W. Tomczak and Jenny L. Tomczak and John W. Tomczak, husband and wife to Michael W. Tomczak and Jenny L. Tomczak, husband and wife and recorded 2/20/1997 in Book 5177, Page 1761, Instrument #002770.

Parcel Number: 32-00-06332-00-8.

Location of property: 183 Smith Road, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jenny L. Tomczak and Michael W. Tomczak** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificateholders Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW1. Debt: \$168,468.01.

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

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

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

10-14701

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 become 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: \$299,813.75.

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

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

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

10-15854

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan of subdivision for Westrum Enterprises, prepared by Urwiler and Walter, Inc., dated June 18, 1973, last revised January 11, 1974, as follows, to wit:

BEGINNING at a point a corner on the Northeastly side of Township Line Road (no width given) said point being a corner of Lot No. 69, as shown on said plan; thence extending from said point of beginning along said Northeastly side of Township Line Road, the distance of one hundred feet to a point, a corner of Lot No. 67, as shown on said plan; thence extending North thirty-six degrees, one minute, thirty seconds East, along Lot No. 67, the distance of one hundred eighty-nine feet to a point, a corner in line of parcel "A" as shown on said plan; thence extending South fifty-three degrees, fifty-eight minutes, thirty seconds East, along Parcel "A", the distance of one hundred feet to a point a corner of Lot No. 69; thence extending South thirty-six degrees, one minute, thirty seconds West, along Lot No. 69, the distance of one hundred eighty-nine feet to a point on the aforesaid Northeastly side of Township Line Road, being the first mentioned point and place of beginning.



GRANTED AND CONVEYED unto Wayne C. Straub, a Sole Tenant, by Deed from Wayne C. Straub and Therese M. Straub, his wife, dated 7/17/2003, recorded 7/17/2003 in Deed Book 5464, Page 2069.

Parcel Number: 56-00-08903-04-1.

Location of property: 237 Township Line Road, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Wayne C. Straub** at the suit of GMAC Mortgage, LLC. Debt: \$351,028.29.

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

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

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

10-16696

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Nicole Booker as Sole Owner by Deed from James Harry Wright and Angelique Sutton dated 10/24/2005, recorded 11/29/2005 in Deed Book 5780, Page 2651.

Parcel Number: 31-00-26446-00-1.

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

The improvements thereon are: Residential dwelling.

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

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

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

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

10-18641

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, Pennsylvania, dated 5-3-1971 and recorded in Plan Book B-21, Page 6, as follows, to wit:

BEGINNING at a p.k. nail placed in the bed of an unnamed road known as Dietz Mill Road, said point being a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning along Lot No. 2 South 54 degrees, 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin, and the ultimate right-of-way line of said Dietz Mill Road, 563.22 feet to a pin placed in line of land now or late of Robert A. Barboni (Deed Book 3323, Page 722); thence extending along same, the 2 following courses and distances: (1) North 33 degrees, 14 minutes, 50 seconds West, 323.71 feet to a pin, placed; and (2) North 55 degrees, 2 minutes, 20 seconds East, crossing the ultimate right-of-way line of said Dietz Mill Road, a pin placed, and the Southwesterly side of said Dietz Mill Road, 575.38 feet to a p.k. nail placed in the bed of said Dietz Mill Road; thence extending along same South 42 degrees, 17 minutes, 40 seconds East crossing the Northeasterly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Dietz Mill Road; thence extending South 6 degrees, 47 minutes 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

OWNER OF RECORD: Michele E. Mignot by Deed from Mickey Mignot Allem, dated 4/19/2007 and recorded 8/2/2007 in Book 5658, Page 674.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 South Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michele E. Mignot** at the suit of New York Community Bank. Debt: \$472,741.60.

**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.

10-19218

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by Barton & Martin, Engineers on February 25, 1946 and recorded at Norristown in Deed Book No. 1745, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Erlen Road (40 feet wide) at the distance of three hundred and ninety-five and twenty-three one-hundredths feet Southeastwardly from a point of curve formed by the intersection of the Northeasterly side of Erlen Road with the Southeasterly side of Valley Road (40 feet wide); thence extending Southeastwardly along Erlen Road on a line curving to the left with a radius of fifteen hundred and four and seventy one-hundredths feet the arc distance of seventy-seven feet to a point; thence extending on a line North 66 degrees, 29 minutes East, through the center of a nine feet wide driveway seventy-two and five one-tenths feet to the end thereof; thence continuing along said line one hundred and twenty-eight and thirty-five one-hundredths feet to a point; thence extending on a line North 20 degrees, 47 minutes, 37 seconds West, sixty-six and sixty-nine one-hundredths feet to a point; and thence extending on a line South 68 degrees, 56 minutes, 24 seconds West, two hundred and two and eighty-seven one-hundredths feet to the place of beginning.

BEING known as Lot No. 355 on said plan.

TOGETHER with the free use, right and liberty of said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the Southeast.

TITLE TO SAID PREMISES IS VESTED BY Deed dated 03/11/2008, conveying from William Shollar to William Shollar and Jennifer Shollar, recorded 04/18/2008 in Book 5689, Page 2081.

Parcel Number: 49-00-03160-00-4.

Location of property: 711 Erlen Road, Plymouth Meeting, PA 19462-2428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Shollar and Jennifer Shollar** at the suit of Wells Fargo Bank, N.A. Debt: \$184,825.34.

**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.

10-22064

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Major Subdivision "Deer Run" made for Conti Construction Company by Eustace Engineering and Associates dated 11/9/1989 and last revised on 3/17/1995 and recorded in Plan Book A-56, Page 241, to wit:

BEGINNING at a point on the Northeasterly side of Doe Court (variable width), at a corner of this and Lot No. 70 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 70 North 58 degrees, 01 minutes, 25 seconds East, 100.00 feet to a point, a corner in line of open space; thence extending along the same South 31 degrees, 58 minutes, 35 seconds East, 33.00 feet to a point; thence extending South 58 degrees, 01 minutes, 25 seconds West, 100.00 feet to a point, a corner on the Northeasterly side of Doe Court; thence extending along the same North 31 degrees, 58 minutes, 35 seconds West, 33.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 71 on the above mentioned plan.

BEING the same premises which Trim Development Corporation, by Deed dated 9/16/97 and recorded 9/24/97 in Book 5200, Page 2116, Instrument #016549, granted and conveyed unto Joseph F. Duffy.

Parcel Number: 37-00-00653-20-1.

Location of property: 710 Doe Court, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph F. Duffy** at the suit of U.S. Bank, National Association, as Trustee on Behalf of the Holders of the Home Equity Asset Trust 2005-4 Home Equity Pass-Through Certificates, Series 2005-4. Debt: \$212,636.25.

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

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

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

10-24374

ALL THAT CERTAIN tract or piece or lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared for J. Edgar Vanbuskirk by Ralph E. Shaner & Son Engineering Company, dated September 21, 1977, File No. 1976 V, as follows, to wit:

BEGINNING at a point on the Northerly side of Walnut Street (50 feet wide) which point is measured North 74 degrees, 45 minutes West, 43.0 feet from the point marking the intersection of the said Northerly side of Walnut Street and the Westerly side of York Street; thence extending from said beginning point along the said Northerly side of Walnut Street, North 74 degrees, 45 minutes West, 42.39 feet to a point, a corner of the premises and other land now or late of J. Edgar Vanbuskirk, et ux., of which this premises was formerly a part; thence extending along the same, North 16 degrees, 02 minutes East, 140.21 feet to a point, a corner of this premises on the Southerly side of Union Alley (20 feet wide);

thence extending along the same South 74 degrees, 45 minutes East, 41.09 feet to a point, a corner of this premises and land now or late of George D. Barber, Inc., thence extending along the same, South 15 degrees, 30 minutes West, 140.20 feet to the first mentioned point and place of beginning.

Sandee Myers by Deed from Boysie Paul and Patricia Paul, husband and wife dated 10/26/05 and recorded 12/02/05 in Book 5581, Page 1328.

Parcel Number: 16-00-30500-00-3.

Location of property: 63 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sandee Myers** 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: \$213,990.01.

**Jay E. Kivitz**, Attorney. I.D. #26769

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

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

10-25889

ALL OF THE UNDIVIDED RIGHT, TITLE AND INTEREST OF, IN AND TO:

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, described according to a certain subdivision plan, made for Raymond L. Corper, made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated September 1955 and last revised November 18, 1955, said plan recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-3, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Llewellyn Road (50 feet wide) at the distance of three hundred twenty-nine and eighty one-hundredths (329.80) feet measured on a bearing of North forty-five degrees, forty-five minutes West along the said side of Llewellyn Road, from a point of tangent in the same; said point of tangent being measured along the arc of a circle curving to the left having a radius of twenty (20) feet, the arc distance of thirty-one and eighty-two one-hundredths (31.82) feet from a point of curve on the Northwesterly side of Tennis Avenue (46.5 feet wide); thence extending from said beginning point South forty-four degrees, fifteen minutes West, one hundred seventy-nine and thirty-one one-hundredths (179.31) feet to a point; thence extending North forty-five degrees, twenty-five minutes, twenty-four seconds West, one hundred seventy-two (172) feet to a point; thence extending North forty-four degrees, fifteen minutes East one hundred seventy-eight and thirty-three one-hundredths (178.33) feet to a point on the Southwesterly side of Llewellyn Road aforesaid; thence extending South forty-five degrees, forty-five minutes East along the Southwesterly side of Llewellyn Road, one hundred seventy-two (172) feet to the first mentioned point and place of beginning.

BEING known as Lot No. 79 on the above-mentioned plan.

BEING part of the same premises which Margaret R. Corper and Raymond L. Corper, her husband, by Indenture bearing date the 13th day of July, 1956, and recorded in the Office for the Recording of Deeds in Montgomery County, in Deed Book 2699, Page 467, granted and conveyed unto Raymond L. Corper, Inc., in fee.

BEING the same premises which Raymond L. Corper, Inc., by Indenture bearing the date the 19th day of November, 1956, and recorded in the Office for the Recording of Deeds in Montgomery County, in Deed Book 2738, Page 537, granted and conveyed unto Paul Peter Kubik, Jr. and Catherine Kubik, his wife, in fee.

AND THE SAID Paul Peter Kubik having died on October 5, 2009, whereupon title to the said premises vested solely in Catherine Kubik.

Parcel Number: 39-00-02407-00-2.

Location of property: 304 Llewellyn Road, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Catherine Kubik and Catherine Kratz** at the suit of Elm Terrace Gardens. Debt: \$192,296.82.

**Steven M. Montresor**, 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.

10-31257

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Blue Bell, County of Montgomery, Commonwealth of Pennsylvania as shown on a Subdivision Plan known as "Blue Bell Country Club", Pod "B" made by Eastern States Engineering, Inc., dated 12/15/1992 and last revised 07/12/1993 and recorded in Plan Book A-54, Page 454-455 described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Inverness Drive, (40 feet wide) a corner of Unit 207 on said plan; thence extending along the Northwesterly side of Inverness Drive South 62 degrees, 10 minutes, 44 seconds West, 93.50 feet to a point; thence extending along Unit 205 on said plan North 7 degrees, 49 minutes, 16 seconds West, 150.00 feet to a point; thence extending along lands of BBCC, Inc. North 62 degrees, 10 minutes, 44 seconds East, 93.50 feet to a point; thence extending along Unit 207 aforementioned South 27 degrees, 49 minutes, 16 seconds East, 150.00 feet to the point and place of beginning.

BEING Unit #206 on said plan.

UNDERAND SUBJECT to Declaration of Covenants, Conditions, Easements and Restrictions of Blue Bell Country Club as in Deed Book 5029, Page 1096 and amended in Deed Book 5059, Page 130. Village of Inverness (Pod B).

TITLE TO SAID PREMISES IS VESTED IN Darrell A. Cooper by Deed from Ronald Miller and Rosemarie Rhodes-Miller, husband and wife, dated August 27, 2002 and recorded September 12, 2002 in Deed Book 5426, Page 2348.

Parcel Number: 66-00-02826-20-4.

Location of property: 162 Inverness Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darrell A. Cooper** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2. Debt: \$666,457.50.

**Margaret Gairo**, Attorney.

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

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

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10-31434

ALL THAT CERTAIN lot of piece of land, situate in the Third Ward, **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a revised subdivision plan of Lots #1, #2 and #3, dated October 10, 1987 of a Plan of Lots known as Pottstown Airport Industrial Park and/or Pottstown Business Campus, said original plan recorded May 2, 1984 in Plan Book A-45, Page 287, and the revised plan now or about to be recorded at Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a corner of lands of W. Richard Schwab, et al., said point being on the Southwesterly side of a public road or street known as Circle Progress Street and being distant along said street from its intersection with the Northwesterly curb line of Glasgow Street the following 4 courses and distances: (1) North 25 degrees, 15 minutes West, 55.32 feet to a point of curvature; (2) by a line curving to the right having a radius of 1325.00 feet, an arc length of 185.78 feet to a point of tangency; (3) North 17 degrees, 13 minutes West, 263.06 feet to a point of curvature; and (4) by a line curving to the left having a radius of 475.00 feet, an arc length of 246.41 feet; thence leaving said street along lands of W. Richard Schwab, South 22 degrees, 50 minutes, 10 seconds East, 53.26 feet to a corner of lands of the Pottstown Municipal Airport; thence along said lands, South 72 degrees, 47 minutes West, 446.24 feet to a corner of Lot No. 2 (as revised); thence along Lot No. 2, North 14 degrees 25 minutes East, 334.57 feet to a point on the Southwesterly side of aforesaid Circle of Progress Street; thence point on the Southwesterly side of aforesaid Circle of Progress Street; thence along said street (50 feet wide), South 75 degrees, 35 minutes East, 120.00 feet to a point of curvature; thence by a line curving to the right having a radius of 475.00 feet, a central angle of 28 degrees, 38 minutes, 39 seconds, an arc length of 237.47 feet to the point and place of beginning.

CONTAINING 1.740 acres of land.

BEING all of Lot No. 1 of a Revised Subdivision of Lots #1, #2 and #3 dated October 10, 1987 of Pottstown Airport Business Campus Plan of Lots.

EXCEPTING AND RESERVING all storm sewer easements, electric and other utility easements as shown on a Plan of Lots of the Pottstown Airport Industrial Park dated May 28, 1981, as revised September 9, 1984, and restrictions of record.

BEING the same premises which Carl M. Craig, III, by Deed dated November 1, 2002, and recorded December 10, 2002 in the County of Montgomery in Deed Book 5347, Page 1499, granted and conveyed unto 301 Circle of Progress, LLC, in fee.

Parcel Number: 16-00-22842-00-2.

Location of property: 301 Progress Street, Pottstown, PA 19464.

The improvements thereon are: Industrial; one story warehouse.

Seized and taken in execution as the property of **301 Circle of Progress, LLC** at the suit of Bank of America, N.A., et al. Debt: \$912,046.25.

**John J. Winter**, 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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10-32023

ALL THAT CERTAIN lot or piece of ground, together with the improvements or tenements thereon erected, situate in the First Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being Lot No. 33 on Plan of Lots of Oak Park, said plan being recorded in the Recorder's Office at Norristown, Pennsylvania in and for Montgomery County in Deed Book No. 633, Page 500 &c., bounded and described, as follows, viz:

BEGINNING at a point on the Southwesterly side of Ridge Avenue, at the distance of one hundred sixty-nine and twenty-three one-hundredths feet Northwestwardly from a stone set at the intersection of the Southwesterly side of Ridge Avenue and the Westerly side of Peiffs Mill Road fronting on Ridge Avenue fifty feet and extending of that width in length or depth, South forty-four degrees, West one hundred sixty-five and fifty-five one-hundredths feet.

BEING Block 34, Unit 6.

BEING the same premises which John M. Rockwood by Deed dated 10/27/1992 and recorded 11/28/1992 in Montgomery County in Deed Book 5022, Page 2194 granted and conveyed unto Terrence P. Walsh a/k/a Terrance P. Walsh.

Parcel Number: 01-00-04105-00-7.

Location of property: 238 North Ridge Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Terrence P. Walsh a/k/a Terrance P. Walsh** at the suit of Citimortgage, Inc. Debt: \$180,494.89.

**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.

10-34081

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in **Worcester Township**, Montgomery County, Pennsylvania bounded and described according to a Record Plan of Hillcrest Meadows dated 1/24/89 and last revised 8/2/89 and recorded in Plan Book A-52, Page 52 thru 55, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Country View Lane (60.00 feet wide); at a corner of Lot Number 26, as shown on said plan said which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Cold Spring Road (60.00 feet wide), viz: (1) leaving the said Northwesterly side of Cold Spring Road on the arc of a curve, curving to the left, having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the said Southwesterly side of Country View Lane; and (2) thence extending North 48 degrees, 18 minutes, 00 seconds West, along the said Southwesterly side of Country View Lane, the distance of 245.00 feet to the point of beginning; thence extending from said point of beginning South 41 degrees, 42 minutes, 00 seconds West, along Lot Number 26, aforesaid, the distance of 333.44 feet to a point, a corner in line of lands now or late of Frisbie, as shown on said plan; thence extending North 48 degrees, 29 minutes, 16 seconds West, along lands of Frisbie, the distance of 180.00 feet to a point, a corner of Lot Number 28, as shown on said plan; thence extending North 41 degrees, 42 minutes, 00 seconds East, along Lot Number 28, the distance of 334.03 feet to a point on the said Southwesterly side of Country View Lane; thence extending South 48 degrees, 18 minutes, 00 seconds East, along the said side of Country View Lane, the distance of 180.00 feet to the first mentioned point on the same, at a corner of the aforesaid Lot Number 26 and place of beginning.

BEING Lot Number 27, as shown on the above mentioned plan.

UNDER AND SUBJECT to the following covenant:

"Grantee, for himself, or themselves, their heirs, executors, successors and assigns, agrees to pay an annual sewer rate or rental charge to the Upper Gwynedd Township Authority (the "Authority") in an amount equal to one hundred and twenty percent (120%) of the sewer rate or rental charged to the residents of Upper Gwynedd Township by the Authority, Grantee, for himself, or themselves, their heirs, executors, successors and assigns, agrees to be bound by the sewer rules, regulations, ordinances and resolutions of the Authority and/or Upper Gwynedd Township. Grantee, for himself, or themselves, their heirs, successors and assigns, agrees that said covenants shall be covenants running with the land. Further, Grantee, for himself, or themselves, their heirs, executors, successors and assigns, agrees to be solely responsible for the maintenance, repair and replacement of the grinder pump servicing the premises, it being understood that the Upper Gwynedd Township Authority shall have no obligation whatsoever with respect to such grinder pump. Grantee, for himself, or themselves, their heirs, executors, successors and assigns, agrees that said covenant shall also be a covenant running with the land."

UNDER AND SUBJECT to certain restrictions now of record.

BEING the same premises which C. Jeffrey Garrison and Ann Michelle Garrison, husband and wife, by Deed dated 6/29/98 and recorded 7/27/98 in Montgomery County in Deed Book 5234, Page 1040, granted and conveyed unto John A. Oliver and Mary Anne Oliver, husband and wife, as Tenants by the Entirety.

Parcel Number: 67-00-00671-76-5.

Location of property: 2103 Country View Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John A. Oliver and Mary Anne Oliver** at the suit of Wachovia Bank, N.A. Debt: \$477,527.43.

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

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

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

10-36002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Joseph R. Corp, "Sugar Valley" Section No. 1 prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated January 31, 1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown Pennsylvania in Plan Book A-22, Page 69, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tricorn Drive (50 feet wide) said point being the 4 following courses and distances measured from a point of reverse curve on the Northwesterly side of Muhlenberg Drive (50 feet wide), viz: (1) leaving the said Northwesterly side of Muhlenberg Drive on the arc of a curve, curving to the left having a radius of 10 feet the arc distance of 14 8/10 feet to a point of tangent on the Southwesterly side of Tricorn Drive; (2) thence 1 degree, 10 minutes West along said side of Tricorn Drive the distance of 122.84 feet to a point of curve on same; (3) thence extending along said side of Tricorn Drive on the arc of a curve curving to the right having a radius of 500 feet the arc distance of 157.08 feet to a point of tangent on same and; (4) thence extending North 13 degrees,



10 minutes West along said side of Tricorn Drive the distance of 356.86 feet to the point of beginning; thence extending from said point of beginning South 76 degrees, 50 minutes West along Lot No. 7, as shown on said plan, the distance of 202.01 feet to a point a corner in line of lands of Pennsylvania Turnpike Commission, as shown on said plan; thence extending North 19 degrees, 29 minutes, 27 seconds West along said lands the distance 111.01 feet to a point a corner of Lot No. 9 as shown on said plan; thence North 76 degrees, 50 minutes East along Lot No. 9, the distance of 197.34 feet to a point on the aforesaid Southwesterly side of Tricorn Drive; thence extending South 13 degrees, 10 minutes East along the said side of Tricorn Drive, the distance of 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on the above mentioned plan.

BEING the same premises which Timothy W. Jones and Marie M. Jones, husband and wife, by Deed dated 11/12/2004 and recorded 11/29/2004 in Montgomery County in Deed Book 5534, Page 1504, granted and conveyed unto Timothy W. Jones and Marie M. Jones, husband and wife, in fee.

SOLD subject to mortgage.

Parcel Number: 56-00-08904-05-8.

Location of property: 826 Tricorn Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy W. Jones, Marie Jones and The United States of America** at the suit of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$132,753.70.

**Michael S. Bloom**, 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.

10-37664

ALL THAT CERTAIN property, situated in **Hatboro Borough**, in the County of Montgomery, Commonwealth of Pennsylvania, and being described as follows: 08-00-06800-27-5.

BEING more fully described in a deed dated 12/28/93 and recorded 01/06/94, among the land records of the County and State set forth above, in Deed Volume 5066 and Page 597.

BEING the same premises which Yorkshire Green Company, Inc. by Deed dated 12/28/1993 and recorded 01/06/94 in the Recorder of Deeds Office of Montgomery County, Pennsylvania, in Deed Book 5066, Page 597, granted and conveyed unto Stephen F. Mankowski.

Parcel Number: 08-00-06800-27-5.

Location of property: 162 Yorkshire Way, Hatboro, PA 19040.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Stephen F. Mankowski** at the suit of State Farm Bank, F.S.B. Debt: \$58,417.24.

**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.

10-38243

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 plan of subdivision, prepared for Cherry Heights by Urwiler & Walter, Inc., dated 11/18/1997, last revised 06/15/1999 and recorded in Plan Book A-58, Page 445, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate legal right-of-way line of Cherry Street (ultimate width of 25 feet from existing center line thereof), a corner of this and Lot No. 12 on said plan; thence extending from said point of beginning and along the Southwesterly ultimate legal right-of-way line of Cherry Street, aforesaid, South 22 degrees, 22 minutes, 00 seconds East, 45.01 feet to a point, a corner of Lot No. 14 on said plan; thence extending along the same the 2 following courses and distances, viz: (1) South 67 degrees, 38 minutes, 00 seconds West, 100.50 feet to a point; and (2) South 57 degrees, 58 minutes, 20 seconds West, 40.28 feet to a point on the Northeasterly side of Shirley Lane (50 feet wide); thence extending along the same, along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 46.52 feet to a point, a corner of Lot No. 12, aforesaid; thence extending along the same the 2 following courses and distances, viz: (1) North 57 degrees, 58 minutes, 20 seconds East, 60.90 feet to a point; and (2) North 67 degrees, 38 minutes, 00 seconds East, 100.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING the same premises which Trim Development Company, a Pennsylvania Corporation by its Deed dated 09/18/2001 and recorded 10/16/2001 and recorded in the Office of Recorder's Office of Montgomery County, Commonwealth of Pennsylvania in Deed Book 5381, Page 0080, Instrument #021381 granted and conveyed unto Butch L. Juliano and Catherine V. Pucci-Juliano.

Parcel Number: 15-00-00002-12-7.

Location of property: 351 Cherry Street, Pennsburg, PA 18073.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Butch Juliano and Catherine Pucci** at the suit of PNC Mortgage, et al. Debt: \$160,116.16.

**Louis P. Vitti**, Attorney.

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

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

11-02071

ALL THAT CERTAIN two and a half story frame stucco house and lot or piece of land, situate on the South side of the public road leading from the State Road to Palm Station, on the Perkiomen Railroad, in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, the same being bounded on the East by property of Arthur Marks, on the South by a public alley, on the West by land of Edward Weiss, and on the North by said public road.

CONTAINING in front or width, 33.2 feet and extending in depth in parallel lines at right angles to said public road to said alley, a distance of 129 feet.

BEING the same premises which Mark S. Smith and Andrea L. Smith, husband and wife, by Deed dated 5/30/02 and recorded 6/3/02 in Montgomery County Deed Book 5410, Page 02165 granted and conveyed unto Matthew Richard.

Parcel Number: 57-00-02671-00-8.

Location of property: 1102 Station Road, Palm, PA 18070.

The improvements thereon are: A residential dwelling house.

Seized and taken in execution as the property of **Matthew B. Richard** at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency. Debt: \$96,263.38.

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

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

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

11-02948

PREMISES A:

PARCEL (1) ALL THOSE CERTAIN lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921, as follows:

BEGINNING at a point being the intersection of the middle lines of the Willow Grove and Doylestown Turnpike (50 feet wide) and Birch Avenue (40 feet wide); thence extending North 13 degrees, 47 minutes, 30 seconds West along the said middle line of the Willow Grove and Doylestown Turnpike, 110.21 feet to a point; thence extending Northeastwardly on a line at right angles to the said middle line of the Willow Grove and Doylestown Turnpike 158.62 feet to a point in the said middle line of Birch Avenue; and thence extending along the same South 41 degrees, 25 minutes West, 193.15 feet to a said middle line of the Willow Grove and Doylestown Turnpike, the first mentioned point and place of beginning.

BEING Lot #1358 on said plan, recorded at Norristown in Deed Book 830, Page 600.

PARCEL (2) ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to the above mentioned plan, as follows:

BEGINNING at a point in the middle line of the said Willow Grove and Doylestown Turnpike (50 feet wide) at the distance of 110.21 feet Northwest from the middle line of Birch Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of the Willow Grove and Doylestown Turnpike 40 feet (each lot being 20 feet in front) and extending together in length or depth Northeastwardly between parallel lines at right angles to the said Willow Grove and Doylestown Turnpike as follows, Lot #13 being on the Southeast line thereof 158.62 feet and on the Northwest line thereof 187.41 feet and Lot #1360 being on the Southeast line thereof 187.41 feet and on the Northwest line thereof 216.19 feet to the middle line of Birch Avenue on which each lot has a breadth of 35.05 feet.

BEING Lot Nos. 1359 and 1360.

BEING Parcel Number 36-00-03808-00-8.

PARCEL (3) ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to the above mentioned plan, as follows:

BEGINNING at a point in the middle line of the Willow Grove and Doylestown Turnpike (50 feet wide) at the distance of 150.21 feet Northwest from the middle line of Birch Avenue (40 feet wide); thence Northwestwardly along the said line of the Willow Grove and Doylestown Turnpike 20 feet to a point; thence extending North 73 degrees, 33 minutes East, 225.19 feet to a stone on the Northwesterly side of Birch Avenue; thence Southeastwardly on a line at right angles to the said middle line of Birch Avenue 20 feet to a point in the said middle line of Birch Avenue; and thence extending along the same Southwestwardly 24.56 feet to a point; thence extending Southwestwardly on a line at right angles to the said middle line of the Willow Grove and Doylestown Turnpike 216.19 feet to the middle line of the said Willow Grove and Doylestown Turnpike the first mentioned point and place of beginning.

BEING Lot #1361 on said plan.

BEING Parcel Number 36-00-03802-00-5.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Thomas S. Gillin, dated 4-18-1980, as to wit:

BEGINNING at a corner stone a corner of this land and Lot #3 on plan of lots laid out by Benjamin Webster on the Easterly side of the Easton Road also known as the Doylestown and Willow Grove Turnpike Road; thence by Lot #3 North 77 degrees, East 200 feet to a corner stone; thence by other land now or late of said Benjamin Webster, where of this was a part, South 10 degrees, 15 minutes East, 75 feet to the corner of Lot #5 on plan of lots laid out by the said Benjamin Webster; thence by Lot #5, parallel to the first line South 77 degrees, West 200 feet to the Easterly side of Easton Road, also known as the Doylestown and Willow Grove Turnpike Road; thence along the said side of said Easton Road also known as the Doylestown and Willow Grove Turnpike Road North 10 degrees, 15 minutes West, 75 feet to the place of beginning.

BEING Parcel Number 36-00-03805-00-2.

## PREMISES C:

ALL THAT CERTAIN message and lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania:

BEGINNING at a stone set on the Northeasterly side of Easton Road (formerly called the Willow Grove and Doylestown Turnpike Road - 50 feet wide) at the distance of 175 feet Southeasterly from a stone for a corner of land now or late of Elizabeth N. Webster (of which this was a part) and land now or late of Cora C. Ramsey; thence by land now or late of Elizabeth Kneezel North 77 degrees, East 200 feet to a stone set in line of land now or late of Thomas Stackhous; thence by said land now or late of Stackhous South 10 degrees, 15 minutes East, 55 feet to a stone a corner of Lot #4 being land now or late of Anna Towill; thence by said Lot #4 South 77 degrees, West 200 feet to a stone set on the Northeasterly side of the said Easton Road; and thence along the said side of said road North 10 degrees, 15 minutes West, 55 feet to the place of beginning.

BEING 3247 Easton Road, now known as 456 Easton Road.

BEING Parcel Number 36-00-03808-00-8.

BEING the same premises which Charles F. Rueger and Mary F. Rueger by Deed dated 7-15-2004 and recorded in Montgomery County Deed Book Page conveyed unto 440 Easton Road Properties, LLC.

Parcel Numbers: 36-00-03802-00-5; 36-00-03805-00-2; 36-00-03808-00-8.

Location of property: Premises A: 440 Easton Road, Horsham, PA 19044; Premises B: 450 Easton Road, Horsham, PA 19044; Premises C: 456 Easton Road, Horsham, PA 19044.

The improvements thereon are: Industrial/commercial building and lots.

Seized and taken in execution as the property of **440 Easton Road Properties, LLC** at the suit of Charles F. Rueger, Sr. and Mary F. Rueger. Debt: \$702,724.00.

**Paul C. Vangrossi**, 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.

11-05028

ALL THAT CERTAIN lot or piece of ground, known as Lots "B", 210, 211 and 178 as shown on a plan of the Beecher Mutual Land Improvement Company, dated July 2, 1888, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and more fully described, as follows, to wit:

BEGINNING at a common corner of Lots "S" & "B" on the Southwesterly side of Cottman Street, n/k/a Township Line Road (said side of street being 24.50 feet Southwest of the original center line of Cottman Street 33.00 feet wide) said corner being at the distance of 500.00 feet measured North 51 degrees, 02 minutes, 00 seconds West from a point of intersection which the said side of Cottman Street makes with the Northwesterly side of Grove Avenue (50 feet wide); thence from the place of beginning and along the Northwesterly line of Lots "A" & "D", South 38 degrees, 58 minutes, 00 seconds West, 300.00 feet to a common corner of Lots "D" and 178 on the Northeasterly side of Jefferson Avenue (50 feet wide); thence along the Northeasterly side of Jefferson Avenue North 51 degrees, 02 minutes, 00 seconds West, 50.00 feet to a common corner of Lots 178 and 179; thence along the Southeasterly line of Lot No. 179, North 38 degrees, 58 minutes, 00 seconds East, 150.00 feet to a common corner of Lots 178, 179, 210 and "B"; thence along the Northeasterly line of Lots 179 and 180, North 51 degrees, 02 minutes, 00 seconds West, 100.00 feet to a common corner of Lots 180, 181, 211 and 212; thence along the Southeasterly line of Lot No. 212, North 38 degrees, 58 minutes, 00 seconds East, 150.00 feet to a corner on the aforementioned Southwesterly side of Cottman Street; thence along the said Southwesterly side of Cottman Street South 51 degrees, 02 minutes, 00 seconds East, 150.00 feet to a corner the place of beginning.

BEING Lots "B", 210, 211 and 178.

Parcel Number: 31-00-26497-00-4.

Location of property: 552 Township Line Road, Cheltenham, PA 19012.

The improvements thereon are: Building.

Seized and taken in execution as the property of **Goss Family Trust** at the suit of Penn Liberty Bank. Debt: \$335,741.15.

**Francis E. McGill, III**, Attorney.

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

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

11-05034

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, known as Lots Nos. 213, 214 and 215 on a Plan of the Beecher Mutual Land Improvement Company dated July 2, 1888, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cottman Street (said side of street being 24.50 feet Southwest of the original center line of Cottman Street 33.00 feet wide), said corner being at the distance of 700.00 feet measured North 51 degrees, 02 minutes, 00 seconds West from a point of intersection which the said side of Cottman Street makes the Northwesterly side of Grove Avenue (50 feet wide); thence extending South 38°, 58', 00" West, the distance of 150.00' to a point; thence extending North 51°, 02', 00" West, the distance of 150.00' to a point; thence North 38°, 58', 00" East, 150.00' to a point on the said Southwesterly side of Cottman Street; thence extending along the said Southwesterly side of Cottman Street South 51°, 02', 00" East, the distance of 150.00' to the first mentioned point and place of beginning.

AREA = 22,500 square feet.

AND being a portion of the real estate encumbered by a mortgage granted by the Goss Family Trust to Penn Liberty Bank dated December 10, 2008 and recorded in Montgomery County, Pennsylvania on June 8, 2009 in Mortgage Book 12628, Page 01363 to 01375 (Instrument #2009058900).

Parcel Number: 31-00-26503-00-7.

Location of property: 560 Township Line Road, Cheltenham, PA 19012.

The improvements thereon are: Building.

Seized and taken in execution as the property of **Goss Family Trust** at the suit of Penn Liberty Bank. Debt: \$515,819.93.

**Francis E. McGill, III**, Attorney.

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

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

11-05555

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 Subdivision Plan of "Norriton Gardens", made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, dated February 25, 1955, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-2, Page 24, as follows, to wit:

BEGINNING at a point on the Northwestern side of Barbara Drive (50.00 feet wide), which point is at the distance of 9.98 feet measured along Barbara Drive on a course of North 23 degrees, 10 minutes East from a point of curve on Barbara Drive, which point of curve is measured in a Northwardly and Eastwardly direction along Barbara Drive on a line curving to the right, having a radius of 175.00 feet, the arc distance of 283.62 feet from a point of tangent on the Southwesterly side of Barbara Drive and which point of tangent is at the distance of 792.29 feet measured along Barbara Drive on a course of North 69 degrees, 41 minutes West from a point formed by the intersection of the Southwesterly side of Barbara Drive and the Northwesterly side of North Wales Road (33.00 feet wide); thence extending from the first above mentioned beginning point, North 23 degrees, 10 minutes East, along Barbara Drive, 75.00 feet to a point on Barbara Drive; thence extending North 66 degrees, 50 minutes West, along line of Lot Number 86 on said plan, 125.00 feet to a point in line of lands now or late of Edgar B. Stem; thence extending along said lands now or late of Edgar B. Stem, South 23 degrees, 10 minutes West, 75.00 feet to a point; thence extending South 66 degrees, 50 minutes East, along line of Lot Number 84 on said plan, 125.00 feet to a point on the Northwesterly side of Barbara Drive, being the first mentioned point and place of beginning.

BEING Lot Number 85, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Gary W. Titus and Kerry L. Titus, by Deed from Nancy Jane Sugalski and Kerry Lynn Titus, dated 06/07/1996, recorded 06/10/1996 in Book 5150, Page 1044.

Parcel Number: 33-00-00460-00-2.

Location of property: 526 Barbara Drive, Norristown, PA 19403-4101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary W. Titus and Kerry L. Titus a/k/a Kerry Lynn Titus** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$96,769.82.

**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.

11-08659

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lot No. 40 on Plan of Arbuta Land Company which said plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for Montgomery County in Deed Book 437, Page 500, as follows, to wit:

BEGINNING at a point in the middle line of Bradfield Avenue (50 feet wide and now called Arbuta Road) 345.6 feet from its intersection with the center line of Kirk Avenue (50 feet wide); thence extending along the middle of said Bradfield Avenue (now Arbuta Road) in an Easterly direction 45.8 feet to a point, a corner of Lot No. 41; thence Northwesterly by Lot No. 41, 189.8 feet to the middle line of Hillside Avenue (25 feet wide); thence along middle of Hillside Avenue Northwesterly 53.5 feet to a point, a corner of Lot No. 39; thence Southeasterly along Lot No. 39, 212.8 feet to beginning.

SOURCE OF TITLE: Book 5491, Page 613, recorded 1/21/04.

TITLE TO SAID PREMISES IS VESTED IN Edmund John Ward, Jr. and Carlee D. Ward, husband and wife by Deed from Edmund John Ward, Jr. and Carlee D. Fortmann, n/k/a Carlee D. Ward, dated 10/10/2003, recorded 01/21/2004 in Deed Book 5491, Page 613.

Parcel Number: 30-00-01240-00-8.

Location of property: 1058 Arbuta Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carlee D. Ward and Edmund John Ward, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7. Debt: \$200,651.89.

**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.

11-08862

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, on the East side of Mountain Avenue and the boundary line of the Philadelphia and Reading Railroad; thence along Mountain Avenue on the arc of a circle curving to the right with a radius of 473.11 feet a distance of one hundred fifty-six and thirty one-hundredths feet; thence along Mountain Avenue North no degrees, thirty minutes West, nine and seven one-hundredths feet; thence North eighty-nine degrees, thirty minutes East, ninety-five and fifty-five one-hundredths feet to a point of curve; thence on curve to the right with a radius of 2804.93 feet a distance of fifty-nine and forty-five one-hundredths feet; thence South thirty-three degrees, twenty-one minutes, fifty seconds West, ninety-nine and seventy-nine one-hundredths feet; thence South fifteen degrees, eleven minutes West, twenty-one and sixty-four one-hundredths feet to beginning.

Parcel Number: 31-00-19786-00-1.

Location of property: 7607 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Michael Ketterer and Unknown Heirs of Charles W. Ketterer, Sr.** at the suit of Fox Chase Bank f/k/a Fox Chase Savings Bank. Debt: \$84,974.62.

**Todd J. Savarese**, 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.

11-09167

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey of property for Paxton Holder and made by David Meixner, Registered Surveyor of R.D. No. 2, Collegeville, Pennsylvania, on 6/19/1956, as follows, to wit:

BEGINNING at a monument set at the intersections of the center line of Grace Street (also known as Mulberry Street) (50 feet wide since vacated) with the center line of Mulberry Street (50 feet wide since vacated), which point of intersection is also the intersection of said streets with the center line of Keim Street (33 feet wide since vacated) (if extended); thence extending along the center line of Henry Street (50 feet wide since vacated); thence continuing along the corner line of said Mulberry Street, North 48 degrees, 30 minutes West, 170 feet to a monument set at the intersection of said center line of Mulberry Street with the center line of an alley (20 feet wide since vacated); extending thence Northeasterly from said Mulberry Street at right angles thereto, North 41 degrees, 30 minutes East (crossing iron pins set in said line) 115 feet to a monument; thence crossing said alley and extending along land now or late of South 49 degrees, 30 minutes East, 170 feet to a monument along and now or late of South 48 degrees, 30 minutes along the center line point and place of beginning.

SPECIAL WARRANTY DEED, dated 8/31/05, conveying from Wells Fargo Bank, Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-3M by its Attorney in-Fact, Ocwen Federal Bank, FSB to Stephen J. Reichert and Debbie A. Reichert a/k/a Deborah A. Reichert, recorded 01/05/06, in Book 05585, Page 2160, Instrument #2008001877.

Parcel Number: 42-00-02320-00-5.

Location of property: 701 Keim Street a/k/a 701 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen J. Reichert and Debbie A. Reichert a/k/a Deborah A. Reichert** at the suit of Deutsche Bank National Trust Company as Trustee for BCAP, LLC Trust 2007-AA1. Debt: \$361,599.21.

**Christopher A. DeNardo**, Attorney.

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

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

11-10380

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

BOUNDED and described according to a survey and plan thereof made by Milton R. Yerkes, C.E., Bryn Mawr, Pennsylvania, 8/19/1939, as follows, to wit:

BEGINNING at a point in the middle line of Simpson Road (40 feet wide), at the distance of 143.58 feet measured, North 83 degrees, 30 minutes East along the middle line of said Simpson Road from its intersection with the middle line of said County Line Road (50 feet wide); thence leaving them idle of said Simpson Road and extending North 26 degrees, 30 minutes West, 130 feet to a point; thence extending North 53 degrees, 30 minutes East, along a brick wall 22.37 feet to a point; thence extending South 27 degrees, 08 minutes East, passing through the middle of a partition wall separating the house on these premises from the house adjoining to the Northeast, 130 feet to a point in the middle line of Simpson Road; thence extending along the middle line of Simpson Road, South 63 degrees, 30 minutes West, 23.79 feet to the first mentioned point and place of beginning.

BEING the same premises which Fitzstanley Jones and Viola Jones, husband and wife, by Deed dated 3/5/1982 and recorded 5/11/1982 at Norristown, Pennsylvania, in Deed Book 4584, Page 414, granted and conveyed unto Evelyn P. Alexis Oguniola, in fee.

Parcel Number: 40-00-54936-00-5.

Location of property: 222 Simpson Road, Ardmore, PA 19003.



The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Evelyn P. Alexis Ogunsola** at the suit of The Bank of New York Mellon, as Indenture Trustee on Behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes. Debt: \$28,862.83.

**Christopher A. DeNardo**, Attorney.

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

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

11-11884

BEING the same premises, situate in **Lower Merion Township**, which Kenneth A. Marrama and Bonnie Grossman, a/k/a Bonnie Marrama, husband and wife, by Indenture bearing dated 6/5/2003 and recorded 7/16/2003 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5464, Page 1481 etc., granted and conveyed unto Kenneth A. Marrama and Bonnie G. Marrama, in fee.

Parcel Number: 40-00-32156-00-6.

Location of property: 135 East Levering Mill Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth Marrama and Bonnie Marrama** at the suit of The Bryn Mawr Trust Company. Debt: \$365,789.54.

**Phillip D. Berger**, Attorney.

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

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

11-12767

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements therein erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Hiltner and Hitchcock, September, 1926, as follows, to wit:

BEGINNING at a point on the Northwestern side of Willow Street at the distance of 236.78 feet Northeastwardly from the Northeastly side of Brown Street; thence extending, Northwestly along other land now or late of Lloyd F. Kershner, et ux., the line for part of the distance passing through the middle of partition wall between the house erected hereon and the house on the adjoining premises 120 feet to the Southeastly side of a 20 feet wide alley laid out for the use of this and the adjoining lot owners; thence extending along the Southeastly side of said alley, Northeastly 15.01 feet to a corner of other land of Lloyd P. Kershner et ux.; thence extending along the Southeastly side along same, the line for part of the distance passing through the middle of the partition wall between the house erected on the premises and the house on the adjoining premises 120 feet to the Northwestern side of Willow Street; thence extending along the same, Southwestwardly 15.01 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michele A. Holland by Deed from Catherine M. Palumbo dated 02/11/2000, recorded 02/16/2000 in Deed Book 5307, Page 445.

Parcel Number: 13-00-39112-00-7.

Location of property: 1627 Willow Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele A. Holland** at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A. Debt: \$127,496.97.

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

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

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

11-16174  
PREMISES "A"

ALL THAT certain lot or piece of ground, situate at Glenside Manor, **Abington Township**, Montgomery County, and State of Pennsylvania.

BEGINNING at a point on the Southeastly line of Locust Road (40 feet wide) at the distance of South 60 degrees, 59 minutes West (erroneously set forth in prior deeds as East) 372 feet from a point (being a corner) formed by the intersection of the said Southeastly line of Locust Road and the Southwestly line of Hawthorne Road (50 feet wide).

CONTAINING in front or breadth on the said Locust Road 43 feet and extending of that width between parallel lines South 29 degrees, 01 minute East, on the Northeastly line thereof 123.67 feet and on the Southwestly line thereof 122.94 feet and the rear line being 43.01 feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a survey made by Charles R. Mebus, Registered Engineer, Glenside, Pennsylvania, on 9/30/1937, as follows, to wit:

BEGINNING at a point on the Southeastly line of Locust Road (40 feet wide) at the distance of 347.24 feet from a point, a corner formed by the intersection of the Southwestly side of Hawthorne Road (50 feet wide); thence South 29 degrees, 01 minute East, 124.113 feet to a point; thence South 61 degrees, 58 minutes West, 24.76 feet to a point; thence North 29 degrees, 01 minute West, 123.66 feet to a point; thence North 60 degrees, 59 minutes East, 24.76 feet to the point and place of beginning.

BEING the same premises which Dan Shelikoff, et al., by Deed dated 01/21/1997 and recorded 01/30/1997 in Montgomery County, Pennsylvania in Deed Book 5175, Page 1913, granted and conveyed unto Don L. Tucker, in fee.

TITLE TO SAID PREMISES IS VESTED IN Don L. Tucker by Deed from Dan Shelikoff a/k/a Dan Shelikoff, Irvin E. Povlow, Al Martin, and Morris Goltz dated 01/21/1997, recorded 01/30/1997 in Deed Book 5175, Page 1913. Parcel Number: 30-00-39188-00-4.

Location of property: 355 Locust Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Don L. Tucker and Sharon Tucker** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1. Debt: \$229,085.42.

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

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

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

11-16292

ALL THAT CER.TAIN message and lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described by a recent survey made by Hiltner and Hitchcock, as follows, to wit:

BEGINNING at a stone set for a corner in line of land of Lehigh Valley Traction Company; thence along said Traction Company, South 64 degrees, 45 minutes West, 23.55 feet to another stake a corner in said land; thence along other land of said Lehigh Valley Traction Company and land of Frederick Brusch North 44 degrees, West 323.20 feet to a stake a corner in said Brusch's land; and thence through other land of said Clarence Strouse touching a public road running to Germantown Pike Road North 64 degrees, 2 minutes East, 111.35 feet to a corner in said Clarence Strouse's land; and thence South 2 degrees, 17 minutes East, 72.68 feet the line passing through the middle of the partition wall between the house hereon and the adjoining house belonging to Strouse to a post; and thence along said Strouse's land South 35 degrees, 39 minutes East, 243.25 feet to the place of beginning.

VESTED BY Trustee's Deed, dated 08/09/2000, given by Paul J. Tyson, Executor of the Estate of John R. Tyson a/k/a John R. Tyson, Jr., Deceased to John F. McGroerty and Rebecca R. McGroerty, husband and wife and recorded 9/14/2000 in Book 5331, Page 1180.

Parcel Number: 33-00-05725-00-2.

Location of property: 102 Mill Road, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John F. McGroerty** at the suit of PNC Bank, National Association s/b/m National City Mortgage, a Division of National City Bank of Indiana. Debt: \$172,788.19.

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

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

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

11-17303

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

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

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

UNDER AND SUBJECT to certain reservations as appear of record.

TITLE TO SAID PREMISES IS VESTED IN Eugene C. Barbera by Deed from Philip Spinuzza and Geraldine Spinuzza, husband and wife, dated August 22, 2000, and recorded October 6, 2000 in Deed Book 5334, Page 1419.

Parcel Number: 40-00-35992-25-6.

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

The improvements thereon are: Residence.

Seized and taken in execution as the property of **Eugene C. Barbera** at the suit of Frederick C. Laurenzo and Frederick Chevrolet-Cadillac, Inc. Debt: \$1,568,866.45.

**Magdalene C. Zeppos**, 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.

11-17731

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of subdivision prepared for Belcourt Manor dated 10/6/1997 and last revised 6/21/1999 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-58, Page 438, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Manor Road (50 feet wide), said point being a corner of this and Lot #6; thence extending from said point and place of beginning and extending along Lot #6 South 71 degrees, 01 minute, 38 seconds West, 127.94 feet to a point a corner in line of required common Open Space "D"; thence extending along the same the (2) following courses and distances, as follows, to wit; thence (1) North 18 degrees, 58 minutes, 22 seconds West, 28.94 feet to a point; thence (2) North 09 degrees, 19 minutes, 25 seconds West, 26.35 feet to a point a corner of Lot #4; thence extending along the same North 80 degrees, 40 minutes, 35 seconds East, 130.98 feet to a point on the Southwesterly side of Manor Road; thence extending along the same South 09 degrees, 19 minutes, 25 seconds East, 33.44 feet to the point and place of beginning.

BEING Lot #5 as shown on said plan.

BY FEE simple Deed from Belcourt Manor, L.P., as set forth in Deed Book 5312, Page 2123 and recorded on 4/6/2000, Montgomery County Records.

THE SOURCE Deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

TITLE TO SAID PREMISES IS VESTED IN Susan Marie Esquirell by Deed from Belcourt Manor, L.P., a Pennsylvania Limited Partnership dated 03/31/2000, recorded 04/06/2000 in Deed Book 5312, Page 2123.

Parcel Number: 50-00-02329-33-9.

Location of property: 322 Manor Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan Marie Esquirell** at the suit of OneWest Bank, FSB. Debt: \$340,273.04.

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

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

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

11-19047

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof, made by M.R. Yerkes, Civil Engineer, of Bryn Mawr, Pennsylvania, dated November 24th, A.D. 1945, last revised July 18th, A.D. 1951, as follows, to wit:

BEGINNING at a point on the Northwest side of Meeting House Lane (sixty feet wide), which point is at the distance of fifty-seven feet measured North seventy-six degrees, twenty-three minutes East, along the Northwest side of Meeting House Lane, from a point of curve; which point of curve is the Eastern Terminus of an arc of sixteen feet having a radius of ten feet, (chord bearing to the left), forming the intersection of the Northwest side of Meeting House Lane with the Northeast side of Putnam Road (forty-five feet wide); thence extending from said point of beginning North thirteen degrees, thirty-seven minutes West, one hundred twenty-five feet to a point; thence extending North seventy-six degrees, twenty-three minutes East, one hundred four feet and eighty-five one-hundredths of a foot to a point; thence extending South fifteen degrees, four minutes East, one hundred twenty-five feet and four one-hundredths of a foot to a point on the Northwest side of Meeting House Lane; and thence extending South seventy-six degrees, twenty-three minutes West, along the Northwest side of Meeting House Lane, one hundred eight feet to the first mentioned point and place of beginning.

BEING the same premises which Rosaline C. Milestone, by Deed dated September 29, 2000 and recorded on October 23, 2000, in Montgomery County Record Book 5336, at Page 00352 granted and conveyed to Emmanuel Smith.

Parcel Number: 40-00-36244-00-4.

Location of property: 261 Meeting House Lane, Lower Merion, PA 19066.

The improvements thereon are: Detached, two story, single family, residential dwelling.

Seized and taken in execution as the property of **Emmanuel Smith and The United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of the Soundview Home Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1. Debt: \$412,725.58.

**Barbara A. Fein**, Attorney. I.D. #53002

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

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

11-19373

ALL THAT CERTAIN unit in the property known, named and identified as Cynwyd Court Condominium, located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 2101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated March 30, 1984 and recorded April 5, 1984 in Deed Book 4733, Page 281, and an Amendment thereto dated March 8, 1985 and recorded July 29, 1985 in Deed Book 4773, Page 1352; and another Amendment thereto dated July 22, 1985 and recorded January 21, 1986 in Deed Book 4790, Page 834; and a Third Amendment thereto recorded June 21, 1988 in Deed Book 4877, Page 357; and designated as Unit No. 4-B together with a proportionate undivided interest in the Common Elements (as defined in Declaration).03014%.

BEING the same premises which Nantiff Investment Trust by Deed dated October 1, 2002 and recorded October 10, 2002 in the County of Montgomery in Deed Book 5429, Page 1163 conveyed unto Kenneth H. Smith, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kenneth H. Smith by Deed from Nancy S. Smith dated 03/16/2010, recorded 04/05/2010 in Deed Book 5762, Page 2609.

Parcel Number: 40-00-57152-16-5.

Location of property: 42 Conshohocken State Road, Unit 4B, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth H. Smith** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5. Debt: \$241,484.27.

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

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

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

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11-21240

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Cianciulli Tract, prepared for Heritage Construction Company, by Stout, Tacconelli & Associates, Inc., Kulpsville, Pennsylvania, dated 6/30/2000 and last revised 10/22/2001 and recorded in Plan Book A-60, Page 285, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Anneto Drive, said point being a corner of Lot #115 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot #115 South 24 degrees, 30 minutes, 00 seconds East, 110.00 feet to a point in line of Lot #112 as shown on said plan; thence extending along same and partly along Lot #111 South 65 degrees, 30 minutes, 00 seconds West, 72.00 feet to a point a corner of Lot #117 as shown on said plan; thence extending along same North 24 degrees, 30 minutes, 00 seconds West, 110.00 feet to a point of tangent on the Southeasterly side of Anneto Drive aforesaid; thence extending along same North 65 degrees, 30 minutes, 00 seconds East, 72.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #116 as shown on the above mentioned plan.

BEING the same premises which William Krause and Denise Krause, husband and wife, by Indenture bearing date the 31st day of January 2006 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 13th day of February 2006 in Deed Book 5590, Page 658 granted and conveyed unto Wayne F. Sheppard and Helen J. Sheppard, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Glen W. Russell, as Sole Owner by Deed from Wayne F. Sheppard and Helen J. Sheppard, by Their Agent Denise Lombardi by Power of Attorney dated 4/18/2008 and intended to be forthwith recorded, dated 05/15/2008, recorded 06/02/2008 in Deed Book 5694, Page 1252.

Parcel Number: 47-00-00001-17-6.

Location of property: 2422 Anneto Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glen W. Russell** at the suit of PNC Bank, National Association. Debt: \$290,039.50.

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

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

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

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11-22545

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a certain Plan of Lots at "The Forrest" Crestmont Division Number recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 496, Page 500, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ridgeview Avenue (50 feet wide) said point being measured in a Southeastwardly direction 160 feet and 1 1/2 inches from the Southeasterly side of Grovania Avenue (50 feet); thence extending from said point of beginning and continuing along the Southwesterly side of aforesaid Ridgeview Avenue in a Southeastwardly direction 75 feet to a point a corner of Lot No. 1158 as shown on the above mentioned plan; thence extending along the aforesaid lot in a Southwestwardly direction 125 feet to a corner of Lot No. 174 as shown on the above mentioned plan; thence extending along the rear lines of Lot Nos. 1174, 1173 and 1172 in a Northwestwardly direction 75 feet to a point, a corner of Lot No. 1162 as shown on the above mentioned plan; thence extending along the aforesaid lot in a Northeastwardly direction 125 feet to the aforesaid Southwestwardly side of Ridgeview Avenue to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Mitchell and Victoria Mitchell, h/w, by Deed from Dorel Chelarescu and Melania Chelarescu, dated 11/29/2004, recorded 12/22/2004 in Book 5537, Page 1269.

Parcel Number: 30-00-56044-00-5.

Location of property: 2156 Ridgeview Avenue, Abington, PA 19001-2513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin J. Mitchell and Victoria Mitchell** at the suit of Wells Fargo Bank, N.A. Debt: \$176,318.25.

**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.

11-23329

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with subdivision made for Orchard Courts, Wemco, Inc. by Yerkes Engineering Company, dated May 10, 1971 and revised December 9, 1971 and recorded in Plan Book A-21, Page 99, as follows, to wit:

BEGINNING at a point on the Northerly side of a court which last mentioned point is measured at the distance of South seventy-eight degrees, twenty-five minutes, thirty seconds East, eighty-one and seventy-one one-hundredths feet from a point on the Northwesterly side of a sixty-five feet wide right-of-way which last mentioned point is measured at the distance of North sixty degrees, East three hundred fifty-three and thirty one-hundredths feet from a point which last mentioned point is measured along the arc of a circle curving to the left having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet from a point of curve on the Northeasterly side of a fifty feet wide right-of-way; thence extending from said point of beginning, along line of Lot #17, North eleven degrees, thirty-four minutes, thirty seconds East, one hundred twenty and thirty-three one-hundredths feet to a point; thence extending South sixty-two degrees, twenty-five minutes East, twenty and eighty-one one-hundredths feet to a point on line of Lot No. 19; thence extending along the same South eleven degrees, thirty-four minutes, thirty seconds West, one hundred fourteen and fifty-nine one-hundredths feet to a point on the Northerly side of a court; thence extending along the same North seventy-eight degrees, twenty-five minutes, thirty seconds West, twenty feet to the first mentioned point and place of beginning.

BEING Lot. No. 18 on the aforesaid plan.

CONTAINING 2,349 feet of land.

BEING the same premises which James C. Higgins and Sarah M. Higgins, his wife, by Deed dated August 17, 1987 and recorded August 20, 1987 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4848, Page 1493, granted and conveyed unto Paul M. Micene and Pamela A. Micene, his wife, in fee.

Parcel Number: 61-00-04077-01-1.

Location of property: 96 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Paul M. Micene and Pamela A. Micene** at the suit of Resurgent Capital Services, L.P., Servicer for PYOD LLC. Debt: \$6,566.58.

**Steven K. Eisenberg**, Attorney.

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

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

11-25896

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**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.

11-26616

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a certain plan of subdivision made for Estate of Forrest H. Roberts by Haggerty and Hagan, Inc., Engineering and Surveying, dated July 1962 and revised August 28, 1962 said plat recorded in Plan Book A-7, Page 43, as follows, to wit:

BEGINNING at an interior point, said point being a common rear corner of Lots No. 1, 2, 4 and 5 as shown on plan of "Estate of Forrest H. Roberts", dated July 1962 and revised August 28, 1962, which point beginning is at the six (6) following courses and distances from the intersection which the Southwesterly side of Mt. Carmel Avenue (50 feet wide, as widened 17 feet on the Northeasterly side from its original width of 33 feet) makes with the



Northwesterly side of Roberts Avenue, (44 feet wide), to wit: (1) along the said Southwesterly side of Mt. Carmel Avenue North 53 degrees, 15 minutes West, 67.7 feet to a point; (2) along the Southeasterly line of Lot No. 1 South 36 degrees, 45 minutes West, 107.07 feet to an angle point; (3) still along Lot No. 1 South 19 degrees, 15 minutes, 03 seconds West, 40.00 feet to a point; (4) still along the same South 70 degrees, 44 minutes, 57 seconds East, 15.81 feet to a point; (5) still along the same South 19 degrees, 15 minutes, 03 seconds West, 4.00 feet to a point; (6) along the rear line of Lot No. 1 North 70 degrees, 44 minutes, 57 seconds West, 54.99 feet to the place of beginning; thence from first mentioned point and place of beginning along the Northwesterly line of Lot No. 5 passing through a party wall, South 19 degrees, 15 minutes, 03 seconds West, 69.00 feet to a corner; thence along the line of an existing concrete curb on the northerly side of a driveway at Glenside Station (North Pennsylvania Railroad, Reading Company) and along land acquired by Cheltenham Township North 70 degrees, 44 minutes, 57 seconds West, 18.33 feet to a corner; thence along the Southeasterly line of Lot No. 3, passing through a party wall, North 19 degrees, 15 minutes, 03 seconds East, 69.00 feet to a corner; thence partly along the line of Lot No. 2 South 70 degrees, 44 minutes, 57 seconds East, 18.33 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry Dean and Claire Dean, as Tenants by the Entireties by Deed from Barry F. Seifert and Dorothy A. Seifert dated 03/29/2001 recorded 04/11/2001 in Deed Book 5356, Page 0093.

Parcel Number: 31-00-22714-00-7.

Location of property: 109 Railroad Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Claire Dean a/k/a Claire M. Dean and Harry Dean a/k/a Harry W. Dean** at the suit of OneWest Bank, FSB. Debt: \$82,991.88.

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

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

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

11-26772

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

BEGINNING at a point on the Southeasterly side of Stanbridge Street at the distance of 168.01 feet Southwesterly from the South corner of said Stanbridge Street and Lafayette Street; thence extending Southeasterly the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and House No. 120 Stanbridge Street, 98.36 feet to a point, a corner on the Northwesterly side of an 18 feet wide alley known as Toms Alley; thence extending along the said side of said Toms Alley Southwesterly 15.06 feet to a point, a corner of Lot No. 116 Stanbridge Street; thence extending along the line of said lot Northwesterly, the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the house on the adjoining lot, 99.54 feet to a point a corner on the Southwesterly side of Stanbridge Street, aforesaid; thence extending along the side of Stanbridge Street, Northeasterly 14.99 feet to the first mentioned point and place of beginning.

BEING the same premises which Glenn A. Wilson, by Attorney-in-Fact Gloria J. Wilson by Deed dated 11/21/97 and recorded 11/28/97 in Montgomery County in Deed Book 5208, Page 712 granted and conveyed unto Charles B. Kulp and Connie E. Kulp.

Parcel Number: 13-00-34448-00-9.

Location of property: 118 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Charles B. Kulp and Connie E. Kulp** at the suit of Harleysville Savings Bank. Debt: \$23,520.84.

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

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

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

11-27030

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

BEGINNING at a point on the Southwesterly side of a cul-de-sac at the end of Guilford Court, said point being a corner of Lot 3 as shown on said plan; thence extending from said point of beginning partly along the Southwesterly side and partly along the Southeasterly side of the aforesaid cul-de-sac and partly along Southwesterly side of Guilford Court, the three (3) following courses and distances, to wit: (1) on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 60.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 23.55 feet to a point of tangent, and; (3) South 54 degrees, 29 minutes, 21 seconds East, 6.26 feet to a point, a corner of Lot 1 as shown on said plan; thence extending along the same South 35 degrees, 30 minutes, 39 seconds West, 135.93 feet to a point; thence extending North 63 degrees, 22 minutes, 55 seconds West, 84.35 feet to a point; thence extending North 66 degrees, 07 minutes, 31 seconds West, 3.39 feet to a point, a corner of Lot 3 as shown on said plan; thence extending along the same North 39 degrees, 19 minutes, 50 seconds East, 115.05 feet to the first mentioned point and place of beginning.

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

BEING Lot 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth W. Trusky by Deed from John F. Trusky and Elizabeth W. Trusky dated May 26, 2004 and recorded June 3, 2004 in Deed Book 5510, Page 617.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth W. Trusky** at the suit of Wells Fargo Bank, N.A. Debt: \$180,585.20.

**Terrence J. McCabe**, Attorney.

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

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

11-27167

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according a Final Plan of Section 1-A Sawmill Valley dated 9-14-1976 and last revised 6-6-1977 and recorded 6-29-1977 in Plan Book A-29, Page 248, described, as follows:

BEGINNING at a point in the Northeasterly line of Green Woods Drive (40 feet wide) said point being the following four courses and distances from a point of curve in the Southeasterly line of Forester Road (40 feet wide): (1) leaving Forester Road on a curve curving to the left with a radius of 10.00 feet the arc distance of 26.72 feet to a point of reverse curve; thence (2) on a line curving to the left with a radius of 50.00 feet the arc distance of 212.13 feet to a point of tangency; thence (3) North 49 degrees, 24 minutes, 04 seconds West, 753.00 feet to a point of curve; thence (4) on a line curving to the left and crossing a 10.00 foot wide maintenance easement with a radius of 170.00 feet the arc distance of 86.58 feet to a point and place of beginning, said point also being in the division line between Lots #56 and #57; thence (5) North 18 degrees, 04 minutes, 37 seconds West, 175.27 feet to a point; thence (6) North 71 degrees, 55 minutes, 22 seconds East, 31.33 feet to a point said point also being in the division line between Lots #56 and #57; thence (7) South 18 degrees, 04 minutes, 37 seconds East, 199.04 feet to the point and place of beginning.

(1) VESTED BY Warranty Deed, dated 4/26/1999, given by Vinola S. Benjamin to Maurice Campbell and Vinola S. Benjamin, husband and wife, his heirs and assigns forever and recorded 5/10/1999 in Book 5270, Page 2031 Instrument #009621.

Parcel Number: 36-00-04814-24-4.

Location of property: 51 Greenwoods Drive, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maurice Campbell and Vinola Sequea-Campbell a/k/a Vinola S. Benjamin** at the suit of Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1. Debt: \$249,806.29.

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

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

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

11-27333

ALL THAT CERTAIN strip or lot or ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made July 30, 1948 by William T. Muldrew, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Pine Street at the distance of two hundred five and eight one-hundredths feet Northeast from the Northeast side of Freedley Street, a point a corner of other land of Camillo Pulcini; thence extending along said land South 34 degrees, 30 minutes East, one hundred thirty feet to a point a corner of land of Peter Caparelli and Charles J. Gorman; thence extending along said land North 55 degrees, 30 minutes East, twelve feet to a point, a corner of land now or late of Isaac Serber; thence extending along said land North 34 degrees, 30 minutes West, one hundred thirty feet to a point on the southeast side of Pine Street South 55 degrees, 30 minutes West, twelve feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected commonly known as 1512 Pine Street, situate in the Borough, aforesaid and bounded and described according to a survey thereof made August 1936 by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Pine Street at a distance of \_ hundred and eight hundred thirty-five one-thousandths feet Southwest from the Southwest side of Brown Street, a corner of other land of the said Domenico DeSimone; thence extending along said land the line for a portion of the distance passing through the middle of the partition wall dividing the house erected on these premises from the one on the adjoining premises of the said Domenico DeSimone South 35 degrees, 30 minutes East, one hundred forty feet to a point on the Northwest side of a 20 feet wide alley; thence extending along said side of said alley South 54 degrees, 30 minutes West, twenty-seven and one hundred sixty-five one-thousandths feet to a stake a corner of land of William Rambo; thence extending along same North 35 degrees, 30 minutes West, one hundred forty feet to a point on the Southeast side of Pine Street aforesaid; thence along said side of Pine Street North 54 degrees, 30 minutes East, twenty-seven and one hundred sixty-five one-thousandths feet to the place of beginning.

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

Dorothy M Winston and Todd Winston, mother and son, as Joint Tenants by Deed from Dorothy M. Winston, mother dated 2/2/07 and recorded 5/9/07 in Book 5646, Page 1481.

Parcel Number: 13-00-30324-00-2.

Location of property: 1512 Pine Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Todd Winston and Dorothy M. Winston** at the suit of Midfirst Bank. Debt: \$186,232.32.

**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.

11-28187

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, and described according to a plan thereof made by Donald H. Schurr, Registered Engineer, dated May 17th, 1954, designated as Subdivision #4, Penn Square Village and recorded at Norristown in the Office for the Recording of Deeds, in and for the said County of Montgomery in Plan Book A-1, Page 4, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stony Creek Road (sixty feet wide), at the distance of one hundred thirty-three feet Northeastwardly from a point of curve forming the intersection of the Northwesterly side of Stony Creek Road and the Southeasterly side of Sycamore Lane (fifty feet wide); thence extending Northeastwardly along Stony Creek Road on the arc of a circle curving to the left with a radius of four hundred forty-five feet, the arc distance of ninety-two and twenty one-hundredths feet to a point of tangent; thence continuing along Stony Creek Road, North sixty-seven degrees, forty-six minutes, forty seconds East, seventeen and thirty-seven one-hundredths feet to a point; thence extending North twenty-two degrees, thirteen minutes, twenty seconds East, crossing over a fifteen feet wide drainage easement, one hundred thirty-two and eighty-seven one-hundredths feet to a point; thence extending partly along the center of said fifteen feet wide drainage easement, South forty-four degrees, forty-eight minutes West, ninety-eight and ninety-seven one-hundredths feet to a point; and thence extending South ten degrees, twenty-one minutes East, eighty-six and fifty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #390 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James G. Jones, Jr. by Deed from James G. Jones, Jr. and Carman J. Jones, his wife, dated January 15, 2002 and recorded January 16, 2002 in Deed Book 5392, Page 0403.

On November 30, 2010, James G. Jones, Jr., departed this life. Letters Testamentary were granted to Christina Perrone as Executrix of the Estate of James G. Jones, Jr.

Parcel Number: 33-00-08530-00-5.

Location of property: 3103 Stony Creek Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina Perrone, Executrix of the Estate of James Jones, Deceased Mortgagor and Real Owner** at the suit of Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. Debt: \$40,913.66.

**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.

11-28281

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

BEGINNING at a point on the Southeast side of Knox Street at the distance of one hundred fifty-two and fifty one-hundredths feet Northeast from the East corner of Knox and Washington Streets, a corner of this and other premises of Frank R. Heavener; thence Southeast at right angles to Knox Street (the line for a portion of the distance passing through the middle of the party wall between the house on this lot and the one on the adjoining lot) ninety-nine feet to the middle of an eighteen feet wide alley as laid out and to be kept open for the common use of the properties abutting thereon; thence along the middle of the said alley Southwesterly parallel to said Knox Street fifteen feet to a point, a corner of this and other premises of Frank R. Heavener; thence Northwesterly parallel with the first course, the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot ninety-nine feet to the Southeast side of Knox Street aforesaid; and thence along the said side of Knox Street, Northeastly fifteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Ann Nelson and John Edward Beto, undivided 1/2 interest unto each as Tenants in Common by Deed from Kenneth W. Daywalt and Margaret E. Daywalt, husband and wife dated 01/12/2006, recorded 02/03/2006 in Deed Book 5589, Page 790.

Parcel Number: 13-00-18148-00-1.

Location of property: 118 Knox Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Edward Beto and Kimberly Ann Nelson a/k/a Kimberly A. Nelson** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$108,275.66.

**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.

11-28871

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania, and described according to a Plan of Whitewood Gardens made for Whitewood Homes, Inc., by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated February 12, 1952 and recorded in the Office for the Recording of Deeds in and for Montgomery County, aforesaid, on July 17, 1952 in Deed Book 2287, Page 601, more fully described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Glen Oak Road (fifty feet wide) at the distance of two hundred nine and ninety-eight one-hundredths feet measured Southwestwardly along the Northwestern side of the said Glen Oak Road from the Southernmost terminus of a radial round corner connecting the Northwestern side of said Glen Oak Road with the Southwesterly side of Widener Road, (fifty feet wide); thence along the Northwestern side of Glen Oak Road, the three following courses and distances: (1) South forty degrees, three minutes, eighteen seconds West, thirty-three and fifty-nine one-hundredths feet to a point of curve; (2) in a Westerly direction on the arc of a circle curving to the right having a radius of forty feet the arc distance of thirty and fifty-five, one-hundredths feet to a point of reverse curve; (3) in a Westerly direction on the arc of a circle on a line curving to the left having a radius fifty feet the arc distance of fifty-five and twenty-four one-hundredths feet to a point; thence extending North seventy degrees, six minutes, ten seconds West, eighty-eight and thirty-five one-hundredths feet to a point; thence extending North forty degrees, three minutes, eighteen seconds East, one hundred and forty-three feet to a point; thence extending South forty-nine degrees, fifty-six minutes, forty-two seconds East, one hundred and five feet to the Northwestern side of Glen Oak Road, the first mentioned point and place of beginning.

BEING known as Lot No. 8 on the above mentioned plan.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Whitewood Gardens made for Whitewood Homes, Inc., by George B. Mebus, Registered Professional Engineer, dated February 12, 1952 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown Pennsylvania in Deed Book 2287, Page 601, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac (of irregular width) at the end of Glen Oak Road said point being the four following courses and distances from a point of curve on the Southwesterly side of Widener Road (fifty feet wide): (1) leaving Widener Road on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-three and ninety one-hundredths feet to a point of tangent on the Northwestern side of Glen Oak Road (fifty feet wide); (2) South forty degrees, three minutes, eighteen seconds West along the Northwestern side of Glen Oak Road (fifty feet wide) two hundred forty-three and fifty-seven one-hundredths feet to a point of curve on the same; (3) Southwestwardly and Westwardly partly along the Northwesternly and partly along the Northerly side of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of forty feet the arc distance of thirty and fifty-five one-hundredths feet to a point of reverse curve on the Northerly side of same and (4) Westwardly and Southwestwardly partly along the Northerly and partly along the Northwesternly sides of said cul-de-sac on the arc of a circle curving to the left having a radius of fifty feet the arc distance of fifty-five and twenty-four one-hundredths feet to the point of beginning; thence extending from said point of beginning North seventy degrees, six minutes, ten seconds West eighty-eight and thirty-five one-hundredths feet to a point; thence extending North forty degrees, three minutes, eighteen seconds East, ten feet to a point; thence extending South sixty-three degrees, forty-seven minutes, thirty-six seconds East, eighty-five and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the Westerly portion of Lot No. 8 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Levy and Eileen M. Levy, his wife, by Deed from John D. Chapman and Beverly A. Chapman, his wife, dated 07/17/2003, recorded 11/03/2003 in Book 5479, Page 2137. Parcel Number: 31-00-11278-00-4.

Location of property: 7904 Glen Oak Road, Elkins Park, PA 19027-1206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael L. Levy and Eileen M. Levy** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$229,923.06.

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

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

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

11-29909

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

BEGINNING at a point in the Northwestern side of Ellis Road (formerly Patterson Avenue) (40 feet wide) at the distance of 250 feet Northeastwardly from the intersection which the said side of Ellis Road (formerly Patterson Avenue) makes with the Northeastly side of Sherman Avenue (40 feet wide); thence by a line at right angles to Ellis Road (formerly Patterson Avenue) North 8 degrees, 25 minutes West, 174 feet more or less to a point in line of a subdivision known as "Willow Grove Manor"; thence along said line of land South 45 degrees, 24 minutes East, 145 feet more or less, to a point on the Southeastly side of former Patterson Avenue (now vacated); thence North 37 degrees, 50 minutes East, along said side of former Patterson Avenue (now vacated) 60 feet more or less, to a point on the Westerly side of Grant Avenue (40 feet wide); thence South 1 degree, 38 minutes West along said side of Grant Avenue 95 feet to a point of curve; thence on an arc of a circle curving to the right with a radius of 10 feet the arc distance of 12.86 feet to a point on the said Northwesternly side of Ellis Road (formerly Patterson Avenue); thence along said side of Ellis Road South 81 degrees, 35 minutes West, 100 feet to the place of beginning.

UNDER AND SUBJECT to certain building restrictions as of record.

(1) Vested by Warranty Deed, dated 12/10/2001 and given by Kathleen Flanagan to Thomas Brittingham and Heather Brittingham, husband and wife and recorded 1/9/2002 in Book 5391, Page 406.

Parcel Number: 59-00-06178-00-9.

Location of property: 722 Ellis Road, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Heather Brittingham and Thomas Brittingham** at the suit of PNC Bank National Association, s/b/m to National City Bank, s/b/m to National City Mortgage f/k/a NCMC Newco. Debt: \$275,119.06.

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

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

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

11-30172

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

BEGINNING at a stake a point in the South line of New Street at a corner of Lot No. 13 now or late the property of Samuel Fryer; thence by the same Westwardly thirty feet to a corner of Lot No. 15; thence by the same Southwardly 70 feet to a stake a point in line of Lot No. 15, aforesaid and marking a corner in the line of the hereby granted premises and other premises of the said grantors; thence along said other premises of the said grantors Eastwardly 30 feet to a stake marking a corner in line of this and in line of Lot No. 13; thence by said Lot No. 13 Northwardly 70 feet to New Street aforesaid the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bradley Weldon, as Sole Owner by Deed from Michael A. Redding dated 12/06/2004, recorded 12/16/2004 in Deed Book 5536, Page 2633.

Parcel Number: 16-00-21424-00-7.

Location of property: 370 New Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Wells Fargo Bank, N.A., Trustee Pooling and Servicing Agreement dated as of February 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ1. Debt: \$60,088.75.

**Paige M. Bellino**, Attorney. I.D. #309091

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

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

11-30258

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Melrose Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and more particularly described according to a certain survey and plan thereof made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania, 2/2/1924, as follows, to wit:

BEGINNING at a point on the East side of Mountain Avenue (40 feet wide) at the distance of 200 feet Southward from the Southerly side of Union Avenue (40 feet wide); thence extending South 30 minutes, 30 seconds East along the said Easterly side of Mountain Avenue 60 feet to a point; thence extending North 89 degrees, 29 minutes, 30 seconds East, 95.27 feet to a point in line of land of the Philadelphia and Reading Railway; thence extending along said land of the Philadelphia and Reading Railway, North 1 degree, 19 minutes, 20 seconds East, 60.03 feet to a point; thence extending South 89 degrees, 29 minutes, 30 seconds West, 97.19 feet to the first mentioned point and place of beginning.

BEING the same premises which Domenic Matteo and Diane Matteo, husband and wife, granted and conveyed unto Annie Beeks Cross by Deed dated February 15, 2007 and recorded February 28, 2007 in Montgomery County Deed Book 5637, Page 146.

Parcel Number: 31-00-19798-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Annie Beeks Cross** at the suit of American Heritage Federal Credit Union. Debt: \$285,836.67 plus interest to sale date.

**Martha E. Von Rosenstiel**, Attorney.

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

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

11-30295

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

BEGINNING on the South side of Chestnut Street at a corner of Lot No. 7; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence by the same Eastwardly thirty feet to a lot now or late of Mrs. Lessig; thence by the same Northwardly one hundred forty feet to Chestnut Street aforesaid; thence by the same Westwardly thirty feet to the place of beginning.

BEING the same premises which Raymond Smith and Rebecca Smith, his wife, by Indenture dated May 25, 1949 said Indenture being recorded in the Recorder of Deeds Office at Norristown, Montgomery County, Pennsylvania in Deed Book 2000, Page 172, granted and conveyed unto Walter S. Spaar and Florence R. Spaar in fee.

Parcel Number: 16-00-05400-00-2.

Location of property: 52 Chestnut Street, Pottstown, PA 19464.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann M. Spaar** at the suit of Apex Community Federal Credit Union. Debt: \$19,259.84.

**Robert L. Stauffer**, 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.

11-30400

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania bounded and described according to two certain plans one thereof known as "Norriton Woods" made by Donald H. Schurr Civil Engineer and Surveyor dated December 28, 1964 and revised June 23, 1966 said plan being recorded in the Office for Recorder of Deeds etc. for Montgomery County in Norristown, Pennsylvania in Plan Book A-9, Page 76 and the other thereof a lot plan of the Seltzer Organization Woodstream Crossing made by Yerkes Associates, Inc., Engineers and Surveyors, Bryn Mawr, Pennsylvania dated May 30, 1974, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodland Avenue (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Taft Road (50 feet wide): (1) leaving Taft Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to point of tangent on the Southwesterly side of Woodland Avenue and (2) North 26 degrees, 46 minutes West along the Southwesterly side of Woodland Avenue 90.00 feet to the point of beginning; thence extending from said point of beginning South 63 degrees, 14 minutes West along lot as shown on the second above mentioned plan and also crossing a certain drainage easement as shown on the second above mentioned plan 220.0 feet to a point on the Southwesterly side of said drainage easement; thence extending along same North 26 degrees, 46 minutes West, 98.82 feet to a point a corner of Lot 331 as shown on the second above mentioned road plan; thence extending along same North 56 degrees, 44 minutes East and recrossing the aforementioned drainage easement 217.70 feet to a point on the Southwesterly side of Woodland Avenue; thence extending along same the two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 575 feet the arc distance of 65.23 feet to a point of tangent; and (2) South 26 degrees, 46 minutes East, 58.37 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Benito Cardella and Ermina Cardella (his wife) by Deed from Pennsylvania Corporation of Florida (Florida Corporation) dated 12/31/1975, recorded 01/02/1976 in Deed Book 4079, Page 375.

Parcel Number: 33-00-10792-00-2.

Location of property: 903 Woodland Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Benito Cardella and Ermina Cardella** at the suit of HSBC Bank USA, N.A., as Trustee on Behalf of ACE Securities Corporation Home Equity Loan Trust and for the Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-SD1, Asset-Backed Pass-Through Certificates. Debt: \$265,525.61.

**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.

11-30574

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, and bounded and described in accordance with a survey made by S. Cameron Corson, October 25, 1929, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hartranft Avenue at the distance of 174.79 feet Southwestwardly from the Southwesterly side of Washington Street; thence extending Southeastwardly along other land of Christopher B. Daring the line for part of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises, 95 feet to a point on the Northwesterly side of a proposed alley to be laid out 20 feet in width, for the use of the owners, tenants and occupiers abutting hereon; thence extending along said side of said alley Southwestwardly 15.81 feet to a point a corner of other land now or late of Christopher B. Daring; thence extending along said land Northwestwardly the line for part of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the said Daring's adjoining land 95 feet to a point on the Southeasterly side of Hartranft Avenue; thence extending along said side of avenue, Northwestwardly 15.81 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John P. Kelly, by Deed from John P. Kelly and Arnold Kelly, dated 03/21/2005, recorded 04/25/2005 in Book 5551, Page 1333.

Parcel Number: 13-00-15564-00-2.

Location of property: 16 Hartranft Avenue a/k/a 16 Hartraft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John P. Kelly** at the suit of Bank of America, N.A. Debt: \$99,776.22.

**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.

11-30611

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

BEGINNING on the Southwest side of Marshall Street at the distance of 240 feet Northwestly from Tremont Avenue; thence extending along line of Josephine Dabana's land Southwesterly 93.3 feet to other land of Giovanni Pumo, et ux., and thence by the same the next 3 courses and distances Northwestly 20.7 feet, Northeastly 10 feet, Northwestly 19.3 to land of Antonio Marba, and by the same Northeastly passing for part of the distance through the middle of the partition wall 83.3 feet to the Southwest side of Marshall Street aforesaid and by the said side of said Marshall Street Southeasterly 40 feet to the place of beginning.

Michellie C. Santiago by Deed from Irene Y. Keller dated 8/21/03 and recorded 8/25/03 in Book 5470, Page 1330.  
Parcel Number: 13-00-24416-00-6.

Location of property: 652 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michellie C. Santiago** at the suit of U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency. Debt: \$97,835.73.

**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.

11-30799

ALL THAT CERTAIN lot or piece of ground with building and improvements to be thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a recorded plan made by Toll Brothers made by Yerkes Associates, Inc., dated June 29, 1984 and last revised January 15, 1985 said plan being recorded in the Office of Recording of Deeds of Norristown, Pennsylvania in Plan Book A046, Page 166, as follows, to wit:

BEGINNING at a point said point being measured the seven following courses and distances from a point of reverse curve on the Northwestly side of Copper Beech Drive (28 feet wide): (1) leaving Copper Beech Drive on the arc of a circle curving to the left having a radius of 24.00 feet and the arc distance of 34.52 feet to a point of tangent on the Southwestly side of Orchard Court; (2) thence extending the same North 79 degrees, 00 minutes, 00 seconds West, 49.71 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 136.00 feet and the arc distance of 35.61 feet to a point of tangent; (4) South 86 degrees, 00 minutes, 00 seconds West, 18.29 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 164.00 feet and the arc distance of 143.88 feet to a point of tangent; (6) North 41 degrees, 33 minutes, 29 seconds West, 158.08 feet to a point; and (7) South 06 degrees, 01 minute, 25 seconds East, 41.29 feet to the point of beginning; thence extending from said point of beginning, South 53 degrees, 46 minutes, 00 seconds West, 64.52 feet to a point; thence extending North 36 degrees, 14 minutes, 00 seconds West, 32.00 feet to a point a corner of Lot No. 33-4 as shown on the above mentioned plan; thence extending along the aforesaid lot North 53 degrees, 46 minutes, 00 seconds East, 61.53 feet to a point; thence extending from said point South 41 degrees, 33 minutes, 29 seconds East, 32.14 feet to the first mentioned point and place of beginning.

BEING Lot No 33-5 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James J. Costello by Deed from Jane M. Ziembra, dated December 6, 2005 and recorded December 14, 2005 in Deed Book 05583, Page 1394.

Parcel Number: 66-00-04943-54-4.

Location of property: 155 Orchard Court, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James J. Costello** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$263,627.12.

**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.

11-30936

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as Pleasant View Acres as laid out for David G. Welsh by Ralph E. Shaner & Son Engineering Company as of June, 1960, and revised last as of January 3, 1968, and more fully described, as follows, to wit:

BEGINNING at the Southeasterly corner of a given ten feet wide drainage easement, said point being on the Northerly property line of Welsh Drive (50 feet wide) and distant along the same from a point of deflection, South 89 degrees, 14.39 minutes East, 563.47 feet; thence from said point of beginning containing along the Easterly side of said ten foot wide drainage easement, North 0 degrees, 45.61 minutes East, 200.00 feet to a corner; thence South 89 degrees, 14.39 minutes East, 100.00 feet to a corner of Lot No. 29; thence along the Westerly side of the same South 0 degrees, 45.61 minutes West, 200.00 feet to a corner on the Northerly side aforesaid Welsh Drive; thence along the same North 89 degrees, 14.39 minutes West, 100.00 feet to a corner and place of beginning.

BEING all of Lot No. 28 of a Plan of Lots known as Pleasant View Acres.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Garner, as Sole Owner by Deed from Mark A. Mingle dated 05/02/2008, recorded 05/09/2008 in Deed Book 5692, Page 00528.

Parcel Number: 42-00-05245-00-5.

Location of property: 2333 Welsh Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Garner a/k/a Jason E. Garner** at the suit of PNC Bank, National Association. Debt: \$212,829.31.

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

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

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

11-31124

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

BEGINNING at a point in the Southeasterly side of Lismore Avenue (40 feet wide) at the distance of 75 feet Southwestwardly from a point of curve of the radius corner which has a radius of 10 feet, said point of curve being at the distance of 10 feet Southwestwardly from the intersection which the said side of Lismore Avenue, produced, makes with the Southwesterly side of Springhouse Lane (40 feet wide), produced; thence South 12 degrees, 23 minutes East, 29 feet, 10 3/4 inches to a point; thence South 11 degrees, 57 minutes, 10 seconds East, 47 feet, 09 inches, passing through the party wall of a twin house to a point; thence South 12 degrees, 09 minutes, 30 seconds East, 47 feet 4 1/4 inches to a point in the rear line of certain other lots fronting on Harrison Avenue; thence along the said rear line of lots South 77 degrees, 52 minutes West, 2 feet, 8 5/8 inches to a point of curve; thence Westwardly along the aforesaid rear line of lots, by a line curving to the right with a radius of 1,565 feet, the arc distance of 24 feet, 2 1/2 inches to a point; thence by Lot No. 11, in a line radial to Lismore Avenue, North 11 degrees, 14 minutes, 49 seconds West, 125 feet to a point in the aforesaid side of Lismore Avenue; thence extending Eastwardly along the same by a line curving to the left with a radius of 1,440 feet, the arc distance of 22 feet, 3 3/8 inches to a point of tangent; thence still along the said Southeasterly side of Lismore Avenue North 77 degrees, 52 minutes East, 2 feet, 8 5/8 inches to the place of beginning.

BEING part of Lot No. 12 on Plan of Waverly Terrace, Glenside, as shown by survey of Albright and Mebus, dated May 31, 1928 and also known as No. 307 Lismore Avenue.

BEING the same premises which Isabel R. Silva, by Deed dated March 28, 2003 and recorded May 6, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5455, Page 1098, granted and conveyed unto Ronald Gelfin and Christine Gelfin, husband and wife, as Tenants by the Entireties.

Parcel Number: 31-00-17782-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ronald Gelfin and Christina Gelfin a/k/a Christine Gelfin** at the suit of Deutsche Bank National Trust Company. Debt: \$190,405.83.

**Kevin P. Diskin**, Attorney.

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

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

11-31165

ALL THAT CERTAIN tract of land along the South side of Clump Road between Dietz Mill Road and Schultz Road, in **Salford Township**, Montgomery County, Pennsylvania, described according to a plan dated August 22, 1950, prepared by Stanley F. Moyer, Surveyor, as follows, to wit:

BEGINNING at an iron pin in the center line of Clump Road extending East from Dietz Hill Road to Schultz Road, said pin being 363.16 feet Northeast of the center line of Dietz Hill Road; thence along the center line of Clump Road North 45 degrees, 21 minutes East, the distance of 246 feet to an iron pin; thence along lands of John J. Althouse, South 45 degrees, 27 minutes East the distance of 296.10 feet to an iron pin a corner; thence along other lands of John Stankunas of which this was a part, the next four courses and distances: (1) South 44 degrees, 33 minutes West the distance of 39 feet to an iron pin; thence (2) North 45 degrees, 27 minutes West the distance of 10 feet to an iron pin; thence (3) South 45 degrees, 15 minutes West the distance of 202 feet to an iron pin; thence (4) North 46 degrees, 31 minutes West the distance of 286.96 feet to the place of beginning.

CONTAINING 1.61 acres of land, more or less.

Parcel Number: 44-00-00418-00-6.

Location of property: 364 Clump Road, Salford Township, PA.

The improvements thereon are: One single family split level home, 4 bedrooms, 2 1/2 baths, 2,508 square feet.

Seized and taken in execution as the property of **Leonard W. Welch, Jr. and Sherri L. Welch** at the suit of QNB Bank, formerly Quakertown National Bank. Debt: \$269,984.36.

**James C. Walker**, 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.

11-31268

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania bounded and described in accordance with a plan entitled "Permit Plan - Lot 1", dated July 18, 2006, prepared by Bursich Associates, Inc., Pottstown, Pennsylvania, as follows:

BEGINNING at a point in the title line of the bed of Landis Road (33 feet wide), said point of beginning being in line of other lands now or late of Philadelphia Electric Company (n/k/a PECO Energy Company) of which this is a part and extending; thence from said point of beginning along the title line of the bed of Landis Road, North 38 degrees, 03 minutes, 03 seconds East, 241.62 feet to a point in line of lands now or late of David J. Partington as shown on said plan; thence extending along the line of said lands of David J. Partington South 41 degrees, 16 minutes, 00 seconds East, crossing a concrete monument (found) on the Southeasterly side of Landis Road 16.79 feet from the beginning of this line, 412.55 feet to a point in line of said lands of PECO Energy Company being the Northeasterly right-of-way line of PECO Energy Company's transmission line right-of-way (300 feet wide); thence extending along the line of said lands of PECO Energy Company North 74 degrees, 06 minutes, 49 seconds West recrossing said Southeasterly side of Landis Road 437.75 feet to a point in the title line of the bed of Landis Road, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 1 on said plan.

BEING the same premises which Frank Korkus by Deed dated 7/11/07 and recorded 7/18/07 at Montgomery County, in Deed Book 5656, Page 812 granted and conveyed unto Robert P. Trofa and Eileen Trofa in fee.

Parcel Number: 67-00-05002-01-6.

Location of property: 1630 Landis Road, Worcester, PA 19490.

The improvements thereon are: A single family residential dwelling and related improvements.

Seized and taken in execution as the property of **Robert P. Trofa and Eileen Trofa** at the suit of MAD Development, L.P. Debt: \$539,219.53.

**Jeffrey G. Trauger**, Attorney.

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

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

11-31447

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, and described according to a Plan of Hatboro Gardens made for Parkwood Homes Company by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 6, 1950 which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lehman Avenue (50 feet wide) which point is measured the three following courses and distances along the said side of Lehman Avenue from its intersection with the Northwesterly side of Drexel Road (50 feet wide) (both lines produced): (1) extending from said point of intersection North seventy-three degrees, thirty-nine minutes, thirty seconds West, one hundred thirty-two feet to a point of curve; (2) on a line curving to the left having a radius of two hundred eighty-six and ninety-two one-hundredths feet the arc distance of one hundred and fifteen one-hundredths feet to a point of reverse curve; (3) on a line curving to the right having a radius of one hundred eighty feet the arc distance of two hundred sixty-four and fifty-four one-hundredths feet to the point and place of beginning; thence extending from said beginning point South seventy-four degrees, ten minutes, seven seconds West, one hundred fifty-three and thirty-five one-hundredths feet to a point; thence extending North forty-three degrees, forty-seven minutes, thirty seconds West, sixty feet to a point; thence extending North eleven degrees, fifty-seven minutes, four seconds West, sixty-one and seventy-six one-hundredths feet to a point; thence extending South eighty-five degrees, seven minutes, forty-two seconds East, two hundred and seventy-eight one-hundredths feet to a point on the Westerly side of Lehman Avenue; thence extending along the same on a line curving to the left having a radius of one hundred eighty feet the arc distance of forty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 95 as shown on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Adasavage by Deed from Otto K. Roessler, widower dated May 20, 1994 and recorded May 23, 1994 in Deed Book 5078, Page 1416.

Parcel Number: 08-00-03127-00-6.

Location of property: 8 East Lehman Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert M. Adasavage** at the suit of M&T Bank. Debt: \$240,891.50.

**Terrence J. McCabe**, Attorney.

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

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

11-31500

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, described according to a subdivision plat, Section No. 2-A, Executive Estates, prepared for Pat Sparango, Inc., by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, dated January 3, 1972 and last revised March 8, 1973 and recorded in Plan Book A-20, Page 80, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tennis Avenue (46.5 feet wide) which point is the common corner of Lots Nos. 17 and 18 of said plan; thence extending from said point of beginning along the said side of Tennis Avenue North 44 degrees, 54 minutes East, 141 feet to a point a corner of Lot No. 19 on said plan, and also in the bed of an easement of irregular width; thence extending along Lot No. 19 and through and along said easement of irregular width South 45 degrees, 06 minutes East, 200 feet to a point a corner of Lot No. 12 on said plan and on the Northeasterly side of said easement; thence extending along Lot 12 and crossing over said easement South 44 degrees, 54 minutes West, 141 feet to a point a corner of Lot No. 17 on said plan and on the bed of a 30 feet wide easement; thence extending along Lot No. 17 and through the bed of said easement North 54 degrees, 06 minutes West, 200 feet to a point on the Southeasterly side of Tennis Avenue the aforementioned point and place of beginning.

Parcel Number: 54-00-15437-02-5.

Location of property: 840 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wen T. Lin and Zwei-Hwa Lin** at the suit of Firstrust Bank. Debt: \$123,976.00.

**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.

11-32244

ALL THAT CERTAIN message and tract of land, hereditaments and appurtenances, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Frances W. Wack, dated March 1st, 1947, as follows, to wit:

BEGINNING at a stone in Deep Creek Road, a corner of this and other land now or late of Robert W. Smiley et ux., of which this was a part; thence by said Smiley's land, South 45 degrees, 30 minutes West, 170.00 feet to an iron pin, a corner; thence still along said Smiley's land, North 44 degrees, 18 minutes West, 266.00 feet to an iron pin; thence still along said Smiley's land, North 43 degrees, West 116.00 feet to an iron pin on the Southeasterly side of a private lane or right-of-way; thence along said lane or right-of-way North 20 degrees, 45 minutes East, 74.2 feet to an iron pin, a corner; thence still along said lane, North 30 degrees, 24 minutes East, 109.00 feet to a point in Deep Creek Road aforesaid; thence in and through said road, South 42 degrees, East 433.7 feet to the place of beginning.

CONTAINING 1.622 acres of land, more or less.

TOGETHER with the free and uninterrupted use of a right-of-way lane or passageway 12.00 feet wide extending over other land of said Robert W. Smiley, et ux., from Deep Creek Road to land now or late of Clarence H. Wehr, et ux., to and for the use of all owners of land abutting on said lane or passageway, their heirs and assigns, tenants and occupiers at all times hereafter forever.

BEING the same premises which Federal Home Loan Mortgage Corporation, by Indenture dated 06-21-01 and recorded 07-03-01 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5365, Page 2001, granted and conveyed unto Brian T. Krupp and Brenda S. Krupp, husband and wife, as Tenants by the Entireties.

TITLE TO SAID PREMISES IS VESTED IN Brian T. Krupp and Brenda S. Krupp, husband and wife, as Tenants by the Entireties by Deed from Federal Home Loan Mortgage Corporation dated 06/21/2001, recorded 07/03/2001 in Deed Book 5365, Page 2001.

Parcel Number: 47-00-01316-00-5.

Location of property: 2000 Deep Creek Road, Perkiomenville, PA 18074-9642.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brenda S. Krupp and Brian T. Krupp** at the suit of Ocwen Loan Servicing, LLC. Debt: \$153,099.80.

**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.

11-32396

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision of Stony Creek Village, Section 5-C, prepared for Stony Creek Village, Inc., dated July 11, 1983 and last revised December 16, 1983 and recorded in Montgomery County in Plan Book A-46, Page 14, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Bradford Lane (50 feet wide) which point of beginning is common to this lot and Lot No. 107 as shown on said plan; thence extending from said point of beginning along Lot No. 107, North 58 degrees, 19 minutes, 20 seconds West, 147.87 feet to a point; thence extending North 35 degrees, 07 minutes, 00 seconds East 42.76 feet to a point a corner of Lot No. 109; thence extending along the same, South 62 degrees, 21 minutes, 35 seconds East, 143.80 feet to a point on the said Northwesterly side of Bradford Lane; thence extending along the same Southwestwardly on the arc of a circle curving to the right having a radius of 750.00 feet the arc distance of 52.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on said plan.



Drew Lehman and Laura Lehman, husband and wife by Deed from Joel A. Lehman dated 8/14/96 and recorded 8/21/96 in Book 5158, Page 1454.

Parcel Number: 56-00-00408-81-4.

Location of property: 330 Bradford Lane, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Drew Lehman and Laura Lehman** at the suit of Midfirst Bank. Debt: \$113,970.63.

**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.

11-32817

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan of Subdivision of "Heritage Woods" made by Urwiler & Walter, Inc., Sumnertown, Pennsylvania, dated 7/24/1989, last revised 9/6/1994 and recorded in Montgomery County in Plan Book A-55, Page 187, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reginald Lane (50 feet wide) said point being a corner of Lot 3 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 3 as shown on the above mentioned plan the two (2) following courses and distances: (1) South 06 degrees, 15 minutes, 07 seconds West, 94.50 feet to a point; and (2) South 80 degrees, 16 minutes, 04 seconds West, 55.85 feet to a point in line of lands now or late of David H. Michner; thence extending along the same the two (2) following courses and distances: (1) North 09 degrees, 43 minutes, 56 seconds West, 38.90 feet to a point; and (2) South 80 degrees, 52 minutes, 52 seconds West, 222.44 feet to a point on the Northeasterly side of Creek Road (60 feet wide); thence extending along the same the two (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 530 feet the arc distance of 36.32 feet to a point of tangent; and (2) North 08 degrees, 06 minutes, 34 seconds West, 100.21 feet to a point, a corner of Lot 1 as shown on the above mentioned plan; thence extending along the same North 69 degrees, 32 minutes, 37 seconds East, 173.50 feet to a point on the Southwesterly side of Reginald Lane; thence extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 183.71 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marc T. Moyer, as Sole Owner by Deed from Robert P. Slegelmilch and Christine C. Slegelmilch, husband and wife dated 11/12/2010, recorded 11/16/2010 in Deed Book 5785, Page 855.

Parcel Number: 51-00-02984-41-2.

Location of property: 456 Reginald Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marc T. Moyer** at the suit of Fulton Bank, N.A. Debt: \$417,267.99.

**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.

11-32957

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate at Oak Lane in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a recent survey, as follows:

BEGINNING at a point of curve in the center line of Sharpless Road (50 feet wide) a corner of this and of land recently conveyed to S. A. Welsh at the distance of 225 feet Northeastwardly from the center line of Cheltenham Avenue, being the line dividing the Counties of Montgomery and Philadelphia; thence curving to the East with a radius of 741.91 feet along the center line of Sharpless Road a distance of 105 feet to a point; thence extending South 37 degrees, 45 minutes, 20 seconds East leaving said road and along other land of said E. Clarence Miller 211.37 feet to a corner; thence South 60 degrees, 26 minutes, 20 seconds West along said land 85 feet to a corner point in the line of land of S. A. Welsh; and thence North 43 degrees, 48 minutes West along the same 196.71 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Romelle Elaine Gibson by Deed from Geoffrey Pepp and Daniel Pepp dated 04/28/2006, recorded 05/17/2006 in Deed Book 05601, Page 0667.

Parcel Number: 31-00-24418-00-4.

Location of property: 7301 Sharpless Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Romelle Elaine Gibson** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$413,270.56.

**Sherri J. Braunstein**, Attorney. I.D. #90675

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

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

11-33345

ALL THAT CERTAIN tract or parcel of land, located in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, more particularly bounded and described, as follows, to wit:

BEING the same land and premises more particularly described in Deed Book 5541, Page 1568.

BEING the same land and premises which became vested in Donald E. Baldwin and Tracy A. Baldwin by Deed from Kenneth J. Moore and Donna A. Moore, dated 12/14/2004, recorded 01/25/2005, in the Montgomery County Clerk/Register's Office in Deed Book 5541, Page 1568.

Parcel Number: 05-00-11928-00-1.

Location of property: 714 Wells Street, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tracy A. Baldwin and Donald E. Baldwin** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3 by its Attorney in Fact Saxon Mortgage Services, Inc. Debt: \$211,802.49.

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

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

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

11-33473

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan made for Christopher J. Buckley by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 6/13/1990, last revised 9/12/1990 and recorded in Plan Book A-52, Page 237, as follows, to wit:

BEGINNING at a point on the Southeasterly required right-of-way line of Sunnybrook Avenue (44 feet wide present right-of-way), said point, being a corner of Lot No. 2; thence extending from said point of beginning along Lot No. 2 South 33 degrees, 22 minutes, 50 seconds East, 146.47 feet to a point in line of lands now or formerly of Philadelphia Electric Company; thence extending along same South 56 degrees, 32 minutes, 50 seconds West, 64.00 feet to a point a corner of lands now or formerly of Elizabeth V. Hoffman; thence extending along same North 33 degrees, 22 minutes, 50 seconds West, 146.55 feet to a point on the Southeasterly required right-of-way line of Sunnybrook Avenue, aforesaid; thence extending along same North 56 degrees, 37 minutes, 10 seconds East, 164.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Buckley and Deborah A. Buckley, his wife by Deed from Christopher J. Buckley and Deborah A. Minio Buckley, his wife dated 01/31/1991, recorded 02/06/1991 in Deed Book 4968, Page 2448.

Parcel Number: 52-00-00558-90-2.

Location of property: 232 Sunny Brook Road, Flourtown, PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Buckley a/k/a Christopher J. Buckley and Deborah A. Buckley** 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: \$148,170.24.

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

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

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

11-33560

ALL THAT CERTAIN lot or piece of land, with the brick message 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 Northeasterly side of West Elm Street at the distance of 48.00 feet from the North corner of Elm Street and Haws Avenue; and thence at right angles to said Elm Street in a Northeasterly direction through the middle of the partition wall between the house hereby conveyed and the adjoining house recently conveyed to Bridget McElroy 100.00 feet to other land of said M.H. Shoemaker; thence parallel to said Elm Street in a Northwestwardly direction along land of said M.H. Shoemaker 16.00 feet to a point; and thence parallel to the first line in a Southwestwardly direction along land recently conveyed to Mary M. Stickler, wife of Pierson M. Stickler and passing along said Stickler's land to a point in the middle of a two feet wide alleyway, located between the house hereby conveyed and the said Stickler's house and passing through the middle of the partition wall above said alley 100.00 feet to said Elm Street; thence along said Elm Street in a Southeasterly direction 16.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William A. Ryder, III, as Sole Owner by Deed from Sean M. Fitzpatrick, dated 09/29/2008, recorded 9/30/2008 in Deed Book 5709, Page 472.

Parcel Number: 13-00-11048-00-9.

Location of property: 807 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William A. Ryder, III** at the suit of PNC Bank National Association. Debt: \$97,665.73.

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

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

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

11-33838

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 15, on plan of lots made for F.A. Collins, by Miles H. Robinson, Professional Engineer, on November 5, 1954 and, recorded in the Office of the Recorder of Deeds AC, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-2, Page 70.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Beauseigneur by Deed from Larry E. Beauseigneur dated 12/15/2005, recorded 01/11/2006 in Deed Book 05586, Page 1368.

Parcel Number: 46-00-02116-00-7.

Location of property: 15 Lantern Lane, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna M. Beauseigneur** 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: \$226,842.29.

**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.

11-33924

ALL THAT CERTAIN lot or piece of land, with the message thereon erected, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, being more particularly described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor on November 25, 1924, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of Cannon Avenue as laid out in Lansdale Borough forty-eight feet wide at the distance of one hundred eighty-five feet Northeast of the Northeast side of Second Street, as laid out in Lansdale Borough, forty-eight feet wide, being a common corner of other land of the said Daub, Metz and Swartley; thence extending along the Southeast side of said Cannon Avenue North forty-six degrees, eleven minutes East, twenty-six feet to a point a corner of other land of the said Daub, Metz and Swartley and extending of that width in length or depth between parallel lines at right angles to said Cannon Avenue Southeastward to the Northwest side of a twelve feet wide alley, the Southwest line passing through the middle of the partition wall of the building erected on this lot and said adjoining lot, the Southwest line being one hundred thirty-seven and nine one-hundredths feet in length and the Northeast line being one hundred thirty-six and eighty-five one-hundredths feet in length.

SAID twelve feet wide alley is hereby dedicated to public use forever.

TITLE TO SAID PREMISES IS VESTED IN William R. Smith and Katherine A. Jones by Deed from Donald Moore, Jr. and Susan Moore dated December 22, 2006 and recorded January 10, 2007 in Deed Book 5630, Page 2249.

Parcel Number: 11-00-01156-00-3.

Location of property: 115 North Cannon Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William R. Smith and Katherine A. Jones** 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: \$150,955.58.

**Marc S. Weisberg**, Attorney.

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

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

11-34141

ALL THAT CERTAIN unit designated as Unit No. E-5 in the "Oaks" Building, being a unit in the "Spring Mountain Summit" a condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act dated 2/22/80 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4503, Page 443 &c and any and all amendments/supplements thereto; and also as being designated on the Declaration Plan of "Spring Mountain Summit", recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 &c.

TOGETHER with a .62% undivided interest in and to the common elements as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit" as the same may be changed from time to time.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements, and covenants as contained in the above Declaration of Condominium of "Spring Mountain Summit" and the Declaration of "Spring Mountain Summit" dated 2/22/80 and recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480 &c.

ALSO UNDER AND SUBJECT in all respects to a certain Declaration of Easements, Covenants and Restrictions dated 2/22/80, recorded as aforesaid in Deed Book 4503, Page 437 &c and any and all amendments/supplements thereto.

TITLE TO SAID PREMISES IS VESTED IN Paul Rezac by Deed from Ralph T. Rabuck and Lenora Fine, dated May 16, 2003 and recorded May 23, 2003 in Deed Book 5457, Page 0324.

Parcel Number: 20-00-00059-44-3.

Location of property: 2332 Forest Lane, Unit No. E-5, Schwenksville, PA 19473.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Paul Rezabek** at the suit of The Bank of New York, as Trustee for the Benefit of the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-10. Debt: \$91,267.41.

**Margaret Gairo**, Attorney.

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

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

11-34367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a plan of subdivision prepared for Zinar Bendikeen made by Urwiler & Walter, Inc. dated 5/15/80 and recorded in Plan Book A-42, Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide) said point being measured the 3 following courses and distances from a point of intersection formed by the Northwesterly side of Highland Terrace (33 feet wide) with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide: (1) among the said Southwesterly existing right-of-way line of Clearfield Road in a Northwesterly direction the distance of 200 feet; (2) South 35 degrees, West 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same North 55 degrees, 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said plan; thence extending along Lot No. 5 South 35 degrees, 00 minutes West, 276.72 feet to a point on the Northeasterly ultimate right-of-way line of Smith Road (50 feet wide); thence extending along the same North 20 degrees, 5 minutes West 36.58 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same North 35 degrees, 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; thence extending along the same the two following courses and distances: (1) South 54 degrees, 44 minutes East, 8.98 feet; and (2) South 55 degrees, 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as Tenants by the Entireties by Deed from Stephen Mechlin and Carolyn Mechlin dated 09/30/1996, recorded 10/11/1996 in Deed Book 5164, Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethanne T. Smith and Steven D. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$174,859.04.

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

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

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

11-34792

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Dublin Hunt, II prepared by Eastern States Engineering, Inc. on February 7, 1988 and last revised September 15, 1989 and recorded in Montgomery County in Plan Book A-52, Page 156, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Redgate Road (50 feet wide) which point of beginning is common to this lot and Lot No. 200 as shown on said plan; thence extending from said point of beginning, Northwesterly along the said Southeasterly side of Redgate Road, on the arc of a circle curving to the left having a radius of 925.00 feet the arc distance of 98.77 feet to a point, a corner of Lot No. 198 as shown on said plan; thence extending along the same, South 27 degrees, 00 minutes, 00 seconds East, crossing the bed of a certain 25 feet wide Buffer Area, 369.29 feet to a point in line of land now or late of the Pennsylvania Turnpike; thence extending along the same, the two following courses and distances, viz: (1) Southwestwardly on the arc of a circle curving to the left having radius of 11,559.19 feet the arc distance of 3.80 feet to a point of tangent thereon; and (2) South 51 degrees, 44 minutes, 14 seconds West, \_\_\_ feet to point, a corner of Lot No. 200 as shown on said plan; thence extending along the same, North 22 degrees, 45 minutes, 00 seconds West, 399.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 199 as shown on said plan.

UNDER AND SUBJECT to the following restrictions:

(1) Grantee shall not display nor permit to be displayed on the premises any sign including but not limited to a Real Estate "For Sale" sign for a period of 5 years from the date of actual settlement without prior written consent of the Grantor.

(2) Grantee shall not erect nor permit to be erected on the premises any fence, inground pool (above ground pools will not be acceptable), tennis courts, storage buildings, out buildings or additions to the property for a period of 5 years from the date of actual settlement without first obtaining written approval from the Grantor. Such written approval shall not be unreasonably withheld as along as the fence, inground pool, tennis court, storage building, out building or addition is architecturally compatible to the home constructed on the property.

(3) Grantee shall not place nor permit to be placed upon the premises any temporary structure, free standing antenna, dish or similar structure, trailer, tent, clothes line, clothes pole or any apparatus designed for the purpose of drying clothing or other articles, boat, boat trailer, camper, shack, barn, trash, metal scrap, new or used lumber for a period of 5 years from the date of actual settlement without the prior written consent of the Grantor.

(4) Grantee shall not keep nor permit to be placed upon the premises any livestock, poultry, reptiles or animals, other than one dog or one cat, for a period of 5 years from the date of actual settlement without the prior written consent of the Grantor.

(5) Reserving unto the Grantors herein, their heirs and assigns, the right and privilege from the date hereon to enter upon the Grantees property at any time to change the grade of the ground and/or install or change drainage control devices on the herein above described premises or any improvements erected herein so as to alleviate any possible drainage and/or run off problems incurred in or resulting from the development of real property of the Grantor or its successors and assigns.

Drainage swales which have been constructed to facilitate the drainage of one or more adjoining building lots shall have no structures or planting thereon. Modifications to the grade of said swale is prohibited. The drainage swale shall be maintained continuously by the owner of the lot.

BEING part of the same premises which Gwynedd Chase, Inc., a Pennsylvania Corporation, by Deed dated December 20, 1991 and recorded December 31, 1991 in Montgomery County in Deed Book 4995, Page 696, granted and conveyed unto John F. Finkelston, Jr. and Geraldine M. Finkelston, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN John F. Finkelston, Jr. and Geraldine M. Finkelston, husband and wife by Deed from Gwynedd Chase, Inc., a Pennsylvania Corporation dated 12/20/1991, recorded 12/31/1991 in Deed Book 4995, Page 696.

Parcel Number: 54-00-13749-16-5.

Location of property: 832 Redgate Road, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Geraldine M. Finkelston and John F. Finkelston, Jr.** at the suit of Ocwen Loan Servicing, LLC. Debt: \$414,817.60.

**Paige M. Bellino**, Attorney. I.D. #309091

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

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

11-34819

ALL THAT CERTAIN unit in the property known, named and identified as Woodhollow Condominium located in **Montgomery Township**, Montgomery County and the State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Montgomery County Recorder of Deeds, a Declaration as in Deed Book 4712, Page 83 and as in the unrecorded By-Laws of Woodhollow Condominium Owners Associations and the Plats and Plans attached thereto a First Amendment as in Deed Book 4718, Page 580; and the Second Amendment as in Deed Book 4719, Page 462; Third Amendment as in Deed Book 4722, Page 791; Fourth Amendment as in Deed Book 4726, Page 2147 and the Plats and Plans attached hereto a Fifth Amendment as in Deed Book 4730, Page 1126; Sixth Amendment as in Deed Book 4741, Page 867; Seventh Amendment as in Deed Book 4748, Page 1389; Eighth Amendment as in Deed Book 4752, Page 338; Ninth Amendment as in Deed Book 4754, Page 512; Tenth Amendment as in Deed Book 4756, Page 1897; Eleventh Amendment as in Deed Book 4763, Page 1614; Twelfth Amendment as in Deed Book 4770, Page 1695; Thirteenth Amendment as in Deed Book 4774, Page 27; Fourteenth Amendment as in Deed Book 4779, Page 90; being and designated as Unit No. 1304 together with a proportionate, undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto).

TITLE TO SAID PREMISES IS VESTED IN Lisa E. Rosen by Deed from Mark Adelsberger, dated February 7, 1997 and recorded February 21, 1997 in Deed Book 5177, Page 2314.

Parcel Number: 46-00-02806-13-6.

Location of property: 1304 Morris Court, North Wales, PA 19454.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Lisa E. Rosen** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$109,952.86.

**Margaret Gairo**, Attorney.

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

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

11-35587

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

BEGINNING at a stone set in the Easterly side of the Easton Road (formerly called the Doylestown and Willow Grove Turnpike Road) being a corner of land now or late of Elizabeth N. Webster and at a distance of 85 feet, Southeasterly from a stone set for a corner of land now or late of Webster and land now or late of Cora C. Ramsey; thence by said land now or late of Webster, North 77 degrees, East 200 feet to a stone in line of land now or late of Chalkley K. Stackhous; thence by said land now or late of Stackhous, South 10 degrees, 15 minutes East, 85 feet to a stone a corner of land now or late of Mary E. Saurman; thence by said land now or late of Saurman, South 77 degrees, West 200 feet to a stone set on the Easterly side of the said Easton Road; thence along said side thereof, North 10 degrees, 15 minutes West, 85 feet to the place of beginning.



BEING the greater part of Lot No. 2 and also a part of Lot No. 3 of a plan of four lots surveyed by Benjamin Webster.

BEING the same premises which Charles F. Rueger, Sr. and Mary F. Rueger by Deed dated 1/31/1997 and recorded in Bucks County in Deed Book 5183, Page 872 conveyed unto Charles F. Rueger, Sr. in fee.

THE well on the line dividing this property from the adjoining property sold to Christiana E. Wheatland to be for the common use of both properties and to be maintained, repaired, cleaned and kept in order at the joint expense of each property, the owners for the time being to be personally and jointly liable for the payment of the expense thereof. The pump on each property to be maintained by the owner thereof.

AND the said Charles F. Rueger, Sr. did by his Deed of even date herewith, granted and conveyed unto the mortgagors herein, in fee.

Parcel Number: 36-00-03811-00-5.

Location of property: 460 Easton Road, Horsham, PA 19044.

The improvements thereon are: Industrial commercial building and lot.

Seized and taken in execution as the property of **DiTommaso, DiTommaso and Vogt, a Pennsylvania General Partnership and Saverio DiTommaso, Joan D. DiTommaso, hiw fie, Joseph DiTommaso, Chris Ann DiTommaso, his wife and William T. Vogt** at the suit of Charles F. Rueger, Sr. and Mary F. Rueger. Debt: \$121,866.00.

**Paul C. Vangrossi**, 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.

12-00918

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, known as Lot No. 212 on a plan of the Beecher Mutual Land Improvement Company dated July 2, 1988, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cottman Street (said side of street being 24.50 feet Southwest of the original center line of Cottman Street 33.00 feet wide); said corner being at the distance of 650.00 feet measured North 51 degrees, 02 minutes, 00 seconds West from a point of intersection which the said side of Cottman Street makes with the Northwesterly side of Grove Avenue (50 feet wide); thence extending South 38°, 58', 00" West, the distance of 150.00 feet to a point; thence extending North 51°, 02', 00" West, the distance of 50.00 feet to a point; thence extending North 38°, 58', 00" East, the distance of 150.00 feet to a point on the said Southwesterly side of Cottman Street; thence extending along the said Southwesterly side of Cottman Street South 51°, 02', 00" East, the distance of 50.00 feet to the first mentioned point and place of beginning.

AREA - 7,500 square feet.

BEING the same premises which the Estate of Peter J. Goss a/k/a Peter Goss, Deceased by Peter Goss, Executor by Deed dated January 31, 2003 and recorded March 7, 2003, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5448, Page 2175, granted and conveyed unto Goss Family Trust, in fee.

Parcel Number: 31-00-26500-00-1.

Location of property: 556 Township Line Road, Cheltenham, PA.

The improvements thereon are: Auto repair garage.

Seized and taken in execution as the property of **Goss Family Trust** at the suit of More Bank. Debt: \$297,397.80.

**James W. Hennessey**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on May 30, 2012 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

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## ANNUAL MEETING

**Third Publication****SPECIAL MEETING**

**To the Members of  
HARLEYSVILLE MUTUAL  
INSURANCE COMPANY**

NOTICE IS HEREBY GIVEN that a Special Meeting of the Members of **Harleysville Mutual Insurance Company** will be held at its office at 355 Maple Avenue, Harleysville, Pennsylvania 19438, on Tuesday, April 24, 2012, at 10:00 a.m., for the following purposes:

1. To consider and vote upon a proposal to adopt the Agreement and Plan of Merger dated as of September 28, 2011, by and among Nationwide Mutual Insurance Company, an Ohio mutual insurance company ("Nationwide Mutual"), Nationals Sub, Inc., a wholly owned subsidiary of Nationwide Mutual, and Harleysville Mutual and Harleysville Group Inc.

2. To transact such other business, if any, as may properly come before the Special Meeting or any adjournments, postponements, rescheduling or continuations thereof.

HARLEYSVILLE MUTUAL INSURANCE COMPANY  
Harleysville, Pennsylvania  
/s/Robert A. Kauffman  
Senior Vice President, Secretary  
General Counsel and Chief Compliance Officer

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**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 5, 2012, by **Sobi, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at c/o The Corporation Service Company, 2711 Centerville Road, Suite 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at Suburban Square Shopping Center, Times Building, Suite 401, 32 Parking Plaza, Ardmore, PA 19003.

**Duane Morris LLP, Solicitors**  
30 South 17th Street  
Philadelphia, PA 19103-4196

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-05476

NOTICE IS HEREBY GIVEN that on February 28, 2012, the Petition of Allison Beth Wiener was filed in the above named Court, praying for a Decree to change her name to ALLISON BETH GOODWIN.

The Court has fixed May 23, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Thomas E. Wiener, Esquire**  
One Belmont Avenue, Suite 605  
Bala Cynwyd, PA 19004

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-35512

NOTICE IS HEREBY GIVEN that on December 29, 2011, the Petition of Carolyn Gleason, on behalf of Bruce Arlen Gaugler III, was filed in the above named Court, praying for a Decree to change his name to TREY THOMAS GLEASON.

The Court has fixed May 16, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-05459

NOTICE IS HEREBY GIVEN that on March 2, 2012, the Petition of Crystal Weathersp/n/g Maya Janae Short and Alexander Xavier Short was filed in the above named Court, praying for a Decree to change their names to MAYA JANAE WEATHERS AND ALEXANDER XAVIER WEATHERS, respectively.

The Court has fixed May 16, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Lawrence Pauker, Esquire**  
530 Swede Street  
P.O. Box 1036  
Norristown, PA 19404

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-02686

NOTICE IS HEREBY GIVEN that on February 8, 2012, the Petition of Joseph Galisto Olszowski was filed in the above named Court, praying for a Decree to change his name to JOSEPH GALISTO D'AMORE.

The Court has fixed April 18, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-32005

NOTICE IS HEREBY GIVEN that on November 21, 2011, the Petition of Lawrence Rozanski, III was filed in the above named Court, praying for a Decree to change his name to LABHRÁS MAC GABHANN.

The Court has fixed May 16, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-03226

NOTICE IS HEREBY GIVEN that on February 14, 2012, the Petition of Monica Rae Jenkins was filed in the above named Court, praying for a Decree to change her name to SANNE ALEXANDER.

The Court has fixed April 25, 2012, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## CHARTER 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.*

**Cookie Regime 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.

**Funny Living, 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.

**Ruch & Shipon, P.C.**  
710 East Johnson Highway  
Norristown, PA 19401

**Pocahontas Topsoil, 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.

**Robert P. Snyder & Associates, Solicitors**  
121 Ivy Lane  
King of Prussia, PA 19406

**Progressive Liberty Investments, 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.

**Red Cedar Grille & Bar, 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.

**Lundy, Flitter, Beldecos & Berger, P.C., Solicitors**  
450 North Narberth Avenue  
Narberth, PA 19072

**The Pizza Wagon Catering Company Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 10, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Decades of Destine Children Foundation, Inc.**

The purposes for which it was organized are: to empower, encourage, and support children's interest in the arts by providing financial assistance to children of low-income families and/or those who have lost a parent or parents.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 16, 2012, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Regency at Yardley Community Association, Inc.**

The purpose of the community association is the ownership, management, operation and maintenance of common elements location in a community known as Regency at Yardley. The registered office in Pennsylvania shall be deemed for venue and official publication purpose to be located in Montgomery County.

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION  
JURY TRIAL DEMANDED  
NO. 2011-03415

**Nationwide Mutual Insurance Company, as Subrogee  
of Darrell and Betty Bufford Whitmer,  
1000 Nationwide Drive  
P.O. Box 2655  
Harrisburg, PA 17105**  
Plaintiff

vs.

**New Generation Construction,  
9 Elm Avenue  
Cheltenham, PA 19012**  
Defendant

**NOTICE TO DEFEND-CIVIL**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
[www.montgomerybar.org](http://www.montgomerybar.org)

**John K. Shaffer, Esquire  
Attorney for Plaintiff  
Snyder & Shaffer  
252 Swamp Road, Suite 55  
Doylestown, PA 18901**

IN THE COURT OF COMMON PLEAS OF  
CUMBERLAND COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2011-7510

**Dickinson College,**  
Plaintiff

vs.

**Richard Highley,**  
Defendant

**NOTICE OF PUBLICATION**

**TO: Richard Highley**

You are hereby notified that Dickinson College has commenced a legal action against you by filing a Complaint in the above-captioned action for your failure to pay an outstanding Federal Perkins loan, which you are required to defend.

**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.

Contact:  
Cumberland County Bar Association  
32 South Bedford Street  
Carlisle, Pennsylvania 17013  
Telephone: 717-249-3166

This is a debt collecting firm attempting to collect a debt for Dickinson College. Any information obtained will be used for that purpose.

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-00202

**Bank of America, N.A., Successor by Merger to  
BAC Home Loans Servicing, LP,  
Plaintiff**

vs.

**Unknown Heirs, Successors, Assigns, and all Persons,  
Firms, or Associations Claiming Right, Title, or Interest  
From or Under Joseph A. DeFrancesco, Deceased,  
Defendant**

**NOTICE**

**TO:** Unknown Heirs, Successors, Assigns, and all Persons,  
Firms, or Associations Claiming Right, Title, or Interest  
From or Under Joseph A. DeFrancesco, Deceased:

You are hereby notified that on January 4, 2012, Plaintiff, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, 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. 12-00202. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 5 West Front Street, Bridgeport, PA 19405, whereupon your property would be sold by the Sheriff of Montgomery County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

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**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**

**BILSKI, GARY E., dec'd.**

Late of Montgomery County, PA.  
Administrator: JARED BILSKI,  
c/o Valinda G. Latoff, Esquire,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312.

**BOSWELL, MARY S., dec'd.**

Late of Lower Gwynedd Township.  
Executor: GEORGE W. DEDRICK, JR.,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**CALLAN, ROBERT W., dec'd.**

Late of Horsham Township.  
Administratrix: ELIF CALLAN,  
c/o Nicholas R. Montalto, Esquire,  
1 West Main Street, Suite 200,  
Norristown, PA 19401.  
ATTORNEY: NICHOLAS R. MONTALTO,  
McBRIEN, MONTALTO & JENNINGS,  
1 West Main Street, Suite 200,  
Norristown, PA 19401,  
610-272-5300

**CLEMENS, JEAN R., dec'd.**

Late of Borough of Schwenksville.  
Executor: PETER H. CLEMENS,  
c/o Jack F. Wolf, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**COLFER, EDWARD J., dec'd.**

Late of Abington Township.  
Executrix: INGE E. KELLY COLFER,  
347 Shady Lane,  
Huntingdon Valley, PA 19006.  
ATTORNEY: DOUGLAS A. FENDRICK,  
FENDRICK & MORGAN, LLC,  
Staffordshire Professional Center,  
Building B, Suite 200,  
1307 White Horse Road,  
Voorhees, NJ 08043

**COONEY, KEVIN M. also known as  
KEVIN MICHAEL COONEY, dec'd.**

Late of Springfield Township.  
Executrix: BETH ANN COONEY,  
909 Edann Road,  
Oreland, PA 19075.  
ATTORNEY: MICHAEL W. CASSIDY,  
HOWLAND, HESS, GUINAN, TORPEY &  
CASSIDY, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006



**DiFABRIZIO, ROBERT A., dec'd.**

Late of Borough of Telford.  
Administratrix C.T.A.: COLLEEN J. GINDER,  
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

**DUDICK, JEANETTE L. also known as  
JEANETTE DUDICK, dec'd.**

Late of Borough of North Wales.  
Executors: THOMAS E. DUDICK, JR.,  
9312 Edmund Street,  
Philadelphia, PA 19114,  
PAUL DUDICK,  
400 West Magnolia Avenue,  
Aldan, PA 19018.  
ATTORNEY: ARLENE GLENN SIMOLIKE,  
9223 Frankford Avenue,  
Philadelphia, PA 19114

**DUNN, JOAN A. also known as  
JOAN DUNN, dec'd.**

Late of Lower Merion Township.  
Executrix: C.D. ZACCAGNI,  
c/o Joseph F. Greco, CPA,  
1288 Valley Forge Road, Bldg. #77,  
P.O. Box 997,  
Valley Forge, PA 19482.

**GOODMAN, MARCIA, dec'd.**

Late of Lower Merion Township.  
Administratrix: DEBORAH PLACE,  
c/o Richard M. Lutz, Esquire,  
300 West State Street, Suite 302,  
Media, PA 19063.

**HESS, NANCY G., dec'd.**

Late of Upper Gwynedd Township.  
Executor: KAREN E. HESS,  
100 West Avenue, E-31,  
Jenkintown, PA 19046.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD,  
222 South Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**KLINE, SARA E., dec'd.**

Late of Borough of Pennsburg.  
Co-Executors: BONNIE K. WEST AND  
JUDY K. BURKHARDT,  
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

**KNAUER, SHIRLEY J., dec'd.**

Late of Borough of Norristown.  
Executrix: HOLLY J. KNAUER,  
4 Stanbridge Street,  
Norristown, PA 19401.  
ATTORNEY: BRIDGET M. WHITLEY,  
SKARLATOS ZONARICH LLC,  
17 South 2nd Street, 6th Floor,  
Harrisburg, PA 17101-2039

**LUDLOW, MARIE M., dec'd.**

Late of Lower Merion Township.  
Executor: ALDEN R. LUDLOW, IV,  
c/o William J. Thomas, Esquire,  
93 West Devon Drive, Suite 102,  
Exton, PA 19341.  
ATTORNEY: WILLIAM J. THOMAS,  
GIANNASCOLI & ASSOCIATES, P.C.,  
93 West Devon Drive, Suite 102,  
Exton, PA 19341

**MARKS, ELSIE M., dec'd.**

Late of Upper Hanover Township.  
Executrix: BARBARA A. SANDS,  
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

**MAURER, PATRICIA C., dec'd.**

Late of Hatfield Township.  
Executor: JAMES L. MAURER,  
c/o Sommar, Tracy & Sommar,  
210 South Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 South Broad Street,  
Lansdale, PA 19446

**McGUCKIN, ELIZABETH L., dec'd.**

Late of Borough of Pottstown.  
Executor: MICHAEL GRECO,  
1211 Oakdale Drive,  
Pottstown, PA 19464.  
ATTORNEY: NEIL HILKERT,  
1008 Upper Gulph Road, Suite 300,  
Wayne, PA 19087

**MILLER, S. KATHRYN also known as  
SARAH K. MILLER, dec'd.**

Late of Lower Pottsgrove Township.  
Executor: EDWARD CARL MILLER,  
157 Heydts Schoolhouse Road,  
Bechtelsville, PA 19505.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**NEWMAN, MARJORIE R. also known as  
MARJORIE RAE NEWMAN, dec'd.**

Late of Franconia Township.  
Executrix: SHARON C. STOVER,  
c/o 396 Main Street,  
Harleysville, PA 19438.  
ATTORNEY: STEPHEN P. IMMS, JR.,  
396 Main Street,  
Harleysville, PA 19438

**PAPERA, JOSEPHINE R., dec'd.**

Late of Borough of Red Hill.  
Executrix: JUDY A. ROTHENBERGER,  
3030 Kutztown Road,  
East Greenville, PA 18041.  
ATTORNEY: H. CHARLES MARKOFSKI,  
MARKOFSKI LAW OFFICES,  
1258 East Philadelphia Avenue,  
P.O. Box 369,  
Gilbertsville, PA 19525

**PINTER, ELSBETH A. also known as****ELSBETH LEICHLÉ A. PINTER, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN M. PINTER,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 East Penn Street,  
 P.O. Box 150,  
 Norristown, PA 19404

**ROLLI, JAMES R. also known as****JAMES ROLLI, dec'd.**

Late of Lower Merion Township.  
 Executrix: MARGARET R. ROONEY,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**ROYER, GALEN C., SR., dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: GALEN C. ROYER, JR.,  
 P.O. Box 356,  
 Pottstown, PA 19464,  
 DAVID A. ROYER,  
 327 Lakeview Drive,  
 Manheim, PA 17545.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEL, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**RYAN, ROSEMARY, dec'd.**

Late of Abington Township.  
 Executrix: HELEN WATTS,  
 c/o Joseph H. Dougherty, Esquire,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH H. DOUGHERTY,  
 DOUGHERTY & ECKEL,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**RYESKY, AARON, dec'd.**

Late of Borough of Ambler.  
 Executor: KENNETH H. RYESKY, ESQUIRE,  
 48 Foothill Lane, Front Office,  
 P.O. Box 926,  
 East Northport, NY 11731,  
 631-266-5854

**SILVER, BETTY, dec'd.**

Late of Worcester Township.  
 Executrix: LAURA E. FRIEDMAN,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**SKROCKI, WALLACE HERMAN also known as****WALLY SKROCKI, dec'd.**

Late of Borough of Pottstown.  
 Executor: MARK W. SKROCKI,  
 130 Salem Hill Road,  
 Howell, NJ 07731.

**THOMAS, LOIS C., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: LOWELL S. THOMAS, JR. AND  
 SYDNEY S. BLAKE, III,  
 c/o John F. Meigs, Esquire,  
 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102.  
 ATTORNEY: JOHN F. MEIGS,  
 SAUL EWING LLP,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102

**VARALLO, RAPHAEL T., dec'd.**

Late of Upper Dublin Township.  
 Executrix: JOANNE WINTER,  
 3023 Vista Street,  
 Philadelphia, PA 19152.  
 ATTORNEY: ROBERT L. MERCADANTE,  
 29 Surrey Drive,  
 Churchville, PA 18966

**WHITE, NORA E. also known as****NORA WHITE, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: MARY ELLEN MITCHELL,  
 637 Merion Avenue,  
 Havertown, PA 19083,  
 HERBERT PATRICK WHITE,  
 155 Poplar Road,  
 Newtown Square, PA 19073.  
 ATTORNEY: JAY PRESSMAN,  
 928 Linda Vista Drive,  
 West Chester, PA 19380

**ZIEGLER, CLARA ELIZABETH also known as****CLARA ZIEGLER, dec'd.**

Late of West Norriton Township.  
 Executrix: CAROL A. SOUDER,  
 304 Adrian Road,  
 Collegeville, PA 19426.

**Second Publication****BASSEMIR, CHARLES A., dec'd.**

Late of Lower Merion Township.  
 Executor: ALAN K. BASSEMIR,  
 c/o Christopher K. Barber, Esquire,  
 2 Brookline Boulevard, Suite 2,  
 Havertown, PA 19083-3802.  
 ATTORNEY: CHRISTOPHER K. BARBER,  
 BARBER LAW OFFICES,  
 2 Brookline Boulevard, Suite 2,  
 Havertown, PA 19083-3802

**CASSEL, DAVID R., dec'd.**

Late of Borough of Pennsburg.  
 Administrators: MATTHEW J. CASSEL AND  
 ADAM CASSEL,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: JESSICA R. GRATER,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**DAVIS, EDWARD J. also known as****EDWARD DAVIS, dec'd.**

Late of Borough of Lansdale.  
 Executrix: MADELINE DAVIS,  
 817 Mountain Road,  
 Boyertown, PA 19512.  
 ATTORNEY: EDWARD A. SKYPALA,  
 224 King Street,  
 Pottstown, PA 19464

**DRACH, CECILE also known as  
CECILE A. DRACH, dec'd.**

Late of Cheltenham Township.  
 Executor: GERARD E. DRACH,  
 c/o Robert B. White, Jr., Esquire,  
 Two Penn Center, Suite 1910,  
 Philadelphia, PA 19102.  
 ATTORNEY: ROBERT B. WHITE, JR.,  
 Two Penn Center, Suite 1910,  
 1500 John F. Kennedy Boulevard,  
 Philadelphia, PA 19102

**DUSSAULT, LOUISA, dec'd.**

Late of Limerick Township.  
 Executor: MARC A. LATTANZI,  
 26 Collins Lane,  
 Schwenksville, PA 19473.  
 ATTORNEY: DIANE M. ZABOWSKI,  
 ZABOWSKI LAW, LLC,  
 117 West Second Avenue,  
 Collegeville, PA 19426

**FARRAR, HOWARD E., dec'd.**

Late of Upper Gwynedd Township.  
 Administratrix c.t.a.: JENNIE F. IRWIN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**GODSHALL, RICHARD M., dec'd.**

Late of Borough of Souderton.  
 Executrix: EVELYN N. GODSHALL,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 North Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446

**GRILL, LOIS E. also known as  
LOIS ELLEN GRILL, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: CHARLES GRILL AND  
 ROBERT GRILL.  
 ATTORNEY: DENNIS WOODY,  
 110 West Front Street,  
 Media, PA 19063

**HENCZEL, CATHERINE R., dec'd.**

Late of Abington Township.  
 Executor: HENRY K. HENCZEL,  
 31-202 Blithewood Avenue,  
 Worcester, MA 01604.

**HIRT, VERA E., dec'd.**

Late of Horsham Township.  
 Executor: HELENE FELDMAN.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 400 Maryland Drive, Suite 200,  
 Fort Washington, PA 19034

**JOPSON, JEANNE P. also known as  
JEANNE PATTERSON JOPSON and  
JEANNE JOPSON, dec'd.**

Late of Springfield Township.  
 Executrix: PATRICIA SALBER,  
 c/o Edmund P. Butler, Esquire,  
 910 Harvest Drive, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: EDMUND P. BUTLER,  
 910 Harvest Drive, Suite 110,  
 Blue Bell, PA 19422

**KOWALSKI, ANTHONY, SR. also known as  
ANTHONY C. KOWALSKI and  
ANTHONY H. KOWALSKI, dec'd.**

Late of Upper Pottsgrove Township.  
 Administratrix: SELENA M. KOWALSKI,  
 1115 Farmington Avenue,  
 Pottstown, PA 19464.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**KRATZ, DOROTHY E. also known as  
DOROTHY ELIZABETH KRATZ and  
DOROTHY KRATZ, dec'd.**

Late of Hatfield Township.  
 Executor: DONALD L. KRATZ,  
 3000 Funks Road,  
 Hatfield, PA 19440.  
 ATTORNEY: WILLIAM R. COOPER,  
 COOPER & GREENLEAF,  
 333 North Broad Street,  
 Lansdale, PA 19446

**LANGDON, MARJORIE IRENE also known as****MARJORIE I. LANGDON and  
MARJORIE LANGDON, dec'd.**

Late of Borough of Pottstown.  
 Executrix: JENNIFER I. ADKINS,  
 2404 Evergreen Lane,  
 Pottstown, PA 19465.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**LIFSEY, JEREMY A. also known as  
JEREMY LIFSEY, dec'd.**

Late of Springfield Township.  
 Executor: BENJAMIN S. LIFSEY,  
 c/o Alan F. Markovitz, Esquire,  
 150 Monument Road, Suite 603,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ALAN F. MARKOVITZ,  
 150 Monument Road, Suite 603,  
 Bala Cynwyd, PA 19004

**MALINOWSKI, ALICE also known as  
ALICE ELIZABETH MALINOWSKI and  
ALICE E. MALINOWSKI, dec'd.**

Late of Borough of Rockledge.  
 Executor: JAMES J. MALINOWSKI,  
 c/o Stewart J. Berger, Esquire,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3983.  
 ATTORNEY: STEWART J. BERGER,  
 STEWART J. BERGER, P.C.,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3983

**MOELBER, CECILIA D. also known as****CECILIA MOELBER, dec'd.**

Late of Whippen Township.  
Executrix: NANCY M. SMITH,  
c/o Jonathan H. Ellis, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.

ATTORNEY: JONATHAN H. ELLIS,

PLOTNICK & ELLIS, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046

**MURPHY, MARY ELIZABETH also known as****MARY MURPHY and****BETSI MURPHY, dec'd.**

Late of Lower Gwynedd Township.  
Executor: WILLIAM C. PAULONIS,  
16 Ringfield Road,  
Chadds Ford, PA 19317.

**NARCISI, PATRICIA L., dec'd.**

Late of Worcester Township.  
Administratrix CTA: SARAH M. FORD,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,  
FORD & BUCKMAN, P.C.,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**NEWMAN, JOSEPH also known as****JOSEPH A. NEWMAN and****JOSEPH A. NEWMAN, JR., dec'd.**

Late of Abington Township.  
Executrix: STEPHANIE NEWMAN,  
c/o Jacqueline M. Morley, Esquire,  
16 B Buck Village Professional Commons,  
1200 Bustleton Pike,  
Feasterville, PA 19053.

ATTORNEY: JACQUELINE M. MORLEY,  
16 B Buck Village Professional Commons,  
1200 Bustleton Pike,  
Feasterville, PA 19053

**PABST, MARY, dec'd.**

Late of Horsham Township.  
Executor: WILLIAM PABST,  
19409 State Route 29,  
Montrose, PA 18801-7196.

ATTORNEY: PAUL L. FELDMAN,  
FELDMAN & FELDMAN,  
820 Homestead Road,  
Jenkintown, PA 19046

**SENKOW, EMIL, dec'd.**

Late of Upper Merion Township.  
Executrix: DENISE A. KIRK,  
843 Cottonwood Drive,  
Malvern, PA 19355.

ATTORNEY: DANA M. BRESLIN,  
3305 Edgmont Avenue,  
Brookhaven, PA 19015

**STAUFFER, RUTH J., dec'd.**

Late of Upper Frederick Township.  
Executrix: CAROLE A. KERSHETSKY,  
131 Mensch Drive,  
Bechtelsville, PA 19505.

ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**STEVENS, RAE C. also known as****RAE STEVENS, dec'd.**

Late of Lower Merion Township.  
Executor: JEFFREY J. WEINSTEIN,  
P.O. Box 448,  
North Salem, NY 10560.

**STEVENS, SYDNEY also known as****SYDNEY E. STEVENS, dec'd.**

Late of Lower Merion Township.  
Executor: JEFFREY J. WEINSTEIN,  
P.O. Box 448,  
North Salem, NY 10560.

**STUBANAS, DOLORES B., dec'd.**

Late of Mont Clare, PA.  
Executor: SCOTT STUBANAS,  
c/o Elizabeth R. Howard, Esquire,  
301 Gay Street,  
P.O. Box 507,  
Phoenixville, PA 19460.

**TARR, DONALD A., SR., dec'd.**

Late of Borough of West Conshohocken.  
Executrix: DEBORAH A. DIGIOVANNI,  
c/o Mullaney Law Offices,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: GERALD J. MULLANEY, SR.,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024

**Third and Final Publication****BECKER, DOROTHY ELAINE, dec'd.**

Late of West Norriton Township.  
Executors: KEVIN E. BECKER,  
2924 North Charlotte Street,  
Gilbertsville, PA 19525,  
A. DARREN BECKER,  
1050 Bramblewood Court,  
Pottstown, PA 19464.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 East Main Street,  
P.O. Box 26460,  
Collegeville, PA 19426,  
610-489-6170

**BIEVER, DALE E., dec'd.**

Late of Douglass Township.  
Executrix: CATHERINE K. BIEVER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: JESSICA R. GRATER,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**BULL, JOSEPHINE R., dec'd.**

Late of Lower Merion Township.  
Executors: MICHAEL D. BULL,  
RICHARD A. BULL AND  
WELLS FARGO BANK NATIONAL  
ASSOCIATION,  
c/o William C. Hussey, II, Esquire,  
One Liberty Place, Suite 1800,  
Philadelphia, PA 19103-7395.  
ATTORNEY: WILLIAM C. HUSSEY, II,  
WHITE AND WILLIAMS LLP,  
One Liberty Place, Suite 1800,  
Philadelphia, PA 19103-7395

**CANAVAN, KATHLEEN M. also known as****KATHLEEN CANAVAN, dec'd.**

Late of East Norriton Township.  
Executor: ROBERT P. CANAVAN,  
c/o Maza & David,  
507 Salfordville Road,  
P.O. Box 369,  
Lederach, PA 19450-0369.  
ATTORNEY: JAMES W. MAZA,  
MAZA & DAVID,  
507 Salfordville Road,  
P.O. Box 369,  
Lederach, PA 19450-0369,  
215-256-0007

**CONWAY, RAY A., dec'd.**

Late of Upper Hanover Township.  
Co-Executors: LORI WILSON AND  
BRUCE CONWAY,  
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

**CURCIO, JOSEPHINE, dec'd.**

Late of Cheltenham Township.  
Executrix: CATHERINE A. DAVIS,  
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

**GEISZ, ELEANOR M., dec'd.**

Late of Whitpain Township.  
Executrix: MARY B. GEISZ,  
311 Pheasant Hill Drive,  
Bryn Mawr, PA 19010.  
ATTORNEY: MICHAEL E. FUREY,  
FUREY & BALDASSARI, P.C.,  
1043 South Park Avenue,  
Audubon, PA 19403

**GIARDINO, JOSEPHINE T. also known as  
JOSEPHINE GIARDINO, dec'd.**

Late of Lower Moreland Township.  
Executors: J.L. ABRIOLA, JR. AND  
LINDA M. ABRIOLA,  
c/o Suzanne M. Hecht, Esquire,  
795 East Lancaster Avenue, #200,  
Villanova, PA 19085.  
ATTORNEY: SUZANNE M. HECHT,  
HANEY & HECHT,  
795 East Lancaster Avenue, #200,  
Villanova, PA 19085

**GILMORE, HELEN R. also known as  
HELEN GILMORE, dec'd.**

Late of Plymouth Township.  
Executrix: SHARON L. GOULD,  
c/o Thomas J. Mullaney, Jr., Esquire,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: THOMAS J. MULLANEY, JR.,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**GLASS, BERNARD PAUL, dec'd.**

Late of Harleysville, PA.  
Administrator: EDWARD S. SMYL,  
8614 Lykens Lane,  
Philadelphia, PA 19128.  
ATTORNEY: MATTHEW H. DOLL,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**GROSS, RALPH B. also known as  
RALPH BRUCE GROSS and  
RALPH GROSS, dec'd.**

Late of Horsham Township.  
Executor: DANIEL J. GROSS,  
c/o Don J. Solomon, Esquire,  
300 North York Road,  
Hatboro, PA 19040.  
ATTORNEY: DON J. SOLOMON,  
300 North York Road,  
Hatboro, PA 19040

**HARTLEY, IRENE A. also known as  
IRENE ARMSTRONG HARTLEY and  
IRENE HARTLEY, dec'd.**

Late of Borough of Lansdale.  
Executrix: SUZANNE HARTLEY,  
c/o David W. Conver, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, P.C.,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**HATALOSKI, DONALD L., dec'd.**

Late of West Pottsgrove Township.  
Executrix: DEBORAH PAUL,  
3719 Valley Road,  
Marysville, PA 17053.  
ATTORNEY: PAUL A. PRINCE,  
934 High Street,  
P.O. Box 696,  
Pottstown, PA 19464

**HENDRICKSON, EMMA A. also known as  
EMMA HENDRICKSON, dec'd.**

Late of Worcester Township.  
Executors: RICHARD J. HENDRICKSON,  
217 Evergreen Road,  
Sanatoga, PA 19464,  
DONNA CAREY,  
510 Spring Hill Drive,  
Harleysville, PA 19438.  
ATTORNEY: MARK D. FREEMAN,  
P.O. Box 457,  
Media, PA 19063

**KENNEDY, ROGER M. also known as  
ROGER KENNEDY, dec'd.**

Late of Lower Moreland Township.  
Executrix: SUSAN K. OLSON,  
c/o Robert A. Alston, Esquire,  
24 East Market Street,  
P.O. Box 565,  
West Chester, PA 19381.  
ATTORNEY: ROBERT A. ALSTON,  
LAMB McERLANE P.C.,  
24 East Market Street,  
P.O. Box 565,  
West Chester, PA 19381



**KNASIAK, ALFRED C., dec'd.**

Late of Lower Providence Township.

Executors: KAREN REAGAN,  
20 Chanticleer Drive,  
Glenmoore, PA 19343,  
CRAIG KNASIAK,  
24 Caitlin Drive,  
Birdsboro, PA 19508.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 East Main Street,  
P.O. Box 26460,  
Collegeville, PA 19426,  
610-489-6170

**KUNTZ, DORA MONTGOMERY, dec'd.**

Late of Borough of Lansdale.

Executrix: KAREN K. LEMISCH,  
61 Decatur Road,  
Havertown, PA 19083.  
ATTORNEY: ALEX MORETSKY,  
3103 Philmont Avenue, Suite 370,  
Huntingdon Valley, PA 19006

**MATHIAS, MARGARET JESSIE also known as**

**MARGARET J. MATHIAS and  
MARGARET MATHIAS, dec'd.**

Late of Glenside, PA.

Executrix: MARGUERITE C. NOWICKI,  
c/o George P. O'Connell, Esquire,  
Howland, Hess, Guinan, Torpey, Cassidy &  
O'Connell, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006,  
215-379-3015 or 215-947-6240

**McNEELY, ALTA W. also known as**

**ALTA McNEELY and**

**ALTA WISTER McNEELY, dec'd.**

Late of Lower Merion Township.

Executors: CHARLES K. WISTER AND  
ALTA WISTER HAMILTON,  
c/o Margaret E.W. Sager, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428.  
ATTORNEY: MARGARET E.W. SAGER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

**MELTZER, GARY STEPHEN also known as**

**GARY MELTZER and**

**GARY S. MELTZER, dec'd.**

Late of Lower Merion Township.

Executrix: JILL ROSS MELTZER,  
c/o Shari J. Odenheimer, Esquire,  
130 North 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: SHARI J. ODENHEIMER,  
BLANK ROME LLP,  
One Logan Square,  
130 North 18th Street,  
Philadelphia, PA 19103-6998

**MUTTER, HELEN I. also known as**

**HELEN IRENE MUTTER, dec'd.**

Late of New Hanover Township.

Executrix: LINDA M. MOSER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: JESSICA R. GRATER,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**PALAGRUTO, MARJORIE D., dec'd.**

Late of Abington Township.

Executrix: DENISE A. THAYNE,  
753 Cheryl Drive,  
Warminster, PA 18974.  
ATTORNEY: ANTHONY G. O'MALLEY, JR.,  
LAW OFFICE OF A.G. O'MALLEY, JR.,  
233 Pershing Boulevard,  
Whitehall, PA 18052-6713

**PSCULKOWSKI, LEO S., dec'd.**

Late of Whitemarsh Township.

Executors: LEON S. PSCULKOWSKI AND  
JUDITH A. MILLER,  
c/o Albert L. Chase, Esquire.  
ATTORNEY: ALBERT L. CHASE,  
2031 North Broad Street, Suite 137,  
Lansdale, PA 19446-1003

**SLOBODIN, WILLIAM, SR. also known as**

**WILLIAM SLOBODIN, dec'd.**

Late of Lower Pottsgrove Township.

Executrix: SHIRLEY A. SLOBODIN,  
33 West Vine Street, A-5,  
Stowe, PA 19464.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**SWOYER, WILLIAM L., dec'd.**

Late of Lower Pottsgrove Township.

Executrix: SUSAN A. SWOYER,  
2226 North Pleasantview Road,  
Pottstown, PA 19464.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**THOMPSON, VIRGINIA H. also known as**

**VIRGINIA THOMPSON and  
VIRGINIA HESS THOMPSON, dec'd.**

Late of Abington Township.

Executor: JEFFREY PYLE,  
1859 Eckard Avenue,  
Abington, PA 19001.

**YOST, EDWARD ANTHONY, dec'd.**

Late of Lower Salford Township.

Administrator: MOTOKO YOST,  
c/o Janet E. Amacher, Esquire,  
311 North Summeytown Pike, Suite 1A,  
North Wales, PA 19454.  
ATTORNEY: JANET E. AMACHER,  
311 North Summeytown Pike, Suite 1A,  
North Wales, PA 19454

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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*

**Abracadabra Interior Painting** with its principal place of business at 118 Vernon Court, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: James Dunn, 118 Vernon Court, Lansdale, PA 19446.

The application was filed on January 30, 2012.

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## LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on March 1, 2012, with the Pennsylvania Department of State for **TF Dolan Consulting, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

**James Michael Cleary, Solicitor**  
809 North Bethlehem Pike, Suite B2  
Lower Gwynedd, PA 19002

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## PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on March 12, 2012, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Implant Dentistry Associates, P.C.**

**Karafin & Gruenstein, P.C., Solicitors**  
1717 Arch Street, Suite 1320  
Philadelphia, PA 19103

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## TRUST NOTICES

### First Publication

**MARJORIE J. SAEGER**  
**REVOCABLE TRUST AGREEMENT**  
**DATED OCTOBER 2, 1998,**  
**AS AMENDED JANUARY 17, 2012**

**MARJORIE J. SAEGER, DECEASED 2/14/2012**

**Late of Borough of Red Hill, Montgomery County,**  
**Pennsylvania**

All persons having claims or demands against the Marjorie J. Saeger Trust under Revocable Trust Agreement dated October 2, 1998, as amended January 17, 2012, Marjorie J. Saeger, deceased, February 14, 2012, are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest National Bank & Trust Co.  
14 North Main Street  
P.O. Box 64559  
Souderton, PA 18964

**Trustee's Attorney:** Allen K. Tomlinson, Esquire  
**Tomlinson & Gerhart**  
414 Main Street  
P.O. Box 14  
East Greenville, PA 18041  
215-679-5912

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## EXECUTIONS ISSUED

**Week Ending March 27, 2012**

**The Defendant's Name Appears**  
**First in Capital Letters**

101 WEST AVENUE PARTNERS, L.P.:  
ZAC MANAGEMENT GROUP, LLC, GRNSH. -  
Situs Properties, Inc.; 201033013; \$102,500.00.  
ADVANCED WATER TREATMENT SYSTEMS, INC.:  
HAGUE WATER OF GREATER PHILADELPHIA:  
WELLS FARGO BANK, GRNSH. -  
Roosevelt, Michael, et al.; 201204663; \$3,602.00.  
ATTWOOD, ASHLEY: FOX CHASE BANK, GRNSH. -  
Capital One Bank; 200718594; \$1,909.11.  
BONDRA, MICHAEL: SUSQUEHANNA BANK,  
GRNSH. - Discover Bank; 200901503; \$1,912.48.  
BROWN, MICHAEL: MEGAN: WACHOVIA BANK  
N/K/A WELLS FARGO BANK, GRNSH. -  
Morgandale Condominium Association; 201206987;  
\$1,694.49.  
BRYANS, J.B.: DiSANTO, MICHELE:  
PLYMOUTH TWP. PARKS DEPT., GRNSH. -  
Cotteta, Joseph; 201203603; WRIT/EXEC.  
CARSON, RICHARD: PNC BANK, GRNSH. -  
Discover Bank; 200609418.  
CRAIG, DIANE: DIAMOND CREDIT UNION, GRNSH. -  
Discover Bank; 201131679; \$3,740.86.  
CRAZE FOR RAYZ: NICHOLL, RITA -  
Evansburg Village, LLC; 201134241; WRIT/EXEC.  
DePANICIS, VINCENT: PNC BANK, GRNSH. -  
Recigno Laboratories, Inc.; 201117748; \$2,537.95.  
DOUGHERTY, PAMELA - PNC Bank, N.A.;  
201107186; \$200,969.77.  
ENG, JEFFERSON: MONTGOMERY COUNTY  
HUMAN SERVICES, GRNSH. - Cotteta, Sandy, et al.;  
201203600; WRIT/EXEC.  
EXECUTIVE HOME BUILDERS, INC.:  
HOFFMAN, JAMES - Barris, Christine, et al.;  
201207269; WRIT/EXEC.  
GARVIN, MARTINA: TRUMARK FINANCIAL FCU,  
GRNSH. - Capital One Bank USA, N.A.; 201103401;  
\$3,441.71.  
GILLARD, WILLIAM: SOVEREIGN BANK, GRNSH. -  
Acorn Hills Residential Community Association;  
200835909; WRIT/EXEC.  
GLASSMAN, GAIL: PNC BANK, GRNSH. -  
Oak Hill Condominium Association; 201113095;  
\$22,531.68.  
HAYES, MARK: COTTOM, DENISE M.:  
BANK OF AMERICA, GRNSH. - Progressive  
Cas. Ins. Co., et al.; 200311869; WRIT/EXEC.  
IMANI, GAIL: BRYN MAWR TRUST COMPANY,  
GRNSH. - Capital One Bank; 200719027;  
\$2,287.84.

- JAFARIAN, HOMAYOUN: GELAREH: TD BANK, GRNSH. - Center For Psychological Services, LLC; 200915157; WRIT/EXEC.
- KIRKLAND, RANDALL: CITIZENS BANK, GRNSH. - Discover Bank; 201131653; \$4,498.29.
- LOU, JENNIFER - Bank Of America, N.A., et al.; 201201328.
- MILAN, KIM: WILLOW FINANCIAL BANK, GRNSH. - Capital One Bank; 200603806; WRIT/EXEC.
- MILLER, DAVID: JO ANN: H. GOLDSTEIN CO., INC.: THE VANGUARD GROUP, INC., GRNSH. - Goldstein, Elias; 201126093.
- MITCHELL, CHARLES: TYNEKA: NATIONAL PENN BANK, GRNSH. - New Century Bank, et al.; 201114976.
- MORRIS, IAN - Scheetz, Wasson; 201133553; WRIT/EXEC.
- NEW WORLD KARAOKE: WOORI BANK, GRNSH. - Ko, Dong Hoon; 201207210; \$8,960.25.
- NEWMAN, ADA: TD BANK, GRNSH. - Discover Bank; 201101015; \$11,185.57.
- NORRIS, BERNADINE: FOX CHASE BANK, GRNSH. - Capital One Bank; 200720253; \$6,683.85.
- PATTERSON AND COMPANY: PATTERSON, BRUCE: DANIEL J. KEATING COMPANY, GRNSH. - George F. Kempf Supply Co.; 201207015; \$13,272.43.
- PEARCE, JAMES: DONNA: NATIONAL PENN BANK, GRNSH. - Frank Duff Electric Service, Inc.; 200926532; \$806.44.
- PENN, CHERYL - Eddowes, Jan; 201206809; WRIT/EXEC.
- ROMANAUSKI, MARK: WELLS FARGO, GRNSH. - Capital One Bank USA, N.A.; 200900945; \$1,299.15.
- SAPONARO, MICHAEL: WELLS FARGO, GRNSH. - Livingston Financial, LLC; 200914469; \$3,093.90.
- SAVAIANO, ADELE: HAWCO, FRED: JODL, INC.: PNC BANK, GRNSH., ET AL. - Jacob Stern & Sons, Inc.; 200704253; WRIT/EXEC.
- SICILIANO, ANSELMO: PNC BANK, GRNSH. - GMAC, Inc.; 201104843; \$10,503.15.
- SWANSON, ERIK: WELLS FARGO BANK, GRNSH. - Capital One Services, Inc.; 201129724; \$927.69.
- THOMPSON, MARVIN - PNC Mortgage, A Division Of PNC Bank, N.A.; 201131624.
- TINNENY, ERIN: CITIZENS BANK, GRNSH. - Target National Bank; 201017771; WRIT/EXEC.
- TITUS, DAVID - Deutsche Bank National Trust Company, et al.; 201130062; \$183,273.72.
- VO, SANG: TD BANK, GRNSH. - Discover Bank; 201105782; \$7,068.99.
- WERTS, ZAKIA: SOVEREIGN BANK, GRNSH. - Mayro, Michael; 201121978; WRIT/EXEC.
- WICKS, JAMES: CITADEL FCU, GRNSH. - Unifund Corporation; 201022313; WRIT/EXEC.
- BERMAN, JOHN: PAMELA - Nova Bank; 201206194; Complaint In Confession of Judgment; \$208,072.80.
- BLOCH, DANIELLE - Discover Bank; 201206536; Judgment fr. District Justice; \$9,323.99.
- BRUTOSKY, DENNIS - Portfolio Recovery Associates, LLC; 201206379; Judgment fr. District Justice; \$2,503.96.
- CONSOLIDATED NATIONAL INSURERS, INC. - Brandywine Operating Partnership, L.P.; 201206239; Complaint In Confession of Judgment Money; STRIKE/VACATE.
- COSTA, GREG - LVNV Funding, LLC; 201206608; Judgment fr. District Justice; \$1,043.34.
- DeFILIPPIS, ALBERT - Bluestone Investments, Inc.; 201206211; Judgment fr. District Justice; \$2,892.94.
- DeJOSEPH, JOHN: JDJ ELECTRICAL CONTRACTING - Yellow Book Sales & Dist. Co., Inc.; 201206202; Judgment fr. District Justice; \$12,616.08.
- DICKERSON, CRYSTAL - Portfolio Recovery Associates; 201206162; Judgment fr. District Justice; \$2,260.21.
- EISELE, VICKY - GE Capital Retail Bank; 201206338; Judgment fr. District Justice; \$5,668.37.
- ELLIS, LYDIA - LVNV Funding, LLC; 201206606; Judgment fr. District Justice; \$1,393.70.
- EVANS, ARTHUR - Bluestone Investments, Inc.; 201206392; Certification of Judgment; \$1,272.10.
- FIRN, GLEN - LVNV Funding, LLC; 201206560; Judgment fr. District Justice; \$2,805.69.
- GALLAGHER, KENNETH - Temple University; 201206304; Certification of Judgment; \$2,306.50.
- HILLTOWN AUTO SALES: FRANK & SONS COMPLETE AUTO REPAIR CTR.: FRANK & SONS ENTERPRISES, LLC, ET AL. - MacAfee, Christopher; 201206574; Certification of Judgment; \$14,563.91.
- HUNG, JOHN - Merion Hill Homeowners Association; 201206705; Judgment fr. District Justice; \$3379.00.
- JESSE, KRISTEN - Discover Bank; 201206556; Judgment fr. District Justice; \$4,514.78.
- JONES, JOSEPH - Spring Mountain Homeowners Association; 201206175; Judgment fr. District Justice; \$2,441.43.
- JVI RECOVERY SERVICES - Holloway, Casey; 201206246; Judgment fr. District Justice; \$191.00.
- KERWOOD, AUDREY - Belcourt Manor Homeowners Association; 201206534; Lien; \$2,111.30.
- KINSKY, CHARLES - Alliance Capital Management; 201206717; Judgment fr. District Justice; \$1,592.70.
- LEO, EDWARD - Woodhollow Condominium Association; 201205494; Judgment fr. District Justice; \$2,589.65.
- LEO, EDWARD - Woodhollow Condominium; 201206497; Judgment fr. District Justice; \$2,102.10.
- MAYER, KRISTEN - RAB Performance Recoveries; 201206457; Judgment fr. District Justice; \$1,058.15.
- McGADY, EMILY - University Of Pennsylvania; 201206360; Judgment fr. District Justice; \$10,006.80.
- MORSE, TIFFANY - Erie Insurance Exchange; 201206342; Judgment fr. District Justice; \$2,012.55.
- MOSS, JACQUELINE - Discover Bank; 201206524; Judgment fr. District Justice; \$5,395.70.
- REES COMPANIES, INC. - CAMCORP, Inc.; 201206591; Foreign Judgment; \$15,164.81.
- RODGERS, SHIRLEY - Discover Bank; 201206555; Judgment fr. District Justice; \$7,720.63.

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## JUDGMENTS AND LIENS ENTERED

### Week Ending March 27, 2012

#### The Defendant's Name Appears First in Capital Letters

- ANDERSON, JOHN: CARLSON, DENIS: FORD, RICHARD, ET AL. - National Penn Bancorp, Inc.; 201206399; Certification of Judgment; \$6,559,001.25.
- AURELLO, NICOLE - Discover Bank; 201206529; Judgment fr. District Justice; \$3,059.53.

ROWLAND, SCOTT - LVNV Funding, LLC;  
201206605; Judgment fr. District Justice; \$2,816.47.  
SAAR, STEPHANIE - Camburn, Steve; 201206273;  
Judgment fr. District Justice; \$1,022.51.  
SCHARF GROUP, LLC - Syncretic Software, Inc.;  
201206328; Judgment fr. District Justice; \$3,083.80.  
SCHARF, GLENN: JENNIFER - Gladwyne  
Montessori School; 201206353; Judgment fr.  
District Justice; \$7,119.48.  
SCHMUCKER, MELANIE - Sea Island Bank;  
201206435; Foreign Judgment; \$95,170.57.  
SHERRICK, JIM - Blaine, Michael; 201206279;  
Judgment fr. District Justice; \$2,099.85.  
SOUDERS, WAYNE - Norris Sales Co., Inc.;  
201206417; Complaint In Confession of Judgment;  
\$12,787.35.  
TIRADO, CARMEN: TIRADO-COLON, BERADO -  
Toyota Motor Credit Corporation; 201206694;  
Judgment fr. District Justice; \$5,623.05.  
TOUSSAINT, SHEBBRA - Stonegate  
Homeowners Association; 201206535; Lien;  
\$1,146.00.  
TYSON, ROBERT - T&A Associates/Avante Apts.;  
201206580; Judgment fr. District Justice; \$1,932.60.  
WITLIN, JOHN - Ability Recovery Services, LLC;  
201206659; Judgment fr. District Justice; \$6,039.93.

#### **ABINGTON TWP. -**

##### **entered municipal claims against:**

Ford, Rita: Thomas, Gladys; 201205756; \$396.50.

#### **BERKS/MONTGOMERY MUN. AUTH. -**

##### **entered municipal claims against:**

Cooper, John: Linda; 201206521; \$862.  
Ochs, Steven: Jessica; 201206523; \$782.  
Szabo, Marianna: Pietrzak, Michael: Stephen; 201206522;  
\$862.  
Wood, Joseph: Jennifer; 201206520; \$1,274.50.

#### **CHELTENHAM TWP. -**

##### **entered municipal claims against:**

101 Easton Road Assoc.; 201206444; \$2,144.00.  
Baldwin, Torhonda: Mark; 201206508; \$579.00.  
Baldwin, Torhonda: Mark; 201206509; \$302.87.  
Bower, Robert; 201206233; \$250.00.  
Bower, Robert; 201206234; \$303.00.  
Canty, John: Leahe; 201206228; \$305.00.  
Chrol, Koulmara; 201206255; \$201.00.  
Chrol, Koulmara; 201206256; \$303.00.  
Cohen, Elaine; 201206443; \$2,687.00.  
Crump, Aaron; 201206452; \$370.00.  
Crump, Aaron; 201206453; \$303.00.  
Dritsas, Stephen: Katherine; 201206197; \$374.00.  
East Coast Investors; 201206245; \$862.00.  
Federal National Mortgage Assoc.; 201206503; \$892.36.  
Gm Burke; 201206451; \$575.00.  
Grazanio, Angelina: Frank; 201206440; \$303.00.  
Grazanio, Frank: Angelina; 201206439; \$675.00.  
Greenberg, Reynold; 201206242; \$451.00.  
Grier, Sylvester; 201206459; \$395.00.  
Grier, Sylvester; 201206460; \$303.00.  
Gwiszcz, Doris: Joseph; 201206431; \$1,151.00.  
Gwiszcz, Joseph: Doris; 201206432; \$303.00.  
Harrell, Washington: Rosia; 201206251; \$391.00.  
Harrington, Marcus; 201206433; \$424.00.  
Harrington, Marcus; 201206436; \$303.00.

Ho, Kim: Hee, Myoung; 201206516; \$716.54.  
Hoffman, Winfred: Yvette; 201206241; \$303.00.  
Home Sweet Home Prop. Management, LLC; 201206495;  
\$569.00.  
Home Sweet Home Prop. Management, LLC; 201206500;  
\$303.00.  
Houston, Gale: Ronald; 201206493; \$342.00.  
Houston, Ronald: Gale; 201206494; \$303.00.  
Kenney, Richard; 201206505; \$856.86.  
Kenney, Richard; 201206506; \$353.91.  
King, Amy; 201206254; \$201.00.  
Koff, Pauline: Harry; 201206515; \$302.87.  
Lauture, Marie; 201206212; \$413.00.  
Law, Annette; 201206517; \$401.75.  
Lehman, Carl: Lois; 201206257; \$1,010.00.  
Losier, Picard; 201206214; \$413.00.  
Losier, Picard; 201206217; \$303.00.  
MacBeth, Stephen; 201206221; \$303.00.  
Marc, Jean; 201206504; \$297.20.  
Max, Jill: Steven; 201206206; \$303.00.  
Mitchell, Daniel: Wanda; 201206430; \$303.00.  
Mitchell, Wanda: Daniel; 201206429; \$524.00.  
Nazar, Roman: Bezpalko, O.; 201206244; \$303.00.  
Nazar, Roman: Bezpalko, O.; 201206243; \$311.00.  
Nixon, Eunice: Jacob; 201206461; \$211.00.  
Nixon, Jacob: Eunice; 201206462; \$303.00.  
Nyman, Thomas; 201206502; \$302.87.  
Preno Holdings, LLC; 201206252; \$3,685.00.  
Richardson, Anthony; 201206219; \$396.00.  
Sherin, Linda: Walter; 201206454; \$297.00.  
Sherin, Linda: Walter; 201206458; \$303.00.  
Sims, Armita: Samuel; 201206437; \$521.00.  
Sims, Samuel: Armita; 201206438; \$303.00.  
Sumter, Spencer: Yvette; 201206450; \$303.00.  
Sumter, Yvette: Spencer; 201206447; \$1,288.00.  
Suttman, Bruno; 201206446; \$908.00.  
Suttman, Bruno; 201206445; \$1,119.00.  
Triplett, Norman; 201206518; \$603.72.  
Triplett, Norman; 201206519; \$302.87.  
Vayzburg, Leonid: Polina; 201206507; \$342.42.  
Washington, Darrell; 201206501; \$471.27.  
Woodley, Hazel: Herman; 201206491; \$401.00.  
Woodley, Herman: Hazel; 201206492; \$303.00.

#### **LANSDALE BORO. -**

##### **entered municipal claims against:**

Mostafa, Golam; 201206282; \$435.66.

#### **PENNA. DEPT. OF REV. -**

##### **entered claims against:**

5 Star Landscaping, Inc.; 201260412; \$3,790.23.  
AESBAR Medical, LLC; 201260372; \$492.71.  
ALMEKLAFI, Inc.; 201260363; \$1,365.43.  
Aucutt, Jerry; 201260430; \$1,380.79.  
Azmpirri, Giacomo; 201260383; \$352.85.  
B.S. Dough Enterprises, LLC; 201260434; \$13,889.07.  
Betz-Converse-Murdoch-Inc.-Eastern Group; 201260377;  
\$2,999.91.  
Carbone, Amy; 201260414; \$1,607.51.  
Carpenter, Marilyn; 201260357; \$1,045.12.  
Carty, Eric; 201260361; \$372.36.  
Central Floor Covering Co., Inc.; 201260416; \$2,728.03.  
CHR Restaurants, Inc.; 201260435; \$10,312.31.  
CLD Automotive, Inc.; 201260441; \$3,787.68.  
CLD Automotive, Inc.: Duncan, Lori; 201260398;  
\$11,520.88.



Coles, Scott: Central Bucks Coffee House, LLC; 201260401; \$7,081.36.  
 Conner, Robert: Enid; 201260433; \$2,787.07.  
 Cracovia, LLC; 201260423; \$3,431.75.  
 Custom Audio Video Concepts; 201260373; \$913.76.  
 D'Alicandros, Inc.; 201260369; \$2,646.97.  
 Darranz, Inc.; 201260358; \$701.87.  
 Davi, Frederico; 201260370; \$305.60.  
 Downingtown Physical Therapy, Inc.; 201260428; \$647.71.  
 Duncan, Charles: CLD Automotive, Inc.; 201260397; \$11,520.88.  
 Expressions, Inc.; 201260365; \$2,786.34.  
 Fleur De Lys Catering, LLC; 201260426; \$20,457.32.  
 Florabunda, LLC; 201260385; \$626.50.  
 Friel, William: Mary; 201260415; \$1,340.58.  
 Funk Water Quality Co.; 201260362; \$775.08.  
 Gallego's Tile Works, Inc.; 201260366; \$1,190.49.  
 Galloway, Frank; 201260429; \$25,896.88.  
 Gantert, George; 201260379; \$385.56.  
 Garden Jem, LLC; 201260384; \$1,745.22.  
 Gibbs, Marty: Sound Of Norristown, Inc.; 201260399; \$4,287.96.  
 Golf By Design, LLC; 201260360; \$1,748.35.  
 Grant, Andrea; 201260440; \$589.50.  
 Huber, Jason: Beth; 201260432; \$829.93.  
 Ice Treats One; 201260425; \$493.58.  
 Keystone Grill & Family Bistro, Inc.; 201260442; \$607.14.  
 King Carpet Mart, Inc.; 201260359; \$3,549.78.  
 Knickerbocker, Beth; 201260364; \$507.81.  
 Kohalmi, Paul; 201260402; \$7,013.60.  
 Long, James: Lisa; 201260417; \$1,607.36.  
 Mashette, Eva; 201260437; \$455.66.  
 McCuen Trucking, Inc.; 201260436; \$43,365.35.  
 Mitchell, Dorian; 201260410; \$918.23.  
 Net Carrier, Inc.; 201260374; \$512.87.  
 Noguera, Roberto; 201260439; \$6,391.12.  
 Phamous Phil's BBQ, Inc.; 201260368; \$2,397.36.  
 Philly Cheesesteak & Wings, Inc.; 201260367; \$2,533.72.  
 Photo Reproductions, Inc.; 201260427; \$16,450.92.  
 Pro Tool Industries, Inc.; 201260378; \$1,526.42.  
 Pypes Performance Exhaust, LLC; 201260371; \$642.88.  
 Quaker City Properties, LLC; 201260424; \$3,375.79.  
 Quick Run Petroleum, LLC; 201260382; \$1,718.26.  
 R.T. Tuning, Inc.; 201260375; \$327.16.  
 Raski, Frank; 201260380; \$3,857.91.  
 Reimers, Richard: Amy; 201260396; \$979.55.  
 Reliance X Ray, Inc.; 201260419; \$1,566.18.  
 Renamark, LLC; 201260422; \$3,351.81.  
 Rufo, Anthony; 201260395; \$22,594.84.  
 Sands, Kristen; 201260431; \$1,059.50.  
 Schilling-Gegan, Alyssa: American Marketing Service; 201260400; \$1,514.52.  
 Select Financial Services, Inc.; 201260413; \$8,623.01.  
 Smith, Richard; 201260418; \$759.25.  
 Snow, Renee: Casual Gourmet, Inc.; 201260420; \$462.45.  
 Spectrum Restoration Services, LLC; 201260381; \$341.52.  
 Stewart, David: Clean Living Systems, Inc.; 201260421; \$403.27.  
 Tierneydecker, Inc.; 201260356; \$797.09.  
 Tomei, Ralph; 201260393; \$3,471.82.  
 Trade Show Associates, L.P.; 201260376; \$78,876.74.  
 Walker, Angela; 201260392; \$4253.09.  
 Webb's Crossing, Inc.; 201260355; \$6,701.39.

**POTTSGROVE SCHOOL DIST. -  
entered municipal claims against:**

Dzielski, Erik: Susan; 201206307; \$20,121.88.  
 Miknius, William: Faith; 201206301; \$4,302.34.

**UPPER MORELAND/HATBORO  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Buckley, James: Long, Crystal; 201206474; \$324.72.  
 Downing, William; 201206475; \$215.82.  
 Lemek, David; 201206476; \$190.71.  
 Lennon, Thomas; 201206477; \$277.74.  
 Mednick, Michael: Wendy; 201206478; \$276.50.  
 Roig, Kimberly: Adalberto; 201206479; \$321.97.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending March 27, 2012**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BESCH, TERRY L. - Telford Borough; Gilbert, Susan J., 429 North Fourth Street, Souderton, PA 18964.  
 BROWN, CARDIN T. - Plymouth Township; Brown, David C., 2205 Cherrybark Court, Shelbyville, IN 46176.  
 CASSEL, DAVID R. - Pennsburg Borough; Cassel, Adam, 1570 Moore Drive, Gilbertsville, PA 19525; Cassel, Matthew J., 139 Reynolds Avenue, Pottstown, PA 19464.  
 EVANS, RICHARD L. - Evans, Eileen, 403 Maplewood Drive, Plymouth Meeting, PA 19462.  
 GLASS, BERNARD P. - Lower Salford Township; Smyl, Edward S., 8614 Lykens Lane, Philadelphia, PA 19128.  
 GOODMAN, MARICA L. - Lower Merion Township; Place, Deborah J., 142 Moonlight Drive, Greencastle, PA 17225.  
 KNAPP, JULIE A. - Souderton Borough; Knapp, Kenneth G., 3897 County Line Road, Quakertown, PA 18951.  
 KOLLOCK, BRIAN M. - Lower Moreland Township; Kollock, Frances M., 2200 Packard Avenue, Huntingdon Valley, PA 19006.  
 SCHREINER, LORETTA S. - Lower Frederick Township; Schreiner, Michael J., 128 Fairland Road, Lititz, PA 17543.

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**SUITS BROUGHT**

**Week Ending March 27, 2012**

**The Defendant's Name Appears  
First in Capital Letters**

ACE, RAYMOND - Portfolio Recovery Associates, LLC; 201206189; Civil Action; Santucci, Daniel.  
 AESCULAP, INC.: RANFT, BRIAN - Med Surgical Instruments, Inc.; 201206393; Civil Action; O'Shaughnessy, William B.  
 ALTICHEM ENVIRONMENTAL SERVICES - Lantium, Inc.; 201206613; Appeal from District Justice; Fleischmann, Craig J.



- ANDRESS, MARK: BRANDON - ESB B/W Holdings, LLC; 201206584; Complaint In Mortgage Foreclosure; Mogavero, Leona.
- BAKER, BETTY - Portfolio Recovery Associates, LLC; 201206179; Civil Action; Santucci, Daniel.
- BAKER, TYRONE - Baker, Patricia; 201206548; Complaint Divorce; Consolo, Colleen F.
- BARTELLE, MARGARET - Capital One Bank USA; 201206612; Appeal from District Justice.
- BERGMAN, JOHN - Wells Fargo Bank, N.A.; 201206383; Complaint In Mortgage Foreclosure; Federman, Thomas M.
- BIG BURGER RESTAURANTS, INC.: CHEEBURGER CHEEBURGER-CHALFONT: KIM, ALAN - SYSCO Philadelphia, LLC; 201206511; Civil Action; Scuteri, Sergio I.
- BILELLA, TALIA - Westover Crossing Homeowners Association; 201206422; Appeal from District Justice.
- BROADLEY, MICHAEL: MRBCC - United Bulk Carriers USA, LLC; 201206470; Civil Action; Rhoads, Stephen G.
- BROWN, ERIC: E&J TRUCKING - Florists Mutual Insurance Company; 201206469; Civil Action; Mcmanus, Stephen M.
- CAMPBELL, ANDREW: EILEEN - Bank Of America, N.A.; 201206448; Civil Action; Tabas, Lauren.
- CANNON, KASEY - Pennsylvania Department Of Transportation; 201206783; Appeal from Suspension/Registration/Insp.
- CAPP, ERIC - Capp, Barbara; 201206668; Complaint Divorce.
- CHERRY, KEITH - Pennsylvania Department Of Transportation; 201206388; Appeal from Suspension/Registration/Insp.
- CLYMAN, STEPHEN - McLain, Megan; 201206651; Civil Action; Hughes, Paul G.
- COACH, INC. - Rossin, Fredda; 201206665; Civil Action; Friedland, Harvey.
- COLEMAN, DAVID - Wells Fargo Bank, N.A.; 201206539; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- COX, GARY - Portfolio Recovery Associates, LLC; 201206195; Civil Action; Santucci, Daniel.
- CREDIT COLLECTION SERVICES, INC. - Harmon, Icarus; 201206499; Civil Action; Piontek, Vicki.
- CRICHTON, BETH - Crichton, John; 201206386; Complaint in Annulment.
- CRIGAMIRE, KRISTIN - Symetra Assigned Benefits Service Company; 201205900; Petition; Kehoe, Mark R.
- DAVIS, SHAWN - Pennsylvania Department Of Transportation; 201206205; Appeal from Suspension/Registration/Insp.
- DAVIS, SHAWN - Pennsylvania Department Of Transportation; 201206216; Appeal from Suspension/Registration/Insp.
- DeANGELIS, ANTHONY - DeAngelis, Lisa; 201206396; Complaint Divorce; Witmer, Benjamin E.
- DeBLASE, ADAM - Yates, Thomas; 201206649; Appeal from District Justice.
- Del GADO, HECTOR - Del Gado, Charleszetta; 201206541; Complaint Divorce; Miller, Jessica A.
- DENTON, AMY - Staudenmaier, Timothy; 201206289; Complaint Divorce; Cunningham, Maura.
- DeSHONG, NELSON - Portfolio Recovery Associates, LLC; 201206193; Civil Action; Santucci, Daniel.
- DiMARTINO, COLLEEN - Target National Bk.; 201206235; Civil Action; Santucci, Daniel.
- DOWLING, CHARLENE - State Farm Mutual Automobile Insurance Company; 201206394; Civil Action; Gluck, James.
- DRAPIKOWSKI, FRANK - McGlinchey, Michael; 201206667; Civil Action; Fellheimer, Robert M.
- DUFFY, SARAH - Duffy, Brian; 201206528; Complaint Divorce; Nacey, Maureen M.
- DUKES, DORAINE - Pennsylvania Department Of Transportation; 201206483; Appeal from Suspension/Registration/Insp.
- EARNEST, RACHEL - Discover Bank; 201206327; Civil Action; Lawrence, Benjamin W.
- ENHANCED RECOVERY COMPANY - Cannon, Diane; 201206484; Civil Action; Piontek, Vicki.
- ENHANCED RECOVERY COMPANY - Powell, Eric; 201206530; Civil Action; Piontek, Vicki.
- EQUIFAX INFORMATION SOLUTIONS, LLC - McLean, Lakeisha; 201206600; Civil Action; Piontek, Vicki.
- FALCONE, ANTHONY - Peacock, Earl; 201206356; Complaint In Mortgage Foreclosure; Foster, Shannon.
- FALCONE, ANTHONY - Peacock, Earl; 201206358; Civil Action; Foster, Shannon.
- FARAH, JOSEPH - Farah, Mirna; 201206704; Complaint Divorce; Miller, Jessica A.
- FEIGHAN, KEITH - Discover Bank; 201206337; Civil Action; Lawrence, Benjamin W.
- FINE, KENNETH - Portfolio Recovery Associates, LLC; 201206215; Civil Action; Santucci, Daniel.
- FLANAGAN, WILLIAM - Portfolio Recovery Associates, LLC; 201206699; Civil Action; Santucci, Daniel.
- FOX, KEVIN - Fox, Debbie; 201206487; Complaint Divorce; Tomlinson, Barry J.
- FULLER, BONNE - Discover Bank; 201206549; Appeal from District Justice; Lawrence, Benjamin W.
- GOLDSBOROUGH, REID - Goldsborough, Jody; 201206603; Complaint Divorce; Guerin, Regina B.
- GRAHAM, CAROLE - Commonwealth Financial Systems, Inc.; 201206572; Civil Action; Mege, Alan R.
- GROSSMAN, BARBARA - Discover Bank; 201206340; Civil Action; Lawrence, Benjamin W.
- HAYDT, BRENDA: JOHN - Suntrust Mortgage, Inc.; 201206359; Complaint In Mortgage Foreclosure; Dunn, Courtenay R.
- HENRY, HUGH - Henry, Sherry; 201206736; Complaint Divorce; Mittman, Norman.
- HOWLEY, DEBORAH - Law Office Of Maribeth Blessing; 201206642; Appeal from District Justice; Bashore, Cynthia L.
- HUFF, CHRISTOPHER: WENDY - Wells Fargo Bank, N.A.; 201206616; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- INTROCASO, JANUARY - Wells Fargo Bank; 201206352; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- JOHNSON, EDWARD: MAUREEN: UNITED STATES OF AMERICA - Wells Fargo Bank, N.A.; 201206350; Complaint In Mortgage Foreclosure; Cusick, Robert W.

- KACZOROWSKI, JOSEPH: JENNIFER - JP Morgan Chase Bank, N.A.; 201206348; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- KATHY COLE FRANCIS TRUST: FRANCIS, KATHY - Wells Fargo Bank, N.A.; 201206646; Complaint In Mortgage Foreclosure; Wells, Allison F.
- KHAN, SALMAAN - Pennsylvania Department Of Transportation; 201206467; Appeal from Suspension/Registration/Insp.
- KIM, CHANG - Deutsche Bank National Trust Company; 201206464; Complaint in Ejectment; Weisberg, Marc S.
- KLEINERT, GREGORY - Martin, Keith; 201206710; Civil Action; Myers, Robert E.
- KLENK, LISA - Klenk, William; 201206375; Complaint Divorce.
- KUPCHAK, MICHAEL: MARY LOU - Susquehanna Bank; 201206582; Civil Action; Federman, Thomas M.
- LABENZ, MICHELLE - Hitchens, Charles; 201206302; Complaint for Custody/Visitation.
- LANDIS- MADRILL, BRENDA: MADRILL, KEVIN - JP Morgan Chase Bank, N.A.; 201206573; Complaint In Mortgage Foreclosure; Anthou, Kristine M.
- LEE, ANDREW - JP Morgan Chase Bank, N.A.; 201206593; Complaint In Mortgage Foreclosure; Cantwell, Melissa.
- LEIBER, JOSHUA - Portfolio Recovery Associates, LLC; 201206586; Civil Action; Polas, Robert N., Jr.
- LEXISNEXIS GROUP: LEXISNEXIS RISK SOLUTIONS BUREAU, LLC - Harmon, Icarus; 201206485; Civil Action; Piontek, Vicki.
- LEXISNEXIS GROUP: LEXISNEXIS RISK SOLUTIONS BUREAU, LLC - Stokes, Clifford; 201206533; Civil Action; Piontek, Vicki.
- LEXISNEXIS GROUP: LEXISNEXIS RISK SOLUTIONS BUREAU, LLC - McLean, Lakeisha; 201206598; Civil Action; Piontek, Vicki.
- LEXISNEXIS GROUP: LEXISNEXIS RISK SOLUTIONS BUREAU, LLC - Johnson, Anna; 201206599; Civil Action; Piontek, Vicki.
- LEXISNEXIS GROUP: LEXISNEXIS RISK SOLUTIONS BUREAU, LLC - Wineburg, John; 201206711; Civil Action; Piontek, Vicki.
- LIGHTNER, ADAM - Lightner, Lynn; 201206365; Complaint Divorce; Leonard, Suzan G.
- LUCAS, MARYANN - Discover Bank; 201206324; Civil Action; Lawrence, Benjamin W.
- LUNGIN, BORIS - Portfolio Recovery Associates; 201206693; Civil Action; Santucci, Daniel.
- MACROSKY, TOM - Portfolio Recovery Associates, LLC; 201206700; Civil Action; Santucci, Daniel.
- MADDREY, ROY: BROWN, BERNICE - GMAC Mortgage, LLC; 201206361; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- MANN, F. - Diamond Credit Union; 201206575; Civil Action; Curtin, Philip G.
- MARINARI, ALBERT: VICTORIA - HSBC Bank USA, N.A., Trustee; 201206355; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- MARKS, SASHA - Himes, Robert; 201206656; Complaint Divorce; Shingles, Stanley M.
- MARRAMA, BONNIE: UNITED STATES OF AMERICA - Wells Fargo Bank, N.A.; 201206609; Complaint In Mortgage Foreclosure; Cusick, Robert W.
- MASTERS, CAROLYNNE - Masters, David; 201206203; Complaint for Custody/Visitation.
- MAZZA, MICHELLE: ROBERT - Portfolio Recovery Associates, LLC; 201206191; Civil Action; Santucci, Daniel.
- McCARTNEY, LISA - Portfolio Recovery Associates, LLC; 201206703; Civil Action; Santucci, Daniel.
- McDONALD, ANGEL - McDonald, Brian; 201206269; Complaint for Custody/Visitation.
- McGOWAN, GORDON - Portfolio Recovery Associates, LLC; 201206223; Civil Action; Santucci, Daniel.
- McKENNA, LAUREN - Dan Hoey Realty; 201206390; Appeal from District Justice.
- MECCA, NADINE: PONZO, JESSICA - Weber, Marvin; 201206514; Civil Action; Preissman, Bruce.
- MERRITT, BEVERLY - Target National Bank; 201206319; Civil Action; Morris, Gregg L.
- MIHALOVICH, ELIZABETH: DANIEL: UNITED STATES OF AMERICA - Nationstar Mortgage, LLC; 201206398; Complaint In Mortgage Foreclosure; Hanyon, Mario J.
- MILLER, MICHAEL - State Farm Mutual Automobile Insurance Company; 201206480; Civil Action; DeMilio, Paul F.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - Wells Fargo Bank, N.A.; 201206691; Petition; Lewis, Donald M., III.
- MONTGOMERY COUNTY TAX CLAIM BUREAU: CJD GROUP, LLC - Breeze Valley Farm Limited Partnership; 201206550; Petition; Whitley, Robert C., III.
- MURRAY, WILLIAM - State Farm Mutual Automobile Insurance Company; 201206449; Civil Action; DeMilio, Paul F.
- NORRIS, RONALD - Commonwealth Financial Systems, Inc.; 201206576; Civil Action; Mege, Alan R.
- OPIOYERO, YASMEEN - Law Offices Of Alan R. Mege; 201206473; Civil Action; Mege, Alan R.
- OTT, HEATHER - Wells Fargo Bank, N.A.; 201206537; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- PACE, LEON: SHEILA - Wells Fargo Bank, N.A.; 201206595; Complaint In Mortgage Foreclosure; Miller, William E.
- PACHECO, JENNIFER - Leister, Larry; 201206378; Complaint for Custody/Visitation.
- POWELL-AVERY, TANJANIA - LYNV Funding, LLC; 201206678; Appeal from District Justice; Ratchford, Michael F.
- PRENDERGAST, ROBERT: NORA - JP Morgan Chase Bank, N.A.; 201206590; Complaint In Mortgage Foreclosure; Wells, Allison F.
- REILLY, PATRICK - Weist, Cara; 201206231; Civil Action; Houseman, Edward E.

RIMEL, GLENN: JOAN - Citimortgage, Inc.; 201206592; Complaint In Mortgage Foreclosure; Cusick, Robert W.

ROBINSON, BARBARA - Susquehanna Bank; 201206655; Complaint In Mortgage Foreclosure; Federman, Thomas M.

RUGGIERI, JOSEPH: SAUTER, SUSAN - Bank Of America, N.A.; 201206639; Complaint In Mortgage Foreclosure; Wells, Allison F.

RUSSELL, CARL: LORI - Bank Of America, N.A.; 201206323; Complaint In Mortgage Foreclosure; Yoder, Brian.

RYAN, ALEXANDER: MANEOS-COHEN, JOHN - State Farm Fire and Casualty Co.; 201206468; Civil Action; DeMilio, Paul F.

SALAMONE, NICKOLAS - Carl, Dennis; 201206538; Appeal from District Justice.

SAUNDERS, BALFOUR: BROWN, LECIA: SAUNDERS, BALFOUR - Bryn Mawr Trust Company; 201206643; Complaint In Mortgage Foreclosure; Cantwell, Melissa.

SAYLOR, LINDA - Portfolio Recovery Associates, LLC; 201206466; Civil Action; Santucci, Daniel.

SCHUMAN, FRANK - Portfolio Recovery Associates, LLC; 201206692; Civil Action; Santucci, Daniel.

SHUTTLE, ROBERT - Portfolio Recovery Associates, LLC; 201206204; Civil Action; Santucci, Daniel.

SIMMS, SYRITA: DANTE - Thai, Huu; 201206589; Appeal from District Justice.

SINGH, SUKHCHAIN: KEN GEYER REAL ESTATE AUCTIONEERS, INC. - Schneider, Mark; 201206588; Civil Action; Gimpel, Donald J.

SMITH, BRIAN - FIA Card Services, N.A.; 201206321; Civil Action; Ratchford, Michael F.

SMITH, GARY - Midland Funding, LLC; 201206455; Civil Action; Lashin, Arthur.

STATE RECOVERY, LLC: INNOVATIVE RECOVERYGROUP, INC. - Lemanowicz, John; 201206626; Appeal from District Justice.

STENCLER, LAUREN - Stencler, Christopher; 201206618; Complaint Divorce; Shoemaker, Gerald L., Jr.

SWANSON, MARYANN - Portfolio Recovery Associates, LLC; 201206153; Civil Action; Santucci, Daniel.

SYNDICATED OFFICE SYSTEMS: CENTRAL FINANCE CONTROL, ET AL. - Harmon, Icarus; 201206490; Civil Action; Piontek, Vicki.

SZTUBINSKI, MARIE - Portfolio Recovery Associates, LLC; 201206188; Civil Action; Santucci, Daniel.

TANNENBAUM, MAURICE - Shihadeh Carpets; 201206620; Appeal from District Justice.

TORRES, ASHLEY - Portfolio Recovery Associates, LLC; 201206145; Civil Action; Santucci, Daniel.

VELEZ, NOEMI - Portfolio Recovery Associates, LLC; 201206184; Civil Action; Santucci, Daniel.

WIERMAN, ALLEN: CATHY - Citizens Bank Of Pennsylvania; 201206341; Complaint In Mortgage Foreclosure; Federman, Thomas M.

WILKINSON, ASHLEY: KREPPS, MICHAEL - Wilkinson, Karin; 201206496; Complaint for Custody/Visitation; Westerman, Leah N.

WILLIAMS, RICHARD: UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA: UNITED STATES OF AMERICA, ET AL. - Nationstar Mortgage, LLC; 201206594; Complaint In Mortgage Foreclosure; Cusick, Robert W.

WILLIAMS, SHAHEEN - Mahoney, Lyndsey; 201206294; Complaint for Custody/Visitation.

YOUNG, ANNMARIE - Portfolio Recovery Associates, LLC; 201206471; Civil Action; Santucci, Daniel.

ZIMMERMAN, RICHARD - HSBC Bank USA, N.A.; 201206395; Complaint In Mortgage Foreclosure; Wells, Allison F.

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## WILLS PROBATED

### Granted Week Ending March 27, 2012

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BLENHEIM, LUCIA J. - Worcester Township; Blenheim, Richard L., 4771 Church Road, Doylestown, PA 18902; Blenheim, Stephen F., 7805 Pine Road, Wyndmoor, PA 19038; Marshall, Joanne B., 111 Heritage Road, Haddonfield, NJ 08033-3407.

BRIER, IRENE - Lower Merion Township; Brier, Jack, The Fairmount, Bala Cynwyd, PA 19004; Glickman, Edward M., 943 Lindy Lane, Bala Cynwyd, PA 19004.

BRODSKY, SELMA G. - Springfield Township; Cybul, Bruce S., 919 Third Avenue, New York, NY 10022; Goldstein, Bess B., 169 West 78th Street, #1, New York, NY 10024.

COLES, LAWRENCE B. - Lower Providence Township; Coles, Lori A., 321 McIntosh Road, West Chester, PA 19382.

COONEY, KEVIN M. - Springfield Township; Cooney, Beth A., 909 Edann Road, Oreland, PA 19075.

DICKEY, JEANETTE L. - Upper Gwynedd Township; Borowski, Sandra J., 1391 Sumneytown Pike, Kulpsville, PA 19443.

DILTZ, WILLIAM - West Norriton Township; Daddario, Barbara, 1633 Sheridan Lane, Norristown, PA 19403.

DITOMASSI, NICHOLAS J. - East Norriton Township; Ditomassi, Nicholas P., 193 North Whitehall Road, Norristown, PA 19403.

GALPERIN, EDNA - Lower Merion Township; Galperin, Stanley, 40 Foy Drive, Hamilton Square, NJ 08650; Roach, Ruth, 683 Aubrey Lane, Ardmore, PA 19003.

GLOVACH, DAVID H. - Lower Providence Township; Glovach, Daniel J., P.O. Box 746, Rye, NY 10580.

GODSHALL, RICHARD M. - Souderton Borough; Godshall, Evelyn N., 205 Green Street, Souderton, PA 18964.

GOREN, JOSEPH - Lower Merion Township; Goren, Cherie, 40 Old Lancaster Road, Merion Station, PA 19066.

- GRILL, LOIS - Lower Merion Township;  
Grill, Charles S., 522 Wynlyn Road,  
Wynnewood, PA 19096; Grill, Robert B.,  
122 Greenwich Avenue, Apt. 22,  
New York, NY 10011.
- HOFFMAN, GLORIA - Abington Township;  
Hoffman, Leonard L., 1020 Kipling Road,  
Rydal, PA 19046.
- HOFMAN, FREDERICK G. - Whitemarsh Township;  
Hofman, Frederick G., Jr., 491 Buck Run Lane,  
Trout Run, PA 17771.
- JENKINS, MAE L. - Lansdale Borough;  
Hambleton, Elizabeth L., 214 Fairhill Road,  
Hatfield, PA 19440.
- JONAS, ELEONORE - Lower Providence Township;  
Jonas, John, 2550 M Street NW,  
Washington, DC 20037-1350.
- KAHOE, MARGARET K. - Whitemarsh Township;  
Kahoe, Frank C., Jr., 131 Huckleberry Lane,  
Harrisburg, PA 17112.
- KOCH, MARY R. - Franconia Township;  
Bass, Marianne K., 305 Trescott Place,  
Mt. Laurel, NJ 08054; Skasko, Marie J.,  
1252 Dahlia Road, Warminster, PA 18974.
- KOZAK, DIANE A. - Upper Hanover Township;  
Paukovitch, Lynn M., 101 Old Easton Road,  
Stockertown, PA 18083.
- LABOWSKIE, EUGENE M. - Lower Merion Township;  
Labowskie, Dolores C., 1201 Club House Road,  
Gladwyne, PA 19035.
- LANGDON, MARJORIE I. - Pottstown Borough;  
Adkins, Jennifer I., 2404 Evergreen Lane,  
Pottstown, PA 19465.
- LIFSEY, JEREMY A. - Springfield Township;  
Lifsey, Benjamin S., 4850 Connecticut Avenue,  
Washington, DC 20008.
- LITVIN, ANNA - Upper Moreland Township;  
Dinkin, Bernard, 8212 High School Road,  
Elkins Park, PA 19027.
- LOEPER, CHARLES J. - Whitpain Township;  
Loeper, Karen J., 1884 Pulaski Drive,  
Blue Bell, PA 19422.
- LUDWIG, LYNN R. - Upper Dublin Township;  
Ludwig, Brian A., 12005 Hitching Post Lane North,  
Bethesda, MD 20852.
- MAHONEY, BARBARA J. - Worcester Township;  
Garcia, Deirdre M., 4016 Killington Court,  
Eagleville, PA 19403.
- MANDRACK, ROSE - Norristown Borough;  
Greco, Paul J., 914 New Hope Street,  
Norristown, PA 19401.
- MARSTON, MARIA - Norristown Borough;  
DiLullo, Theresa, 1625 Gilbertsville Road,  
Pottstown, PA 19464.
- MASTROENI, PHYLLIS M. - Ambler Borough;  
Racey, Lynn, 6318 Farmar Lane,  
Flourtown, PA 19001.
- MAURER, PATRICIA C. - Hatfield Township;  
Maurer, James L., 2355 East Vine Street,  
Hatfield, PA 19440.
- MILLER, S. K. - Lower Pottsgrove Township;  
Miller, Edward C., 157 Heydts School House,  
Bechtelsville, PA 19505.
- MITCHELL, MARIE M. - Plymouth Township;  
Mitchell, Douglas K., 466 New Elm Street,  
Conshohocken, PA 19428.
- MUCKLEY, ADELAIDE D. - Springfield Township;  
Muckley, Bruce A., 3408 Eden Street,  
Philadelphia, PA 19114; Schramek, Carol M.,  
500 Bethlehem Pike, Glenside, PA 19038.
- O'NEILL, MARY C. - Springfield Township;  
O'Neill, Jeanne G., 403 Newlin Pointe,  
Glen Mills, PA 19342.
- OTTEY, VIRGINIA R. - East Norriton Township;  
McMahon, William A., Jr., 9 Lantern Lane,  
Hatboro, PA 19040; Proger, Helen M.,  
285 Sweetbriar Circle, King Of Prussia, PA 19406.
- PINTER, ELSEBETH A. - Lower Gwynedd Township;  
Pinter, John M., 1723 Dilworth Road East,  
Charlotte, NC 28203.
- REYNOLDS, MARIE - Horsham Township;  
Bell, Sharon M., 4059 Tollgate Road,  
Carversville, PA 18913.
- ROLLI, JAMES R. - Lower Merion Township;  
Rooney, Margaret R., 232 French Road,  
Newtown Square, PA 19073.
- ROYER, GALEN C., SR. - Pottstown Borough;  
Royer, David A., 327 Lakeview Drive,  
Manheim, PA 17545; Royer, Galen C., Jr.,  
51 North Charlotte Street, Pottstown, PA 19464.
- SANDSTROM, M. D. - Upper Gwynedd Township;  
Sandstrom, Frank T., Jr., 1224 Forsythe Drive,  
Fort Washington, PA 19034; Sandstrom, Richard R.,  
4 Friesland Drive, Churchville, PA 18966.
- SAVAGE, FRANCIS P. - Abington Township;  
Savage, Margaret A., 1813 Guernsey Avenue,  
Abington, PA 19001.
- SENKOW, EMIL - Upper Merion Township;  
Kirk, Denise, 843 Cottonwood Drive,  
Malvern, PA 19355.
- SEUFER, JOAN - Upper Providence Township;  
Seufer, Joseph C., 172 Bechtel Road,  
Collegeville, PA 19426.
- SHEELER, WILLIAMA, SR. - Upper Providence Township;  
Sheeler, William A., Jr., 427 Erb Road,  
Sassamansville, PA 19472.
- STAUFFER, RUTH J. - Upper Frederick Township;  
Kershetsky, Carole A., 131 Mensch Drive,  
Bechtelsville, PA 19505.
- TARR, DONALD A. - West Conshohocken Borough;  
Digiovanni, Deborah A., 309 Rogers Road,  
Norristown, PA 19403.
- TREML, FRANK M. - Skippack Township;  
Tremel, John E., 1178 Horseshoe Drive,  
Blue Bell, PA 19422.
- TUMOLO, VINCENT A. - Cheltenham Township;  
Dana, Maria, 305 Oak Road, Cheltenham, PA 19038.
- VALENTEEN, EILEEN L. - Lower Merion Township;  
Yezzi, Margaret V., 2558 Crestline Drive,  
Lansdale, PA 19446.
- VARALLO, RAPHAEL - Upper Dublin Township;  
Winter, Joanne M., 3023 Vista Street,  
Philadelphia, PA 19152.
- YI, JOHN M. - Lower Merion Township;  
Kim, Kyong T., 725 Lawrence Lane,  
Ambler, PA 19002.



## RETURN DAY LIST

**April 16, 2012  
COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. 411 East Hector Street Partners, L.P. v. AMR Construction, Inc. - Defendants' Motion for Protective Order (Seq. 26) - **M. Haltzman - A. Kumer.**
2. 411 East Hector Street Partners, L.P. v. AMR Construction, Inc. - Defendants' Motion for Leave to Amend Their Petition to Open and/or Strike Confessed Judgment (Seq. 29) - **M. Haltzman - A. Kumer.**
3. Aable Property Maintenance, L.P. v. Beneficial Mutual Savings Bank - Petition for Leave to Withdraw as Counsel (Seq. 18) - **E. Smith - W. Levant.**
4. Adu v. Rakus - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 6) - **M. Greenfield - F. Smith.**
5. Alford v. Shipley School - Defendants' Motion for Permission for Withdrawal of Prior Counsel (Seq. 168) - **J. Ricchiuti - J. Connor.**
6. American Home Mortgage Servicing, Inc. v. Kulesa - Motion to Change Venue (Seq. 6) - **E. Wassall.**
7. Andorra Woods Homeowners Association v. Myers - Petition to Strike Appeal Pursuant to Pa. R.C.P.M.D.J. 1006.
8. Antonas v. Vassiliadis - Motion for Protective Order (Seq. 50) - **J. Pearson.**
9. Argeros v. Barnett - Petition for Leave to Withdraw as Counsel for Nadine Marie Barnett (Seq. 49) #0425511 Only - **R. DeAngelo.**
10. Axis Surplus Insurance Company v. Advanced Sprinkler Technology - Motion to Compel Discovery Responses (Seq. 6) - **S. Winning - H. Canelo.**
11. BAC Home Loans Servicing, L.P. v. Lee - Motion to Reinstate (Seq. 40) - **C. Dunn - A. Wells.**
12. Backer v. Weir - Defendants' Motion to Compel Plaintiffs' Deposition (Seq. 21) - **J. Malley - E. Tuite.**
13. Baek v. Pumpkin Deli, LLC - Motion of Plaintiffs Jung Hoon Baek and Tae Joo Baek for Leave to Amend Plaintiff's Complaint (Seq. 32) - **G. Henry - B. Appel.**
14. Barnes v. Rivera - Motion to Compel Discovery Directed to Charles Brown (Seq. 31) - **M. Greenfield - M. Sergeant Kaas.**
15. Barnes v. Rivera - Motion to Compel Discovery Directed to Plaintiffs (Seq. 27) - **M. Greenfield - M. Sergeant Kaas.**
16. Birch v. Stalfire - Motion to Compel Discovery (Seq. 24) - **R. Birch - G. Mondjack.**
17. Bojtschewsky v. Bojtschewsky - Petition for Leave to Withdraw Appearance (Seq. 25) - **S. Shingles - S. Cullen.**
18. BPG Office VI Quaker Park, L.P. v. Legend Properties, Inc. - Motion to Compel (Seq. 43) - **W. Zimolong - G. Kimball.**
19. Briggs v. Mcha - Petition to Appeal Judgment (Seq. 0).
20. Brown v. Wild Rice Restaurant - Defendant's Motion to Compel Plaintiffs' Answers and Responses to Discovery (Seq. 33) - **J. Penneys - H. Gillespie.**
21. Brown v. Wild Rice Restaurant - Motion to Compel Plaintiff's Responses to Interrogatories and Request for Production of Documents (Seq. 35) - **J. Penneys - H. Gillespie.**
22. Browne v. Montgomery County Waterproofing - Plaintiff's Motion to Compel Defendant Gregory Perrone to Answer Interrogatories and Respond to Requests for Production of Documents in Aid of Execution (Seq. 51) - **M. Eidel.**
23. Bucks County Bank v. Stauffer Mechanical, Inc. - Petition to Strike or Open Confessed Judgment (Seq. 14) - **E. Rayz - P. Collins.**
24. Bucks County Bank v. Stauffer Mechanical, Inc. - Petition to Strike or Open Confessed Judgment (Seq. 14) - **E. Rayz - P. Collins.**
25. Cain v. Goldbeck, McCafferty, & McKeever, P.C. - Motion to Compel Discovery Responses (Seq. 69) #1037782 Only - **R. Birch - S. Shreibman.**
26. Carlson v. Ciavarelli - Petition of Rose Valley Neighbors Association to Assess Counsel Fees (Seq. 3) - **E. Wild - A. Farrell.**
27. Carty v. Commonwealth of Pennsylvania Department of Transportation - Motion to Compel (Seq. 45) - **C. Carty - J. Williams.**
28. Chase Home Finance, LLC v. Watkins - Petition to Open Judgment and Set Aside Sheriff's Sale (Seq. 41) - **B. Kile - M. Eisenberg.**
29. Citimortgage, Inc. v. Blake - Motion to Strike Defendant's Answer With New Matter (Seq. 15) - **L. Tabas - S. Axelrod.**
30. Contract Flooring v. Davis & Bucco, P.C. - Motion to Compel Plaintiff to Appear for Deposition (Seq. 68) - **M. John - P. Troy.**
31. Conway v. Buseck - Defendant's Motion to Compel Plaintiff's Answer and Responses to Discovery (Seq. 15) - **G. Mullaney - J. Searfoss.**
32. D'Abbraccio v. Hart - Defendants' Motion to Compel Plaintiff Theresa D'Abbraccio's Answer to Interrogatories and Potential Lien Interrogatories (Seq. 9) - **D. Rodden - T. Klosinski.**
33. DeHaven v. Phoenixville Hospital Company - Phoenixville Hospital Company, LLC, et al.'s Motion for Leave to Join Sodexo Operations (Seq. 27) - **R. Wiener - M. Gould.**
34. DePolo v. DePolo - Motion for Leave to Withdraw as Counsel (Seq. 15) - **M. Blessing - J. Furia.**
35. Dietrich-Musgrave v. Haraschak - Defendant's Motion for Sanctions (Seq. 8) - **E. Strahn - T. Simmons.**
36. Dwayne Wimmer, LLC v. Gradel - Plaintiff's Motion to Compel Defendant (Seq. 22) - **D. Johnson - M. Scheffer.**
37. Eck v. Harleysville Mutual Insurance Company - Petition for Leave to Withdraw Appearance (Seq. 97) - **M. Foley - H. Viletto - C. Dougherty.**



38. *Ferguson v. Department of Transportation of the Commonwealth of Pennsylvania* - Motion to Consolidate (Seq. 46) - **J. Krawitz - J. Fisher - A. Moore.**
39. *FIA Card Services National Association v. Greenberg* - Motion to Amend Judgment (Seq. 25) - **D. Apothaker - J. McKay.**
40. *Ficke v. 422 Realty, L.P.* - Motion to Compel Answers to Interrogatories and Document Requests (Seq. 168) - **B. Rothman - M. Sophocles.**
41. *First National Insurance Company v. TPE Enterprises, Inc.* - Motion to Compel Responses to Post Judgment Interrogatories and Document Requests (Seq. 11) - **F. Weinberg - J. Pierce.**
42. *Fitzpatrick Container Company v. McEntee* - Motion to Compel Discovery Responses (Seq. 20) - **C. Curley - B. DeGroot.**
43. *Franklin Mint Federal Credit Union v. Ditzio* - Motion to Reassess Damages (Seq. 15) - **H. Pressman.**
44. *French v. Owens* - Defendant's Motion to Compel Plaintiff's Answers and Responses to Discovery (Seq. 6) - **D. Sherman - H. Gillespie.**
45. *Genuardi v. Casino* - Plaintiff's Motion to Compel Defendant Allen Kline's Discovery Responses (Seq. 126) - **S. Farber - J. Essis.**
46. *Gwynedd Club Condominium Association v. Dahlquist* - Plaintiff's Motion to Compel Defendant's Discovery (Seq. 52) - **E. Phillips - W. Marshall.**
47. *Helwig v. Caville* - Motion to Overrule Objections to Plaintiff's Discovery Requests and Objections to Subpoena (Seq. 29) - **J. Kroberger - A. Moore.**
48. *Hilsee v. Firstenergy Corporation* - Plaintiff's Motion for Leave of Court to Take Financial Wealth Discovery of Defendants to Pa. R.C.P. 40037 (Seq. 65) - **M. Avrigian - T. Kuzmick - S. Becker.**
49. *Hogaboom v. Tripoint Properties, Inc.* - Defendants' Motion to Compel Plaintiff's Answers and Responses to Discovery (Seq. 27) - **A. Dashevsky - P. Hasson.**
50. *Iacono v. Bridgeview Consulting, LLC* - Motion for Leave to Amend Answer (Seq. 21) - **D. Sager - N. Abrams.**
51. *Il Parkview Tower, LLC v. JABMD, LLC* - Plaintiff's Motion to Amend Complaint (Seq. 5) - **I. Rosenau - S. Greenleaf.**
52. *Immediato v. Rickenbach* - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 17) - **D. Kline.**
53. *Jefferson v. Sokoloff* - Defendants' Motion to Compel Plaintiff's Answer to Discovery (Seq. 9) - **A. Zibelman - D. Maher.**
54. *Keim v. CL Cressler, Inc.* - Motion to Compel Full and Complete Responses (Seq. 16) - **A. Sager - L. Parry.**
55. *Kennedy v. Wagh* - Defendant's Motion to Compel Dr. Richard Skaroff's Compliance With a Valid Subpoena (Seq. 50) - **M. Greenfield - K. Blake.**
56. *Lane v. Boyer* - Defendant's Motion to Compel Discovery Directed to Plaintiff (Seq. 8) - **S. Diamond - F. Miller.**
57. *Law offices of Alan R. Mege v. Deleo* - Motion to Compel Defendant's Answers to Plaintiff's Interrogatories (Seq. 6) - **A. Mege.**
58. *Lee v. Chung Dam Spa & Fitness Center* - Motion to Compel Discovery (Seq. 37) - **R. Braker - C. Wright.**
59. *Lee v. Kong* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 7) - **F. Smith.**
60. *Lesinski v. Cheltenham Township* - Motion to Compel Answers to Supplemental Interrogatories (Seq. 50) - **M. Kardos - G. Knoell, III.**
61. *Lewis v. Leaphart* - Petition to Establish Paternity and Vacate Paternity (Seq. 0).
62. *LFT Realty Group, Inc. v. Ken Carr Cycle Center, LLC* - Defendant's Petition to Open/Strike Confessed Judgment (Seq. 13) - **D. Jacquette.**
63. *Littlepage v. Brown* - Defendants' Motion for Permission for Withdrawal of Prior Counsel (Seq. 49) - **C. Campbell - B. McGovern.**
64. *LT Propco, LLC v. Montgomery County Board of Assessment Appeals* - Motion to Compel Answers to Discovery Requests (Seq. 13) - **B. Goodman - J. Price.**
65. *Manufacturers and Traders Trust Company v. MSY Construction* - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 17) - **B. Carter.**
66. *Marth v. Grimaldi Architecture* - Petition to Withdraw as Counsel for Defendant (Seq. 45) - **E. Toften.**
67. *Miles-Wallace v. Wallace* - Petition to Withdraw Appearance as Counsel (Seq. 27) - **T. Smith - C. Consolo.**
68. *Mims v. Booth* - Motion to Compel Discovery (46) - **A. Grutzmacher - F. Smith.**
69. *Mims v. Booth* - Motion to Compel Discovery (Seq. 49) - **A. Grutzmacher - F. Smith.**
70. *Norristown Municipality v. Rittenhouse Club Condominium Association* - Defendant Customers Bank's Motion for Protective Order Pursuant to Pa. R.C.P. 4012 (Seq. 161) - **I. Richards - K. Roeberg.**
71. *Pavloff v. Pavloff* - Petition to Withdraw as Counsel (Seq. 11) - **H. Crocker - L. Fox.**
72. *Pearson v. Nationwide Insurance Company* - Motion to Compel Discovery from Nationwide, et al. (Seq. 121) - **J. Pearson - M. Hanna - D. Banks.**
73. *Physicians Insurance Program Exchange v. Pennsylvania Professional Liability Underwriting Association* - Plaintiff's Motion to Strike the Memorandum of Law (Seq. 29) - **D. Onorato - J. Kramer.**
74. *Pisano v. Tyrrell* - Motion to Consolidate (Seq. 4) - **D. Rieder.**
75. *PNC Bank National Association v. Lee* - Motion to Correct Caption (Seq. 12) - **L. Vitt.**
76. *Quintero v. Park* - Motion to Compel Supplemental Discovery (Seq. 26) - **M. Greenfield - P. Gambone.**
77. *Randazzo v. Manufacturers and Traders Trust Company* - Petition to Discontinue as to Less Than All Defendants Pursuant to Pa. R.C.P. 229 (B) (1) (Seq. 10) - **B. Montana.**
78. *Revak v. Macys, Inc.* - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 21) - **W. Bensley - M. Dunn.**
79. *Robinson v. Hall* - Petition to Withdraw as Counsel (Seq. 44) - **R. Murtaugh - S. Strong.**
80. *Rouiller v. Pennmark Management Company, Inc.* - Motion to Compel Answers to Interrogatories and Requests for Production of Documents (Seq. 11) - **D. Schreiber.**
81. *Scott v. Watson* - Motion to Compel Plaintiff's Responses to Interrogatories Set I, II, III and Executed Authorizations for the Release of Records (Seq. 33) - **A. Zibelman - J. Giangiulio.**

82. Shah v. Allstate Insurance Company - Motion to Compel (Seq. 24) - **D. Orsini - B. Stein.**
83. Sica v. Bussell - Petition to Withdraw Appearance as Counsel (Seq. 34) - **C. Consolo - A. Levengood.**
84. Sickles v. Sickles - Petition to Withdraw as Counsel for Plaintiff (Seq. 62) #081-4799 Only - **C. Graff - C. Young.**
85. Silverman v. Brewington - Motion to Compel Records from Keystone Insurance Company (Seq. 31) - **M. Wolf - L. Borelli.**
86. Stackhouse v. Pottstown Hospital Company, LLC - Motion to Compel Plaintiff's Answer to Interrogatories, Expert Interrogatories, Request for Production of Documents and Supplemental Interrogatories (Seq. 68) - **F. Murphy - S. Wild.**
87. Stackhouse v. Pottstown Hospital Company, LLC - Motion to Defendant Saira Hussaini, M.D. to Compel Plaintiff's Answer to Written Discovery (Seq. 63) - **F. Murphy - S. Wild.**
88. Stinger v. Paolone - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 9) - **F. Breitman - G. Knoell, III.**
89. Stingle v. Capelli - Petition to Release Property from Levy (Seq. 4) - **B. Andris.**
90. Stonebridge Bank v. Hargett - Defendant's Motion for Leave to Amend Pleadings (Seq. 29) - **A. Sagnor - R. Keenan.**
91. Szewczyk v. Williams - Petition for Judgment of Non Pros (Seq. 7).
92. TD Equipment Finance, Inc. v. WFR Group, LLC - Petition to Obtain Order Allowing Sheriff to Break and Enter (Seq. 28) - **M. Romano - J. Levin.**
93. Tedesco v. Thompsons Waterproofing, LLC - Petition to Open Case No. 1132015 and Reinstate the Appeal (Seq. 4) - **J. Karoly.**
94. Thomas Publishing Company v. KSE Corporation - Motion to Dismiss for Failure to Prosecute or in the Alternative to Withdraw Admissions (Seq. 19) - **B. Neil - J. Scheffey.**
95. Thompson v. S & H Interiorscapes, Inc. - Motion to Compel Against Plaintiff (Seq. 53) - **D. Abrams - W. Swayze.**
96. Thurston v. Muller - Motion to Compel Answer to Plaintiff's Interrogatories and Request for Production of Documents Directed to Defendants (Seq. 8) - **M. Van Der Veen - A. DeLuca.**
97. Tittensor v. Merrymead Farm, Inc. - Defendant's Motion for Permission for Withdrawal of Prior Counsel (Seq. 99) - **S. Margolis - V. Verbeke - M. Cohen.**
98. Truong v. Klebanoff - Plaintiff's Motion to Compel Deposition of Defendant Sidney Callahan, D.O. (Seq. 96) - **J. Colleran - M. Reilly - B. Post.**
100. Upper Merion Area School District v. FAC Real Estate, LLC - Motion to Compel Answers to Discovery (Seq. 15) - **L. Szczesny - A. Cantor.**
101. U.S. Bank National Association Trust v. Jafarian - Motion to Strike Defendants' Petition to Set Aside Sheriff's Sale (Seq. 47) - **D. Siedman - B. Smith.**
102. Waseleski v. Rock Bottom Restaurants, Inc. - Defendant's Motion to Compel (Seq. 9) - **G. Fellerman - E. Wilber.**
103. Wohl v. Lower Moreland Township - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 35) - **T. Farnish - G. Knoell, III - J. Fisher.**
104. Ziegler v. Huff - Motion to Compel Discovery for Punitive Damages (Seq. 87) - **J. Kroberger - M. McGuire - D. Doyle.**