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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 October 30, 2013 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on December 18, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

07-16411

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan known as "Pottsgrove Manor" made for Pottsgrove Manor, Inc., in July of 1953, by George P. Shaner, Registered Engineer, which said survey and plan is recorded in the Office for the Recorder of Deeds in and for said County of Montgomery at Norristown, Pennsylvania, in Plan A-1, as follows, to wit:

BEGINNING at a point on the Southeast side of Gable Avenue (50 feet wide), which point is measured along the arc of a circle curving to the right having a radius of 22 feet the arc distance of 34.56 feet from a point on the Northeasterly side of West Beech Street; thence extending from said beginning point along the Southeasterly side of Gable Avenue, North 26 degrees, 21 minutes East, 106.84 feet to a point, a corner; thence extending South 61 degrees, 46 minutes, 25 seconds East, 50.00 feet to a point a corner of Lot No. 308 on said plan; thence extending along the line of said Lot No. 308, South 26 degrees, 21 minutes West, 128.07 feet to a point, a corner of the Northeasterly side of West 128.07 feet to a point, a corner on the Northeasterly side of West Beech Street aforesaid; thence extending along the same North 63 degrees, 39 minutes West, 28.00 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 22 feet the arc distance of 34.56 feet to the first mentioned point and place of beginning.

BEING Lot 309 on the aforesaid plan.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth in Declaration of Restrictions recorded as of December 10, 1953 in Deed Book 2430, Page 87 and under and subject to rights-of-ways granted to public utilities, et al., as of record, and other restrictions of record.

Parcel Number: 16-00-11144-00-9.

Location of property: 208 Gable Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Timothy B. Ludy** at the suit of Pottstown School District. Debt: \$4,424.51.

**James R. Wood**, Attorney.

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

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

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07-31012

ALL THAT PARCEL of land, in **North Wales Borough**, Montgomery County, State of Pennsylvania, as more fully described in Deed Book 5111, Page 1339, ID #14-00-03312-00-4, being known and designated as all that certain messuage or tenement and lot or piece of ground, being part of Lot No. 48 and part of Lot No. 49 on the plan of lots of Perry's Addition to North Wales Heights, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ralph Schafenacker, dated March 10, 1919, as follows, to wit:

BEGINNING at an iron pin on the Northeasterly side of Sixth Street, at the distance of 38.1 feet Southeasterly from an iron pin at the intersection of the said Northeasterly side of Sixth Street and the Southeasterly side of an alley (20 feet wide); thence extending through the partition wall of this and an adjoining dwelling house North 31 degrees, 26 minutes East, 58.9 feet to a point; thence North 34 degrees, 27 minutes East, 51.54 feet to a point in the rear of Lot No. 34 on said plan; thence along the same and rear of Lot No. 35 South 57 degrees, 12 minutes East, 54.3 feet to an iron pin; thence along Lot No. 47 on said plan South 41 degrees, 12 minutes West, 115.14 feet to an iron pin in the Northeasterly side of Sixth Street aforesaid; thence along the same North 58 degrees, 40 minutes West, 36.5 feet to the place of beginning.

CONTAINING 20 perches being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Cynthia Naratil and Richard Clearfield by Deed from Cynthia Naratil dated 4/25/95, recorded 5/4/95 in Deed Book 5111, Page 1339.

Parcel Number: 14-00-03312-00-4.

Location of property: 221 South 6th Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia Naratil and Richard Clearfield** at the suit of The Bank of New York as Successor to JP Morgan Chase Bank, N.A., as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP1. Debt: \$98,348.97.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

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08-09731

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a subdivision plan of property of William Bayler Estate made by Hopkins and Scott, Registered Surveyors, dated 9/20/1971, as follows, to wit:

BEGINNING at a point on the Northwesternly ultimate right-of-way line of Summit Avenue which point is measured at the distance of South 40 degrees, 30 minutes West, 200 feet from an iron pin, a corner of land now or late of Nicola Di Prinzo; thence extending from said point of beginning along the said Northwesternly ultimate right-of-way line of Summit Avenue, South 40 degrees, 30 minutes West, 150.70 feet to a point, a corner of Lot 4 on said plan; thence extending along the same, North 53 degrees, 1 minute, 40 seconds West, 406.12 feet to a point on line of land now or late of Kathryn Shoemaker; thence extending along the same, North 40 degrees, 30 minutes East, 173.10 feet to a point, a corner of Lot 2 on said plan; thence extending along the same, South 49 degrees, 52 minutes East, 405.35 feet to the first mentioned point and place of beginning.

BEING Lot 3 on the aforesaid plan.

CONTAINING 1.506 acres of land or 65,624 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Denise Dawn DiGrazio-Colonna a/k/a Denise D. Colonna and Christopher J. Colonna by Deed from Daniel L. Carbo and Dolores C. Carbo, dated May 30, 2003 and recorded June 25, 2003 in Deed Book 5461, Page 1222.

Parcel Number: 43-00-13948-50-8.

Location of property: 31 Summit Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise Dawn DiGrazio-Colonna a/k/a Denise Dawn Colonna and Christopher J. Colonna** at the suit of U.S. Bank, National Association as Trustee for MLMI SURF Trust Series 2006-BC4. Debt: \$364,716.54.

**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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08-33285

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania described according to a plan thereof known as "Welsh Hills" made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated August 31, 1954 as follows, to wit:

BEGINNING at a point of intersection which the center line of Washington Lane (33 feet wide) makes with the center line of Holcomb Road (40 feet wide); thence extending along the center line of Holcomb Road, North 61 degrees, 19 minutes, 20 seconds West, 60.00 feet to a point of curve in the same; thence extending still along the center line of Holcomb Road, along the arc of a circle curving to the left having a radius of 600.00 feet the arc distance of 115.79 feet to a point; thence extending North 17 degrees, 37 minutes, 14 seconds East crossing the Northeasterly side of Holcomb Road 255.89 feet to a point; thence extending South 61 degrees, 19 minutes, 20 seconds East crossing the Northwestwardly side of Washington Lane 224.16 feet to a point in the center line of the same; thence extending South 28 degrees, 40 minutes, 40 seconds West along the center line of Washington Lane 240.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.116 acres.

Current Owner: Samuel Driban; Previous Owner: Milton J. Halstead and Victoria Halstead, his wife dated 10/23/1997 and recorded 11/10/1997 in Book 5206, Page 154.

Parcel Number: 41-00-09694-00-3.

Location of property: 2070 Washington Lane, Meadowbrook, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Samuel Driban** at the suit of Household Finance Consumer Discount Company. Debt: \$530,925.29.

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

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

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

08-35529

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

BEGINNING at a point in the curved Southwesterly line of Curtis Drive distant 553.18 feet Southeastwardly measured along the tangent and curved Southwesterly line of Curtis Drive with the Southeasterly line of Arboretum Road said connecting curve having a radius of 20 feet, said beginning point being in the division line between Lots 6 and 7, Block 3, on plan hereinafter mentioned; thence Eastwardly along the curved Southwesterly line of Curtis Drive curving to the left with a radius of 175 feet, an arc distance of 79.97 feet to a point in the division line between Lots 7 and 8, Block J, said plan, said point being distant 656.54 feet Southwestwardly from the Southwesterly end of the curve connecting the Southeasterly line of Curtis Drive with the Southwesterly line of Hedgerow Lane, said connecting curve having a radius of 20 feet; thence South 4 degrees, 28 minutes, 40 seconds West along the division line between Lots 7 and 8 at Block 3, said plan 168.89 feet to a point in the rear line of Lot 24, Block 3, said plan; thence North 78 degrees, 07 minutes, 47 seconds West along the rear line of Lot 25 and partly along the rear line of Lot 24, Block 3, said plan 85.14 feet to a point corner to Lots 7, 25 and 26, Block 3, said plan; thence North 47 degrees, 47 minutes, 22 seconds West partly along the rear line of Lot 26, Block 3, said plan 72.61 feet to a point in the division line between Lots 6 and 7, Block 3 said plan; thence North 30 degrees, 39 minutes, 40 seconds East along the last mentioned division line 146.49 feet to place of beginning.

Parcel Number: 31-00-07900-00-7.

Location of property: 306 Curtis Drive, Wyncote, Cheltenham Township, Montgomery County, PA 19095.

The improvements thereon are: Split level single family dwelling.

Seized and taken in execution as the property of **Aribelle Jones Levette** at the suit of Capital Crossings Servicing Company, LLC. Debt: \$31,646.46 plus costs and interest to the date of sale (per diem of \$8.14 from March 4, 2008).

**Keith M. McWhirk**, Attorney.

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

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

08-39122

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

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

BEING Lot No. 98 on said plan.

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

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

The improvements thereon are: Residential property.

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

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

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

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

09-15289

ALL THOSE CERTAIN lots or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots Nos. 1, 2 and 3 on a certain plan prepared for the Commissioners of Abington Township, recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown, Pennsylvania, in Plan Book B-40, Page 128, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dumont Avenue (40 feet wide) at the distance of 200.00 feet Southeasterly from the Southwest side of Egerton Avenue (50 feet wide); thence from said point of beginning continuing on the Southeasterly side of Dumont Avenue South 29 degrees, 22 minutes East, 60.00 feet to a corner of Lot 2; thence along same South 60 degrees, 38 minutes West, 100.00 feet to a point; thence extending North 29 degrees, 22 minutes West, 60.00 feet to a point; thence extending North 60 degrees, 38 minutes West, 100.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Julian L. Grant, III and Carolyn D. Grant, husband and wife, by

Deed from Frances Swoope and Valerie Swoope and Vincent Swoope dated August 4, 1998 and recorded February 3, 1999 in Deed Book 5258, Page 792, Instrument #002319.

Parcel Number: 30-00-13338-20-4.

Location of property: 2610 Dumont Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Julian L. Grant, III and Carolyn D. Grant** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$308,323.36.

**Celine P. DerKrikorian**, Attorney.

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

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

09-16022

ALL THAT CERTAIN tract or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Stables" prepared for Bell Kumpf, L.P., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated August 7, 2003, last revised August 27, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 25, Pages 320, 321 and 322, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reiner Road (50 feet wide) and a corner of this lot and Lot 41 and the Southwest corner of a 20 feet wide storm sewer easement, as shown, on said plan; thence extending from said point of beginning along the Southwesterly side of Reiner Road, the two following courses and distances: (1) North 42 degrees, 48 minutes, 08 seconds West crossing aforesaid easement 140.15 feet to a point of curve; (2) continuing along same on the arc of a circle curving left, having a radius of 175 feet, the arc distance of 125.64 feet to a point; thence leaving Reiner Road, South 06 degrees, 03 minutes, 41 seconds West, 274.58 feet to a point, a corner in line of open space "B"; thence extending along same South 42 degrees, 48 minutes, 08 seconds East, 74.64 feet to a point; thence extending North 47 degrees, 11 minutes, 52 seconds East, crossing aforementioned storm sewer easement 250 feet to a point on Southwesterly side of Reiner Road, the first mentioned point and place of beginning.

BEING Lot No. 42 on said plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that Certain Declaration of the Stables Planned Community, dated April 5, 2005, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5550, Page 1030 & C., and any amendments and/or supplements to the aforesaid declaration, as the same may be duly adopted from time to time.

THE Grantee, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this indenture acknowledges that this indenture is subject to every respect to the aforesaid Declaration and any amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder, acknowledges that each and every provision thereof is essential to the successful operation and management of "The Stables Planned Community" and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, and as the same may be amended and/or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Jason P. Sible and Violet H. Sible, h/w, by Deed from Bell Kumpf Investment, L.P., dated 09/27/2006, recorded 11/20/2006 in Book 5624, Page 02259.

Parcel Number: 67-00-00616-44-6.

Location of property: 1415 Reiner Road, Norristown, PA 19403-3852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason R. Sible a/k/a Jason P. Sible and Violet H. Sible** at the suit of U.S. Bank National Association, as Trustee for Sasco 2007-BNC1. Debt: \$1,014,591.34.

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

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

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

09-18532

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected, situate in **Upper Gwynedd Township**, in the County of Montgomery and State of Pennsylvania, being more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, dated June 17, 1949, as follows, to wit:

BEGINNING at a point, situate in the center line of Valley Forge Road, as originally laid out thirty-three feet wide and as present laid out fifty feet wide, said point being nine hundred forty-four feet and seventy-one one-hundredths feet Northeastwardly from the intersection of the said center line of Valley Forge Road with the intersection of the center line of Jackass Lane (previously called Jacks Lane), as laid out thirty-three feet wide; thence extending along the center line of the said Valley Forge Road, the next following courses and distances; North forty-two degrees, one minute, thirty seconds East, one hundred twelve feet and five-tenths feet and North forty degrees, fifty-two minutes East, twenty-eight feet and eleven one-hundredths feet to a point a corner of Lot No. 2 on said plan; thence extending along the same, South fifty degrees, twenty-one minutes East, two hundred ninety-nine feet and fifteen one-hundredths

feet to an iron pin set for a corner in line of land now or late of Otis E. White; thence extending along the same South forty-two degrees, eight minutes, thirty seconds West, one hundred fifty-three feet and twenty-five one-hundredths feet to an iron pin set for a corner of this and land now or late of the said John Loburak and Margaret, his wife; thence extending along the same North forty-seven degrees, fifty-eight minutes, thirty seconds West, two hundred ninety-seven feet and nine-tenths feet to the first mentioned point and place of beginning.

BOUNDED on the Northeast by Lot No. 2 on said plan, on the Southeast by land now or late of Otis E. White on the Southwest by other land of the said John Loburak and Margaret, his wife, and on the Northeast by Valley Forge Road.

TITLE TO SAID PREMISES IS VESTED IN Robert Kerver, Individually, by Deed from Robert K. Kerver and Michele B. Winkler, dated 07/12/2002, recorded 08/08/2002 in Book 5419, Page 735.

Parcel Number: 56-00-09001-00-6.

Location of property: 1627 South Valley Forge Road a/k/a 1627 Valley Forge Road, Lansdale, PA 19446-5417.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Kerver** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$158,541.22.

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

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

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

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09-43936

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, being part of the plan of lots laid out by the North Wales Land Association, bounded and described, as follows, to wit:

BEGINNING at a point on the South corner of Swartley and Walnut Streets; thence extending in a Southerly direction along the Westerly side of Swartley Street, one hundred eighty-two feet and eighty-three one-hundredths feet to a point on the North side of twenty feet wide alley; thence Westwardly forty-eight feet and ninety-five one-hundredths feet to a point on the Northern side of said alley to a lot conveyed to John Lutz; thence in a Northerly direction through the partition wall of the house on this and the one adjoining to the South side of Walnut Street, a distance of one hundred eighty-one feet; thence Easterly twenty-three feet and fifteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy Miller and Patricia Dickel, as Tenants by the Entirety by Deed from BDL Realty, LLC, dated 3/24/06, recorded 4/27/06 in Deed Book 5598, Page 1737.

Parcel Number: 14-00-04088-00-2.

Location of property: 301 West Walnut Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy Miller and Patricia Dickel** at the suit of Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities, Inc. 2006-W5, Asset-Backed Pass-Through Certificates, Series 2006-W5. Debt: \$241,061.04.

**Elizabeth Wassall**, Attorney. I.D. 77788

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

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

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10-04764

ALL THAT CERTAIN building lot with the buildings and improvements thereon erected along the South side of the Ridge Road Route #563 West of Lands Mill Road in **Salford Township**, Montgomery County, State of Pennsylvania, being Lot #1 according to a plan dated May 24th, 1960 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a spike a corner of lands of grantor and Robert Larr in the center line of the Ridge Road, Route #563, (33.0 wide) said corner being 900.75 feet West of the center line of Lands Mill Road; thence along land of Robert Larr South 41 degrees, 25 minutes East the distance of 351.70 feet to an iron pin corner; thence along land of Helmut Bultmun South 56 degrees, 47 minutes West the distance of 132.07 feet to an iron pin a corner; thence along other lands of grantor of which this was a part North 43 degrees, 56 minutes West the distance of 332.93 feet to a corner in the center line of the Ridge Road; thence along the center line of the same North 48 degrees, 30 minutes East the distance of 145.35 feet to the place of beginning.

Parcel Number: 44-00-01198-00-9.

Location of property: 771 Ridge Road, Salford Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David Zugay and Ann Marie Delaney** at the suit of Souderton Area School District. Debt: \$5,052.74.

**James R. Wood**, Attorney.

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

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

10-07567

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plan entitled "Lederach Golf Course", drawn by Van Cleef Engineering Associates as being recorded in Plan Book A-61, Pages 376-379, Plan Book 22, Pages 186-189 and Plan Book 22, Pages 190-193, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Championship Drive, said point of beginning is being at a point a corner of Lot No. 24 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 24, South 30 degrees, 33 minutes, 36 seconds East, 150.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, South 56 degrees, 26 minutes, 14 seconds West, 94.29 feet to a point a corner of Lot No. 26 as shown on said plan; thence extending along the line of said Lot No. 26 North 36 degrees, 33 minutes, 55 seconds West, 150.00 feet to a point on the Southeasterly side of Championship Drive, aforesaid; thence extending along the said Southeasterly side of Championship Drive and measuring in a Northeasterly direction along the arc of a circle curving 10 the right having a radius of 1050.00 feet the arc distance of 110.05 feet to a point a corner of Lot No. 24 aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 25 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Young Mi Kim and Zachary Perlick, Esquire by Deed from Heritage-Lower Salford, L.P., a Pennsylvania Corporation, dated June 23, 2005 and recorded June 30, 2005 in Deed Book 05560, Page 1197, Instrument No. 2005090686.

Parcel Number: 50-00-00428-04-4.

Location of property: 508 Championship Drive, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young Mi Kim and Zachary Perlick** at the suit of Bank of America, N.A. Debt: \$547,163.76.

**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.

10-11902

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium referred to below as "The Enclave", a condominium, located in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Sections 3101, et seq., by the recording at Norristown, Pennsylvania in the Office for the Recording of Deeds etc., in and for the County of Montgomery, of a Declaration of Condominium dated 12/27/95 and recorded 1/18/1996 in Deed Book 5137, Page 1736 together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Plan Book L03, Page 173), being and designated in such Declaration as Unit No. 4, as more fully described in such Declaration and Plats and Plans, together with proportionate undivided interest in the common elements, as defined in such declaration and any and all Amendments thereto, as the same may change from time to time.

BEING part of the same premises which Oxford Land Development, LTD, a Pennsylvania Corporation, by Deed in lieu of foreclosure dated February 6, 1995 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5015, Page 927, granted and conveyed unto Nefa Corporation, a Pennsylvania Corporation, in fee.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and exclusions contained and set forth in such Declaration and Declaration Plats and Plans.

ALSO under and subject to easements, rights granted to public utility companies, agreements, covenants and restrictions as appear of record.

TITLE TO SAID PREMISES IS VESTED IN Russell Cataldi and Kathleen P. Cataldi, a/k/a Kathleen P. Poley Nikia, husband and wife, by Deed from Kathleen P. Poley, Nikia Kathleen P. Cataldi and Russell Cataldi, husband and wife, dated November 1, 2002 and recorded November 7, 2002 in Deed Book 5435, Page 0505.

Parcel Number: 54-00-05824-23-3.

Location of property: 106 Durham Court, Ambler, PA 19002.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Russell Cataldi and Kathleen P. Cataldi, a/k/a Kathleen P. Poley Nikia** 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-OC8, Mortgage Pass-Through Certificates, Series 2006-OC8. Debt: \$355,404.77.

**Margaret Gairo**, Attorney.

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

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

10-12971

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

ALL THAT CERTAIN message and lot or piece of ground, situate on the Southwest side of Third Street, in **Lansdale Borough**, County of Montgomery, and Commonwealth of Pennsylvania, being part of Lot No. 21, on a plan or draft of town lots laid out in said Borough, bounded and described, as follows, to wit:

BEGINNING at a stake, a corner on the Southwest side of Third Street aforesaid, in line of Lot No. 23, lands now or late of Leidy Bruner, extending; thence by said lands South forty-six degrees, twenty minutes West, one hundred forty-three feet to stake, a corner on the Northerly side of a twenty feet wide alley known as Hudson Alley, extending; thence along the Northerly side of said alley, North forty-three degrees, West twenty-four and ninety-three one-hundredths feet to a stake a corner on the Northerly side of said alley in line of lands now or late of Sarah L. Bean extending; thence along said lands and through the middle of the partition wall between the double brick house on the hereby described premises and lands now or late of Sarah L. Bean, North forty-seven degrees, East one hundred forty-three feet to a spike, a corner on the Southerly side of Third Street, aforesaid; thence along the Southerly side of said Third Street, South forty-three degrees, East twenty-four and one-tenth feet to the place of beginning, being the contents thereof more or less the above named streets and alleys being dedicated to public use forever.

TOGETHER with and under and subject to drainage rights and water rights as therein set forth.

BEING the same premises which Clifford T. Stout and Joy M. Stout, husband and wife, by Deed dated 9/28/2005 and recorded 10/5/2005 in Book 05673, Page 2552 granted and conveyed unto Ann Marie Carpenter.

Parcel Number: 11-00-17096-00-2.

Location of property: 20 East 3rd Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Steven R. Brinckman and Ann Marie Carpenter** 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: \$265,105.63.

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

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

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

10-13511

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of Subdivision of Stonegate Section 2 made by Stout, Tacconelli & Associates, Inc., dated September 17, 1993 and recorded in Montgomery County in Plan Book A-54, Page 492, as follows, to wit:

BEGINNING at a point of curve in the Northeasterly side of Hill Drive (25.00 feet wide) which point of beginning is common to this lot and Lot No. 47 as shown on said plan; thence extending from said point of beginning, along Lot No. 47, North 17 degrees, 54 minutes, 50 seconds East, 108.49 feet to a point; thence extending South 72 degrees, 05 minutes, 10 seconds East, 25.00 feet to a point, a corner of Lot No. 49 as shown on said plan; thence extending along the same, South 17 degrees, 54 minutes, 50 seconds West, 110.00 feet to a point on the said Northeasterly side of Hill Drive; thence extending along the same, Northwestwardly on the arc of a circle curving to the right having a radius of 152.50 feet the arc distance of 25.07 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on said plan.

BEING the same premises which Jonathan P. Hassan by Indenture bearing date 01/05/1995 and recorded 01/31/1995 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5104, Page 1163 etc. granted and conveyed unto Deborah A. Ferraro, in fee.

TITLE TO SAID PREMISES IS VESTED IN Lawrence B. Talley and Temika M. Talley, by Deed from Deborah A. Ferraro, dated 10/30/2006, recorded 11/13/2006 in Book 5623, Page 1992.

Parcel Number: 56-00-03851-17-9.

Location of property: 1165 Hill Road, Lansdale, PA 19446-6626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lawrence B. Talley and Temika M. Talley** at the suit of Ocwen Loans Servicing, LLC. Debt: \$228,078.61.

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

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

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

10-13615

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

BEGINNING at a point on the Northeasterly side of Washington Street, at the distance of 56.00 feet measured Northwestwardly from Roberts Alley, at a corner of this and lands now or late of Ellwood Roberts; thence extending from said point of beginning Northeastwardly, the line passing through the middle of the partition wall between the house erected hereon and the one of the adjoining lot at the distance of 92.00 feet more or less, to an alley, four feet in width, used in common; thence extending Northwestwardly along the Southwesterly side of said alley, the distance of

14.00 feet to a point, a corner; thence extending Southwestwardly the line passing through the middle of the partition wall between the house erected hereon and the adjoining house on 919 West Washington Street, the distance of 92.00 feet more or less to Washington Street, aforesaid; thence extending Southeastwardly along the Northeasterly side thereof, the distance of 14.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig Atkins by Deed from B.L.R. Associates, LTD, a Pennsylvania Limited Liability Company dated 02/28/2001 and recorded 03/08/2001 in the Montgomery County Recorder of Deeds in Book 5352, Page 0946.

Parcel Number: 13-00-38280-00-2.

Location of property: 917 West Washington Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Craig Atkins** at the suit of Citimortgage, Inc. Debt: \$58,169.79.

**Patrick J. Wesner**, Attorney.

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

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

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10-16651

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates, Inc. Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, Pennsylvania 19464, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office, Montgomery County at Norristown, Pennsylvania in Plan Book A-52, Page 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Foxfield Circle, said point also being a corner of Lot No. 294; thence extending along Foxfield Circle on the arc of a circle curving to the left having a radius of 130.00 feet, the arc distance of 21.04 feet to a point on a curve, a corner of Lot No. 296; thence extending along Lot No. 296 and through a partition wall North 32 degrees, 56 minutes, 01 seconds West, 111.23 feet to a point; thence extending North 57 degrees, 03 minutes, 59 seconds East, 21.00 feet to a point, a corner of Lot No. 294; thence extending along Lot No. 294 and through a partition wall South 32 degrees, 56 minutes, 01 second East, 112.08 feet to a point on the Northwesterly side of Foxfield Circle, the first mentioned point and place of beginning.

BEING Lot No. 295.

TITLE TO SAID PREMISES IS VESTED IN Andrew A. Roland and Carolyn M. Roland, husband and wife by Deed from Raymond P. Burkhart, III and Gayle D. Burkhart, husband and wife dated 05/31/2006 recorded 06/16/2006 in Deed Book 5604, Page 2168.

Parcel Number: 55-00-00606-10-4.

Location of property: 3459 Foxfield Circle, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew A. Roland and Carolyn M. Roland** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of August 1, 2006, GSAMP Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5. Debt: \$250,263.35.

**Salvatore Carollo**, Attorney. I.D. #311050

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

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

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10-17362

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a survey made by Will D. Hiltner, Registered Surveyor, on September 19, 1945:

BEGINNING at a point on the Northeasterly side of Washington Street, at the distance of 42.10 feet measured Northwestwardly from Roberts Alley, and which Northwesterly side of Roberts Alley is at the distance of 140.00 feet measured Northwestwardly from the Northwesterly side of Stanbridge Street; thence extending from said point of beginning, along the Northeasterly side of Washington Street, North 45 degrees, West 14.00 feet to a point, a corner; thence extending North 45 degrees, East through the center line of the partition wall, dividing the house hereon erected and the house on the adjoining premises, 81.00 feet to a point on the Southwesterly side of a four feet wide alley; thence extending along the Southwesterly side of said four feet wide alley, South 45 degrees, East 14.00 feet to a point, a corner; thence extending South 45 degrees, West the line extending through the center line of the partition wall dividing the house hereon erected and the house on the adjoining premises, 81.00 feet to the first mentioned point and place of beginning.

BEING the same premises which C.A. Investment Group, Inc., by Deed recorded 10/18/99 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5292, Page 1974, granted and conveyed unto Craig Atkins, in fee.

TITLE TO SAID PREMISES IS VESTED IN Craig Atkins by Deed from C.A. Investment Group, Inc., a Corporation dated 06/09/1999 and recorded 10/18/1999 in the Montgomery County Recorder of Deeds in Book 5292, Page 1974.

Parcel Number: 13-00-38276-00-6.

Location of property: 915 West Washington Street, Norristown, PA 19401.



The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Craig Atkins** at the suit of Citimortgage, Inc. Debt: \$77,881.97.

**Patrick J. Wesner**, Attorney.

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

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

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10-25434

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of "Morewood" made by Herbert H. Metz, Inc., Registered Engineers, dated October 31, 1958 and revised August 9, 1960 by Russell S. Lyman, Registered Engineer and Surveyor, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-5, Page 90, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Monument Avenue (fifty feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Blair Mill Road (fifty feet wide): (1) leaving Blair Mill Road on the arc of a circle curving to the right having a radius of twenty feet, the arc distance of thirty-two and one one-hundredths feet to a point of tangent on the Southwesterly side of Monument Avenue; (2) South forty-five degrees, six minutes East along the Southwesterly side of Monument Avenue, four hundred thirty-three and ten one-hundredths feet to the point of beginning; thence extending from said point of beginning South forty-five degrees, six minutes East along the Southwesterly side of Monument Avenue, sixty-five feet to a point; thence extending South forty-four degrees, fifty-four minutes West, one hundred sixty-nine and sixty-seven one-hundredths feet to a point; thence extending North forty degrees, fifty-three minutes, thirty seconds West, sixty-five and sixteen one-hundredths feet to a point; thence extending North forty-four degrees, fifty-four minutes East, one hundred sixty-four and eighty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 95 as shown on the above mentioned plan.

Parcel Number: 59-00-12712-00-9.

Location of property: 425 West Monument Avenue a/k/a 425 Monument Avenue, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Andrew Didalowsky and Regina Didalowsky** at the suit of School District of Upper Moreland Township. Debt: \$5,452.56.

**James R. Wood**, Attorney.

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

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

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10-27275

ALL THAT CERTAIN message and lot of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point in the middle of a public road leading from the Turnpike at Sanatoga Inn to Sanatoga Station and at a corner of land conveyed to Stanley S. Swinehart; thence along said land South 49 degrees, 20 minutes East, one hundred and forty-four feet, four inches (144', 4") to a stake in line of lands of the Pottstown Passenger Railway Company; thence along said land South 38 degrees, 10 minutes West, one hundred and ten feet, three inches (110', 3") to a corner of land conveyed to Mat Marion; thence along said land North 44 degrees, 45 minutes West, one hundred and twenty-five feet, seven inches (125', 7") to a stake in said public road; thence along said public road and land of Harry Brant North 44 degrees, 7 minutes East, seventy-seven feet, eleven inches (77', 11 ") to a stake, distant nine feet, six inches (9', 6") from a stone dwelling; thence continuing along said public road North 28 degrees, 45 minutes East, twenty-one feet (21') to the place of beginning.

Parcel Number: 42-00-04321-00-2.

Location of property: 294 South Sanatoga Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Leck and Geri L. Leck** at the suit of Pottsgrove School District. Debt: \$4,496.66.

**James R. Wood**, Attorney.

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

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

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10-27321

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Glenn E. Garis, Inc., made by Urwiler & Walter, Inc., dated November 28, 1977, and last revised December 22, 1978, said plan being recorded in Plan Book A-35, Page 53, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pioneer Circle (50 feet wide) (in Phase 2), said point of beginning being a corner of Lot No. 15 as shown on the above mentioned plan; thence extending from said point of beginning along the said Southwesterly side of Pioneer Circle, South 46 degrees, 35 minutes, 50 seconds East, 75.00

feet to a point, a corner of Lot No. 13 as shown on the above mentioned plan; thence extending along the same, South 43 degrees, 24 minutes, 10 seconds West, crossing a certain 20 feet wide storm sewer easement, 100 feet to a point, a corner; thence extending North 46 degrees, 35 minutes, 50 seconds West, 75 feet to a point a corner of Lot No. 15 as shown on the above mentioned plan; thence extending along the same, North 43 degrees, 24 minutes, 10 seconds East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 as shown on the above mentioned plan.

BEING the same premises which Allan A. Elverson and Susan D. Elverson, husband and wife, by Deed dated May 8, 1997, and recorded May 29, 1997, in Montgomery County in Deed Book Volume 5187, Page 343, conveyed unto Dennis Parastino and Julia Parastino, husband and wife, as Tenants by the Entireties, in fee.

TITLE TO SAID PREMISES IS VESTED IN Victor M. Garcia and Mayra L. Moya, husband and wife, as Tenants by the Entirety by Deed from Mayra L. Moya dated 10/03/2007 recorded 10/10/2007 in Deed Book 5668, Page 115. Parcel Number: 50-00-03446-13-1.

Location of property: 525 Pioneer Circle, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor M. Garcia (Record Owner) and Mayra L. Moya a/k/a Mayra Moya** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$398,276.40.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

10-29107

ALL THAT CERTAIN unit, piece or parcel of ground with the buildings and Improvements thereon, situate in **Trappe Borough**, Montgomery County, Pennsylvania, being known and designated as Lot No. 2 on a certain plan thereof known as Bentley Manor, prepared by Czop Specter, Inc., Consulting Engineers and Surveyors, dated 6/1/2000 and last revised and recorded in Montgomery County in Land Site Book L-6, Page 184 &c.

BEING the same premises which Francis J. Moffa, IV by Deed dated 7/20/07 and recorded 7/30/07 in Montgomery County in Deed Book 5657, Page 1826 granted and conveyed unto Jung Hoon Oh and Su Sub Chin.

Parcel Number: 23-00-00156-00-1.

Location of property: 103 Bentley Drive, Trappe, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Su Sub Chin and Jung Hoon Oh** 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: \$315,607.96.

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

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

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

10-29341

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

BEGINNING at a point on the Southeastly side of Evans Street, at a corner of this and lot now or late of William S. Shaner; thence in an Easterly direction along said Shaner's land and passing in said course and distance through the middle of the partition or division of the hereby granted brick message and the brick message now or late of William S. Shaner, adjoining to the South, seventy-two feet to a point in said line; thence continuing in said line in a Southeastly direction, sixty feet to a ten feet wide alley; thence along said alley, Northwardly twenty feet and four inches to land now or late of Frank Hutt, et al.; thence along the same in a Northwesterly direction sixty feet to a point in said line; thence continuing along the same Westwardly seventy-two feet to Evans Street, aforesaid; thence along said Evans Street following the courses or angles thereof, twenty feet and seven inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN E. James Zettlemoyer, by Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 10/27/2005, recorded 12/15/2005 in Book 5583, Page 362.

Parcel Number: 16-00-07516-00-1.

Location of property: 234 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **E. James Zettlemoyer** at the suit of HSBC Bank USA, National Association, as Trustee for the Benefit of The Certificateholders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2. Debt: \$119,576.36.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

11-06806

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bryn Mawr, in **Lower Merion Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C. E., as of November 6, 1926, as follows, to wit:

BEGINNING at a stone on the Northeast side line of Lancaster Avenue (fifty feet wide) at the distance of seventy-two feet South fifty-two degrees, thirty-six minutes East from the junction of the Northeast side line of Lancaster Avenue with the Southeast side line of North Warner Avenue (thirty-three feet wide); thence from said point of beginning North thirty-seven degrees, twenty-four minutes East, one hundred and five feet; thence along the Southwest side line of a ten feet wide alley South fifty-two degrees, thirty-six minutes East, twenty and sixty-seven one-hundredths feet; thence South thirty-seven degrees, twenty-four minutes West passing through the middle of a partition wall separating the building on the premises hereby granted from the building adjoining on the Southeast one hundred and five feet; thence along the Northeast side line of Lancaster Avenue North fifty-two degrees, thirty-six minutes West, twenty and sixty-seven one-hundredths feet to the place of beginning.

BEING the same premises which Girard Trust Company, Substituted Trustee Under Will of George Harding, Deceased, by Indenture dated 01-15-46 and recorded 01-17-46 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 1703, Page 62, granted and conveyed unto Wilbur M. Whitney and Bessie M. Whitney, his wife, as Tenants by the Entireties.

AND THE SAID Wilbur M. Whitney has since departed this life on 9/11/98 leaving title vested in Bessie M. Whitney by Right of Survivorship.

Parcel Number: 40-00-30468-00-2.

Location of property: 935 West Lancaster Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Craig C. Whitney and Bessie M. Whitney** at the suit of Scott Consumer Discount Company. Debt: \$349,438.16.

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

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

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

11-08662

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at the Rosemont, in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton H. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, as of October 17, 1992, as follows, to wit:

BEGINNING at a stone at the junction of the middle lines of Orchard Way and Airedale Avenue; thence along the middle of Airedale Avenue, South sixty-three degrees, forty-eight minutes West, one hundred five feet; thence by other land of William L. Austin, Jr., the two next following courses and distances; North twenty-five degrees, fifty minutes West, one hundred eighty-five feet to a point; thence North sixty-four degrees, ten minutes East, one hundred seven and five-tenths feet to a point in the middle of Orchard Way; thence along the middle line of Orchard Way on a line curving to the left with a radius of two thousand, six hundred four and five-tenths feet, the arc distance of one hundred fifty-nine and thirty-seven one-hundredths feet to a stone; thence South twenty-six degrees, thirty-two minutes East, twenty-five feet to a point at the junction of the middle line of Orchard Way and Airedale Avenue, the first mentioned point and place of beginning.

BEING the same premises conveyed to Daniel G. Bancroft by Deed dated September 1, 2006 and recorded in the Montgomery County Recorder of Deeds Office on September 15, 2006 in Deed Book 05616, Page 1545, granted and conveyed unto Daniel G. Bancroft and Susan J. Bancroft, husband and wife.

Parcel Number: 40-00-44608-00-1.

Location of property: 1406 Orchard Way, Rosemont, PA 19010.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel G. Bancroft and Susan J. Bancroft** at the suit of Provident Funding Associates, L.P. Debt: \$453,998.10.

**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.

11-22535

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 survey as made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner of other lands of Miron Koval, et ux., said point being in the middle of a State Rural Route #46153 (33 feet wide) leading from William Penn Highway Route #422 to the Pleasantville Road and distant along said road from a corner of lands now or late of James W. Christman North 48 degrees, 15 minutes West, 501.37 feet; thence from said point of beginning continuing along the middle of said Rural Road North 48 degrees, 31 minutes West, 200 feet to a corner of other lands Miron Koval; thence along the same South 41 degrees, 45 minutes East, 620.82 feet to a corner of line of lands formerly owned by John E. Krause; thence along the same South 66 degrees, 40 minutes

East, 164.54 feet to a point of deflection and continuing along said lands South 57 degrees, 45 minutes East, 44.50 feet to a corner of lands of Miron Koval; thence along the same South 41 degrees, 45 minutes West, 680 feet to the place of beginning.

Parcel Number: 42-00-04402-00-2.

Location of property: 1408 North Sanatoga Road, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dawn M. Wilson** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,344.60.

**James R. Wood**, Attorney.

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

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

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11-22567

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a plan thereof known as Winding Brooke Estates, Phase II, made by Bursich Associates, Inc., dated 2/25/1988 and recorded in Montgomery County in Plan Book A-49, Page 369, as follows, to wit:

BEGINNING at a point on the Southerly side of Donna Lane (50 feet wide) said point being a common corner of this lot and Lot No. 4 on the above mentioned plan; thence along the Southerly side of Donna Lane, South 83 degrees, 32 minutes, 00 seconds East, 80.00 feet to a point a corner of Lot 6 on the above mentioned plan; thence along the same, South 06 degrees, 28 minutes, 00 seconds West, 125.00 feet to a point in line of Phase I; thence along the same the two following courses and distances: (1) North 83 degrees, 32 minutes, 00 seconds West, 53.12 feet to a point; and (2) South 88 degrees, 44 minutes, 32 seconds West, 28.13 feet to a point a corner of Lot 4 on the above mentioned plan; thence along the same, North 06 degrees, 28 minutes, 00 seconds East, 128.65 feet to the first mentioned point and place of beginning.

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

Parcel Number: 42-00-01255-08-9.

Location of property: 2242 Donna Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Norman R. Petrie and Mary Ellen Petrie** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,409.71.

**James R. Wood**, Attorney.

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

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

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11-22575

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, designated as Unit No. 3704 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3700 Building of Walnut Ridge Estates prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point, a corner on this and Unit No. 3705, as shown on said plan, which point is measured the nine following courses and distances from the point of intersection of the center line of Main Drive and the title line in the bed of Buchert Road, as shown on said plan: (1) leaving said point of intersection South 28 degrees, 23 minutes, 35 seconds West, 169.39 feet to a point; (2) South 69 degrees, 18 minutes, 0 seconds East, 148.06 feet to a point of curve; (4) on the arc of a curve, curving to the right in a Southeastwardly to Southerly direction, having a radius of 209.34 feet, the arc distance of 186.58 feet to a point of tangent; (5) South 24 degrees, 46 minutes, 0 seconds West, 51.35 feet to a point of curve; (6) on the arc of a curve, curving to the right in a Southerly to Southwestwardly direction, having a radius of 270.33 feet, the arc distance of 108.52 feet to a point of tangent; (7) South 47 degrees, 46 minutes, 0 seconds West, 62.70 feet to a point; (8) South 74 degrees, 13 minutes, 0 seconds East, 248.79 feet; and (9) South 15 degrees, 47 minutes, 0 seconds West, 51.92 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 74 degrees, 13 minutes, 0 seconds East, 18 feet, and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 38 feet.

Parcel Number: 42-00-05119-73-4.

Location of property: 3704 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jacob T. Medlock and Joanne Medlock** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,097.47.

**James R. Wood**, Attorney.

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

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

11-22632

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan for Brooke Road Associates-Phase II, by Conver and Smith Engineering, Inc., Spring City, Pennsylvania, dated 7/20/1993 and last revised 1/16/1997, and recorded at Norristown, Pennsylvania in Plan Book A-56, Page 450 and 451, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Glen Eagles Drive (50 feet wide) a corner of Lot 30 on said plan; thence from said beginning point along line of Lot 30, North 79 degrees, 46 minutes, 31 seconds East crossing a drainage easement and partly through the bed of Wetlands 194.44 feet to a point in line of Lot 28 as shown on said plan; thence partly through the bed of Wetlands and along line of Lot 28 South 10 degrees, 13 minutes, 29 seconds East, 75 feet to a point a corner of Lot 32 on said plan; thence along line of Lot 32, South 79 degrees, 46 minutes, 31 seconds West, 194.44 feet to a point on the Northeasterly side of Glen Eagles Drive; thence along the Northeasterly side of Glen Eagles Drive North 10 degrees, 13 minutes, 29 seconds West recrossing said drainage easement 75 feet to a point a corner of Lot 30, the first mentioned point and place of beginning.

BEING Lot 31 as shown on said plan.

Parcel Number: 42-00-01329-43-8.

Location of property: 1904 Glen Eagles Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ryan Christian** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,351.63.

**James R. Wood**, Attorney.

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

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

11-24001

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a plan thereof, made September 25, 1980, by Charles E. Shoemaker, Inc., Engineers and Surveyors, of Abington, Pennsylvania, by Wm. R. Hower, #2954-E, being Parcel No. 2 on Plan of Property made for Stanley Montgomery and Joseph Donofry, as follows, to wit:

BEGINNING at a point, on the Southwesterly side of Mt. Carmel Avenue (50 feet wide, at this point), said point being at the distance of 612.81 feet, measured Northwestwardly over various courses, from a point, on the Northwesterly side Limekiln Pike (varying in width, at this point), and 110 feet, more or less, measured Northeastwardly, at right angles, from the center line of the railroad, formerly North Pennsylvania Railroad Company and now Consolidated Rail Corporation (Conrail), at Engineering Station 670 & 08, more or less; thence, extending from the place of beginning, South 49 degrees, 53 minutes, 57 seconds West, a distance of 67.53 feet, to a point, on the Northeasterly right-of-way line of said railroad; thence, along the same, North 43 degrees, 41 minutes, 40 seconds West, a distance of 234.35 feet, to a point; thence, North 37 degrees, 58 minutes, 20 seconds East, a distance of 94.28 feet, to a point, on the aforementioned Southwesterly side of Mt. Carmel Avenue; thence, along the same, South 37 degrees, 29 minutes, 40 seconds East, a distance of 187.28 feet, to a point of curvature, on the Southwesterly side of Mt. Carmel Avenue; thence, still along the same, Southeastwardly, on the arc of circle, curving to the left, with a radius of 1,457.69 feet, the arc distance of 66.31 feet, to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described, according to a plan thereof, made September 25, 1980, by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point, on the Southwesterly side of Mt. Carmel Avenue (50 feet wide, at this point), said point being, at the distance of 844.40 feet, measured Northwestwardly over various courses, from a point, on the Northwesterly side of Limekiln Pike (varying in width, at this point); thence, extending from the place of beginning, South 51 degrees, 26 minutes, 20 seconds West, 91.27 feet, to a point, on the Northeasterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence, along the same, North 43 degrees, 41 minutes, 40 seconds West, 0.04 feet, to a point; thence, North 37 degrees, 58 minutes, 20 seconds East, 94.28 feet, to a point, on the aforementioned Southwesterly side of Mt. Carmel Avenue; thence, along the same, South 37 degrees, 29 minutes, 40 seconds East, 22.00 feet, to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain rights and restrictions as may now appear of record.

Parcel Number: 30-00-37900-00-5.

Location of property: 2728 Mt. Carmel Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **R. B. & A. K. Properties, Inc.** at the suit of Township of Abington and Abington School District. Debt: \$4,836.88.

**James R. Wood**, Attorney.

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

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

11-26059

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Section Seven Sheet 1 of 2 of Albidale made for Golden Gate Development Corporation by Engineering and Planning Associates, Inc., Consulting Engineers, dated September 10, 1968 and last revised March 1, 1969, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book A-12, Page 74 and later revised April 16, 1969, as follows, to wit:

BEGINNING at a point of tangent of the Southwesterly side of Sheffield Lane (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side of Dove Circle (50 feet wide); thence extending from said point of beginning South 55 degrees, 02 minutes, 15 seconds East along the Southwesterly side of Sheffield Lane 125.58 feet to a point; thence extending South 36 degrees, 08 minutes, 45 seconds West, 112.50 feet to a point; thence extending North 55 degrees, 02 minutes, 15 seconds West, 143.26 feet to a point on the Southeasterly side of Dove Circle aforesaid; thence extending North 34 degrees, 57 minutes, 45 seconds East along the Southeasterly side of Dove Circle 92.48 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which Jack Potok, by Deed dated May 15, 2000 and recorded May 22, 2000 in Montgomery County in Deed Book 5317, Page 1348 granted and conveyed unto Jack Potok and Fred Potok, in fee.

Parcel Number: 41-00-08275-00-9.

Location of property: 992 Sheffield Lane, Huntingdon Valley, Lower Moreland Township, PA 19006-2022.

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

Seized and taken in execution as the property of **Fred Potok a/k/a Fred B. Potok, Jack Potok and United States of America** at the suit of First Niagara Bank, N.A. Debt: \$358,102.95.

**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.

11-26674

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Sanatoga Commons II" made by Conver and Smith Engineering, Inc., Spring City Pennsylvania dated November 8, 1991 and last revised February 25, 1992 and recorded in Plan Book A-53, Page 210, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Commons Drive (28 feet wide) a corner of this and Lot No. 31 on the above mentioned plan and also the Southerly side of a 10 feet wide multi-purpose easement; thence extending along Lot No. 31 North 20 degrees, 51 minutes, 30 seconds West crossing said easement 100.00 feet to a point in line of Lot No. 44 on the above mentioned plan; thence extending along the same and partly along Lot No. 43 on the above mentioned plan North 69 degrees, 08 minutes, 30 seconds East, 50.00 feet to a point a corner of Lot No. 33 on the above mentioned plan; thence extending along the same South 20 degrees, 51 minutes, 30 seconds East recrossing said easement 100.00 feet to a point on the aforesaid side of Commons Drive; thence extending along the same South 69 degrees, 08 minutes, 30 seconds West, 50.00 feet to the first mentioned point and piece of beginning.

BEING Lot No. 32.

TOGETHER with the right of free and uninterrupted use, liberty and privilege of and passage in and along a certain 24 feet wide road easement, as set forth in Easement Agreement dated May 7, 1992 and set forth in Declaration of Covenants, Easements and Restrictions and Initial Code of Regulations of Sanatoga Commons II recorded in Deed Book 5006, Page 869.

Parcel Number: 42-00-01071-60-6.

Location of property: 61 Commons Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David W. French, Jr. and Susan E. Shirar** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,623.29.

**James R. Wood**, Attorney.

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

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

11-26775

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1605 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 1605, prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the center line of the party wall between this lot and Lot Number 1604, as shown on said plan, which point is measured the five (5) following courses and distances from a point on the title line in the bed of Buchert Road (as shown on said plan), viz: (1) extending South 23 degrees, 42 minutes West, the distance of 165.00 feet to a point, a corner; (2) thence extending North 69 degrees, 00 minutes, 50 seconds West, the distance of 83.05

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

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

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11-32394

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in "Gwynedd Hunt" (formerly Trewellyn Farms), Phase III, in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 160, Phase III as shown on Location Plan of "Gwynedd Hunt" (formerly Trewellyn Farms), Phase III, prepared for Trewellyn Farms Development Corporation, by Bursich Associates, Inc., Consulting Engineers, dated September 18, 1986, last revised October 27, 1986, recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 121.

BEING Lot Number 160, Phase III, as above set out.

TITLE TO SAID PREMISES VESTED IN Chae Yi and Son Hui Yi by Deed from Samuel M. Lybrand and Beverly Klumpp Lybrand dated November 24, 2004 and recorded on December 29, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 2004248195.

Parcel Number: 39-00-00424-60-8.

Location of property: 110 Bridle Lane, Lower Gwynedd, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **In Chae Yi and Son Hui Yi** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Deutsche ALT-A Securities, Inc. Mortgage Loan Trust, Series 2006-AB2, Mortgage Pass-Through Certificates, Series 2006-AB2. Debt: \$369,690.92.

**Patrick J. Wesner**, Attorney.

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

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

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11-33435

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tangent thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2004 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 2004 prepared by Serdy & Bursich, Inc. as endorsed hereon, as follows:

BEGINNING at a point a corner in the "Common Element" of the "Walnut Ridge Estates", as shown on said plan, which point is at the distance of 57.33 feet measured South 47 degrees, 46 minutes West from a point which last mentioned point is at the distance of 78.34 feet measured South 42 degrees, West from a point on the center line of the Walnut Ridge Estates roadbed, as shown on said plan.

CONTAINING in frontage or breadth on a course measured North 42 degrees, 14 minutes West from said point of beginning 20.00 feet and extending of that width Southwestwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-43-8.

Location of property: 2004 Walnut Ridge Estates, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John E. Whybrow, Jr.** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,125.58.

**James R. Wood**, Attorney.

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

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

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11-33480

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Subdivision Plan, Pheasant Knoll (a/k/a Dise Farm, Phase III) prepared for Maxi Group/James Stachelek by CZOP/Specter, dated 9/3/1990 and last revised 4/20/1995 and recorded 5/10/1995 in Plan Book A-55, Page 344, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Overlook Drive (50.00 feet wide), said point being a corner of Lot No. 23 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 23 South 41 degrees, 59 minutes, 26 seconds East crossing wetlands 195.28 feet to a point in line of Open Space 'C'; thence extending along the same South 52 degrees, 00 minutes, 59 seconds West 112.63 feet to a point a corner of same; thence along said Open Space 'C', through a 20.00 feet wide storm sewer easement and along Lot No. 25 North 38 degrees, 41 minutes, 55 seconds West, 190.00 feet to a point on the Southwesterly side of Overlook Drive; thence extending along the Southwesterly and changing to the Southeasterly side of Overlook Drive the two (2) following courses and distances, viz: (1) North 50 degrees, 18 minutes, 05 seconds East, 80.03 feet to a point of curve; thence (2) on the arc of a circle curving to the left, having a radius of 175.00 feet the arc distance of 24.82 feet to a point a corner of Lot No. 23, being the first mentioned point and place of beginning.

BEING Lot No. 24 on the above mentioned plan.

UNDER AND SUBJECT, Inter Alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Copper Ridge Homeowners Association, dated 5/15/1996 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5152, Page 211 &c. and any Amendments to the said Declaration, as the same may be duly adopted from time to time.

THE GRANTOR, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all Amendments and supplement thereto; the By-Laws, Rules and Regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of Copper Ridge Homeowners Association, and is in the best interest and for the benefit of all owners of lots therein; and covenant and agree, as a covenant running with the land, to abide by each and every provision or the aforesaid Declaration, as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Benny Abraham and Laly Abraham, h/w, by Deed from William J. Beck and Wendy Susan Beck, dated 08/20/2007, recorded 08/28/2007 in Book 5662, Page 679.

Parcel Number: 38-00-01688-12-8.

Location of property: 212 Overlook Drive, Schwenksville, PA 19473-2302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benny Abraham and Laly Abraham** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$429,664.96.

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

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

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

11-33537

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan, "Lavino" prepared by John A. Berger Associates, Inc. Consulting Engineers, dated March 15, 1978, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lantern Lane (originally 33 feet wide but since widened to a width of 41.50 feet by the addition of 8.50 feet on the Southwesterly side of the center line thereof) said point being a corner of Lot Number 5 as shown on said plan, which last mentioned point is measured the 2 following courses and distances along the said Southwesterly side of Lantern Lane from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 41.70 feet measured on the arc of a curve curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Plymouth Road (originally 33 feet wide, but since widened to a width of 46.50 feet by the addition of 13.50 feet on the Southeasterly side of the center line thereof): (1) extending South 52 degrees, 11 minutes East the distance of 1299.96 feet to a point; and (2) thence extending South 48 degrees, 56 minutes East the distance of 253.69 feet to the point of beginning.

CONTAINING in front or breadth measured South 48 degrees, 56 minutes East along the said Southwesterly side of Lantern Lane the distance of 180.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Lantern Lane the distance of 250.00 feet.

BEING Lot Number 2 as shown on the above mentioned plan.

BEING the same premises which Sondra A. Cochran and Jon W. Evans, by Deed dated October 26, 2007, and recorded November 9, 2007, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5671, Page 1696, granted and conveyed unto Alfonso Spinelli, III and Veronica Spinelli, as Tenants by the Entirety, in fee. Parcel Number: 66-00-03122-45-7.

Location of property: 730 Lantern Lane, Whitpain Township, Montgomery County, PA.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Alfonso Spinelli, III and Veronica Spinelli** at the suit of ING Bank, FSB. Debt: \$931,667.53.

**Sarah E. Ehasz**, 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.

12-00931

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on March 11, 1953, as follows, to wit:

BEGINNING at a point, the intersection of the Easterly side of Bethlehem Pike, 60 feet wide, with the Northwesterly side of Springfield Avenue (40 feet wide); thence extending along the Easterly side of Bethlehem Pike, North 01 degree, 30 minutes East, 108 feet to a point, a corner of Lot No. 2 on a plan of lots laid out for William E. Gerstlauer; thence along Lot No. 2 and through Lot No. 3 and part of Lot No. 4, North 71 degrees, 20 minutes East, 193.66 feet; thence through Lot No. 4, South 17 degrees, 56 minutes East, 94.09 feet to an iron pin on the Northwesterly side



of Springfield Avenue, aforesaid; thence along said side of Springfield Avenue, Southwestwardly on a line curving to the left with a radius of 1,472.05 feet the arc distance of 115.27 feet to a point; thence further along said side of Springfield Avenue, South 66 degrees, 14 minutes West, 69 feet to a point and South 77 degrees, 46 minutes West, 46.16 feet to the place of beginning.

Parcel Number: 52-00-01897-00-4.

Location of property: 1800 Bethlehem Pike, Flourtown, PA 19031.

The improvements thereon are: Multi-use, bar/taproom.

Seized and taken in execution as the property of **Ridge Way Gardens d/b/a Sorella Rose, the Estate of Charles G. James, Maureen J. Cumpstone and Lisa A. Agnew** at the suit of First Niagara Bank, N.A. Debt: \$30,810.13 plus interest and costs.

**Joel Todd**, Attorney.

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

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

12-01326

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

BEGINNING at a point on the Northeasterly side of Norma Lane (50.00 feet wide) at the distance of 265.83 feet measured Southwestwardly and Northwestwardly the four following courses and distances from a point of tangent on the Southwestly side of Natalie Lane (50.00 feet wide):(1) on the arc of a circle curving to the right, having a radius of 10.00 feet, the arc distance of 15.71 feet; (2) South 55 degrees, 51 minutes West, 64.93 feet; (3) on the arc of a circle, curving to the right, having a radius of 275.00 feet, the arc distance of 117.19 feet; and (4) North 88 degrees, 44 minutes West, 68 feet; thence along the Northeasterly side of Norma Lane North 88 degrees, 44 minutes West, 26.00 feet to a corner of Lot No. 415; thence along the same North 01 degree, 16 minutes East, 109.04 feet to a point in line of Lot No. 411; thence along the same and partly along line of Lot No. 410, North 63 degrees, 18 minutes, 40 seconds East, 29.43 feet to a corner of Lot No. 417; thence along the same, South 01 degree, 15 minutes West, 122.84 feet to the first mentioned point and place of beginning.

BEING Lot No. 416 on said plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

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

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

12-01957

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Joseph F. Riga**, Attorney.

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

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

12-02428

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Master Subdivision Plan-Phase III prepared as part of Sheffield prepared for Danny Jake Corporation by Richard C. Mast Associates, P.C. Consulting Engineers, dated 1/12/2002 last revised 3/6/2003 and recorded in Plan Book A-61, Pages 271-275, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ruby Circle, said point being a corner of Lot 49, as shown on above mentioned plan; thence extending from said beginning point along Lot 49, North 47 degrees, 05 minutes, 05 seconds West, 120.00 feet to a point; thence extending North 42 degrees, 54 minutes, 55 seconds East, 109.32 feet to a point; thence extending South 37 degrees, 18 minutes, 12 seconds East, 128.04 feet to a point of curve on the Northwesterly side of Ruby Circle; thence extending along the same the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 425.00 feet to a point of tangent; and (2) South 42 degrees, 54 minutes, 55 seconds West, 15.39 feet to the point of beginning.

BEING Lot 48 as shown on the above mentioned plan.

Parcel Number: 32-00-06130-08-4.

Location of property: 980 Ruby Circle, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Burkel** at the suit of GMAC Mortgage, LLC.  
Debt: \$295,579.19.

**Patrick J. Wesner**, Attorney.

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

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

12-02434

ALL THAT CERTAIN lot, parcel or tract of land with buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Section Number 4, "Sweetbriar", made by A.W. Martin Associates, Inc., Consulting Engineers dated September 28, 1960 and last revised November 6, 1964 said plan being recorded in the Office of the Recorder of Deeds in and for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 48, as follows:

BEGINNING at a point on the Southeasterly side of Beidler Road (of irregular width), said point being the four (4) following courses and distances from a point of curve on the Westerly side of Jasper Road (50 feet wide): (1) leaving Jasper Road on the arc of a circle curving to the left having a radius of fifteen and zero hundredths (15.00) feet, the arc distance of twenty-two and forty-six hundredths (22.46) feet to a point of reverse curve on the Southerly side of Beidler Road (60 feet wide); (2) Westwardly and Northwestwardly partly along the Southerly and Southwesterly sides of Beidler Road on the arc of a circle curving to the right having a radius of five hundred thirty and zero hundredths (530.00) feet, the arc distance of fifty-two and ninety-five hundredths (52.95) feet to a point of tangent on the same; (3) North seventy-five (75) degrees, twenty-seven (27) minutes West along the Southwesterly side of Beidler Road nine hundred nineteen and seventy-one hundredths (919.71) feet to a point of curve; and (4) Northwestwardly and Southwestwardly partly along the Southwesterly and Southeasterly sides of Beidler Road (partly 60 feet wide and partly of irregular width) on the arc of a circle curving to the left having a radius of four hundred seventy and zero hundredths (470.00) feet, the arc distance of three hundred fifty-three and ninety-six hundredths (353.96) feet to the point of beginning; thence extending from said point of beginning South twenty-eight (28) degrees, thirty-six (36) minutes East crossing the Northwesterly side of a certain ten and zero hundredths (10.00) feet wide utility easement one hundred twenty-five and thirty-six hundredths (125.36) feet to a point in the bed of the same; thence extending through the bed of the aforesaid ten and zero hundredths (10.00) feet wide utility easement the two (2) following courses and distances: (1) South sixty-four (64) degrees, forty (40) minutes, forty-four (44) seconds West, forty-nine and forty-five hundredths (49.45) feet to a point; and (2) South fifty-seven (57) degrees, five (5) minutes, fifteen (15) seconds West, fourteen and fourteen hundredths (14.14) feet to a point; thence extending North thirty-two (32) degrees, fifty-four (54) minutes, forty-five (45) seconds West recrossing the Northwesterly side of the aforesaid ten and zero hundredths (10.00) feet wide Utility Easement one hundred twenty and zero hundredths (120.00) feet to a point on the Southeasterly side of Beidler Road (46.50 feet wide); thence extending North fifty-seven (57) degrees, five (5) minutes, fifteen (15) seconds East along the Southeasterly side of Beidler Road (46.50 feet wide) thirty-seven and twenty-five hundredths (37.25) feet to a point of curve; thence extending Northeastwardly along the Southeasterly side of Beidler Road (of irregular width) on the arc of a circle curving to the right having a radius of four hundred seventy and zero hundredths (470.00) feet, arc distance thirty-five and thirty-eight hundredths (35.38) feet to the first mentioned point and place of beginning.

BEING Lot Number 231 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Susan M. Swinty by Deed from Susan M. Swinty, married woman, dated June 22, 2005 and recorded July 5, 2005 in Deed Book 05560, Page 2158, Instrument No. 2005091969.

Parcel Number: 58-00-01168-00-7.

Location of property: 309 West Beidler Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan M. Swinty** at the suit of Bank of America, N.A. Debt: \$275,526.67.

**Joseph F. Riga**, Attorney.

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

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

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12-02738

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Elkins Park in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, described according to a survey made January 24, 1916, by Harris Linn, C.E., as follows:

BEGINNING at a point on the Southeastwardly side of Cadwalader Avenue (fifty feet wide) at the distance of two hundred sixty-three feet and sixty-three one-hundredths of a foot Northeastwardly from the intersection of said side of Cadwalader Avenue with the Northwardly side of Shoemaker Road (fifty feet wide) measuring along said side of Cadwalader Avenue and from; thence extending North twenty-three degrees, forty-nine minutes East in front or breadth on said Cadwalader Avenue, fifty feet, and extending of that breadth, South sixty-six degrees, eleven minutes East between parallel lines, one hundred twenty-five feet.

BOUNDED Northeastward by Lot No. 281 on said plan, granted to Helen S. Gill.

BEING Lot No. 282 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Philip V. Cronin, by Deed from Philip V. Cronin and Kathleen A. Cronin, h/w, dated 03/04/2008, recorded 03/25/2008 in Book 5686, Page 1668.

Parcel Number: 31-00-03934-00-4.

Location of property: 8209 Cadwalader Avenue, Elkins Park, PA 19027-2405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip V. Cronin** at the suit of Wells Fargo Bank, N.A. Debt: \$192,882.65.

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

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

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

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12-03124

ALL THAT CERTAIN lot or piece of ground, situate in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Schwenksville Borough Authority of Urwiler & Walter, Inc., Sumneytown, Pennsylvania, dated February 17, 1984, as recorded at Norristown, Pennsylvania, in Plan Book A-45, Page 299, as follows, to wit:

BEGINNING at a point located on the Northeasterly side of Clearfield Avenue (thirty feet wide legal right-of-way), said point being a corner of this lot and Lot No. 6 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Clearfield Avenue North fifty-eight degrees, twenty-five minutes West, two hundred fourteen feet to a point a corner; thence extending from said point crossing the Southwesterly side of Woodland Avenue (no width given) and in and through the bed of same North sixty-six degrees, twenty-seven minutes, forty-four seconds East, two hundred forty-five and seventy-eight one-hundredths feet to a point; thence extending from said point South seventy-seven degrees, nine minutes, nine seconds East, forty-eight feet to a point located in the bed of Mine Hill Road (no width given); thence extending from said point in and through the bed of Mine Hill Road South fifty-eight degrees, nine minutes, nine seconds East, twenty-nine feet to a point a corner of this lot and Lot No. 6; and thence extending from said point crossing the Southwesterly side of Mine Hill Road along Lot No. 6 South thirty-one degrees, fifty minutes West, two hundred sixteen and ninety-one one-hundredths feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING in area eighteen thousand eight hundred sixty-nine square feet (net); twenty-nine thousand eight hundred sixty-nine square feet (gross), be the same more or less.

BEING Lot No. 7 as shown on the plan.

Parcel Number: 20-00-00044-20-6.

Location of property: 819 Mine Hill Road, Schwenksville, PA 19473-1318.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Stevan R. Peyton and Barbara J. Peyton, husband and wife** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust I. Debt: \$160,571.60.

**Jaime R. Ackerman**, Attorney.

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

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

12-03163

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Evans Brooke" made by Bursich Associates, Inc., dated 11/15/2002 last revised 5/14/2004 and recorded in Montgomery County in Plan Book 23, Page 433, as follows, to wit:

BEGINNING at a point on the Southerly side of Evansbrooke Lane (52 feet wide) said point being a corner of Lot 30 as shown on the above mentioned plan; thence extending from said point of beginning along the Southerly and Southeastly side of Evansbrooke Lane the two following courses and distances: (1) North 82 degrees, 42 minutes, 30 seconds East, 43.20 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 226.00 feet, the arc distance of 35.66 feet to a point a corner of Lot 28 as shown on the above mentioned plan; thence extending along the same South 16 degrees, 20 minutes, 26 seconds East, 140.24 feet to a point in line of Open Space C as shown on the above mentioned plan, thence extending along the same South 80 degrees, 10 minutes, 41 seconds West, 97.67 feet to a point a corner of Lot 30 as shown on the above mentioned plan; thence extending along the same North 07 degrees, 17 minutes, 57 seconds West, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 10,468 square feet.

BEING Lot No. 29 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Ted Lee and Juhyun Hong, husband and wife by Deed from Heritage-Evansbrook, L.P., a Pennsylvania Limited Partnership dated 10/26/2005 and recorded 11/03/2005 in the Montgomery County Recorder of Deeds in Book 05578, Page 0410.

Parcel Number: 37-00-02122-22-6.

Location of property: 1446 Evansbrooke Lane, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Juhyun Hong and Tee Lee a/k/a Ted Lee** at the suit of GMAC Mortgage, LLC. Debt: \$53,140.74.

**Patrick J. Wesner**, Attorney.

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

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

12-04808

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Gwynedd Gardens, **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plot plan made by Myers-Richardson Associates, Consulting Engineers, Norristown, Pennsylvania, August 1, 1950 and revised January 5, 1951, as follows, to wit:

BEGINNING at a point on the Southeastly side of North Wales Road (thirty-three feet wide) at the distance of one thousand six hundred two and fifty-nine one-hundredths feet Northeastwardly from the Northeastly side of Hancock Street, thirty-three feet wide, both lines produced; thence extending North forty degrees, thirty minutes East along the Southeastly side of said North Wales Road, one hundred sixty-three and eleven one-hundredths feet to a point of curve in same; thence extending in a Southeastly direction along the arc of a circle curving to the right having a radius of thirty-six and eighty-nine one-hundredths feet the arc distance of fifty-seven and ninety-five one-hundredths feet to a point of tangent on the Southwestly side of Webers Road, fifty feet wide; thence extending Southeastwardly along the said side of Webers Road one hundred thirteen and eleven one-hundredths feet to a point; thence extending Southwestwardly on a line at right angles to the said Webers Road two hundred feet to a point; thence extending Northwestwardly on a line parallel with said Webers Road one hundred fifty feet to the first mentioned point on said North Wales Road and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Catalina M. Schreader and Gheorghe Salgau, by Deed from John R. Gallie, Executor of the Estate of Frieda R. Mobley, Deceased, dated 08/30/2001, recorded 09/17/2001 in Book 5375, Page 1350.

Parcel Number: 56-00-06160-00-3.

Location of property: 102 Weber Road a/k/a 102 Webers Road, North Wales, PA 19454-2212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Catalina M. Schreader and Gheorghe Salgau** at the suit of Bank of America, National Association. Debt: \$624,428.38.

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

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

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

12-05511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/13/1952 which plan is recorded at Norristown in the aforesaid office on 12/31/1952 in Deed Book 1958, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Union Street (50 feet wide) which point is a corner of Lots 29 and 30 Block C, of said plan; thence extending along said Lot 28, Block C, North 44 degrees, 05 minutes East, one hundred forty-one and seventy-four one-hundredths feet to a point in line of Lot 27, Block C; thence extending partly along Lot 27 and 26 Block C, North 33 degrees, 46 minutes West, fifty-seven feet to a point a corner of Lot No.

Block C; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along same South 45 degrees, 55 minutes East, fifty-five feet to the place of beginning.

BEING Lot 30 Block C on said plan.

TITLE TO SAID PREMISES IS VESTED IN Boris Kindij and Nina J. Kindij, h/w, by Deed from Nina J. Kindij, a married woman, dated 05/02/2005, recorded 05/12/2005 in Book 5553, Page 2607.

Parcel Number: 63-00-08539-00-2.

Location of property: 25 Union Street, Norristown, PA 19403-2822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Boris Kindij and Nina J. Kindij a/k/a Nina Jiang Kindij** at the suit of Citimortgage, Inc. Debt: \$114,241.72.

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

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

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

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12-05544

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared as part of "Sunnybrook Village" made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140.

BEING Lot No. 151.

TITLE TO SAID PREMISES VESTED IN Edward V. Shepherd and Candace J. Shepherd, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 01/28/05 and recorded on 02/08/05 in the Montgomery County Recorder of Deeds in Book 05543, Page 0184.

Parcel Number: 42-00-01101-70-2.

Location of property: 202 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward V. Shepherd and Candace J. Shepherd** 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: \$247,156.56.

**Patrick J. Wesner**, Attorney.

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

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

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12-05899

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Minor Subdivision Plan made for Jay G. and Joan Ochroch, dated November 5, 2003 and last revised March 23, 2004 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly legal right-of-way line of Fox Chase Road (41.5 feet wide at this point, as widened by the addition of 8.5 feet on the Northeasterly side from its former width of 33 feet), said point being at a distance of two hundred and no one-hundredths feet (200.00 feet) measured South forty-four degrees, forty minutes, zero seconds East (South 44 degrees, 40 minutes, 00 seconds East) from a point on line of lands now or formerly of John P. Loughran and Kimberly Kurtz, said point being at a distance of twenty-five and no one-hundredths feet (25.00) measured North forty-five degrees, seventeen minutes, forty seconds East, (North 45 degrees, 17 minutes, 40 seconds East) from a point on the center line of Fox Chase Road, said point being at a distance of two thousand one hundred four and sixty-one one-hundredths feet (2104.61 feet) over various courses from a point former by the intersection which the center line of Fox Chase Road makes with the center line of Meetinghouse Road (varies in width); thence extending from said place of beginning and along lines dividing Lot 1 from Lot 2 the four following courses and distances: (1) North forty-five degrees, seventeen minutes, forty seconds East, (North 45 degrees, 17 minutes, 40 seconds East) one hundred ten and no one-hundredths feet (110.00 feet); (2) North forty-four degrees, forty minutes, zero seconds West, (North 44 degrees, 40 minutes, 00 seconds West) twelve and thirty-three one-hundredths feet (12.33 feet); (3) North twenty-nine degrees, twenty nine minutes, zero seconds East, (North 29 degrees, 29 minutes, 00 seconds East) one hundred thirty-two and seventy-six one-hundredths feet (132.76 feet); (4) North forty-five degrees, thirty-one minutes, ten seconds East, (North 45 degrees, 31 minutes, 10 seconds East) fifty and no one-hundredths feet (50.00 feet) to a point on line of lands now or formerly of John P. Loughran and Kimberly Kurtz; thence along said lands, South forty-four degrees, twenty-eight minutes, fifty seconds East, (South 44 degrees, 28 minutes, 50 seconds East) twenty-eight and thirty one-hundredths feet (28.30 feet) to a point, a corner of lands now or formerly of John P. Loughran and Kimberly Kurtz; thence along said lands North forty-five degrees, seventeen minutes, forty seconds East, (North 45 degrees, 17 minutes, 40 seconds East) one hundred eighty and no one-hundredths feet (180.00 feet) to a point on line of lands now or formerly of Amnen J., Sr. and Dons E. Alanverdc; thence along said lands South forty-four degrees, twenty-eight minutes, fifty seconds East, (South 44 degrees, 28 minutes, 50 seconds East) one hundred ninety-nine and fourteen one-hundredths feet (199.14 feet) to a point, a corner of lands now or formerly of Katalin Kariko and

Bela Francia and lands now or formerly of Bishop G. L. Delapp, Tr., Church of Latter Day Saints; thence along said lands of Church of Latter Day Saints South forty-five degrees, twenty-four minutes, twenty seconds West, (South 45 degrees, 24 minutes, 20 seconds West) four hundred sixty six and ninety-seven one-hundredths feet (466.97 feet) to a point on the aforementioned Northeasterly legal right-of-way line of Fox Chase Road; thence along said legal right-of-way line, North forty-four degrees, forty minutes, zero seconds West, (North 44 degrees, 40 minutes, 00 seconds West) one hundred seventy-eight and twenty-two one-hundredths feet (178.22 feet) to the point and place of beginning.

BEING Parcel "A" as shown on the above referenced Minor Subdivision Plan (Lot 2 as shown on a certain Plan of Subdivision made for James H. and Marian S. Lavenson, prepared by Hagerty and Hagan, Inc., Engineers, dated December 6, 1965 and last revised December 1, 1966, and recorder in the Office for the Recording of Deeds for Montgomery County, Pennsylvania in Plan Book B-12, Page 87, without Parcel "B" as shown on the above referenced Minor Subdivision Plan).

CONTAINING 93,393 square feet in area.

TITLE TO SAID PREMISES IS VESTED IN Patricia C. Hueber, by Deed from Jay G. Ochroch and Joan Ochroch, dated 07/29/2005, recorded 04/05/2006 in Book 5596. Page 329.

Parcel Number: 30-00-22456-00-5.

Location of property: 901 Fox Chase Road, Rydal, PA 19046-3321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia C. Hueber** at the suit of U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-G. Debt: \$621,530.64.

**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.

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12-06177

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Gwyn Oaks" made by Fioravanti, Inc., Southampton, Pennsylvania, dated February 2, 1998, last revised August 17, 1999 and recorded in Montgomery County in Plan Book A-58, Page 449, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac at the end of Arbor Lane (of irregular width) said point being a corner of Lot No. 7 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly, Northerly and Northwesterly side of Arbor Lane on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 129.49 feet to a point a corner of Lot No. 5 as shown on the above mentioned plan; thence extending along the same North 32 degrees, 11 minutes, 36 seconds West, 156.33 feet to a point in line of lands now or late of Phillip and Margaret T. Koller; thence extending along the same and along lands now or late of John J. and Tracy Schaffer and Bert H. and Clare Smith North 56 degrees, 45 minutes, 00 seconds East, 242.71 feet to a point a corner of Lot No. 8 as shown on the above mentioned plan; thence extending along the same North 51 degrees, 00 minutes, 29 seconds West, 126.87 feet to a point a corner of Lot No. 7 as shown on the above mentioned plan; thence extending along the same the 2 following courses and distances: (1) South 17 degrees, 01 minute, 00 seconds West, 84.97 feet to a point; and (2) South 38 degrees, 48 minutes, 10 seconds West, 158.13 feet to the first mentioned point and place of beginning.

CONTAINING in area of 47,558 square feet or 1.09 acres, more or less.

BEING Lot No. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Pankaj Kapoor and Kapil Kapoor by Deed from Mark Rubenstein and Lori S. Rubenstein, dated July 16, 2004 and recorded August 10, 2004 in Deed Book 05521, Page 1252, Instrument No. 2004162367.

Parcel Number: 39-00-00109-25-7.

Location of property: 371 Arbor Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pankaj Kapoor and Kapil Kapoor** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-27. Debt: \$709,928.80.

**Joseph F. Riga**, Attorney.

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

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

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12-07080

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery, and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as "Map of Section 'F' of Washington Square Heights, Inc.," made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated June 19, 1958 and last revised September 22, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of cul-de-sac (of irregular width), at the end of Daws Circle, said point being the four following courses and distances from a point of curve on the Southwesterly side of Daws Circle (50 feet wide), viz: (1) leaving Daws Circle on the arc of a circle curving to the left having a radius of 13 feet, the

arc distance of 20.42 feet to a point of tangent on the Southeasterly side of Daws Circle (50 feet wide); (2) South 40 degrees, 51 minutes West along the Southeasterly side of Daws Circle (50 feet wide), 56.86 feet to a point of curve on the same; (3) Southwestwardly along the Southeasterly side of the aforesaid cul-de-sac (of irregular width) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 36.14 feet to a point of reverse curve on the same; and (4) Southwestwardly still along the Southeasterly side of the said cul-de-sac, on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 16.31 feet to the place of beginning; thence extending from said point of beginning South 49 degrees, 09 minutes East, 153.88 feet to a point; thence extending South 40 degrees, 51 minutes West, 188.12 feet to a point; thence extending North 08 degrees, 59 minutes West, 211.72 feet to a point on the Southerly side of the aforesaid cul-de-sac; thence extending Eastwardly and Northeastwardly partly along the Southerly and partly along the Southeasterly side of the aforesaid cul-de-sac (of irregular width) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 54.88 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas D. Tylawsky and Alicia P. Flores, by Deed from Harvey B. Schumer and Joan L. Schumer, h/w, dated 05/31/2003, recorded 06/25/2003 in Book 5461, Page 1711.

Parcel Number: 66-00-01243-00-5.

Location of property: 1522 Daws Circle, Blue Bell, PA 19422-3564.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas D. Tylawsky and Alicia P. Flores** at the suit of Flagstar Bank, F.S.B. Debt: \$375,007.92.

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

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

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

12-07201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey of Lands made for Philmont Realty Associates by Keystone Surveying Company, Inc., dated 3/22/2000, as follows, to wit:

BEGINNING at a point on the Southeasterly legal right-of-way line of Philmont Avenue (LR 198) (50 feet wide - to be widened 15 feet on its Southeasterly side), said point being measured along the Southeasterly side of Philmont Avenue in a Northeasterly direction a distance of 558.28 feet from its intersection (if extended) with the center line of Pine Road (no width set out); thence extending from said point of beginning along the said Southeasterly side of Philmont Avenue North 78 degrees, 18 minutes East, 406.03 feet to a point, a corner of lands now or late of Theodore Malpezzi; thence extending along said lands the three following courses and distances: (1) South 10 degrees, 36 minutes, 30 seconds East, 250.00 feet to a point; (2) North 78 degrees, 18 minutes East, 75.00 feet to a point; and (3) North 10 degrees, 36 minutes, 30 seconds West, 250.00 feet to a point on the Southeasterly legal right-of-way line of Philmont Avenue, aforesaid; thence extending along the same North 78 degrees, 18 minutes East crossing the Southwesterly side of a 50 feet wide right-of-way 149.00 feet to a point on the center line of said right-of-way, a corner of lands now or late of Jade Corp.; thence extending along the last mentioned lands the two following courses and distances: (1) South 10 degrees, 25 minutes, 45 seconds East along the center line of the aforesaid right-of-way 263.17 feet to a point; and (2) along the terminus of said right-of-way, crossing the Northeasterly side thereof North 78 degrees, 38 minutes, 44 seconds East, 76.81 feet to a point; thence extending South 11 degrees, 08 minutes, 22 seconds East, 200.26 feet to a point in line of lands now or late of the Reading Railroad; thence extending along the same South 78 degrees, 44 minutes, 16 seconds West, 941.74 feet to a point on the Northeasterly legal right-of-way line of Tomlinson Road (33 feet wide - to be widened 10 feet more or less, on its Northeasterly side); thence extending along said legal right-of-way line North 45 degrees, 53 minutes, 15 seconds West, 199.90 feet to a point; thence extending North 78 degrees, 07 minutes, 45 seconds East, 354.66 feet to a point; thence extending North 11 degrees, 38 minutes West, 290.21 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County and Commonwealth of Pennsylvania bounded and described according with a plan made for James Armour by Pickering, Corts and Summerson, Civil Engineers and Surveyors, Langhorne, Pennsylvania dated February 7, 1956, as follows, to wit:

BEGINNING at a point on the Southerly side of Philmont Road (50 feet wide) at the distance of 964.14 feet measured Northeastwardly along the Southerly side of Philmont Road from its intersection if extended with the center line of Pine Road; thence extending South 10 degrees, 36 minutes, 30 seconds East, 250 feet to a point; thence extending North 78 degrees, 18 minutes East, 75 feet to a point; thence extending North 10 degrees, 36 minutes, 30 seconds West, 250 feet to a point on the Southerly side of Philmont Road; thence along the same South 78 degrees, 18 minutes West, 75 feet to the first mentioned point and place of beginning.

Parcel Numbers: 41-00-07021-00-3 and 41-00-07024-10-8.

Location of properties: 3051 Philmont Avenue, Lower Moreland Township, PA and 3001 Philmont Avenue, Lower Moreland Township, PA.

The improvements thereon are: Commercial properties.

Seized and taken in execution as the property of **Philmont Business Center, LLC** at the suit of Lower Moreland Township School District. Debt: \$153,187.95.

**James R. Wood, Attorney.**

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

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

12-07642

ALL THAT CERTAIN lot or piece of ground, with the stucco bungalow thereon erected, situate on the Southwest side of Loney Street at the distance of 160 feet Northwest from the Northwest side of Fox Street in **Rockledge Borough**, Montgomery County, Pennsylvania.

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

TITLE TO SAID PREMISES IS VESTED IN Paul F. Daley, by Deed from Paul F. Daley and Jill Lentz, his wife, dated 12/01/2010, recorded 12/07/2010 in Book 5787, Page 618.

Parcel Number: 18-00-01699-00-2.

Location of property: 106 Loney Street, Jenkintown, PA 19046-4307.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul F. Daley a/k/a Paul J. Daley and Jill Lentz a/k/a Jill M. Lentz** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage, FSB. Debt: \$310,649.00.

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

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

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

12-08653

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision of "The Orchard" for H. Hassan Builder, Inc. by Herbert H. Metz, Inc., dated 04/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jonathan Drive (50 feet wide) said point being a corner of Lot No. 100 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 100 South 48 degrees, 15 minutes, 00 seconds East, 150.00 feet to a point in line of open space; thence extending along said open space 41 degrees, 45 minutes, 00 seconds West, 36.50 feet to a point a corner of Lot No. 102; thence extending along Lot No. 102 North 48 degrees, 15 minutes, 00 seconds West, 150.00 feet to a point on the Southeasterly side of Jonathan Drive; thence extending along the Southeasterly side of Jonathan Drive North 41 degrees, 45 minutes, 00 seconds East, 36.50 feet to a point a corner of Lot No. 100, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dae Hyung Cho and Do Ok Cho, by Deed from Joon H. Park, dated 01/26/2005, recorded 02/03/2005 in Book 5542, Page 1777.

Parcel Number: 46-00-01684-26-8.

Location of property: 117 Jonathan Drive, North Wales, PA 19454-1452.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dae Hyung Cho a/k/a Dae H. Cho and Do Ok Cho** at the suit of Pennymac Loan Services, LLC. Debt: \$208,813.79.

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

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

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

12-09573

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

BEGINNING at a point 286.5 feet Southeastwardly from the middle of the public highway known as Pleasant View Road at a corner of this and lands recently conveyed to Thomas W. Rosen, et ux.; thence along the same North 45 degrees, East 218 feet, 10 inches to a corner of this and land now or late of Ralph W. Powell; thence along said land South 45 degrees, East 100 feet to land recently conveyed to Emil K. Bergerman; thence along the same South 45 degrees, West 208 feet, 10 inches to a point on the North side of the aforesaid proposed 33 feet road; thence along the same North 44 degrees, 32 minutes West, 100 feet to the point or place of beginning.

ALL THAT CERTAIN strip or parcel of lands, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with office computations as prepared by Ralph E. Shaner and Son Engineering Company, as follows, to wit:

BEGINNING at the Southeasterly corner of other lands of Emil T. and Janet R. Bergerman, said point being on the Northerly side of a given 33 foot wide road or street, not ordained, and being distant along the same from a corner making the intersection of the same with the width of North Pleasant View Road (legal width 33 feet) South 44 degrees, 32 minutes East, 526.50 feet; thence from said point of beginning continuing along the Easterly side of other lands



of the grantee (Emil K. Bergerman) North 45 degrees, East 211.69 feet to a corner and South 45 degrees, East 10 feet to a corner other lands of the grantor; thence along the same South 45 degrees, West 211.72 feet to a corner on the Northerly side of the aforesaid 33 foot wide private road; thence along the same North 44 degrees, 32 minutes West, 10 feet to a corner and place of beginning.

CONTAINING 2,117 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Kevin Brenen, (f/k/a Kevin Brenenborg), singleman, by Deed from Kevin Brenen, (f/k/a Kevin Brenenborg), dated 04/03/2008, recorded 04/04/2008 in Book 5687, Page 2650.

Parcel Number: 42-00-03442-00-8.

Location of property: 1108 North Pleasant View Road, Pottstown, PA 19464-2626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Brenenborg a/k/a Kevin Brenen a/k/a Kevin J. Brenen** at the suit of Citimortgage, Inc. Debt: \$276,256.07.

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

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

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

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12-10897

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made for Lothar K. Miller by Alfred C. Young, Registered Professional Engineer, dated May 7, 1970, and revised July 8, 1970, as follows:

BEGINNING at a point on the Northwestern side of Broad Street (54 feet wide) said point being at the distance of 287.60 feet measured North 38 degrees, 15 minutes East along the Northwestern side of Broad Street from its point of intersection with the Northeastly side of Moreland Avenue (47 feet wide); thence extending from said point of beginning, North 51 degrees, 45 minutes West, 256.29 feet to a pipe; thence extending North 49 degrees, 55 minutes East, 127.70 feet to a point; thence extending South 51 degrees, 45 minutes East, 70.77 feet to a point; thence extending South 38 degrees, 15 minutes West, 82.00 feet to a point; thence extending South 51 degrees, 45 minutes East, 160.00 feet to a point on the Northwestern side of Broad Street aforesaid; thence extending South 38 degrees, 15 minutes West along the Northwestern side of Broad Street 43.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Katie L. Metzger and Joseph D. Fedele, by Deed from Judith B. Conrad, dated 02/27/2006, recorded 03/03/2006 in Book 5592, Page 726.

Parcel Number: 08-00-00442-00-9.

Location of property: 23 Broad Street, Hatboro, PA 19040-3101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katie L. Metzger and Joseph D. Fedele** at the suit of U.S. Bank, National Association, as Trustee for RASC 2006-EMX3. Debt: \$333,827.06.

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

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

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

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12-11165

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

BEGINNING at a point in the North line of Walnut Street, a corner of this and land of Paul Kern, which said point is distant 152 feet, 1 inch Eastwardly from the Northeast corner of Walnut and Manatawny Streets; thence Northwardly passing in part of said course and distance through the middle of the partition wall of twin frame dwelling houses 140 feet to the South line of Union Alley; thence Westwardly along said alley 19 feet, 4 inches to land of Harold Mentzer; thence Southwardly along the same 140 feet to the North line of Walnut Street, aforesaid; thence Eastwardly along the same 19 feet, 4 inches to the point or place of beginning.

UNDER AND SUBJECT to all other restrictions, reservations, setback lines and rights-of-way of record.

TITLE TO SAID PREMISES IS VESTED IN Marie Campbell, n/k/a, Marie S. Oberholtzer and Garry L. Oberholtzer, w/h, by Deed from Marie Campbell, dated 10/11/2006, recorded 11/30/2006 in Book 5626, Page 203.

Parcel Number: 16-00-30432-00-8.

Location of property: 13 Walnut Street, Pottstown, PA 19464-5418.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Garry L. Oberholtzer, II a/k/a Garry L. Oberholtzer and Marie Campbell a/k/a Marie Oberholtzer a/k/a Marie S. Oberholtzer** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3, Trust, Home Equity Asset-Backed Certificates, Series 2006-3. Debt: \$133,154.82.

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

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

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

12-11246

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Limerick Township**, County of Montgomery, and State of Pennsylvania bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club made by Van Cleef Engineering Associates, dated 9/12/2002 last revised 7/18/2003 and recorded in Plan Book 24, Page 320 and 331 more particularly described, as follows:

BEGINNING at a point on the Southerly side of Bunker Way said point being a corner of Lot 28 as shown on the above mentioned plan; thence extending from said beginning point along Lot 28 South 12 degrees, 46 minutes, 38 seconds East, 129 feet to a point in line of Lot 33; thence extending partly along the same and partly along Lot 34 South 77 degrees, 13 minutes, 22 seconds West, 70 feet to a point a corner of Lot 26; thence extending along the same North 12 degrees, 46 minutes, 38 seconds West, 129 feet to a point on the Southerly side of Bunker Way; thence extending along the same North 77 degrees, 13 minutes, 22 seconds East, 70 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Jurkiewicz by Deed from Clifford E. Jurkiewicz and Lori Jurkiewicz, dated 1/4/2013, recorded 2/15/13 in Book 5864, Page 00399.

Parcel Number: 37-00-01856-32-1.

Location of property: 27 Bunker Way, Pottstown, PA 19464-7804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clifford E. Jurkiewicz and Lori M. Jurkiewicz a/k/a Lori Jurkiewicz** at the suit of GMAC Mortgage, LLC. Debt: \$377,864.96.

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

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

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

12-11918

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania described accordingly to a plan and survey thereof made of Section No. 4 of Mercer Hill Village by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated the 8th day of April, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Betsy Lane (thirty feet wide) at the distance of one hundred eighty-seven and sixty-seven one-hundredths feet measured in a Northwesterly direction along the said side of Betsy Lane from the Northernmost terminus of a radial round corner connecting the Southeasterly side of Betsy Lane with the Northeasterly side of Mercer Hill Road (fifty feet wide); thence along the Southeasterly side of Betsy Lane a Northeasterly direction on the arc of a circle on a line curving to the right having a radius of three hundred feet the arc distance of one hundred six and three one-hundredths feet to a point; thence extending South thirty-nine degrees, two minutes East, two hundred one and sixty-two one-hundredths feet to a point; thence extending South twenty-two degrees, thirty-one minutes West, thirty-four and forty one-hundredths feet to a point; thence extending North fifty-nine degrees, seventeen minutes West, two hundred twelve and sixty one-hundredths feet to a point on the Southeasterly side of Betsy Lane, the first mentioned point and place of beginning.

BEING known as Lot No. 94, on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Woods and Gloria S. Woods by Deed from William C. McDonough dated October 26, 2007 and recorded November 14, 2007 in Deed Book 5671, Page 02789.

Parcel Number: 66-00-00400-00-2.

Location of property: 30 Betsy Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas E. Woods and Gloria S. Woods** at the suit of Freedom Mortgage Corporation. Debt: \$469,731.68.

**Celine P. DerKrikorian**, Attorney.

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

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

12-12063

ALL THAT CERTAIN parcel of land, situated in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to Title Plan I & II "The Fairgrounds" prepared for Fairgrounds Associates by Yerkes Associates Inc., dated August 3, 1982, last revised March 15, 1983 and recorded in Plan Book A-44, Pages 392 and 392-A, described, as follows:

BEGINNING at a point of curve on the Northeasterly side of Providence Lane (10 feet wide), said point being a corner of Lot 217 as shown on said plan; thence extending along Lot 217 North 10 degrees, 00 minutes East, a distance of 157.47 feet to a point in line of lands offered for dedication; thence extending along same South 73 degrees, 44 minutes East a distance of 60.14 feet to a point, a corner of Lot 215 as shown on said plan; thence extending along same South 13 degrees, 52 minutes East (a radial line) a distance of 147.46 feet to a point of curve on the said side of Providence Lane; thence extending Northwestwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.15 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 216 as shown on said plan.

CONTAINING 8,294 square feet.

TITLE TO SAID PREMISES IS VESTED IN Kellyann S. Wurtz and Jamie G. McClennen by Deed from Donald W. Hubler and Arlene M. Hubler, dated April 15, 2008 and recorded April 16, 2008 in Deed Book 5689, Page 00805.

Parcel Number: 35-00-09020-20-6.

Location of property: 1416 Providence Lane, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kellyann S. Wurtz and Jamie G. McClennen** at the suit of M&T Bank. Debt: \$234,293.98.

**Celine P. DerKrikorian**, Attorney.

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

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

12-12190

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

BEGINNING at a point on the Northwestern side of Country Drive (50 feet wide) at a corner of this and lands now or late of James L. and Mabel B. Meloy; thence extending along the same North 52 degrees, 10 minutes, 28 seconds West, 200.21 feet to a point a corner in line of Lot 25; thence extending along the same North 38 degrees, 04 minutes, 42 seconds East, 100.00 feet to a point a corner in line of Lot 18; thence extending along the same South 52 degrees, 10 minutes, 28 seconds East, 200.21 feet to a point a corner on the Northwestern side of Country Drive; thence extending along the same South 38 degrees, 06 minutes, 41 seconds West, 100.00 feet to a point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles C. Avery, Jr. and Tanjania M. Avery, h/w, by Deed from Country Walk Properties, L.P., Limited Partnership, dated 10/04/2002, recorded 10/23/2002 in Book 5431, Page 119.

Parcel Number: 42-00-01073-27-1.

Location of property: 18 Country Drive, Pottstown, PA 19464-7222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles C. Avery, Jr. and Tanjania M. Avery** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$288,200.10.

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

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

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

12-12228

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northerly one-half of Lot No. 41, on Plan of Lots of B.F. Hendricks, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery, said lot being bounded and described, as follows:

BEGINNING at a stake set for a corner of this and land of George Pascieri on the South side of Maple Avenue a distance of two hundred feet Southeast corner of Oak Lane and Maple Avenue; thence extending along the South side of Maple Avenue, South 54°, 20' East, twenty-five feet to a stake set for a corner of this and other land of Raffaele Volpe; thence by said land and passing through the partition wall between the house erected on this lot and the house erected on the land of said Raffaele Volpe, South 35°, 40' West, one hundred and sixty-four feet to a stake set on the North side of Ambler Avenue; thence along the North side of Ambler Avenue, North 64°, 20' West, twenty-five feet to land of George Pascieri; thence by the same, North 35°, 40' East, one hundred and sixty-four feet to the point and place of beginning.

BEING the same premises which Clarence H. Redfield, Jr. Trustee of the Clarence H. Redfield, Jr. Revocable Living Trust under a Declaration of Trust dated November 27, 2002, of Ambler, Pennsylvania, by Deed dated 7/21/04 and recorded in the Montgomery County Recorder of Deeds Office on 9/10/04 in Deed Book 5525, Page 422, granted and conveyed unto Clarence H. Redfield, Jr. unmarried, of Ambler, Pennsylvania.

Parcel Number: 66-00-03418-00-8.

Location of property: 264 West Maple Street a/k/a 264 Maple Avenue, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, Firms, or Associations Claiming Right, Title or Interest from or Under Clarence H. Redfield, Jr., Deceased** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank, National Association, as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA6 Trust. Debt: \$252,607.97.

**Christopher A. DeNardo**, Attorney.

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

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

12-13945

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, Registered Engineer, dated 01/19/1948 and known Brookside Homes, Inc. which said plan is recorded at Norristown, Pennsylvania, in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Warren Street (50 feet wide) at the distance of 637 feet, 03 inches Northeastwardly from a point of tangent in the said side of Warren Street which said point of tangent is at the distance of 38 feet one-half inch measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Wilson Street (40 feet wide); thence from said beginning point along the said Southeasterly side of Warren Street North 61 degrees, 42 minutes East, 50 feet to a point in the center line of a certain 10 feet wide utility easement; thence extending along the center line of same South 61 degrees, 42 minutes West, 50 feet to a point, thence extending along Lot No. 110 North 28 degrees, 18 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 111 on said plan.

TITLE TO SAID PREMISES VESTED IN Stanley J. Haraczka, Jr. by Deed from Shannon M. Ewing dated 07/16/2010 and recorded 07/16/2010 in the Montgomery County Recorder of Deeds in Book 5773, Page 02688.

Parcel Number: 16-00-31584-00-8.

Location of property: 878 Warren Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stanley J. Haraczka, Jr. Original Mortgagor and Real Owner** at the suit of MorEquity, Inc. Debt: \$185,874.05.

**Patrick J. Wesner**, Attorney.

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

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

12-14019

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Westover Woods made for R. G. Crecraft, Inc., by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated July 30, 1960, as follows, to wit:

BEGINNING at a point on the Northwest side of Schuylkill Avenue 46.5 feet wide, as laid out and shown on said plan by the addition of a 13.5 feet to the original Northwest side thereof as laid out 33 feet in width, at the distance of 779.64 feet measured South 45 degrees, 03 minutes West along said side of Schuylkill Avenue from its intersection with the Southwest side of Hemlock Road (60 feet wide) both lines produced; thence along the Northwest side of Schuylkill Avenue South 45 degrees, 03 minutes West, 120 feet to a point a corner of Lot #111; thence along Lot #111 North 44 degrees, 57 minutes West, 167 feet to a point; thence North 45 degrees, 03 minutes East, 120 feet to a corner of Lot #113; thence along Lot #113 South 44 degrees, 57 minutes East, 167 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John L. McGuigan, by Deed from Walter Collins and Kristin A. Collins, h/w, dated 09/30/2003, recorded 12/17/2003 in Book 5486, Page 1236.

Parcel Number: 63-00-07738-00-2.

Location of property: 261 South Schuylkill Avenue a/k/a 261 South Schuylkill Avenue, Norristown, PA 19403-3145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. McGuigan** at the suit of Citimortgage, Inc. Debt: \$323,736.93.

**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.

12-14427

ALL THAT CERTAIN lot or piece of land, being Lot "C" as laid out on a Subdivision Plan of Property of Blu-Bel Builders, Inc., situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania dated 12/11/1953, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Brookside Avenue, as laid out forty-five feet wide, said point being North forty-six degrees, fourteen minutes, thirty seconds West, five feet from a point on the Northwest side of Brookside Avenue as originally laid out forty feet wide, said last mentioned point being North forty-three degrees, forty-five minutes, thirty seconds East, two hundred seventy and thirty-six one-hundredths feet from a point at the intersection of the last mentioned side of Brookside Avenue with the Northeast side of North Spring Garden Street (forty feet wide); thence from the first mentioned point of beginning, along Lot B on said plan North forty-six degrees, fourteen minutes, thirty seconds West, one hundred fifty-four and forty-one one-hundredths feet to a point in line of Lot No. 2 of the Camburn Subdivision; thence along the same North forty-three degrees, fifty minutes, thirty seconds East, fifty-two feet to a point, a corner of Lot D of said Blu-Bel Subdivision; thence along Lot D fourteen minutes, thirty

seconds East, one hundred fifty-four and thirty-two one-hundredths feet to the aforesaid Northeast side of Brookside Avenue; thence along said side of Brookside Avenue South forty-three degrees, forty-five minutes, thirty seconds West, fifty-two feet to the first mentioned point and place of beginning.

SAID above mentioned plan recorded in the Office for the recording of Deeds in Plan Book B-1, Page 14.

TITLE TO SAID PREMISES IS VESTED IN **McKenily Daniel**, by Deed from **McKenily Daniel**, a/k/a **McKenily Daniels** and **Julia C. Daniel**, a/k/a **Julia C. Daniels**, h/w, dated 07/30/2004, recorded 05/13/2005 in Book 5554, Page 10. Parcel Number: 39-00-00466-00-8.

Location of property: 411 Brookside Avenue, Ambler, PA 19002-3401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **McKenily Daniel** at the suit of Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH2, Asset-Backed Pass-Through Certificates, Series 2007-CH2. Debt: \$232,482.34.

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

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

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

#### 12-14706

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, dated December 12, 1941, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Basin Street with the Southeasterly side of Arch Street; thence extending along the Southeasterly side of Arch Street Northeastwardly 29.80 feet to a point in line of other land of Joseph Licata and Catarine, his wife; thence extending Southeastwardly at right angles to Arch Street and for a part of the distance passing along the Southwesterly face of the wall of the house erected on said other land of Joseph Licata and Catarine, his wife, 96.00 feet to a point a corner in line of land formerly of John J. Corson and Robert Heysham; thence extending along said land Southwestwardly and parallel with the Southeasterly side of Arch Street, aforesaid 25.34 feet to a point on the Northeasterly side of Basin Street, aforesaid; thence extending along the Northeasterly side of Basin Street, Northwestwardly 23.18 feet to an angle in said street; thence continuing along the Northeasterly side of Basin Street, Northwestwardly 72.80 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-01752-00-8.

Location of property: 1200 Arch Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **H.L.S. Investments, LLP** at the suit of Municipality of Norristown. Debt: \$1,339.32.

**James R. Wood**, Attorney.

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

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

#### 12-15059

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of "Perkiomen Woods", by F.X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 12/27/1987 and recorded at Norristown, Pennsylvania, in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Redwood Drive, a corner of Lot No. 370 on said plan; thence extending from said beginning point along line of Lot No. 370, South 19 degrees, 26 minutes, 24 seconds West, 100 feet to a point; thence extending North 46 degrees, 6 minutes, 58 seconds West, 43.17 feet to a point; thence extending North 19 degrees, 26 minutes, 24 seconds East, 803.91 feet to a point on the Southwesterly side of Redwood Drive; thence extending along the Southwesterly side of Redwood Drive, South 70 degrees, 33 minutes, 36 seconds East, 42 feet to a point, a corner of Lot No. 370 on said plan, the first mentioned point and place of beginning.

BEING Lot No. 369 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Sandra Hasham** a/k/a **Sandra Roselli** and **Phillip J. Hashem** by Deed from **Phillip J. Hashem**, dated August 26, 2005 and recorded September 21, 2005 in Deed Book 05571, Page 2851.

Parcel Number: 61-00-04392-11-9.

Location of property: 123 Redwood Drive, Collegeville, PA 19426.

The improvements thereon are: Lot.

Seized and taken in execution as the property of **Sandra Hashem** a/k/a **Sandra Roselli** and **Phillip J. Hashem** at the suit of M&T Bank. Debt: \$219,471.43.

**Joseph F. Riga**, Attorney.

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

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

12-15359

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of "Stonebridge II" made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania dated May 6, 1969, as follows, to wit:

BEGINNING at a point on the Southwest side of Parkview Drive (50 feet wide) measured the three following courses and distances along the side of Parkview Drive from a point of curve on the Northwest side of Rampart Lane, 50 feet wide: (1) Northeastwardly and Northwestwardly on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 40.26 feet; (2) Northwestwardly on the arc of a circle curving to the left having a radius of 606.24 feet, the arc distance of 224.49 feet; (3) North 70 degrees, 11 minutes, 30 seconds West, 57 feet; thence from said point of beginning along Lot No. 69 South 19 degrees, 48 minutes, 30 seconds West, 200 feet to a point in line of Lot No. 66; thence along Lot No. 66, and Lot No. 65 North 70 degrees, 11 minutes, 30 seconds West, 125 feet to a point, a corner of Lot No. 71 in the bed of said 30 feet wide drainage easement, thence along Lot No. 71 in the bed of said 30 feet wide drainage easement; thence along Lot No. 71 in the bed of said 30 feet wide drainage easement North 19 degrees, 48 minutes, 30 seconds East, 200 feet to a point on the Southwest side of Parkview Drive; thence along said side thereof South 70 degrees, 11 minutes, 30 seconds East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 70 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Marilyn A. Tarves, by Deed from Scott R. Tarves and Manlyn A. Tarves, h/w, dated 11/18/2005, recorded 04/28/2006 in Book 5598, Page 2414.

Parcel Number: 53-00-06220-00-9.

Location of property: 2040 Parkview Drive, Lansdale, PA 19446-5023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marilyn A. Tarves** 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: \$313,842.67.

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

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

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

12-16043

TRACT NO. 1:

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the West side of York Street between Chestnut and Walnut Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of York Street at a distance of 97 feet Northwardly from the Northwest corner of Chestnut and York Streets, a corner of this and land formerly of Edmund Kerper, lately conveyed to Ruelher & Klink; thence by said land Westwardly 60 feet to land formerly of Susan M. Swinehart, lately conveyed to Newton R. Dunn; thence by the same Northwardly 23 feet more or less, to other land of Edmund Kerper; thence by the same Eastwardly 60 feet to the West sides of York Street aforesaid, passing in part of said corner and distance through the middle of a brick division or position wall of this and house of the Kerper adjoining to the North; thence by the West side of said York Street Southwardly 23 feet or more, or less to the place of beginning.

BEING known as Block 11, Unit 26.

TITLE TO SAID PREMISES IS VESTED IN Tanya L. Chasar and Jon M. Chasar by Deed from Faye E. Lachman dated April 25, 2002 and recorded April 29, 2002 in Deed Book 5405, Page 0816.

Parcel Number: 16-00-33824-00-9.

Location of property: 111 North York Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tanya L. Chasar and Jon M. Chasar** at the suit of Bank of America, N.A. Debt: \$119,543.34.

**Joseph F. Riga**, Attorney.

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

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

12-16981

Premises "A"

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

TRACT NO. 1:

BEGINNING at an iron pin in the center line of Main Street; thence along the said line South 19 degrees, East 37 feet, 10-1/2 inches to a stone a corner of other land conveyed herein to the within grantees; thence by the same South 71 degrees, West 184.8 feet to a corner; thence by the same South 19 degrees, East 19.8 feet to a corner; thence by the same South 71 degrees, West 32.5 feet to an iron pin in West side alley; thence along said alley North 19 degrees, West 57.8 feet to an iron pin, a corner; thence by other land, now or late of Roeller J. Kolb, North 71 degrees, East 217.3 feet to the place of beginning.

## TRACT NO. 2:

BEGINNING at a stone in the center line of Main Street being a corner of the within grantees other land; thence along said Main Street South 19 degrees, East 75.8 feet to a corner; thence by land now or late of James C. Holtzman South 71 degrees, West 217.3 feet to a corner in the center of West side alley; thence along the center of said alley North 19 degrees, West 56 feet to a corner; thence by other land of the within grantees North 70 degrees, East 32.8 feet to a corner; thence by the same North 19 degrees, West 19.8 feet to a corner; thence by the same North 71 degrees, East 184.8 feet to the place of beginning.

ALL THAT CERTAIN three-story Lodge Hall and tract or piece of land, situate on the Northwest corner of Main and Fourth Streets in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania, bounded and described as per recent survey made by Smith & Dinnig, dated March 1941, as follows, to wit:

BEGINNING at a point in the Northerly curb line of Fourth Street, said point being at the distance of 43 feet from the Easterly line of a 20 feet wide alley West of Main Street measured along the aforementioned curb line, being a corner also in the line of land of John Weyand Estate; thence along land of the said John Weyand Estate the following courses and distances, to wit: North 13 degrees, 30 minutes West, 53.58 feet to an iron pin; and thence North 73 degrees, 30 minutes East, 142.2 feet to a point in the Westerly curb line of Main Street; thence along the said Westerly curb line of Main Street the two following courses and distances, to wit: South 13 degrees, 30 minutes East, 8.28 feet to a point a corner and South 7 degrees, 8 minutes East, 46 feet to the Northerly curb line of the aforesaid Fourth Street; thence along the Northerly curb line of said Fourth Street South 76 degrees, 38 minutes West, 125.21 feet, more or less to the place of beginning.

ALL THAT CERTAIN lot or piece of land with improvements thereon erected, (now used as a garage), situate in the West side of Main Street in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner in the old line in Main Street said old land line being 2 feet, 1/2 inch, West of and parallel to the center line of said Main Street as laid out on the Topographical Plan of the Borough of Pennsburg said beginning corner being 53 feet North on an iron pin in a pipe at the Southern end of said old land line marking the corner between the properties now or late of Charles A. Kneule, M.K. Gilbert (now Heavner and Shelly) James G. Mensch and the Pennsburg Lodge #449 I.O.O.F.; thence Westward along property of the said Pennsburg Lodge I.O.O.F. #449 at right angles to Main Street a distance of 157 feet to an iron pin a corner; thence Southward along same property at right angles to the last mentioned line a distance of 53 feet to an iron pin a corner 7 feet, 1 inch South of the Northern building line of Fourth Street as laid out of the Topographical Plan of the Borough of Pennsburg; thence Westward along the same Fourth Street at right angles the last mentioned line of distance of 43 feet to an iron pin a corner in the Eastern line of a 20 feet wide alley running Third and Fourth Streets and corner being 7 feet, 2 inches South of the aforesaid Northern building line of Fourth Street; thence Northward along the Eastern line of said 20 feet wide alley making an interior angle of 91 degrees and 12 minutes with the last mentioned line a distance of 85 feet to an iron pin a corner of property now or late of William I. Snyder; thence Eastward along said property making an interior angle of 88 degrees and 48 minutes with said 20 feet wide alley and at right angles to Main Street a distance of 201 feet and 9 and 1/2 inches to an iron pin in the aforementioned old land line of said Main Street; thence Southward along said old land line at right to the mentioned line a distance of 32 feet to the place of beginning.

Premises "B"

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

BEGINNING at a corner in the middle line of a thirty-five foot wide street dedicated to public use by Henry H. Dotts, since opened by order of court to the width of fifty feet called Fourth Street; thence along the line of said street South seventy-one degrees, five minutes West, forty feet to a corner; thence by other lands of the said John F. Weyand North eighteen degrees, fifty-five minutes West, one hundred fifty feet to a corner; thence by land of Jonathan P. Hilegass North seventy-one degrees, five minutes East, forty feet to a corner; thence by land of Charles Snyder South eighteen degrees, fifty-five minutes East, one hundred fifty feet to the place of beginning.

CONTAINING twenty-one square perches of land.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as now laid out, extending from premises herein conveyed across the premises of the Grantor herein and leading into Cherry Street as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises abutting thereon and entitled to the use thereof, subject to the proportionate share of expense for the maintenance and repair of said driveway.

RESERVING unto the Grantor herein, his heirs, executors, administrators or assigns the right to use the cesspool and pipes leading into cesspool as they are presently used into the cesspool on the rear of premises herein described; subject however to the condition that the parties to this Deed of Conveyance, their heirs, executors, administrators and assigns shall equally share the cost of maintenance and repairs to keep the cesspool in good working order.

ALL THAT CERTAIN lot or piece of land together with the buildings and improvements thereon erected, known as the New Aurora Theater, situate on the West side and known as 369 Main Street in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania and being more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center line of Main Street at the line of land now or late of Edwin J. Wieder and May Wieder; thence along said Main Street South 18 degrees, 15 minutes East, 40 feet to an iron pin a corner of property now or late of Jackson Motor Company; thence by the same South 71 degrees, 5 minutes West, 200 feet to a corner in the Easterly line of West side alley; thence along the same North 18 degrees, 55 minutes West, 40 feet to an iron pin a corner of said land now or late of Edwin J. Wieder and May Wieder; thence along the same North 70 degrees, 5 minutes East, 200 feet to the place of beginning.

Parcel Numbers: Premises "A": 15-00-01435-00-8; 15-00-01438-00-5; 15-00-01420-00-5. Premises "B": 15-00-00541-00-2; 15-00-01432-00-2.

Location of property: Premises "A": 349 Main Street a/k/a 349-357 Main Street and 371 Main Street a/k/a 369-371 Main Street, Pennsburg, PA 18073. Premises "B": 119 4th Street and 369 Main Street, Pennsburg, PA 18073.

The improvements thereon are: Commercial Property.

Seized and taken in execution as the property of **T.J.M. Rental, LLC for Premises "A" and Anthony Randazzo for Premises "B"** at the suit of National Capital Management, L.P. Debt: \$1,533,847.66.

**Kerry S. Schuman**, Attorney.

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

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

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12-19355

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, PL 196 by the recording in the Office for the Recording of Deeds of Montgomery County, a Declaration dated 2/8/1984 and recorded 3/4/1984 in Deed Book 3925, Page 308 and any amendments thereto.

BEING designated in such Declaration Plan as Building Unit 158, as described in such Declaration Plan and Declaration.

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

BEING the same premises which Daniel Callahan and Catherine Callahan, husband and wife, by Deed dated 5/16/11 and recorded in the Montgomery County Recorder of Deeds Office on 6/2/11 in Deed Book 5802, Page 2368, granted and conveyed unto H. Elizabeth Weir.

Parcel Numbers: 53-00-04946-12-2 and 53-00-04946-45-5.

Location of property: 601 Monroe Drive, Building 8, Condominium 158 and Carport Unit C-30, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **H. Elizabeth Weir** at the suit of JP Morgan Chase Bank, National Association. Debt: \$210,455.06.

**Christopher A. DeNardo**, Attorney.

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

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

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12-20028

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey and Plan of Norriton Woods, made by Donald E. Schurr, Civil Engineer and Surveyor on December 28, 1964, last revised on June 23, 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) at the distance of 405.33 feet measured South 44 degrees, 07 minutes, 30 seconds East along the said side of East Hayes Road from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Polk Road (50 feet wide); thence from said point of beginning, along the said side of East Hayes Road on the arc of a circle curving to the right having a radius of 260 feet, the arc distance of 243.81 feet to a point; thence North 80 degrees, 23 minutes, 50 seconds West along Lot #112, as shown on said plan, 185.42 feet to a point; thence North 19 degrees, 07 minutes, 10 seconds West, 66.35 feet to a point; thence North 45 degrees, 52 minutes, 30 seconds East along Lot #110 as shown on said plan, 187.79 feet to the first mentioned point and place of beginning.

BEING Lot 111 as shown on said plan.

BEING Block 1-A, Unit 73.

BEING the same premises which Relocation Dynamics, Inc., a New Jersey Corporation, by Deed dated 8/4/2003 and recorded 10/9/2003 at Norristown, Pennsylvania in Deed Book 5477, Page 163, granted and conveyed unto Brian C. Harrington and Mary Margaret Harrington, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Zywaewski, Individually, by Deed from Kevin J. Zywaewski and Julianne Zywaewski, h/w, dated 03/31/2010, recorded 11/18/2010 in Book 5785, Page 1808.

Parcel Number: 33-00-04153-00-8.

Location of property: 3239 East Hayes Road, East Norriton, PA 19403-4019.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin J. Zywaewski and Julianne Zywaewski** 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: \$379,239.29.



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

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

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

12-21081

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, December 1950, as follows:

BEGINNING at a point on the Southeast side of Powell Street, 66 feet wide, at the distance of 36 feet Northeast from the Northeast side of Logan Street, 66 feet wide; thence along the Southeast side of Powell Street North 51 degrees, 30 minutes East, 21 feet to a point, a corner of land about to be conveyed to Anthony Termine and Frances, his wife; thence along said land South 38 degrees, 30 minutes East, 149 feet to a point in line of land now or late of John Ralph Kohl; thence along said land South 51 degrees, 30 minutes West, 21 feet to a point; thence along other land of Anthony P. Riccioli of which this is a part, North 38 degrees, 30 minutes West, the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on said adjoining premises, 149 feet to the place of beginning.

TOGETHER with unto said Grantors/Grantees, their respective heirs and assigns the free and uninterrupted use, right, liberty and privilege of a driveway 11 feet in width leading into and from Powell Street which driveway is composed of 5 feet of the Southeasterly portion of the premises herein conveyed and the 6 feet of the Northwesterly portion of the abutting premises to the Southeast and extending from Powell Street, 124 feet toward the rear boundary line of these and said abutting premises, as and for a passageway, watercourse and private driveway to be held in common by the aforesaid parties, their heirs and assigns, as tenants and occupiers of both premises at all times hereafter forever, the cost of maintaining and keeping said driveway in repair to be borne equally by the owners of the said properties.

TITLE TO SAID PREMISES IS VESTED IN Laura A. Smith, by Deed from James B. Fowler and Rosemary Fowler, h/w, dated 11/22/2000, recorded 12/07/2000 in Book 5341, Page 829.

Parcel Number: 13-00-31416-00-8.

Location of property: 1802 Powell Street, Norristown, PA 19401-3026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura A. Smith** at the suit of PHH Mortgage Corporation. Debt: \$156,479.71.

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

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

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

12-21452

ALL THAT CERTAIN tract of piece of land, with the buildings and improvements thereon known as Block 24, Unit 5, in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by F. Richard Urwiler, Registered Surveyor, dated March 30, 1960, as follows, to wit:

BEGINNING at a nail in the center line of Route 73 at the intersection of Krauss Road; and thence along the center line of Route 73 the following two courses and distances: (1) South 52 degrees, 58 minutes, 30 seconds East, 229.52 feet to an iron pin; and (2) South 54 degrees, 30 minutes East, 160.59 feet to a spike; thence North 44 degrees, 1 minute, 30 seconds East, 116.50 feet to an iron pipe; thence along lands now or late of D. Wadaworth North 45 degrees, 58 minutes, 30 seconds West, 379.47 feet to an iron pipe; thence along a private road South 46 degrees, 42 minutes, 30 seconds West, 164.60 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek J. Higgs and Teresa A. Higgs, by Deed from Meron M. Larkin, dated 11/27/2002, recorded 12/20/2002 in Book 5439, Page 932.

Parcel Number: 55-00-00196-00-1.

Location of property: 3507 Big Road, Zieglerville, PA 19492-9702.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Derek J. Higgs and Teresa A. Higgs** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Company, doing business as Commonwealth United Mortgage Company. Debt: \$155,092.16.

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

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

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

12-22082

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania described according to a survey made for Hillview Development Company, by H.D. Herbert R.E. dated 10/1944, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Buttonwood Street (66 feet wide) at the distance of 373 feet, 11 inches Southwesterly from the Southwesterly side of Beech Street (66 feet wide).

CONTAINING in front or breadth on the said side of Buttonwood Street 30 feet, 6 inches and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Buttonwood Street 170 feet, 2 3/8 inches to a certain 20 feet wide alley which runs Southwestwardly and Northeastwardly from Beech Street to Elm Street the Southwesterly line thereof passing partly through the center line of the party wall between these premises and the premises adjoining on the Southwest.

BEING Lot No. 22, Block C on said plan.

BEING the same premises of Craig Metzger and Amy L. Metzger by their Deed dated 12/29/03 and recorded on 1/30/04 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book Volume 5493, Page 352 granting and conveying unto Kenneth Adams.

Parcel Number: 13-00-05952-00-2.

Location of property: 803 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Kenneth Adams and Deadra L. Adams** at the suit of PNC Bank, National Association. Debt: \$171,624.16.

**Louis P. Vitti**, Attorney.

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

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

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12-22240

ALL THAT CERTAIN interest in that certain lot or piece of land with the brick message thereon erected, situate in **Pottstown Borough**, Montgomery County, State of Pennsylvania, on the North side of Chestnut Street, East of Evans Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North line of said Chestnut Street a corner of this and lot late of Conrad Miller L. Eagle; thence along said Eagles lot Northerly 140 feet to a 20 feet wide alley; thence Eastwardly along the South line of said alley 30 feet to a point a corner of this and lot late of Cornelius H. Milihouse; thence Southwardly along said lot 140 feet to the North line of said Chestnut Street; thence Westward along said Chestnut Street, 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Errol W. Niles and Katherine C. McRae, as Tenants in Common, by Deed from Rafael Viera, dated 04/10/2002, recorded 04/25/2002 in Book 5404, Page 1878.

Parcel Number: 16-00-06160-00-7.

Location of property: 365 Chestnut Street, Pottstown, PA 19464-5638.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Errol W. Niles a/k/a Errol Niles and Katherine C. McRae** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$68,156.48.

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

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

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

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12-23071

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

BEGINNING at a point on the Southwesterly side of Eleventh Avenue at the distance of 475 feet Northwestly from the West corner of said Eleventh Avenue and Wood Street; thence extending Northwestly along said side of said Eleventh Avenue 25 feet to a point; thence extending Southwesterly of that width in length or depth between parallel lines at right angles to said Eleventh Avenue viz the Southeast line passing through the middle of a partition wall separating the house on this from the house on the adjoining lot 140 feet to the Northeast side of a certain 20 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Raymond F. Nolan and Anne Marie Nolan, h/w, by Deed from Katherine Irwin, Executrix Under the Will of Anna McGuire, a/k/a Anna M. McGuire, a/k/a Ann Marie McGuire, deceased, dated 03/01/1990, recorded 03/07/1990 in Book 4740, Page 323.

Parcel Number: 05-00-01664-00-5.

Location of property: 339 West 11th Avenue, Conshohocken, PA 19428-1421.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond F. Nolan and Anne M. Nolan** at the suit of Citimortgage, Inc. Debt: \$43,102.85.

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

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

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

12-24396

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, Pennsylvania, described according to a plan of property subdivided for York Gardens Homes, Inc., made by George C. Gilmore, Registered Surveyor on May 13, 1943, as follows, to wit:

BEGINNING at a point in the bed of County Line Road (60 feet wide) (said point being 35 feet Northeast from the Southwest side of said County Line Road) at the distance of 837.53 feet Northwest from the center line of York Road (60 feet wide); thence extending South 37 degrees, 52 minutes West (parallel to Township Line Road) 160 feet to a point; thence extending North 52 degrees, 8 minutes West, 50 feet to a point; thence extending North 37 degrees, 52 minutes East, 160.19 feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road South 51 degrees, 55 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING Known as House No. 30 County Line Road (previously having an identification as House No. 29 County Line Road).

TITLE TO SAID PREMISES IS VESTED IN Margaret Yost, by Deed from Alfred Shaffer and Jennifer A. Shaffer, h/w, dated 06/07/2006, recorded 06/12/2006 in Book 5604, Page 615.

Parcel Number: 59-00-03400-00-6.

Location of property: 30 West County Line Road, Hatboro, PA 19040-2029.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Yost a/k/a Margaret M. Yost** at the suit of Nationstar Mortgage, LLC. Debt: \$166,362.42.

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

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

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

12-25809

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Arbors" for Gambone Development Company, by Schlosser & Clauss Consulting Engineers, Inc., dated November 8, 2002, last revised August 5, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arbor Circle (a private street) (as laid out on said plan), at a corner of Lot Number 17, as shown on said plan; thence extending from said point of beginning Northwestwardly along the said Northeasterly side of Arbor Circle, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 23.15 feet to a point, a corner of Lot Number 15, as shown on said plan; thence extending North 19 degrees, 07 minutes, 09 seconds East, along Lot Number 15, also crossing through that certain Drainage Easement (of variable widths), with that twenty feet wide Sanitary Sewer Easement within, both as shown on said plan, the distance of 281.70 feet to a point, a corner in line of Open Space 'G', as shown on said plan; thence extending South 24 degrees, 56 minutes, 33 seconds East, along Open Space 'G', the distance of 136.21 feet to a point, a corner of Lot Number 17, aforesaid; thence extending South 40 degrees, 15 minutes, 11 seconds West, along Lot Number 17 and also for a portion of the distance extending through a party wall, as shown on said plan, the distance of 198.71 feet to the first mentioned point on the said Northeasterly side of Arbor Circle and place of beginning. The rear portion thereof being within that certain 100 year Floodplain Boundary, with Floodplain Buffer appurtenant thereto, as shown on said plan.

BEING Lot Number 16, as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of The Arbors Planned Community, dated September 26, 2003, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5484, Page 274 &c., with a First Amendment to Declaration of The Arbors Planned Community, dated December 28, 2004, recorded as aforesaid, in Deed Book 5540, Page 2117 &c, and any other amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to the aforesaid Declaration, as amended, and any other amendments and/or supplements thereto, the foregoing rules and regulations promulgated thereunder, acknowledges that each and every provision thereof is essential to the successful operation and management of 'The Arbors Planned Community' and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as amended, and as the same may be again amended and/or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed, dated 2/24/2005, given by Arbors Residential, L.P. a Pennsylvania Limited Partnership, by and through its sole General Partner Arbors Residential, Inc., a Pennsylvania Corporation, which is acting hereby and through its Agent William B. Murdoch, duly constituted and appointed by Power of Attorney dated December 11, 2003 to Ernest M. Pio and recorded 3/3/2005 in Instrument #2005030215.

Parcel Number: 35-00-00074-20-6.

Location of property: 71 Arbor Circle, Colmar, PA 18915-9605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest M. Pio** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC2. Debt: \$303,851.98.

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

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

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

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12-25846

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

BEGINNING on the North side of Hector Street 273 feet or thereafter Eastwardly from Poplar Street, at a stone, a corner of land now or formerly of Isaac Jones; thence by said land the next 3 courses and distances, to wit: North 8°, 4' West, 120 feet to a stake North 81°, 56' East, 20 feet to a stake; thence South 8°, 4' East, 120 feet to a stake in the Northern side of Hector Street aforesaid; thence by and along said side of said street South 81°, 56' West, 20 feet to the place of beginning.

BEING the same premises which Barbara Jean Harmon a/k/a Barbara J. Harmon Executrix of the Estate of Willia Mae Mangum Moore, Deceased by her attorney in fact John W. Manhum, by Deed dated 12/12/1997 and recorded 5/13/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5225, Page 1327, granted and conveyed unto Carl Nase and Henrietta A. Nase, h/w.

Parcel Number: 05-00-05324-00-8.

Location of property: 330 East Hector Street, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl Nase, Jr. and Henrietta A. Nase** at the suit of Citizens Bank of Pennsylvania, s/b/m Commonwealth Bank, t/k/a Commonwealth Savings Bank, f/k/a Comnet Mortgage Services. Debt: \$56,582.81.

**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.

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12-26147

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Green Fields, made by John T. Aston, Registered Surveyor, 537 East Philadelphia Avenue, Boyertown, Pennsylvania, dated 1/11/1977 and last revised 12/12/1985 as recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-47, Page 205, as follows, to wit:

BEGINNING at a point located on the center line of Niantic Road (ultimate right-of-way 80 feet) (required right-of-way 33 feet) said point being a corner of this lot and Lot 8 and being located in a Southeasterly direction 1254.76 feet from the intersection of the center line of Niantic Road with the center line of Congo-Niantic Road (ultimate right-of-way 60 feet) required right-of-way 33 feet; thence extending from said point and place of beginning along the center line of Niantic Road South 50 degrees, 52 minutes, 05 seconds East, 150.02 feet to a point a corner of this lot and Lot 10; thence extending from said point leaving the center line of Niantic Road and crossing the Southwesterly side thereof along Lot 10, South 38 degrees, 10 minutes West, 330.82 feet to a point a corner in line of Lot 7; thence extending from said point along Lot 7, North 51 degrees, 23 minutes, 47 seconds West, 150.00 feet to a point a corner of this lot and Lot 8; and thence extending from said point along Lot 8 and recrossing the Southwesterly side of Niantic Road, North 38 degrees, 10 minutes West, 332.21 feet to a point located on the center line of Niantic Road said point being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roger M. Bowen and Margaret A. Bowen, his wife, as Tenants by the Entireties by Deed from Donald L. Stofflet and Anna M. Stofflet, his wife dated 09/23/1986 recorded 09/25/1986 in Deed Book 4814, Page 439.

Parcel Number: 32-00-04717-60-6.

Location of property: 186 Niantic Road, Douglass Township, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret A. Bowen and Roger M. Bowen** at the suit of PNC Bank, National Association. Debt: \$129,448.86.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

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12-26176

ALL THAT CERTAIN lot or piece of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Forest Creek at Whitpain" prepared by Mornenee-King Associates, dated 9-22-1987, last revised 6-28-1988 and recorded in Plan Book A-50, Page 175, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Meredith Lane (50 feet wide) which point is measured along the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 18.95 feet from a point of curve on the Northwesterly side of Jennifer Lane (50 feet wide); thence from said point of beginning, extending along the said Northeasterly side of Meredith Lane, North 48 degrees, 52 minutes, 00 seconds West, 115.96 feet to a point, a corner of Lot No. 37 on said plan; thence extending along the same, North 41 degrees, 08 minutes, 00 seconds East, 160.01 feet to a point in line of lands now or formerly of Brian D. and Cynthia R. O'Hara; thence extending along the same, South 48 degrees, 52 minutes, 00 seconds East, 130.00 feet to a point on the Northwesterly side of Jennifer Lane, aforesaid; thence extending along the same, the two following courses and distances: (1) South 41 degrees, 08 minutes, 00 seconds West, 128.76 feet; (2) along the arc of a circle curving to the right, having a radius of 175 feet, the arc distance of 19.76 feet to a point of compound curve in the same; thence extending along the arc of a circle, curving to the right, having a radius of 13 feet, the arc distance of 18.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Seidel and Jodi H. Seidel, h/w, by Deed from Richard A. Branca and Mary Ann N. Branca, h/w, dated 05/20/1999, recorded 06/09/1999 in Book 5275, Page 69.

Parcel Number: 66-00-03971-18-4.

Location of property: 1805 Meredith Lane, Blue Bell, PA 19422-3657.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard S. Seidel and Jodi H. Seidel** at the suit of JP Morgan Chase Bank, N.A., Successor in Interest by Purchase from The FDIC as Receiver of Washington Mutual Bank, f/k/a Washington Mutual Bank, F.A., Successor in Interest to PNC Mortgage Corporation of America. Debt: \$225,400.45.

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

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

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

12-28837

ALL THAT CERTAIN lot or parcel of land known as Unit 416 Maple Glen Circle, Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, Drawing No. 061334-418, dated April 12, 1988, said lot being more fully bounded and described, as follows:

BEGINNING at a point the Easterly corner of Unit No. 418 said point being situated the seven following courses and distances from the intersection of the center line of Maple Glen Circle with the center line of the same: (1) North 88 degrees, 00 minutes, 00 seconds West, 30.276 feet; (2) along a curve concave Southerly having a radius of 50.00 feet an arc distance of 40.797 feet to a tangent point; (3) South 41 degrees, 15 minutes, 00 seconds West, 116.997 feet; (4) along a curve concave Southeasterly having a radius of 180.00 feet and an arc distance of 22.887 feet; (5) North 56 degrees, 02 minutes, 06 seconds West, 58.774 feet; (6) South 26 degrees, 48 minutes, 05 seconds West, 20.00 feet; (7) North 63 degrees, 11 minutes, 55 seconds West, 2.00 feet; thence from said point of beginning and extending along lands of Maple Glen Village South 26 degrees, 48 minutes, 05 seconds West, 18.00 feet; thence through the party wall between Units 418 and 419 North 63 degrees, 11 minutes, 55 seconds West, 33.33 feet; thence along lands of Maple Glen Village the three following courses and distances: (1) North 26 degrees, 48 minutes, 05 seconds East, 15.00 feet; (2) North 63 degrees, 11 minutes, 55 seconds West, 8.00 feet; (3) North 26 degrees, 48 minutes, 05 seconds East, 3.00 feet; thence through the party wall between Units 417 and 418 South 53 degrees, 11 minutes, 55 seconds East, 41.33 feet to the first mentioned point and place of beginning.

CONTAINING 624 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Karen T. Willman by Deed from Kathleen Ann Bolinger, dated February 17, 2005 and recorded March 9, 2005 in Deed Book 5546, Page 0023.

Parcel Number: 42-00-03042-11-1.

Location of property: 418 Maple Glen Circle, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen T. Willman** at the suit of JP Morgan Chase Bank, National Association. Debt: \$177,682.50.

**Joseph F. Riga**, Attorney.

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

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

12-29440

ALL THAT CERTAIN dwelling house formerly known as 316, later 310, but now known as 410, being the Southeasterly half of a double frame dwelling house and lot or piece of land thereunto belonging, hereditaments and appurtenances, situate upon the Northeasterly side of Second Avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Second Avenue directly in line with the center of the middle or party wall dividing said double frame dwelling house; thence North 52 degrees, 42 minutes East, 200 feet to a stake, passing in part of said course and distance on the center line of said middle or party wall dividing said double frame dwelling house; thence by lands now or late of the Estate of Daniel Latshaw, Deceased, South 32 degrees, 18 minutes East, 16 feet, 11 1/2 inches to a point; thence by lands now or late of Ardemus Rogers, South 52 degrees, 42 minutes West, 200 feet to a point in the center line of Second Avenue; thence on the corner line of Second Avenue, North 32 degrees,

18 minutes West, 16 feet, 11 1/2 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Rankin and Dina Rose Rankin by Deed from Gary R. Stephen, dated April 29, 2004 and recorded May 17, 2004 in Deed Book 05507, Page 1123.

Parcel Number: 19-00-03048-00-2.

Location of property: 410 2nd Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Rankin and Dina Rose Rankin** at the suit of EverBank. Debt: \$138,861.99.

**Joseph F. Riga**, Attorney.

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

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

12-30428

ALL THAT CERTAIN tract of land, situated in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on Sheet 1 of a Survey Plan of the Luciani Property dated July 23, 1999 by Showalter & Associates, of Chalfont, Pennsylvania, and bounded and described, as follows, to wit:

BEGINNING at an iron pin set at the intersection of the common line between the lands N/L of B&U 06-11 and the herein described parcel with the ultimate right-of-way of Skippack Pike (S. R. 73, 60.00 feet wide); thence along B&U 06-11 the following two (2) courses and distances: (1) South 43 degrees, 09 minutes, 40 seconds West, a distance of 178.25 feet to an iron pin set at the corner; (2) South 46 degrees, 27 minutes, 27 seconds East, a distance of 22.05 feet to a pipe found at the corner of the lands N/L of B&U 06-14; thence along said parcel the following two (2) courses and distances: (1) South 44 degrees, 00 minutes, 00 seconds West, a distance of 137.50 feet to a pipe found at the corner; (2) South 13 degrees, 14 minutes, 09 seconds West, a distance of 178.09 feet to a pipe found at the common corner with the lands N/L of B&U 06-58; thence along said parcel, North 48 degrees, 25 minutes, 08 seconds West, a distance of 122.71 feet to a pipe found at the corner; thence continuing along the lands N/L of B&U 06-58 and the lands N/L of B&U 06-09 and passing over an iron pin found 70.90 feet from the terminus of this line North 34 degrees, 15 minutes, 39 seconds East, a distance of 298.77 feet to an iron pin found at the corner; thence continuing along the lands N/L of B&U 06-09, North 43 degrees, 09 minutes, 40 seconds East, a distance of 178.78 feet to an iron pin set on the ultimate right-of-way of Skippack Pike; thence along said ultimate right-of-way, South 45 degrees, 30 minutes, 00 seconds East, a distance of 60.00 feet to an iron pin, said iron pin being the true place of the beginning.

CONTAINING 34,611 square feet (0.79 acres) of area more or less.

BEING the same premises which Stefani A. Luciani n/k/a Stefania Binnick, by Deed dated 5/20/05 and recorded in the Montgomery County Recorder of Deeds Office on 6/1/05 in Deed Book 5556, Page 317, granted and conveyed unto Dean Gazzo.

Parcel Number: 66-00-06355-00-5.

Location of property: 1540 Skippack Pike, Whitpain, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dean Gazzo** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL2. Debt: \$548,257.51.

**Christopher A. DeNardo**, Attorney.

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

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

12-31620

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

BEGINNING at a point on the Northwestern side line of Pennypacker Drive (46.00 feet wide), said point being located the following 3 courses and distances from the terminus of an arc of a circle having a radius of 20.00 feet connecting the Northwestern side line of Pennypacker Drive, (26.00 feet wide) with the Southwesterly side line of Berger Lane (30 feet wide): (1) along the aforementioned side line of Pennypacker Drive (26.00 feet wide) South 49 degrees, 37 minutes, 17 seconds West, 27.66 feet to a point; (2) North 40 degrees, 22 minutes, 43 seconds West, 20.00 feet to a point on the Northwestern side line of Pennypacker Drive (55.00 feet wide); (3) along said side line South 49 degrees, 37 minutes, 17 seconds West, 292.00 feet to the place of beginning; thence extending along the Northwestern side line of Pennypacker Drive (46.00 feet wide) South 49 degrees, 37 minutes, 17 seconds West, 20.00 feet to a point in line of Lot No. 44; thence extending along said lot, crossing a 20.00 foot wide utility easement North 40 degrees, 22 minutes, 43 seconds West, 114.51 feet to a point in line of other lands of Daniel Pellechio (Lower Frederick Township); thence extending along said lands North 49 degrees, 37 minutes, 17 seconds East, 20.00 feet to a point in line of Lot No. 42; thence extending along said lot recrossing the aforementioned 20.00 foot wide easement South 40 degrees, 22 minutes, 43 seconds East, 114.51 feet to the point and place of beginning.

CONTAINING 2,290.00 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Connie A. Luteman by Deed from Stanley L. Piotrowski and Maryann B. Piotrowski, dated August 23, 2000 and recorded September 15, 2000 in Deed Book 5331, Page 2191.

Parcel Number: 20-00-00382-22-8.

Location of property: 43 Pennypacker Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Connie A. Maurer a/k/a Connie A. Luteman** at the suit of JP Morgan Chase Bank, N.A. Debt: \$127,357.18.

**Celine P. DerKrikorian**, Attorney.

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

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

12-31643

ALL THOSE TWO CERTIAN town lots, with the messuages thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 627 and 628 in a plan of lots laid out on the farm of Jessica Jones (the Elder) deceased, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southern side of Spring Mill Avenue at the distance of 120 feet Easterly from the East side of Sandy Street, a corner of these and Lot No. 626; thence by and along said Lot No. 626 Southerly at right angles to said Spring Mill Avenue 120 feet to a stake; thence Eastwardly parallel with said Spring Mill Avenue 40 feet to a stake, a corner of these and Lot No. 629; thence by and along said Lot No. 629 Northerly parallel with said Sandy Street 120 feet to Spring Mill Avenue, aforesaid, and along the Southern side thereof Westerly 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jennifer A. Krier and Daniel Krier by Deed from Daniel J. Calcagni and Ruthann L. Calcagni, dated October 23, 2006 and recorded October 25, 2006 in Deed Book 5622, Page 1591.

Parcel Number: 65-00-10768-00-3.

Location of property: 915 Spring Mill Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer A. Krier and Daniel Krier** at the suit of JP Morgan Chase Bank, National Association. Debt: \$268,504.36.

**Joseph F. Riga**, Attorney.

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

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

12-31652

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of lots entitled the Candlebrook Company made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania on February 3, 1955 which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-2, Page 27 more particularly bounded and described, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Prince Frederick Street (60 feet wide) at the arc distance of 16.24 feet measured Northwestwardly along the arc of a circle curving to the left, having a radius of 930 feet from a point of curve, which point of curve is at the distance of 63.81 feet measured North 44 degrees, 50 minutes West along the said Northeasterly side of Prince Frederick Street from a point of tangent, which point of tangent is at the arc distance of 20.42 feet measured along the arc of a circle curving to the right having a radius of 13 feet from a point on the Northwesterly side of Hollow Road (50 feet wide); thence extending along the said Northeasterly side of Prince Frederick Street along the arc of a circle curving to the left having a radius of 930 feet the arc distance of 58.43 feet to a point; thence extending along Lot No. 130 on the said plan North 40 degrees, 34 minutes East, 119.57 feet to a point; thence extending along the center line of a ten feet wide utility easement and along Lot No. 68 on the said plan South 55 degrees, 30 minutes East, 49.98 feet to a point; thence extending along another ten feet wide utility easement and along Lot No. 127 on said plan, South 10 degrees, 24 minutes West, 29.94 feet to a point; thence extending still along the said center line of the 10 feet wide utility easement and along Lot No. 128 on the said plan, South 44 degrees, 10 minutes West, 101 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Claire D. Sheinbaum given by Michael I. Sheinbaum and Claire D. Sheinbaum dated 09/28/2005, recorded 6/12/2008 in Book 5696, Page 00080.

Parcel Number: 58-00-15106-00-1.

Location of property: 216 Prince Frederick Street, King of Prussia, PA 19406-2268.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Claire D. Sheinbaum** 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: \$340,873.10.

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

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

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

12-32045

ALL THAT CERTAIN brick messuage and lot of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as No. 1034 Queen Street, bounded and described, as follows, to wit:

BEGINNING on South side of Queen Street, distant three hundred twenty feet West of Price Street at a corner of this and land now or late of Jacob Erb; thence Southwardly one hundred forty feet to a twenty feet wide alley; thence Westwardly along said alley twenty feet to land now or late of Charles R. Saylor; thence Northwardly one hundred forty feet to Queen Street aforesaid; thence Eastwardly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Pamela L. Walker Bradley and David E. Bradley by Deed from Pamela L. Walker (now known as Pam) dated June 2, 2013 and recorded June 10, 2005 in Deed Book 5557, Page 849. Parcel Number: 16-00-23324-00-6.

Location of property: 1034 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pamela L. Walker Bradley and David E. Bradley** at the suit of JP Morgan Chase Bank, National Association. Debt: \$74,053.20.

**Margaret Gairo**, Attorney.

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

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

12-32271

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property made for Abcon, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated July 27, 1970, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fort Washington Avenue (fifty feet wide), at the distance of one hundred sixty-two feet measured North forty-five degrees, forty-three minutes East, from a point on the Northeasterly side of Prospect Avenue (fifty feet wide); thence extending from said beginning point along line of Lot No. 3 on said plan the two following courses and distances: (1) along the center line of a twenty feet wide driveway between these premises and premises adjoining to the Southwest, North forty-four degrees, seventeen minutes West, ninety-six feet to a point; and (2) North forty-one degrees, no minutes, forty-six seconds West, seventy and eleven one-hundredths feet to a point; thence extending North forty-five degrees, forty-three minutes East, fifty-six feet to a point a corner of Lot No. 5 on said plan; thence extending along line of Lot No. 5 on said plan and partly along the center line of a joint driveway between these premises and the premises adjoining to the Northeast, South forty-four degrees, seventeen minutes East, one hundred sixty-six feet to a point on the Northwesterly side of Fort Washington Avenue; thence extending along the Northwesterly side of Fort Washington Avenue, South forty-five degrees, forty-three minutes West, sixty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul J. May, single man, by Deed from Robert W. Niederberger, Jr. and Shirley O. Niederberger, his wife, dated 09/16/1976, recorded 09/17/1976 in Book 4141, Page 556.

Parcel Number: 54-00-06811-02-9.

Location of property: 414 Fort Washington Avenue, Fort Washington, PA 19034-1438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul J. May** at the suit of Wells Fargo Bank, N.A. Debt: \$16,374.89.

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

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

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

12-32937

ALL THAT CERTAIN lot of land with the building or buildings thereon erected, situate in Sanatoga, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the South side of Brown Street at the distance of seventy feet Westwardly from the Southwest corner of Brown Street and a forty feet wide street known as Hartenstine's Road or view land, a corner of this and other land now or late of Elmer H. Brown; thence along the South side of said Brown Street Westwardly sixty feet to other lands now or late of the said Elmer H. Brown; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence by the same Eastwardly sixty feet to other lands now or late of Elmer H. Brown; thence by said other lands of Elmer H. Brown, Northwardly one hundred forty feet to the point or place of beginning on the South side of Brown Street.

BEING the same premises which Rene Michael Bertolet and Carol Anne Rush, by Indenture bearing date the 29th day of June, A.D. 1999 and recorded August 20, 1999 in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5284, Page 1874, granted and conveyed unto K. Alicia Phillips and Terry M. Phillips, in fee.

TITLE TO SAID PREMISES IS VESTED IN William M. Smart, his Heirs and Assigns by Deed from Terry M. Phillips and K. Alicia Phillips, husband and wife dated 10/24/2005 recorded 10/28/2005 in Deed Book 05577, Page 1270.

Parcel Number: 42-00-00592-00-5.

Location of property: 2348 Brown Street, Lower Pottsgrove Township, PA 19464.

The improvements thereon are: Residential dwelling.



Seized and taken in execution as the property of **William M. Smart** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4. Debt: \$237,251.89.

**Salvatore Carollo**, Attorney. I.D. #311050

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

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

13-00255

Premises "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by George B. Mebus. Registered Professional Engineer, Glenside Pennsylvania, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Woodlawn Avenue (50 feet wide) with the Northeasterly side of Towanda Avenue (50 feet wide) not legally opened; thence extending along the Southeasterly side of Woodlawn Avenue North 38 degrees, 5 minutes East, 100.03 feet to a point; thence extending South 50 degrees, 30 minutes East, 152.47 feet to a point; thence extending South 39 degrees, 30 minutes West, 100 feet to a point on the Northeasterly side of Towanda Avenue (50 feet wide) (not legally opened); thence extending along the Northeasterly side of Towanda Avenue North 50 degrees, 30 minutes West, 150 feet to the first mentioned point and place of beginning.

Premises "B"

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

BEGINNING at a point formed by the intersection of the Southeasterly side of Woodlawn Avenue (50 feet wide) with the Northeasterly side of Towanda Avenue (50 feet wide); thence extending from said point of beginning South 50 degrees, 30 minutes East along the Northeasterly side of Towanda Avenue 150 feet to a point; thence extending South 39 degrees, 30 minutes West through the bed of Towanda Avenue 25 feet in the center line of same; thence extending North 50 degrees, 30 minutes West, along the center line of Towanda Avenue 150 feet more or less to a point on the extended Southeasterly line of Woodlawn Avenue; thence extending North 38 degrees, 5 minutes East along the extended Southeasterly line of Woodlawn Avenue 25 feet to the first mentioned point of intersection and place of beginning.

BEING all and the same lands and premises conveyed to Gordon Peterson and Dyesi Peterson, husband and wife, as t/e by Stephen Fudell and Rosalin B. Fudell also known as Rosalind Fudell in a fee simple deed executed 9/7/2006 and recorded 10/20/2006 in Book 5620, Page 2270 of the Montgomery County, Pennsylvania Land Records.

TITLE TO SAID PREMISES IS VESTED IN Gordon Peterson and Dyesi Peterson, husband and wife, as Tenants by the Entireties by Deed from Stephen Fudell and Rosaline Fudell, also known as Rosalind Fudell, husband and wife dated 09/07/2006 recorded 10/20/2006 in Deed Book 5620, Page 2270.

Parcel Number: 31-00-29764-00-4.

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deysi Peterson a/k/a Deysi P. Peterson and Gordon Peterson a/k/a Gordon F. Peterson** at the suit of PNC Bank, National Association. Debt: \$311,021.67.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

13-00298

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made of "Fair Hills" made for Skippack Village, Inc., by Urwiler and Walter, Inc., dated October 29, 1976, last revised April 19, 1978 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-32, Page 53, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fort Bevan Road (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Clonmel Road (50 feet wide), viz: (1) leaving the said side of Clonmel Road on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 43.24 feet to a point of reverse curve on the Southeasterly side of Fort Bevan Road, aforesaid; and (2) thence extending along the said Southeasterly and partly along the said Northeasterly sides of Fort Bevan Road, on the arc of a curve, curving to the left, in general Northwestwardly direction, having a radius of 225.00 feet the arc distance of 335.45 feet to the point of beginning; thence extending from said point of beginning, along the said side of Fort Bevan Road, on the arc of a curve, curving to the left, having a radius of 225.00 feet the arc distance of 35.00 feet to a point, a corner of Lot Number 75, as shown on said plan; thence extending North 70 degrees, 43 minutes, 28 seconds East, along Lot Number 75 the distance of 203.13 feet to a point, a corner in line of lands now or late of Phifer, as shown on said plan; thence extending South 45 degrees, 47 minutes, 27 seconds East, along said lands, the distance of 41.40 feet to a point, a corner of Lot Number 77, as shown on said plan; thence extending South 79 degrees, 38 minutes, 14 seconds West, along Lot Number 77, the distance of 245.14 feet to a point on the said Northeasterly side of Fort Bevan Road, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Schillinger, Sr., by Deed from Ralph Schillinger and Frances Schillinger, dated 04/29/2005, recorded 05/04/2005 in Book 5552, Page 2075.

Parcel Number: 51-00-01693-99-2.

Location of property: 2054 Fort Bevon Road, Harleysville, PA 19438-3328.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Schillinger, Sr. a/k/a Timothy J. Schillinger** at the suit of Wells Fargo Bank, N.A. Debt: \$153,634.56.

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

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

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

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13-00306

ALL THAT CERTAIN tract or piece of land, situate in **Horsham Township**, County of Montgomery, and State of Pennsylvania, bounded and described in accordance with a Surveyor Plan of Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated 2/17/1961, as follows, to wit:

BEGINNING at the intersection of the center line of the Old Road Bed of Lower State Road (33 feet wide) and the Southwest side of Horsham Road (intended to be widened to 75 feet); thence extending along the Southwest side of Horsham Road South 42 degrees, East 209.45 feet to a point, a corner of other lands of which these premises were formerly a part; thence extending along the same following 2 courses and distances viz: (1) South 48 degrees, West 262 feet to a point; and (2) North 42 degrees, West 208.02 feet to a point in the center line of the aforesaid Old Road bed; and thence extending along the same North 47 degrees, 40 minutes, 45 seconds East, 262 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN George B. Stock and Christina M. Stock by Deed from Barbara Baur dated 11/30/1999 and recorded 12/17/1999 in the Montgomery County Recorder of Deeds in Book 5300, Page 1882.

Parcel Number: 36-00-05782-00-5.

Location of property: 1327 Horsham Road, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **George B. Stock and Christina M. Stock** at the suit of Capital One, N.A. Debt: \$202,415.74.

**Patrick J. Wesner**, Attorney.

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

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

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13-01408

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lot Nos. 6 and 7, Block "A", Coleman Terrace, said plan recorded in Deed Book No. 857, Page 600, bounded and described, as follows, to wit:

BEGINNING on the Southeasterly side of Markley Street at the distance of 77.05 feet Northeasterly from Freedley Street.

CONTAINING in front on said Markley Street, Northeasterly 40 feet; thence Southeastwardly 143.03 feet on the Southwesterly side thereof along Lot No. 5, Block "A" on said plan and 150 feet on the Northeasterly side thereof along Lot No. 8, Block "A" on said plan, running to an alley 20 feet wide, shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Donna A. Gibbs and Donna A. Gibbs by Deed from Anna Marie Strickland and Joseph Santangelo dated August 24, 2001 and recorded September 11, 2001 in Deed Book 5375, Page 1570.

Parcel Number: 13-00-23552-00-6.

Location of property: 1528 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna A. Gibbs** at the suit of JP Morgan Chase Bank, National Association. Debt: \$110,169.75.

**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.

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13-01762

ALL THAT CERTAIN lot or piece of land with the buildings erected thereon, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made September 8, 1955, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Skippack Creek Road (33 feet wide), said road leading to Elroy, a corner of this and land now or late of Stanley M. and Virginia C. Kulp; thence in and through the center line of said Skippack Creek Road, North 28 degrees, 45 minutes East, 130 feet to an iron pin, a corner of land about to be conveyed to Bernard J. and Madeline S. Bosovne; thence along said lot and land, South 47 degrees, 15 minutes East, 265.85 feet to an iron pin, a corner of land now or late of the Central Schwenkfelder Church; thence along said land, South 54

degrees, 41 minutes West, 130 feet to an iron pin; thence along said Kulp's land, North 47 degrees, 15 minutes West, 210.65 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Emily A. Schaeffer and John David Schaeffer by Deed from Jeffrey A. Flairty and Ginger M. Flairty, dated July 23, 2007 and recorded August 6, 2007 in Deed Book 5658, Page 02541.

Parcel Number: 50-00-04108-00-9.

Location of property: 128 Skippack Creek Road, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Emily A. Schaeffer and John David Schaeffer** at the suit of Navy Federal Credit Union. Debt: \$474,456.20.

**Celine P. DerKrikorian**, Attorney.

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

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

13-01805

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in December 1936, as follows, to wit:

BEGINNING at a point on the Southwesterly side of a public road leading from Swede Street to Germantown Pike, called Mill or Brush Road, at the distance of 727.4 feet Southeastwardly from the Southeasterly side of Swede Street, a corner of land now or late of W. Knapp; thence extending along the said side of said public road South 44 degrees, 28 minutes East, 94.5 feet to a point on the Northwesterly side of a right-of-way laid out 25 feet in width; thence extending along said right-of-way of South 68 degrees, 50 minutes West, 215.75 feet to an iron post in line of land now or late of W. Knapp aforesaid, said point marking the boundary line between the property now or late of W. Knapp and land late of Frederick J. Brunch, Jr.; thence along said land now or late of W. Knapp North 44 degrees, 9 minutes East, 200 feet to the place of beginning.

BEING the same premises which Margaret J. Mathias and Ronald J. Mathias by Deed dated 02/11/2011, recorded 02/14/2011 in the Bucks County Recorder of Deeds in Book 5793, Page 766 granted and conveyed unto Thomas Jamison and Kathleen Halteman in fee.

TITLE TO SAID PREMISES IS VESTED IN Gary D. Zlotnick, by Deed from Thomas Jamison and Kathleen Halteman, dated 06/22/2011, recorded 06/24/2011 in Book 5805, Page 336.

Parcel Number: 33-00-05722-00-5.

Location of property: 26 Mill Road, Norristown, PA 19401-1815.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary D. Zlotnick** at the suit of Wells Fargo Bank, N.A. Debt: \$157,198.21.

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

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

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

13-02510

ALL THAT CERTAIN unit in the property known named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County Pennsylvania which has heretofore been submitted to the provision of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recording in the Office for the Recording of Deeds at Montgomery County a Declaration dated June 29, 1973 and recorded on July 2, 1973 in Deed Book 3874, Page 161 and Amendment to said Declaration dated October 23, 1973 and recorded on December 19, 1973 in Deed Book 3911, Page 123; and a Second Amendment to said Declaration dated July 25, 1978 and recorded on April 30, 1979 in Deed Book 4405, Page 461; and a Third Amendment to said Declaration dated May 1, 1980 and recorded August 25, 1980 in Deed Book 4554, Page 341; and Declaration Plan dated February 22, 1973 and recorded July 2, 1973 in Condominium Plan Book 2, Pages 1 and 2 thereof revised December 12, 1973 in Condominium Plan Book 2, Pages 44 and 45; and Page 9 thereof revised July 25, 1978 and recorded April 30, 1979 in Condominium Plan Book 6, Page 49 thereof revised August 9, 1979 and recorded August 25, 1980 in Condominium Plan Book 8, Pages 32 and 33 and a Code of Regulations dated June 29, 1973 and recorded July 2, 1973 in Deed Book 3874, Page 190 and First Amendment thereto dated December 19, 1973 and recorded on December 19, 1973 in Deed Book 3911, Page 151 and Second Amendment thereto dated December 19, 1973 and recorded on January 8, 1974 in Deed Book 3915, Page 4, being designated on Declaration Plan as Unit 815-A as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Yvonne C. King granted and conveyed unto Fujie Grey by Deed dated July 9, 2007 and recorded August 2, 2007 in Montgomery County Deed Book 5658, Page 1056.

Parcel Number: 31-00-30006-03-2.

Location of property: 7900 Old York Road, Apartment 815A, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fujie Grey** at the suit of Wells Fargo Bank, N.A. Debt: \$90,676.78 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

13-02779

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

BEGINNING on the South side Spruce Street one hundred twenty feet East of the Southeast corner of Spruce and Gay Streets in the division line of Lots #57 and #58; thence Eastwardly along said Spruce Street thirty feet to Lot #59; thence Southwardly along the division line of Lot #59, one hundred forty feet to a twenty feet wide alley; thence Westwardly along said alley thirty feet to Lot #57; thence Northwardly along said Lot #57 one hundred forty feet to the place of beginning.

BEING Lot #58 in a Plan of Royer's Addition.

ALSO, ALL THAT CERTAIN lot or piece of land, situated in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Spruce Street, East of Gay Street, bounded and described, as follows, to wit:

BEGINNING on the South side of Spruce Street ninety feet East of the Southeast corner of Spruce and Gay Streets, a corner of this and Lot No. 56; thence Eastwardly along side of Spruce Street, thirty feet to Lot No. 58; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley; thence along the same Westwardly thirty feet to Lot No. 56 aforesaid; thence along the same Northwardly one hundred forty feet to the place of beginning.

BEING Lot No. 57 in plan of Royer.

Excepting THEREOUT AND THEREFROM the following parcel of ground:

ALL THAT CERTAIN parcel or strip of land situated in the Fourth (formerly Eighth) Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as accordance with a field survey made by Ralph E. Shaner and Son Engineering Company as of April 10, 1969, and more fully described, as follows, to wit:

BEGINNING at the Northwesterly corner other lands of the grantees (then being Donald F. Specht and Wilson J. Mayberry, Co-Partners), said point being on the Easterly property line of Spruce Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line intersection of the aforesaid Spruce Street and another given public road or street known as Gay Street (40 feet wide), North 62 degrees, 19 minutes East, 90.00 feet, North 62 degrees, 19 minutes East, 10.00 feet to a corner other lands of Charles W. Moyer and Dorothy E. Moyer, his wife; thence along the same, South 27 degrees, 41 minutes East, 140.00 feet to a corner on the Westerly side of a public alley known as Liberty Alley (20 feet to a corner and place of beginning.)

TITLE TO SAID PREMISES VESTED IN Edward B. Moyer, child of grantor, and Vicki L. Moyer, child's spouse, as Tenants by Entirety by Deed from Brooke E. Moyer dated 04/03/1996 and recorded 04/24/1996 in the Montgomery County Recorder of Deeds in Book 5145, Page 2008.

Parcel Number: 16-00-27864-00-2.

Location of property: 752 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward B. Moyer and Vicki L. Moyer** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$170,884.13.

**Patrick J. Wesner**, Attorney.

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

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

13-02827

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

BEGINNING at a stake on the Southeasterly side of Arch Street, at the distance of 60 feet Southwesterly from the Southerly corner of Arch and Moore Streets, a corner of this and land now or late of William H. Hallman; thence by land now or late of said Hallman at right angles to Arch Street, the line passing through the middle of the partition wall between this and the adjoining house, Southeasterly 90 feet to an alley, 03 feet wide; thence along the Northwesterly side of said alley, Southwesterly 15 feet to a corner of this and land now or late of Levi Patton; thence by the same parallel with the first line the line passing through the middle of the partition wall between this and the adjoining house, Northwesterly 90 feet to Arch Street, aforesaid; thence along the Southeasterly side thereof, Northeasterly 15 feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Joeann Malone, by Deed from Dorothy Sims Cooper, dated 05/23/1985, recorded 05/29/1985 in Book 4767, Page 1288. Joeann Malone died on or about 12/6/2006 and upon information and belief her surviving heirs are Romaine Malone and Marcel R. Malone.

Parcel Number: 13-00-01516-00-1.

Location of property: 516 Arch Street, Norristown, PA 19401-5027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Romaine Malone, in Her Capacity as Heir of Joeann Malone, Deceased, Marcel R. Malone, in His Capacity as Heir of Joeann Malone Deceased and Unknown Heirs, Successors,**

**Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Joeann Malone, Deceased** at the suit of JP Morgan Chase Bank, N.A. s/b/m to BANC One Financial Services, Inc. Debt: \$34,942.29.

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

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

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

13-02838

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Alfred C. Young, Registered Professional Engineer, dated July 1, 1950 and recorded at Norristown, Pennsylvania, in Deed Book 2092, Page 601, as follows, to wit:

BEGINNING at a point in the Northwest side of Mason Mill Road (originally 33 feet wide now widened to 41.5 feet wide by the addition of 8.5 feet on the Northwest side) at the distance of 516.35 feet Northeast of the intersection which it makes with the Northeast side of Huntingdon Road (originally 33 feet wide now widened to 41.5 feet by the addition of 8.5 feet on the Northeast side) (both sides produced); thence along land recently conveyed to F.F. Nunnamaker, Jr. North 53 degrees, 9 minutes West, 433.96 feet to a corner; thence along land of A. Basil Lyons North 36 degrees, 58 minutes East, 110 feet to a corner; thence through remaining land of Samuel L. Nice South 53 degrees, 9 minutes East, 433.74 feet to a corner stone on the Northwest side of said Mason Mill Road; and thence along the same South 36 degrees, 51 minutes West, 110 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elisabeth P. Hansen by Deed from David J. Garrett and Renee K. Garrett, husband and wife dated 12/17/2002 recorded 12/31/2002 in Deed Book 5440, Page 1389.

Parcel Number: 59-00-12343-00-9.

Location of property: 3240 Mason Mill Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elisabeth P. Hansen** at the suit of U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, Successor by Merger to LaSalle Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB5. Debt: \$358,558.79.

**Salvatore Carollo**, Attorney. I.D. #311050

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

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

13-02866

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Final Subdivision Plan entitled "Cooper Mill Station" prepared by S W K, Ltd. dated January 20, 1981 as recorded in Montgomery County Plan Book A-42, Page 97 since last revised September 20, 1983, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Traymore Avenue (50 feet wide) which point is at the arc distance of 15.27 feet measured on the arc of a curve, curving to the right, having a radius of 15 feet from a point of curve on the Northwesterly side of Lawndale Avenue (50 feet wide), as shown on said plan; thence extending from said point of beginning North 58 degrees, 30 minutes, 0 second West along said side of Traymore Avenue 126.76 feet to a point a corner; thence extending North 63 degrees, 10 minutes, 43 seconds East, 109 feet to a point a corner of Lot No. 58 as shown on said plan; thence extending South 26 degrees, 49 minutes, 17 seconds East along line of Lot No. 58, 115 feet to a point a corner on the Northwesterly side of Lawndale Avenue, aforesaid; thence extending South 63 degrees, 10 minutes, 43 seconds West along said side of Lawndale Avenue 29.66 feet to a point of curve; thence leaving Lawndale Avenue on the arc of a curve, curving to the right having a radius of 15 feet, the arc distance of 15.27 feet to a point of tangent on the Northeasterly side of Traymore Avenue the first mentioned point and place of beginning.

BEING Lot No. 59, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Williams a/k/a Patricia D. Williams by Deed from Loc T. Nguyen and Loan P. Lam, by her agent Loc T. Nguyen, appointed by Power of Attorney, dated 3/16/06, dated May 25, 2006 and recorded June 23, 2006 in Deed Book 05606, Page 2094, Instrument No. 2006077149.

Parcel Number: 58-00-12606-43-1.

Location of property: 252 Lawndale Avenue, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia A. Williams a/k/a Patricia D. Williams and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of JP Morgan Chase Bank, National Association. Debt: \$218,401.04.

**Celine P. DerKrikorian**, Attorney.

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

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

13-02871

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made March 9, 1959 and revised March 18, 1959 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Street (30 feet wide) at the distance of one hundred sixty-six feet Northeastwardly from the intersection of said side of Walnut Street with the Northeastly side of Eighth Street (40 feet wide); thence along the Southeast side of Walnut Street North 44 degrees, 10 minutes East, fifty and twenty one-hundredths feet to a point; thence extending South 38 degrees, 45 minutes East, two hundred two and five one-hundredths feet to a point on the Northwest side of Willow Street (not open); thence along said side of Willow Street South 44 degrees, 10 minutes West, thirty-six and fifty one-hundredths feet to a corner of land conveyed to George H. Rea and Elizabeth M. his wife; thence along said land the 2 following courses and distances: (1) North 42 degrees, 01 minutes, 14 seconds West, one hundred forty-seven and eighty-three one-hundredths feet to a point; (2) North 44 degrees, 19 minutes, 13 seconds West, fifty-three and two one-hundredths feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Catherine Buzzelli-Day by Deed from Karen L. Marinello and Juanita Butler dated 8/13/2004 and recorded 9/20/2004 in the Montgomery County Recorder of Deeds in Book 5525, Page 2453.

Parcel Number: 14-00-04284-00-4.

Location of property: 807 East Walnut Street, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Catherine Buzzelli-Day and The United States of America c/o U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A., as Trustee for Asset-Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-HE6, Asset-Backed Pass-Through Certificates, Series OOMC 2005-HE6. Debt: \$209,147.25.

**Patrick J. Wesner**, Attorney.

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

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

13-02894

ALL THAT CERTAIN tract or parcel of land situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot #38 as recorded in the Office of the Recorder of Deeds on 9/10/2003 in Plan Book A-61, Page 371 and being more fully described, as follows, to wit:

Lot #38, as described in said plan.

TITLE TO SAID PREMISES VESTED IN Gary L. Hoch and Carol M. F. Hoch, husband and wife by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 9/8/2004 and recorded 10/13/2004 in the Montgomery County Recorder of Deeds in Book 5528, Page 2325.

Parcel Number: 50-00-02370-23-5.

Location of property: 460 Creekview Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary L. Hoch a/k/a Gary Hoch and Carol M. F. Hoch** at the suit of Capital One, N.A. Debt: \$496,770.00.

**Patrick J. Wesner**, Attorney.

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

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

13-02959

ALL THAT CERTAIN lot or piece of ground, situate in Collegeville, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows:

ALL THAT CERTAIN lot or piece of ground, situate in of **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision Cranberry Prd. Phase V-A and V-B, made for Crandel Corporation by Bursich Associates, Inc., dated September 5, 1992 last revised June 17, 1993 and recorded in Plan Book A-54, Page 238, as follows, to wit:

BEGINNING at a point on the Easterly side of Longwood Road (40 feet wide), a corner of this and Lot No. 409 on said plan; thence extending from said point of beginning and along the Easterly side of Longwood Road (40 feet wide), a corner of this and Lot No. 409 on said plan; thence extending from said point of beginning and along the Easterly side of Longwood Road, aforesaid, the two (2) following courses and distances viz: (1) North 11 degrees, 18 minutes, 38 seconds East, 11.22 feet to a point of curve therein; and (2) along the arc of a circle curving to the left having a radius of 212.00 feet, the arc distance of 8.78 feet to a point, a corner of Lot No. 4121 on said plan; thence extending along the same, South 78 degrees, 41 minutes, 22 seconds East, 130.22 feet to a point a corner of Lot No.

63 on said plan; thence extending along the same South 09 degrees, 59 minutes, 28 seconds West, 20.01 feet to a point a corner of Lot No. 409 aforesaid; thence extending along the same North 78 degrees, 41 minutes, 22 seconds West, 130.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 410 on said plan.

CONTAINING 2,606 square feet (0.0598 acres).

TITLE TO SAID PREMISES IS VESTED IN Ziyad Saleh, a married person, by Deed from Brett McCarthy, a single person, dated 06/03/2005, recorded 06/23/2005 in Book 5558, Page 2804.

Parcel Number: 48-00-01414-69-9.

Location of property: 638 Longwood Road, Collegeville, PA 19426-3534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ziyad Saleh** at the suit of Wells Fargo Bank, National Association as Trustee for Securitized Asset-Backed Receivables, LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5. Debt: \$264,552.92.

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

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

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

13-03121

ALL THAT CERTAIN unit designated as Unit 56, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a 0.66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406, as amended May 16, 1986 and recorded May 20, 1986 in Deed Book 4799, Page 1851.

TITLE TO SAID PREMISES IS VESTED IN Vincentine M. Fazzini, by Deed from Steven Kutner, dated 04/12/2004, recorded 05/04/2004 in Book 5505, Page 1985.

THE SAID Vincentine M. Fazzini departed this life on 11/13/2011, and upon information and belief, the surviving heir is Josephine Santomero. By executed waiver Josephine Santomero waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 54-00-03935-55-6.

Location of property: 56 Cavendish Drive, Ambler, PA 19002-4963.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Vincentine M. Fazzini, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$67,493.53.

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

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

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

13-03625

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan prepared for "Lafayette Improvement Corporation" by C. Raymond Weir Associates, Inc., dated September 3, 1963, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-2, Page 142, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac (of irregular width) at the end of Anderson Lane, said point being the three following courses and distances from a point of curve on the Northwestern side of Tennis Avenue (40.00 feet wide): (1) leaving Tennis Avenue on the arc of a circle curving to the left, having a radius of 13.00 feet, the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Anderson Lane (50.00 feet wide); (2) North 48 degrees, 58 minutes West along the Southwesterly side of Anderson Lane 375.00 feet to a point of curve on the same; and (3) Northwestwardly and Northeastwardly along the aforesaid cul-de-sac on the arc of a circle, curving to the right, having a radius of 47.00 feet, the arc distance of 67.06 feet to a point of beginning; thence extending from said point of beginning North 57 degrees, 13 minutes West, 91.43 feet to a point; thence extending North 41 degrees, 02 minutes East, 90.02 feet to a point; thence extending South 21 degrees, 51 minutes East, 106.92 feet to a point on the Northwestern side of the aforesaid cul-de-sac; thence extending Southwestwardly along the aforesaid cul-de-sac on the arc of a circle, curving to the left, having a radius of 47.00 feet, the arc distance of 29.01 feet to the first mentioned point and place of beginning.

BEING the same premises which Susan B. Nelson by Deed dated 4/28/2006 and recorded 5/3/2006 in Montgomery County in Deed Book 5599, Page 1204 granted and conveyed unto Lisa Pignuolo and Judith Ellen Quain.

Parcel Number: 01-00-00046-00-7.

Location of property: 237 Anderson Lane, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lisa Pignuolo and Judith Ellen Quain** at the suit of JP Morgan Chase Bank, National Association. Debt: \$283,107.78.

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

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

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

13-03721

ALL THAT CERTAIN parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated, as follows:

DESCRIBED according to a plan and survey made thereof by Albright and Mebus, Civil Engineers, on May 15, 1919, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Beech Avenue (50 feet wide) at the distance of 84.50 feet Southeastwardly from the Southeasterly side of Cedar Lane (30 feet wide); thence extending along the aforesaid side of Beech Avenue, South 48°, 39' East, 55.5 feet to a point; thence extending South 41°, 21' West, 100 feet to a point; thence extending North 48°, 39' West, 55.5 feet to a point; thence extending North 41°, 21' East, 100 feet to a point in the aforesaid side of Beech Avenue, the place of beginning.

BEING the same property as conveyed from David F. Mraz and Sandra Scott Mraz, husband and wife to Diane Williams, as described in Deed Book 5282, Page 2351, dated 07/30/1999, recorded 08/16/1999 in Montgomery County Records.

Parcel Number: 31-00-01891-00-4.

Location of property: 1812 Beech Avenue, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Diane Williams** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$230,615.99.

**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.

13-03851

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Woodbrook" made for Renovations by Design by Chambers Associates Inc., Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Laura Lane (50 feet wide) a corner of this and Lot No. 37 on the above plan; thence extending along Lot No. 37 South 48 degrees, 50 minutes, 15 seconds East, 96.00 feet to a point; thence extending South 41 degrees, 09 minutes, 45 seconds West, 39.00 feet to a point a corner of Lot No. 39 on the above plan; thence extending along Lot No. 39 North 48 degrees, 50 minutes, 15 seconds West, 96.00 feet to a point on the aforesaid side of Laura Lane; thence extending along said Laura Lane North 41 degrees, 09 minutes, 45 seconds East, 39.00 feet to a point at a corner of Lot No. 37 aforesaid the first mentioned point and place of beginning.

BEING the same premises which Renovations by Design, Inc., a Pennsylvania Corporation, by Deed dated February 1, 2008 and recorded February 19, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5682, Page 1993, granted and conveyed unto Eric R. Nyce and Katherine Nyce.

Parcel Number: 60-00-01629-15-6.

Location of property: 1660 Laura Lane, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric R. Nyce and Katherine Nyce** at the suit of Bank of America, N.A. s/b/m BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$308,298.82.

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

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

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

13-03859

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

BEGINNING at a corner formerly the Green Lane and Goschenhoppen Turnpike Road, now Route No. 29, or Main Street, at the distance of twenty-five perches Northwestly from an iron pin set for a corner in said Turnpike Road dividing land of late George Graber and late Daniel Y. Urffer; thence by land of late Joseph N. Gery South seventy-three degrees, West thirteen and one-sixth perches to the middle of an alley; thence along the middle of said alley by other land of formerly John K. Saylor, North twenty degrees, West three perches to a corner; thence North seventy degrees, East thirteen and one-sixth perches to a stone in said Turnpike Road; thence along the same South twenty degrees, East three perches to the place of beginning.



EXCEPTING THEREOUT a tract nineteen feet by the two hundred feet as conveyed by John K. Saylor and wife to Fred L. Fisher, dated May 26, 1921, and recorded at Norristown, Pennsylvania, in Deed Book No. 835, Page 490. TITLE TO SAID PREMISES IS VESTED IN Ethan Albright, by Deed from Vera G. Pflieger, widow by her Attorney in Fact Jane Wetherhold by Power of Attorney dated August 14, 2001 and recorded in Book 226, Page 603, dated 05/31/2007, recorded 06/13/2007 in Book 5650, Page 2529.

Parcel Number: 15-00-01405-00-2.

Location of property: 327 Main Street, Pennsburg, PA 18073-1315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ethan Albright** at the suit of Wells Fargo Bank, N.A. Debt: \$154,512.46.

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

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

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

13-04046

ALL THAT CERTAIN message of tenement and lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, on the Northerly side of Chestnut Street between Warren and Adams Streets. Being bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Chestnut Street at a distance of 60.00 feet measured Westwardly from the Westerly sure of Adams Street, a corner of this and Lot Number 9; thence by said Lot Number 9 Northwardly, 140.00 feet to a twenty feet wide alley; thence by the same Westwardly 30.00 feet to a corner of Lot Number 7; thence by the same Southwardly, 140.00 feet to the Northerly side of Chestnut Street, aforesaid, thence by the same Eastwardly, 30.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 8 on a plan of lots laid out by the Executors of William Mintxel.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Amenta by Deed from Stephen M. Amenta and Amy Heller, dated August 15, 2006 and recorded September 12, 2003 in Deed Book 05616, Page 0076, Instrument No. 2006114053.

Parcel Number: 16-00-06388-00-4.

Location of property: 625 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen M. Amenta** at the suit of U.S. Bank, National Association, as Trustee for the Holders of GSAA Home Equity Loan Trust 2006-19. Debt: \$118,069.83.

**Joseph F. Riga**, Attorney.

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

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

13-05404

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate, lying and being in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as part of Lot #248 on Grand View Heights, a map of which is now on file in the Office of the Recorder of Deeds of the County of Montgomery in Deed Book 606, Page 500, filed for record September 30, 1909, said lot being more fully described, as follows, to wit:

BEGINNING at a point on the Northeast side of Hancock Avenue, at a distance of two hundred twenty feet Northwest from First Avenue, a corner of this and other land now or late of Harry Woodman and wife; thence Northeasterly parallel with First Avenue, one hundred fifty feet to a point, the middle of the rear line of Lot #221; thence along the rear of Lot #221, parallel with Hancock Avenue, twenty feet Southeastwardly to the North corner of Lot #247; thence along the Northwest side of Lot #247, parallel with First Avenue, one hundred fifty feet Southwestwardly to the Northeast side of Hancock Avenue; thence along the said side thereof, twenty feet Northwestwardly to the point of beginning.

ALSO ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot #247 on plan of lots known as Grand View Heights, which plan is recorded at Norristown in the Office for the Recording of Deeds in Deed Book 606, Page 500, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Northeast side of Hancock Avenue (fifty feet wide), at the distance of one hundred sixty feet Northwest from the North corner of Hancock Avenue and First Avenue (fifty feet wide); thence along the said side of Hancock Avenue, North forty-three degrees, West forty feet to a point, a corner of Lot #248; thence along the same, North forty-seven degrees, East one hundred fifty feet to a point, a corner of Lot #222; thence along the same, South forty-three degrees, East forty feet to a point, a corner of Lot #246; thence along the same, South forty-seven degrees, West one hundred fifty feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary T. Wolf, by Deed from Emily H. Wolf, dated 03/20/1993, recorded 11/10/1993 in Book 5060, Page 1688.

NOTE: Richard S. Wolf departed this life 9/16/1991 thereby vesting sole interest in Emily H. Wolf.

Parcel Number: 33-00-03517-00-5.

Location of property: 106 Hancock Avenue, East Norriton, PA 19401-1941.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary T. Wolf** at the suit of Wells Fargo Bank, N.A.  
Debt: \$137,502.48.

**Courtenay R. Dunn**, Attorney. I.D. #206779

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

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

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13-05766

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 50 on a Plan of Lots of "Country Club Homes", surveyed by Will D. Hiltner, Registered Surveyor on September 29, 1952 and revised on January 23, 1953, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Weber Lane (50.00 feet wide), at the distance of 660.00 feet measured Northwestwardly from the point of tangent on the radius round corner of Weber Lane and Burnside Avenue (41.50 feet wide), as shown on said plan; thence along the Northeasterly side of Weber Lane, North 49 degrees, West 75.00 feet to a point, a corner of Lot Number 49; thence along Lot Number 49, North 41 degrees, East 160.00 feet to a point in line of Lot Number 67; thence partly along Lot Number 67 and along Lot Number 66, South 49 degrees, East 75.00 feet to a point, a corner of Lot Number 51; thence along Lot Number 51, South 41 degrees, West 160.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 50, as above set out.

BEING the same premises which Joseph Gura, Jr., by Deed dated December 30, 2004 and recorded January 10, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5539, Page 2272, granted and conveyed unto Constance Della.

Parcel Number: 63-00-09070-00-2.

Location of property: 2119 Weber Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Constance Della** at the suit of Wells Fargo Bank, N.A.  
Debt: \$147,389.16.

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

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

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

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13-05878

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Montgomery Township**, Montgomery County, Pennsylvania and described according to a plan of subdivision prepared as part of "General Hancock Partnership - Devon Court" made by Schlosser & Clauss, Consulting Engineers, Inc. 4/16/2004 and last revised 5/17/2005 and recorded in Montgomery County in Plan Book 25, Page 148-149.

BEING Lot No. 17 as shown on said plan.

BEING the same premises which NVR, Inc., t/a Ryan Homes by Deed dated 7/19/2006 and recorded 8/15/2006 in Montgomery County in Deed Book 5612, Page 1523 granted and conveyed unto Sok Moon Kang.

Parcel Number: 46-00-01351-24-5.

Location of property: 205 Devon Court, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sok Moon Kang** at the suit of Nationstar Mortgage, LLC.  
Debt: \$357,804.32.

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

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

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

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13-05879

THE following described property, situate in **Abington Township**, Montgomery County and State of Pennsylvania, being Lot No. 384 and Lot No. 383 as shown on the plan or map of the Willow Grove Heights copies of which are duly filed in the Recorder of Deeds Office at Norristown, Pennsylvania, in Deed Book 380, Page 500, Plan Book C-16, Page 109, 7/7/88.

SITUATE in the East corner of Rubicam and Highland Avenues.

CONTAINING in front on Highland Avenue 50 feet and in depth of that width Southeast along Rubicam Avenue 125 feet.

BEING the same premises which Robert J. Lyons and Melinda Lyons, husband and wife by Deed recorded 2/5/2001 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5349, Page 0491 granted and conveyed unto Tuan Reed.

Parcel Number: 30-00-28720-00-5.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tuan Reed** at the suit of Nationstar Mortgage, LLC. Debt: \$160,811.28.

**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.

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13-05965

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated October 23, 1951, as follows, to wit:

BEGINNING at a point on the center line of Cricket Avenue (50 feet wide) (formerly Avenue "B") at the distance of 371.83 feet Southwestwardly from the intersection of the said center line of Cricket Avenue with the center line of Jenkintown Road (50 feet wide); thence extending along the center line of Cricket Avenue South 72 degrees, 47 minutes West, 7.90 feet to a point of curve; thence extending along an arc curving to the left with a radius of 122.17 feet the arc distance of 23.56 feet to a point; thence extending on a line passing through the party wall of a two car garage North 43 degrees, 25 minutes West, 139.08 feet to a point; thence North 71 degrees, 45 minutes East, 32.15 feet to a point; thence South 43 degrees, 25 minutes East, 137.20 feet to the first mentioned point and place of beginning.

BEING No. 225 and part of Lot No. 2253 on Plan of Ferguson, North Glenside, Pennsylvania.

TOGETHER with the use in common of a 9 foot wide right-of-way for driveway with the adjoining property to the Southwest.

BEING the same premises which Joseph A. Roehrig by Deed dated 6/28/1996 and recorded 7/15/1996 in Montgomery County in Deed Book 5154, Page 964 granted and conveyed unto Estate of Sigrid Burns. Sigrid Burns died on May 28, 2004. By operation of law title vests solely in Mark G. Burns.

Parcel Number: 30-00-11344-00-2.

Location of property: 502 Cricket Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mark G. Burns** at the suit of Midfirst Bank. Debt: \$63,510.77.

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

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

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

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13-05995

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared as part of "Sunnybrook Village" made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140 and 141 and as further shown on plan made by Gilmore & Associates, Inc., dated May 29, 2001 and last revised May 10, 2004 and recorded in Plan Book 23, Pages 337 to 342.

BEING Lot No. 91.

TITLE TO SAID PREMISES IS VESTED IN Syreeta D. Spratley, by Deed from Rafiq Suleiman Ali, dated 06/13/2011, recorded 06/13/2011 in Book 5803, Page 2380.

Parcel Number: 42-00-00473-53-8.

Location of property: 97 Brookview Lane, Pottstown, PA 19464-2992.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Syreeta D. Spratley** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$298,816.48.

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

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

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

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13-06337

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Stanley F. Moyer, Professional Engineer and Land Surveyor dated March 1, 1953, revised April 7, 1953, April 27, 1953 and July 30, 1953, as follows, to wit:

BEGINNING at a point in the center line of County line Road (forty) feet in width) at the distance of three hundred sixty-one and sixty-eight one-hundredths feet Southeasterly from the center line of Central Avenue; thence extending along the said center line of County line Road South forty-two degrees, seven minutes East, thirty-three feet to a point a corner of land of Paul J. Buck, et ux.; thence extending along said land, the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises South forty-seven degrees, fifty-three minutes West, one hundred eighty-two and forty-nine one-hundredths

feet to a point, a corner of land of Robert K. Marple and Mary H. Marple, his wife; thence extending along said land, North forty-three degrees, thirty-three minutes West, thirty-three and one one-hundredths feet to a point, a corner of land of John J. Althouse, et ux.; thence extending along said land North forty-seven degrees, fifty-three minutes East, one hundred eighty-three and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cynthia D. Smith and Samuel L. Smith by Deed from Jeffrey L. Greaser and Donna Sue Greaser, dated May 29, 1990 and recorded May 30, 1990 in Deed Book 4947, Page 1085.

Parcel Number: 21-00-02048-00-1.

Location of property: 142 North County Line Road, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia D. Smith and Samuel L. Smith** at the suit of Federal Home Loan Mortgage Corporation. Debt: \$111,260.10.

**Celine P. DerKrikorian**, Attorney.

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

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

13-06342

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

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty feet wide) at the following two courses and distances measured along the said side of Jefferson Street from its point of intersection with the Southeasterly side of 8th Street (fifty feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of tangent in same; thence (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, thirty-two feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South twenty-one degrees, forty-seven minutes, thirty seconds East, twenty feet and extending of that width in length or depth measured South sixty-eight degrees, twelve minutes, thirty seconds West, one hundred fifty-five feet to a twenty feet wide alley running from 8th Street to 7th Street.

BEING Lot #69 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lance Utley by Deed from Gary R. Horning and Lori J. Horning, his wife, dated May 26, 2000 and recorded June 27, 2000 in Deed Book 5321, Page 0888.

Parcel Number: 17-00-00148-49-2.

Location of property: 789 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lance Utley** at the suit of Everbank. Debt: \$127,918.98.

**Celine P. DerKrikorian**, Attorney.

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

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

13-06540

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Edward Pickering, 3rd, Registered Surveyor, Woodbourne, Bucks County, Pennsylvania on the 4th day of March A.D., 1952 as follows, to wit:

BEGINNING at a corner of Lot No. 62 on the Northeasterly side of Clearview Avenue (50 feet wide) a distance of four hundred sixty-seven and fifty-nine one-hundredths feet measured Northwestwardly along the side of said avenue from the Northerly radius corner of Clearview Avenue and Buxmont Road (50 feet) as laid out on said plan, and continuing; thence along the Northeasterly side of Clearview Avenue, North fifty-four degrees, seven minutes, thirty seconds West, one hundred feet to a corner of Lot No. 64; thence along the side of said lot North thirty-five degrees, twenty-eight minutes East, two hundred fifty and forty-six one-hundredths feet to a corner in the rear line of Lot No. 53; thence along the rear of Lot No. 53, South fifty degrees, thirty-nine minutes, thirty seconds East, one hundred and twenty-three one-hundredths feet to another corner of Lot No. 62 aforesaid; thence along the side of Lot No. 62, South thirty-five degrees, twenty-eight minutes West, two hundred forty-four and forty one-hundredths feet to the place of beginning.

BEING Lot No. 63 as laid out on a Plan of Brookmont.

TITLE TO SAID PREMISES IS VESTED IN Hryhorii Shuplat by Deed from Donald S. Knotts, Jr., dated September 29, 2005 and recorded November 15, 2005 in Deed Book 05579, Page 0843.

Parcel Number: 41-00-02176-00-6.

Location of property: 143 Clearview Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Hryhorii Shuplat** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3. Debt: \$385,341.64.

**Celine P. DerKrikorian, Attorney.**

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

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

13-06772

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bring 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.

BEING the same premises which Residential Direction Group, a Pennsylvania Limited Partnership, by Deed dated August 23, 2006, and recorded on September 22, 2006, in Montgomery County Record Book 5617, at Page 837 granted and conveyed to Joseph DiPietro and Michael DiPietro and Joanne DiPietro, husband and wife.

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

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

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

Seized and taken in execution as the property of **Joanne DiPietro, Joseph DiPietro and Michael DiPietro** at the suit of Wells Fargo Bank, National Association, as Trustee for the Holders of First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15. Debt: \$468,442.33.

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

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

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

13-06900

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, in the County of Montgomery, in the State of Pennsylvania, and bounded and described according to a plan made by George F. Shaner, Registered Engineer, of Pottstown, Pennsylvania, on July, 1953, and developed by Pottsgrove Manor, Inc., and known and designated to Lot No. 137, as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania, on December 8, 1953, in Plan Book A-1, Page 1.

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

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exist, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but not commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the West at all times hereafter or until such time hereafter as such right of use shall be abolished by the then owner of said premises, but not otherwise, and subject to the payments of one-half of the proper costs, charges and expenses of keeping driveway in good order, conditions and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned, for a total width of ten feet.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Kelly Kailash, by Deed from Denise R. Souza, dated 03/21/2007, recorded 04/25/2007 in Book 5644, Page 2086.

Parcel Number: 16-00-06624-00-2.

Location of property: 329 West Chestnut Street, Pottstown, PA 19464-6407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Kailash a/k/a Kelly Kailash** at the suit of JP Morgan Chase Bank, National Association. Debt: \$153,890.38.

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

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

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

13-07145

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Final Plan of Hesselman Subdivision, made by Peter Krasas, Jr., Berwyn, Pennsylvania, dated October 30, 1980 and last revised November 9, 1981, as follows, to wit:

BEGINNING at a point on the center line of Rosemont Avenue, a corner of Lot #3 as shown on said plan, said point being measured from the center line of Montgomery Avenue South fifty-seven degrees, zero minutes, forty-five seconds West, one hundred fifty-three and seventy one-hundredths feet to the point of beginning; thence extending from said point of beginning along Lot #3 South thirty-two degrees, zero minutes, fifteen seconds East, one hundred fifty-nine and fifty-one one-hundredths feet to a point in line of lands now or late of J.S. McGavic; thence extending along said lands South forty-eight degrees, zero minutes, thirty-four seconds West, seventy-two and nine hundred thirty-five one-thousandths feet to a point a corner of Lot #1; thence extending along Lot #1 North thirty-two degrees, zero minutes, fifteen seconds West, one hundred seventy-one and fifteen one-hundredths feet to a point on the center line of Rosemont Avenue; thence extending along said center line North fifty-seven degrees, zero minutes, forty-five seconds East, seventy-two feet to the point and place of beginning.

BEING Lot #2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN James Pananos and Paraskevi Pananos, husband and wife, as Tenants by the Entirety Deeded by Judith E. Saltz, dated 05/27/2005, recorded 6/13/2005 in Book 5557, Page 1623, Instrument #2005080917.

James Pananos was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of James Pananos's death on or about 10/24/2009, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 40-00-53194-00-1.

Location of property: 61 Rosemont Avenue, Bryn Mawr, PA 19010-2717.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paraskevi Pananos** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13. Debt: \$742,280.67.

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

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

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

13-07183

ALL THAT CERTAIN stone dwelling and lot or piece of land, situate on the East side of the Old Geryville Pike (now a country road) in **Upper Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone located along the East side of said Public Road at the line of land of now or late Samuel Meyers; thence by the same South fifty-two degrees, East twenty-one and six-tenths perches to a stone a corner in the line of now or late Rudolph Gertzen's land; thence along the same South sixty-three degrees and forty minutes West, seventeen perches and sixty-eight hundredths to a stone in the Westerly line of the aforesaid public road; thence along now or late Howard Boyer's land North two degrees and fifty minutes East, twenty and eighty-six one-hundredths perches to the place of beginning.

CONTAINING one acre and ten perches of land.

TITLE TO SAID PREMISES IS VESTED IN Brendan S. Lederer and Kristyn H. Lederer, h/w, by Deed from Brendan S. Lederer and Kristyn H. Lederer, f/k/a Kristyn Huey, dated 05/17/2007, recorded 07/09/2007 in Book 5654, Page 958.

Parcel Number: 57-00-00892-00-5.

Location of property: 2775 Geryville Pike, Pennsburg, PA 18073-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brendan S. Lederer and Kristyn Huey a/k/a Kristyn H. Lederer** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$93,600.47.

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

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

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

13-08453

ALL THOSE THREE CERTAIN lots or pieces of land with the buildings and improvements thereon erected, being Lots Nos. 1016, 1017 and 1018 on the revised Plan of Edge Hill Land Association situate on the Northwesterly side of North Hills Avenue (formerly known as Edge Hill Avenue) at the distance of 600 feet Northeastwardly from the Northeasterly side of Chestnut Avenue in the Township of Upper Dublin (now **Abington Township**), County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said North Hills Avenue (formerly known as Edge Hill Avenue) 75 feet (each lot being 25 feet) and extending in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue (formerly known as Edge Hill Avenue) 118 feet, 6 inches.

TITLE TO SAID PREMISES IS VESTED IN Warren W. Mason and Gloria E. Mason, his wife, by virtue of a Deed 7/9/1962 and recorded in Montgomery County in Book 3249, Page 716. The said Warren W. Mason died on 3/30/2003, and Gloria E. Mason died on 10/14/2011. By virtue of Letters Testamentary granted on 11/15/2011, the sole devisee of the property is Gloria A. Hogsten.

Parcel Number: 30-00-46472-00-1.

Location of property: 250 North Hills Avenue, Glenside, PA 19038-1624.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria A. Hogsten, in her Capacity as Executrix and Devisee of the Estate of Gloria E. Mason** at the suit of Deutsche Bank National Trust Company, as Trustee for PFCA Home Equity Investment Trust Certificates, Series 2003-IFC5. Debt: \$124,154.22.

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

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

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

13-08964

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, being Lots Numbers 710 and 711 in a certain Plan of Lots known as the Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for the said County of Montgomery in Deed Book No. 591, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Phipps Avenue at the distance of 208.15 feet Northwestwardly from the Southeasterly side of Oak Avenue having in front on said Phipps Avenue of 50 feet and extending of that width in a Southwesterly direction 109.13 feet on the Southeasterly line and 109.13 feet on the Northwestwesterly line.

BEING Lot #710 and #711 Willow Grove Heights.

TITLE TO SAID PREMISES IS VESTED IN Susan E. Saunders, by Deed from The Estate of Rose A. Lucas, by Susan E. Saunders, Administratrix, dated 03/25/2009, recorded 03/26/2009 in Book 5725, Page 596.

Parcel Number: 30-00-53552-00-4.

Location of property: 2618 Phipps Avenue, Willow Grove, PA 19090-4416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan E. Saunders** at the suit of Bank of America, N.A. Debt: \$186,157.41.

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

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

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

13-09207

ALL THAT CERTAIN lot or plot of land with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania designated as Lot No. 1001 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A described according to an "As Built" plan of House No.1001 prepared by Serdy, Bursich & Huth, Inc., as endorsed hereon, as follows:

BEGINNING at a point a corner in the common element as shown on said plan, which point is measured the 3 following courses and distances from a concrete monument, a corner as shown on said plan, viz: (1) extending South 62 degrees, 52 minutes, 42 seconds East, the distance of 78.91 feet to a P.I., a corner; (2) thence extending North 46 degrees, 46 minutes, 00 seconds East the distance of 34.60 feet to a point, a corner; and (3) thence extending North 43 degrees, 14 minutes, 00 seconds West the distance of 52.00 feet to the point of beginning.

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

BEING the same premises which Charles J. Mack and Beth Anne Mack, husband and wife by Indenture bearing date the 15th day of March A.D. 2000 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5311, Page 569 granted and conveyed unto Beth Anne Mack, in fee.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, conditions and restrictions dated 9/20/76 and recorded in the Office for the Recording of Deeds, aforesaid, in Deed Book 4143, Page 209 &c and any amendment to the said declaration, so the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Patrick Cullen and Winella Cullen, h/w, as Tenants by Entirety by Deed from Beth Anne Mack, dated 2/28/2001, recorded 3/20/2001 in Book 5353, Page 1162.

Parcel Number: 42-00-05117-53-8.

Location of property: 1001 Walnut Ridge Estates, Pottstown, PA 19464-3062.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Cullen and Winella Cullen** at the suit of U.S. Bank National Association, as Trustee for Prime Mortgage Trust, Certificates Series 2006-1. Debt: \$74,978.00.

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

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

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

13-09302

ALL THAT CERTAIN brick message or tenement and lot of land, situate on the East side of Charlotte Street between Lincoln Avenue and Jefferson Avenue, in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, being known as 306 North Charlotte Street, bounded and described, as follows, to wit:

BEGINNING at a point for a corner twenty-eight feet North from the Northeast corner of Lincoln Avenue and Charlotte Street; thence extending Eastwardly by line of Lot No. 13, now or late of Jacob H. Brondlinger, one hundred forty feet to an intended twenty feet wide alley; thence along said alley Northwardly twenty-eight feet to Lot No. 15 Westwardly one hundred forty feet to Charlotte Street aforesaid; thence by Charlotte Street aforesaid Southwardly twenty-eight feet to the place of beginning.

BEING the same premises which Brian H. Slotter by Deed recorded 8/19/2005 in Montgomery County in Deed Book 5587, Page 1609 granted and conveyed unto James F. Borstein.

Parcel Number: 16-00-03308-00-6.

Location of property: 306 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James F. Borstein** at the suit of Nationstar Mortgage, LLC. Debt: \$128,621.89.

**Alyk L. Ofiazian**, Attorney. I.D. #312912

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

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

13-09675

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 609, on conveyance plan of common area Section #4 Birchwood, made by Hopkins and Scott, Inc., Registered Surveyors, dated October 18, 1985 revised May 2, 1986.

TITLE TO SAID PREMISES VESTED IN Alejandro D. Acuna by Deed from William Thompson also known as William H. Thompson dated 2/5/2002 and recorded 3/13/2002 in the Montgomery County Recorder of Deeds in Book 5399, Page 1518.

Parcel Number: 48-00-00225-12-3.

Location of property: 609 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Alejandro D. Acuna** at the suit of Citimortgage, Inc. Debt: \$184,719.24.

**Patrick J. Wesner**, Attorney.

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

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

13-09782

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Section #1, "Lafayette Park", made by Valley Forge Engineers, Inc., King of Prussia, Pennsylvania, dated August 16, 1956 and last revised November 15, 1956, to wit:

BEGINNING at a point on the Northwest side of Charles Drive (50 feet wide) said point at the distance of 198.76 feet measured the 3 following courses and distances from a point of tangent on the Northeast side of Anthony Road (50 feet wide): (1) on the arc of a circle curving to the left, having a radius of 15 feet the arc distance of 23.56 feet; (2) North 50 degrees, 40 minutes East, 93.65 feet; (3) on the arc of a circle curving to the right having a radius of 225.46 feet the arc distance of 81.55 feet; thence extending along the Northwest side of Charles Drive on the arc of a circle curving to the right having a radius of 225.46 feet the arc distance of 70.71 feet to a corner of Lot #64; thence along the same, North 00 degrees, 38 minutes, 30 seconds West, 154.95 feet to a point in line of Lot #52; thence partly along the same and along Lot #53 and partly along Lot #54, South 89 degrees, 21 minutes, 30 seconds West, 123.36 feet to a corner of Lot #62; thence along the same, South 18 degrees, 36 minutes, 31 1/2 seconds East, 174.45 feet to the first mentioned point and place of beginning.

BEING Lot #63 on said plan.

BEING the same premises which Albert F. Pearson and Lois K. Pearson, his wife by Deed dated July 29, 1987 and recorded in Montgomery County in Deed Book 4846, Page 339 conveyed unto Howard B. Kerr and Elfriede R. Kerr, his wife, in fee.



BEING the same premises that Howard B. Kerr and Elfriede R. Kerr by Indenture bearing the 27th day of August, 1992 and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery, in Record Book , Page , granted and conveyed unto Mark A. and Christina M. Dalton, in fee.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Dalton and Christina M. Dalton, husband and wife, as Tenants by the Entirety by Deed from Howard B. Kerr and Elfriede R. Kerr, husband and wife dated 08/27/1992 recorded 09/01/1992 in Deed Book 5017, Page 1249.

Parcel Number: 58-00-02905-00-7.

Location of property: 611 Charles Drive, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Christina M. Dalton and Mark Dalton a/k/a Mark A. Dalton** at the suit of PNC Bank, National Association. Debt: \$83,924.65.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

13-09783

ALL THAT CERTAIN tract or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Keswick Service Group, Inc., made by Charles F. Shoemaker, Inc. dated June 18, 1981 and last revised August 26, 1986, and recorded in Plan Book A-44, Page 176, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Keswick Avenue, said point being at the arc distance of 12.70 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point of curve on the Northwesterly side of Donaldson Avenue; thence extending from said beginning along the Northeasterly side of Keswick Avenue the two following courses and distances: (1) North 40 degrees, 21 minutes, 7 seconds East, 223.85 feet to a point of curve; (erroneously described in prior documents of record as South 40 degrees, 21 minutes, 7 seconds West, 223.85 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 336.85 feet the arc distance of 9.57 feet to a point a corner of Parcel 1; thence extending along the same the ten following courses and distances: (1) North 49 degrees, 34 minutes, 47 seconds East, 8.52 feet to a point; (2) North 40 degrees, 26 minutes, 45 seconds West, 3.03 feet to a point; (3) North 49 degrees, 33 minutes, 15 seconds East, 59.65 feet to a point; (4) South 40 degrees, 27 minutes, 6 seconds East, 114.83 feet to a point and (erroneously described in prior documents of record as "South 40 degrees, 6 minutes East, 114.83 feet to a point; and") (5) South 49 degrees, 34 minutes, 4 seconds West, 4.65 feet to a point; (6) South 40 degrees, 25 minutes, 56 seconds East, 41.51 feet to point; (7) North 49 degrees, 39 minutes, 15 seconds, 26.34 feet to a point; (8) South 40 degrees, 20 minutes, 45 seconds East, 16.73 feet to a point; (9) North 49 degrees, 39 minutes, 15 seconds East, 78.09 feet to a point; and (10) North 40 degrees, 28 minutes, 14 seconds East, 219.62 feet to a point; thence extending North 49 degrees, 38 minutes, 53 seconds East, 1.28 feet to a point; thence extending North 40 degrees, 21 minutes, 7 seconds West, 17.06 feet to a point; thence extending North 44 degrees, 28 minutes, 46 seconds East, 100.50 feet to a point on the Southwesterly side of Parkdale Avenue (erroneously described in prior documents of record as "thence extending North 44 degrees, 28 minutes, 46 seconds East 1.50 feet to a point on the Southwesterly side of Parkdale Avenue"); thence extending along the same South 38 degrees, 55 minutes, 45 seconds East, 383.83 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 10 feet the arc distance of 18.46 feet to a point of tangent on the Northwesterly side of Donaldson Avenue; thence extending along the same South 66 degrees, 52 minutes, 15 seconds East, 250.76 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 12.70 feet to the first mentioned point and place of beginning.

CONTAINING IN area 64,588 square feet or 1.483 acres.

BEING the same property conveyed to Keswick Associates, Pennsylvania LTD Partnership by virtue of a Deed from Keswick Service Group, Inc., a Pennsylvania Corporation, dated July 31, 1990, and recorded August 16, 1990, in the Office of the Recorder of Deeds for the City of Glenside, County of Montgomery, in Book 4955, at Page 78.

Parcel Number: 30-00-36076-00-2.

Location of property: 289 Keswick Avenue, Glenside, PA 19038.

The improvements thereon are: Commercial property, 2-story strip store with office or apartment.

Seized and taken in execution as the property of **Keswick Associates, a Limited Partnership** at the suit of ISN Bank f/k/a Interstate Net Bank n/k/a Customers Bank. Debt: \$3,208,408.17.

**Leona Mogavero**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$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.

13-09892

ALL THAT CERTAIN unit, designated as Unit No. 124, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 69 PA C.S. 3101 et seq., as designated in Declaration of Condominium of Trent manor Condominium dated 9/9/1986 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown on 10/7/1986 in Deed Book 4815, Page 972, and the plats and plans attached thereto as Exhibit "C" said Declaration being amended by First Amendment dated 11/5/1986 and recorded in

Deed Book 4818, Page 2299 and Second Amendment dated 5/15/1987 and recorded in Deed Book 4838, Page 2169 and Third Amendment dated 11/1987 and recorded in Deed Book 4858, Page 230 and Fourth Amendment dated 1/14/1988 and recorded in Deed Book 4863, Page 740 and Fifth Amendment dated 10/12/1988 and recorded in Deed Book 4891, Page 1 and the plats and plans attached to and made a part of said amendments to Declaration of Condominium.

TOGETHER with all rights, title and interest being an undivided interest, of in and to the common elements as set forth in the Declaration of Condominium of Trent Manor Condominium.

TITLE TO SAID PREMISES IS VESTED IN Richard T. Springer, by Deed from Karen M. Ricketts, f/k/a Karen M. Dennis, dated 08/28/1995, recorded 08/30/1995 in Book 5123, Page 1534.

Parcel Number: 63-00-09446-24-7.

Location of property: 124 William Penn Drive a/k/a 124 William Penn Drive, Condominium 124, Norristown, PA 19403-5202.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Richard T. Springer** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$113,283.92.

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

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

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

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13-09920

ALL THAT CERTAIN message or tenement and lot of piece of ground, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made on 9/24/1920 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Division Street (25 feet wide) at the distance of 28.29 feet, Northeastwardly from the Northeastly side of Walnut Street (40 feet wide); thence extending North 24 degrees, 46 minutes, 30 seconds West, passing through the center of the party wall of said message and crossing an 8 feet wide alley, in the rear, 91.44 feet, to a point, in line of land, now or late of H.C. LaRue; thence extending along same, North 64 degrees 17 minutes, 35 seconds East, 14.55 feet to a point; thence extending South 24 degrees, 46 minutes East, crossing the aforementioned 8 feet wide alley and passing through the center of the party wall of said message, 91.68 feet to the said side of Division Street; thence extending along same South 65 degrees, 13 minutes, 30 seconds West, 14.54 feet to the place of beginning.

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

SUBJECT, however, to the proportionate part of the expense of keeping said alley in good order, condition and repair.

UNDER AND SUBJECT to certain rights, easements, conditions and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph White and Jennifer White, by Deed from Peter Pomerantz and Julia Pomerantz, dated 03/06/2007, recorded 03/14/2007 in Book 5638, Page 2914.

Parcel Number: 10-00-00832-00-4.

Location of property: 403 Division Street, Jenkintown, PA 19046-3216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph White and Jennifer White** at the suit of Wells Fargo Bank, N.A. Debt: \$173,748.26.

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

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

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

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13-09933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan of properties for Frank McAdams on 4/27/1951 by Reeder, Magarity and Bryant Professional Engineers, Upper Darby, Pennsylvania, as follows:

BEGINNING at a point on the Southeast side of Stanbridge Street (66 feet wide) at the distance of 18.50 feet measured along the said side of Stanbridge Street South 45 degrees, 41 minutes, 30 seconds West from its intersection with the Southwest side of Washington Street (50 feet wide).

CONTAINING in front or breadth on the said Stanbridge Street 16 feet and extending of that width in length or depth South 44 degrees, 18 minutes, 30 seconds East between parallel lines at right angles to the said Stanbridge Street the Northeast line thereof and the Southwest line thereof extending partly through walls between these premises and the premises adjoining to the Northeast and Southwest respectively 100 feet.

BEING Lot No. 2 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason Batchelder and Gina Batchelder, by Deed from James E. Moore and Maryanne Homske, his wife, dated 05/15/2006, recorded 06/16/2006 in Book 5604, Page 2310.

Parcel Number: 13-00-34404-00-8.

Location of property: 36 Stanbridge Street, Norristown, PA 19401-4430.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Batchelder and Gina Batchelder** at the suit of Wells Fargo Bank, N.A. Debt: \$81,988.40.

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

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

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

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13-10531

ALL THAT CERTAIN tract of land, situated in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania as shown on Sheet 1 of 1 of a Condominium Exhibit Plan dated September 28, 2010 and last revised June 10, 2011, by Showalter & Associates, of Chalfont, Pennsylvania, and bounded and described, as follows, to wit:

BEGINNING at an interior point said point being located a distance of 187.00 feet on a bearing of North 42 degrees, 30 minutes, 12 seconds West from a corner n/l of Unit 1, said point being located a distance of 25.05 feet on a bearing of North 33 degrees, 17 minutes, 00 seconds West from a point on the Southeasterly outbound line, said point being located a distance of 203.54 feet on a bearing of North 56 degrees, 43 minutes, 00 seconds East from a monument located in the center of Iron's Alley (20' wide); thence from said place of beginning, North 42 degrees, 30 minutes, 12 seconds West, a distance of 338.61 feet to a point on the existing face of curb; thence along said side of curb the following eight (8) courses and distances: (1) North 47 degrees, 20 minutes, 16 seconds East, a distance of 381.12 feet to a point; (2) North 18 degrees, 55 minutes, 16 seconds West, a distance of 19.37 feet to a point; (3) on a curve to the right having a radius of 5.00 feet and an arc length of 7.22 feet to a point of compound curvature; (4) on a curve to the right having a radius of 109.99 feet and an arc length of 55.01 feet to a point of compound curvature; (5) on a curve to the right having a radius of 30.00 feet and an arc length of 37.23 feet to a point; (6) South 16 degrees, 22 minutes, 49 seconds East, a distance 85.31 feet to a point; (7) on a curve to the left having a radius of 400.00 feet and an arc length of 182.07 feet to a point; (8) South 42 degrees, 27 minutes, 34 seconds East, a distance of 46.21 feet to a point; thence South 47 degrees, 20 minutes, 16 seconds West, a distance of 381.12 feet to a point, said point being the true place of beginning.

BEING part of the same premises which Logan Square Inc., by Deed dated 12/21/2007 and recorded 01/24/2008 in Montgomery County at Deed Book 5679, Page 2662, granted and conveyed unto Johnson and Markley Redevelopment, L.P., a Pennsylvania Limited Partnership, in fee.

AND BEING PART OF the same premises which Logan Square Inc., by Deed of Confirmation dated 12/21/2007 and recorded 01/24/2008 in Montgomery County at Deed Book 5679, Page 2671, granted and conveyed unto Johnson and Markley Redevelopment, L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Number: 13-00-23624-02-4.

Location of property: West Johnson Highway, Unit 1 of the Norristown Centre Condominiums, Norristown Borough, Montgomery County, Commonwealth of Pennsylvania.

The improvements thereon are: (1) unit of commercial space in a mixed-use retail/office/warehouse complex.

Seized and taken in execution as the property of **Johnson & Markley Redevelopment, L.P., Civil Action No. 2013-10531** at the suit of Logan Lender, L.P. Debt: \$19,507,989.98 plus continuing interest and costs.

**Christine L. Barba**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$5,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

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13-10532

ALL THAT CERTAIN tract of land, situated in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania as shown on Sheet 1 of 1 of a Condominium Exhibit Plan dated September 28, 2010 and last revised June 10, 2011, by Showalter & Associates, of Chalfont, Pennsylvania, and bounded and described, as follows, to wit:

As to Unit 2:

BEGINNING at a point on the Southwesterly right-of-way line of Johnston Highway (SR 3017) as established by the Pennsylvania Department of Highway said point being located the following course and distance from a point of curve on the Southeasterly side of Markley Street (SR 202); leaving Markley Street on an arc of a circle curving to the right having a radius of 56.87 feet the arc distance of 105.66 feet to a point of tangent on the Southwesterly right-of-way line of Johnson Highway as established by Norristown Highway Council, 1932 (60 feet wide); thence from said place of beginning and along said right-of-way of Johnson Highway the two following courses and distances: (1) North 47 degrees, 25 minutes, 00 seconds East, a distance of 8.00 feet to a point; (2) South 42 degrees, 35 minutes, 00 seconds East, a distance of 70.70 feet to a point; thence South 47 degrees, 26 minutes, 53 seconds West, a distance of 439.91 feet to a point; thence North 56 degrees, 28 minutes, 59 seconds West, a distance of 18.27 feet to a point on the ultimate right-of-way of Markley Street; thence along said right-of-way of Markley Street the following two (2) courses and distances: (1) North 30 degrees, 58 minutes, 10 seconds East, a distance of 378.84 feet to a point of curvature; (2) on a curve to the right having a radius of 56.87 feet and an arc length of 105.66 feet to a point of tangency, said point being the true place of beginning.

As to Unit 3:

BEGINNING at an interior point, said point being located a distance of 79.16 feet on a bearing of South 47 degrees, 25 minutes, 00 seconds West from a point on the outbound line at the right-of-way of Johnson Highway, said point being located the following two (2) courses and distances from the point of tangency of the radius return of Markley Street:

(1) a distance of 8.00 feet on a bearing of North 47 degrees, 25 minutes, 00 seconds East; (2) a distance of 306.44 feet on a bearing of South 42 degrees, 35 minutes, 00 seconds East; thence from said place of beginning and passing through said Condominium Tract the following six (6) courses and distances: (1) South 47 degrees, 28 minutes, 28 seconds West, a distance of 101.94 feet to a point; (2) North 42 degrees, 31 minutes, 32 seconds West, a distance of 46.68 feet to a point; (3) South 47 degrees, 28 minutes, 28 seconds West, a distance of 241.22 feet to a point; (4) North 42 degrees, 31 minutes, 32 seconds West, a distance of 131.29 feet to a point; (5) North 47 degrees, 28 minutes, 28 seconds East, a distance of 343.16 feet to a point; (6) South 42 degrees, 31 minutes, 32 seconds East, a distance of 177.97 feet to a point, said point being the true place of beginning.

As to Unit 4:

BEGINNING at an interior point, said point being located a distance of 74.89 feet on a bearing of South 59 degrees, 01 minutes, 50 seconds East from a point on the Northwesterly outbound line, said point being located a distance of 482.72 feet on a bearing of North 30 degrees, 58 minutes, 10 seconds East from a monument located for a corner; thence from said place of beginning and passing through said Condominium Tract the following eleven (11) courses and distances: (1) North 47 degrees, 28 minutes, 28 seconds East, a distance of 138.18 feet to a point; (2) South 89 degrees, 52 minutes, 08 seconds East, a distance of 31.17 feet to a point; (3) South 42 degrees, 31 minutes, 32 seconds East, a distance of 183.45 feet to a point; (4) South 47 degrees, 28 minutes, 28 seconds West, a distance of 57.69 feet to a point; (5) North 42 degrees, 31 minutes, 32 seconds West, a distance of 39.85 feet to a point; (6) South 47 degrees, 28 minutes, 28 seconds West, a distance of 176.37 feet to a point; (7) North 42 degrees, 31 minutes, 32 seconds West, a distance of 89.30 feet to a point; (8) North 47 degrees, 28 minutes, 28 seconds East, a distance of 64.04 feet to a point; (9) North 42 degrees, 31 minutes, 32 seconds West, a distance of 52.97 feet to a point; (10) North 47 degrees, 28 minutes, 28 seconds East, a distance of 8.32 feet to a point; (11) North 42 degrees, 31 minutes, 32 seconds West, a distance of 21.79 feet to a point, said point being the true place of beginning.

As to Unit 5:

BEGINNING at an interior point, said point being located a distance of 74.34 feet on a bearing of South 47 degrees, 25 minutes, 00 seconds West from a point on the Northeasterly outbound line, said point being located a distance of 194.37 feet on a bearing of North 42 degrees, 35 minutes, 00 seconds East from a monument located for a corner; thence from said place of beginning and passing through said Condominium Tract the following ten (10) courses and distances: (1) South 47 degrees, 25 minutes, 16 seconds West, a distance of 79.97 feet to a point; (2) North 42 degrees, 51 minutes, 21 seconds West, a distance of 10.27 feet to a point; (3) South 47 degrees, 33 minutes, 02 seconds West, a distance of 271.03 feet to a point; (4) North 42 degrees, 19 minutes, 48 seconds West, a distance of 21.75 feet to a point; (5) North 47 degrees, 02 minutes, 07 seconds East, a distance of 25.61 feet to a point; (6) North 41 degrees, 58 minutes, 32 seconds West, a distance of 31.19 feet to a point; (7) North 47 degrees, 28 minutes, 03 seconds East, a distance of 245.20 feet to a point; (8) North 42 degrees, 31 minutes, 57 seconds West, a distance of 10.19 feet to a point; (9) North 47 degrees, 40 minutes, 29 seconds East, a distance of 80.10 feet to a point; (10) South 47 degrees, 25 minutes, 45 seconds East, a distance of 74.41 feet to a point, said point being the true place of beginning.

ALL OF THE FOREGOING Units 2 through 5 being part of the same premises which Logan Square Inc., by Deed dated 12/21/2007 and recorded 01/24/2008 in Montgomery County at Deed Book 5679, Page 2662, granted and conveyed unto Johnson and Markley Redevelopment L.P., a Pennsylvania Limited Partnership, in fee.

AND BEING PART OF the same premises which Logan Square Inc., by Deed of Confirmation dated 12/21/2007 and recorded 01/24/2008 in Montgomery County at Deed Book, 5679, Page 2671, granted and conveyed unto Johnson and Markley Redevelopment L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Numbers: 13-00-23624-05-1; 13-00-23624-10-9; 13-00-23624-11-8; 13-00-23624-12-7.

Location of property: West Johnson Highway, Units 2, 3, 4 and 5 of the Norristown Centre Condominiums, Norristown Borough, Montgomery County, Commonwealth of Pennsylvania.

The improvements thereon are: Four (4) units of commercial space in a mixed-use retail/office/warehouse complex.

Seized and taken in execution as the property of **Johnson & Markley Redevelopment, L.P., Civil Action No. 2013-10532** at the suit of Logan Lender, L.P. Debt: \$18,141,297.40 plus continuing interest and costs.

**Christine L. Barba**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$5,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-10558

ALL THAT CERTAIN unit, designated as Unit Number 306, being a unit in the Chelbourne Plaza Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit "B", and the by-laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888.

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

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Blackledge and James E. Blackledge, h/w, by Deed from Donald Spiegel and Jacqueline H. Spiegel, h/w, dated 09/22/2003, recorded 03/03/2004 in Book 5498, Page 1134.

Parcel Number: 31-00-26564-52-2.

Location of property: 46 Township Line Road 306 a/k/a 46 Township Line Road, Apartment 306, Elkins Park, PA 19027-2233.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Blackledge and James E. Blackledge** at the suit of PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation. Debt: \$83,515.76.

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

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

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

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13-10688

ALL THAT CERTAIN message and tract or piece of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made March 5, 1958, by David Meixner, Registered Surveyor of Collegeville, RFD, #2, Pennsylvania, as follows, to wit:

BEGINNING at a point on the East side of a fifty foot wide road from a corner of this and Lot #19; thence North eleven degrees, two minutes West, one hundred feet along the side of aforesaid road to a point; thence along Lot #16, now or late of John A. Caputi and Rita B., his wife, North seventy-eight degrees, fifty-eight minutes East, two hundred ninety-six and thirty-four hundredths feet to a point in the bed of Perkiomen Creek; thence in the bed of Perkiomen Creek, the two following courses and distances, South three degrees, thirty minutes East, one hundred twenty and eighty-eight hundredths feet to a point; thence South fourteen degrees, West forty feet to a point; thence along Lot #19, North eighty-nine degrees, one minute, thirty seconds West, two hundred sixty-nine and forty-six hundredths feet to the first mentioned point and place of beginning.

CONTAINING 0.85006 acres of land, more or less.

TOGETHER with the use of a proposed right-of-way extending from the public road Easterly to the Perkiomen Creek and the right to use said creek frontage for recreation purposes.

AND THE above mentioned "Fifty Foot Wide Road" is now more commonly known as "Bavington Road."

BEING the same premises which Burke E. Miller and Kate K. Miller, by Deed dated October 27, 2004 and recorded November 10, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05632, Page 1202, granted and conveyed unto Theodore T. Shearba.

Parcel Number: 38-00-00013-00-3.

Location of property: 119 Bavington Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Theodore T. Shearba and the USA** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$357,174.37.

**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.

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13-10772

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

BEGINNING at a point on the Southerly side of Beech Street, a corner of lands now or late of Michael Chonka and Alice Chonka, his wife; thence extending from said point of beginning and along said Chonka's lands South 15 degrees, 12 minutes West, a distance of 150 feet to a point, a corner; thence extending North 74 degrees, 45 minutes West, a distance of 15 feet, 5 inches to a point, a corner; thence extending North 15 degrees, 12 minutes East, a distance of 150 feet to a point on the said Southerly side of Beech Street; thence extending South 74 degrees, 45 minutes East, along the said side of Beech Street, a distance of 15 feet, 5 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Stillman, by Deed from King Bean Restorations LLC, a Pennsylvania Limited Liability Company, dated 05/05/2011, recorded 05/10/2011 in Book 5800, Page 1363.

Parcel Number: 16-00-00620-00-3.

Location of property: 122 Beech Street, Pottstown, PA 19464-5404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Stillman and Eileen Stillman** at the suit of Deutsche Bank Trust Company Americas as Trustee for RALI 2003-QS8. Debt: \$66,632.02.

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

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

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

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13-10877

ALL THAT CERTAIN message and lot of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known as No. 923 Buttonwood Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street at the distance of one hundred eighty-two and sixty-seven one-hundredths feet Northeastwardly from Beech Street, said point being opposite the center line of the

partition wall between the house on this lot and the premises known as 921 Buttonwood Street, now or late of said William I. Winterbottom; thence along the said land, the line passing through the center or middle of the partition wall between the houses Northwestwardly parallel with Beech Street one hundred twenty and six-tenths feet to a twenty foot wide alley; thence Northeastwardly along the Southeastwardly line of said alley sixteen feet to a point, a corner; thence Southeastwardly parallel with the first course by the other land of said William I. Winterbottom and passing through the middle of the partition wall between the house on this lot and said Winterbottom's adjoining house (known as No. 925 Buttonwood Street) one hundred twenty-six and six-tenths feet to the said Buttonwood Street and along the Northwestwardly side thereof Southwestwardly sixteen feet to the place of beginning.

COMPRISING the Northeastwardly four feet of Lot No. 55, Block "A" on the Wayne Terrace plan of record at Norristown in Deed Book No. 858, Page 600, and the Southwestwardly twelve feet of Lot No. 54 on said block.

UNDER AND SUBJECT to certain restrictions of record.

BEING the same premises which Peter J. Cianci, Executor Under the Will of Stanley I. Kerschner, III also known as Stanley Isaiah Kerschner, Deceased, by Deed dated November 1, 1988, and recorded November 9, 1988, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4893, Page 405, granted and conveyed unto Earl Bechtel, Jr., in fee.

Parcel Number: 13-00-06032-00-3.

Location of property: 923 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Earl K. Bechtel, Jr.** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$135,526.53.

**Christina C. Viola**, Attorney.

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

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

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13-10984

ALL THAT CERTAIN message and lot of land known as No. 30 Ross Street on a certain plan laid out by the Richardson and Ross Quarry Company, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ross Street at the distance of eighty-six and eight-tenths feet Southwestly from Richardson Street, a corner of this and message and lot of land known as No. 29 on said plan; thence Southeasterly along the line of Lot No. 29 and said plan, and passing through the partition wall between the premises hereby conveyed and said premises adjoining known as Lot No. 29 on said plan, one hundred and eighty-one and four-tenths feet to the Northwestly side of a twelve foot wide public road; thence along said side of said public road, Southwestly fourteen feet to a corner of this and Lot No. 31 on said plan; thence along the line of said Lot No. 31, and passing through the partition wall between the premises hereby conveyed and said premises adjoining known as Lot No. 31 on said plan, Northwestly one hundred and eighty-three and four-tenths feet to the Southeasterly side of Ross Street aforesaid and along said side of said Ross Street, Northeasterly fourteen and two-tenths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne Anthony Ranalli, Jr., by Deed from Giovanni D'Aloia and Filomena D'Aloia, dated 12/17/2008, recorded 12/19/2008 in Book 5717, Page 1536.

Parcel Number: 49-00-10666-00-4.

Location of property: 30 Ross Street, Plymouth Meeting, PA 19462-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne Anthony Ranalli, Jr.** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$110,882.48.

**Allison F. Zuckerman**, 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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13-11197

ALL THAT CERTAIN tract or piece of land, together with the building and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner of Lot #13, said point being in the middle of the Layfield Road (33 feet wide); thence along the middle of said road South 40 degrees, 24 minutes West, 108.10 feet to a corner of other lands now or late of Blaine Albright; thence along the same North 49 degrees, 36 minutes West, 190.0 feet to a corner on the line of other lands now or late of James J. Moore; thence along the same North 40 degrees, 24 minutes East, 108.10 feet to a corner of Lot #13; thence along the same South 49 degrees, 36 minutes East, 190.0 feet to the place of beginning.

BEING the same premises which James E. Fizz and Brenda L. Fizz, husband and wife by Deed dated 11/23/1998 and recorded 11/25/1998 in Montgomery County in Deed Book 5250. Page 184 granted and conveyed unto Paul M. Bryan and Cathy D. Bryan.

Parcel Number: 47-00-04104-00-7.

Location of property: 2403 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cathy D. Bryan** 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: \$87,212.86.

**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.

13-11313

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate at Ardmore in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made in 1904 by Ames W. Barnos, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Southerly side of Grandview Road, as shown on said plan, at the distance of 880 feet Southwesterly from the Westerly line of Athens Avenue, it being a corner of this and land now or late of Norristown Trust Company; thence extending along said land, the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, Southeasterly 150 feet to a point in line of land now or late of Howard A. Sutton; thence extending along said land, South 74 degrees, 35 minutes West, 40 feet to a point in line of other land now or late of the said Norristown Trust Company; thence extending along said lane, Northwesterly 150 feet to a point on the Southerly side of Grandview Road aforesaid; thence extending along said side of said road, North 74 degrees, 35 minutes East, 40 feet to the place of beginning.

BEING the same premises which Timothy Baker, by Deed dated 6/5/1998 and recorded 7/17/1998 in the County of Montgomery, in Deed Book 5233, Page 808, granted and conveyed unto Lisa Rose DeMarco, her heirs and assigns, in fee.

AND the said Lisa Rose DeMarco is now known as Lisa R. Mariani.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Mariani, Jr. and Lisa Rose Mariani, husband and wife by Deed from Lisa Rose DeMarco now known as Lisa Rose Mariani dated 07/31/2000 recorded 09/18/2000 in Deed Book 5332, Page 416.

Parcel Number: 40-00-20036-00-3.

Location of property: 135 Grandview Road, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Rose DeMarco a/k/a Lisa R. DeMarco a/k/a Lisa Rose Mariani a/k/a Lisa R. Mariani, Paul A. Mariani, Jr. and United States of America/U.S. Attorney for Eastern District of Pennsylvania** at the suit of OneWest Bank, FSB. Debt: \$245,362.71.

**Jordan David**, Attorney. I.D. #311968

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

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

13-11455

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate partly in **Cheltenham Township** and partly in Springfield Township, Montgomery County, Pennsylvania described according to a Survey and Plan of Laverock Manor, Section #2, thereof made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania in July, 1955 and last revised on August 10, 1956 and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Newbold Lane (50 feet wide), which point is measured North 53 degrees, 22 minutes West, 192.94 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 775 feet the arc distance of 305.69 feet from a point which point is measured, North 75 degrees, 58 minutes West, 93.30 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.37 feet from a point on the Northwesterly side of Willow Grove Avenue (60 feet wide); thence extending along the Northeasterly side of Newbold Lane, North 53 degrees, 22 minutes West crossing the line dividing Cheltenham Township from Springfield Township 100 feet to a point; thence extending, North 36 degrees, 38 minutes East, 210 feet to a point; thence extending, South 53 degrees, 22 minutes East, 17.19 feet to a point on the aforesaid line dividing Cheltenham Township from Springfield Township; thence extending along the said line, North 38 degrees, 32 minutes, 50 seconds East, 40.02 feet to a point; thence extending, South 53 degrees, 22 minutes East, 81.47 feet to a point; thence extending, South 36 degrees, 38 minutes West, 250 feet to a point on the Northeasterly side of Newbold Lane, the first mentioned point and place of beginning.

TITLE IS VESTED IN Lance Johnstone, by Deed from Michael Einhorn and Nancy Einhorn, his wife, dated 9/30/1996 and recorded 12/11/1996 at Norristown, Pennsylvania in Deed Book 5170, Page 953.

Parcel Numbers: 31-00-20260-00-4 and 52-00-00000-00-0. Block 109, Unit 31.

Location of property: 8109 Newbold Lane, Glenside, PA 19038.

The improvements thereon are: Single family, split level.

Seized and taken in execution as the property of **Lance Johnstone** at the suit of The Bryn Mawr Trust Company. Debt: \$128,570.73.

**Craig H. Fox**, Attorney.

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

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

13-11812

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots 21, 22, 23 and 24, as shown and laid out on a certain plan of lots "Map No. 4" of Norristown Heights, surveyed by Crawford and Bennett, C.E. Surveyors, Norristown, Pennsylvania, Montgomery County in Deed Book 840, Page 600, more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Eastern right-of-way line of Shamokin Street, a corner of lands now or late of 2000 Arch Road Associates, L.P.; thence along lands of 2000 Arch Road Associates, L.P. in an Easterly direction, a distance of 100.00 feet to an iron pin, a corner of lands now or late of Jace Henley (Lot 38); thence along lands now or late of Jace Henley, Robert Jones and Julien and Ruby Henley (Lots 38-37, 36 and 35), forming an interior angle of 90 degrees, 00 minutes, 00 seconds with the last described, a distance of 80.00 feet to a point, a corner of lands now or late of Robert and Betty Green (Lot #20); thence along lands of said Green, forming an interior angle of 90 degrees, 00 minutes, 00 seconds with the last described, a distance of 100 feet to a point on the Eastern right-of-way line of Shamokin Street, forming an interior angle of 90 degrees, 00 minutes, 00 seconds with the last described line, a distance of 80 feet, to the point and place of beginning.

CONTAINING 8,000 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Haven V. Hoilett and Raisha Byrd, by Deed from RML Construction, Inc., dated 09/02/2009, recorded 09/10/2009 in Book 5743, Page 1416.

Parcel Number 1: 33-00-07720-00-5 and Parcel Number 2: 33-00-07723-00-2.

Location of property: 234 Shamokin Avenue, Norristown, PA 19401-2114.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raisha Byrd and Haven Hoilett a/k/a Haven V. Hoilett** at the suit of Wells Fargo Bank, N.A. Debt: \$288,411.16.

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

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

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

13-11960

ALL THAT CERTAIN lot or piece of ground, with building thereon erected, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by George F. Shaner, Engineer, dated August 9, 1946, as follows:

BEGINNING at a point on the Westerly side of Grosstown Road at a corner of this and other land now or late of Thomas W. Eczko; thence along land now or late of Thomas W. Eczko North 49 degrees, West 140 feet to the Easterly side of a certain 20 feet wide alley; thence along said alley North 41 degrees, East 51 feet to a point a corner of this and land now or late of Amos Y. Schearer; thence along said Schearer's land South 49 degrees, East 140 feet to a point on the Westerly side of the said Grosstown Road; thence along the said Grosstown Road South 41 degrees, West 51 feet to the point or place of beginning.

BEING the same premises which Robert E. Coccie by Deed dated February 28, 2007 and recorded March 14, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5638, Page 2794, granted and conveyed unto Raymond J. Coccie and Carol Coccie a/k/a Carol Cocci, husband and wife.

Parcel Number: 64-00-02206-00-7.

Location of property: 113 Grosstown Road, Stowe, PA 19464 a/k/a 113 Grosstown Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Raymond J. Coccie and Carol Coccie a/k/a Carol Cocci** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$160,503.91.

**Andrew J. Marley**, Attorney.

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

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

13-11985

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, marked No. 110 on a plan of lots known as the "Ideal Building Lots", situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Noble Street at the distance of 270 feet Northeasterly from the Northeast side of Oak Street, a corner of this and Lot No. 111 on said plan, conveyed to Harry A. Wampole and wife; thence along said Lot No. 111 Northwesterly 170 feet, 8 3/8 inches to the Southeasterly side of an alley laid out 20 feet wide; thence along said side of said alley Northeasterly 25 feet to a corner Lot No. 109 on said plan; thence along said Lot No. 109 Southeasterly 170 feet, 8 3/8 inches to the Northwesterly side of Noble Street, aforesaid; thence along said side of said Noble Street, Southwesterly 25 feet to the place of beginning.

BEING the same premises which Guido Alessandrini and Madeline M. Alessandrini, his wife, by Indenture bearing date the 17th day of May A.D. 1996 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5148, Page 386 granted and conveyed unto Robert G. Alessandrini, in fee.

TITLE TO SAID PREMISES IS VESTED IN Robert G. Alessandrini, by Deed from Guido Alessandrini and Madeline M. Alessandrini, his wife dated 05/17/1996, recorded 05/20/1996 in Book 5148, Page 386.



Parcel Number: 13-00-27996-00-8. Map #13157 013.

Location of property: 721 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Kirk** at the suit of Federal National Mortgage Association. Debt: \$134,804.67 plus interest to sale date.

**Martha 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.

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13-12024

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Linden Park, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated September 4th, 1958, as follows, to wit:

BEGINNING at a point on the Northwest side of Holly Drive (fifty feet wide) at the distance of one hundred thirty-nine and twenty-six one-hundredths feet measured on a course of North forty-one degrees, fourteen minutes, thirty seconds East along said side of Holly Drive from a point of intersection with the Northeast side of Linden Street, widened to forty-five feet as shown on said plan (both lines produced); thence extending along the Northwest side of Holly Drive, North forty-one degrees, fourteen minutes, thirty seconds East, one hundred feet to a corner of Lot #22; thence along the same, North forty-eight degrees, forty-five minutes, thirty seconds West, one hundred sixty-four and five one-hundredths feet to a point; thence extending South forty-one degrees, thirty-nine minutes West, one hundred and three one-thousandths feet to a corner of Lot #24; thence along the same, South forty-eight degrees, forty-five minutes, thirty seconds East, one hundred sixty-four and seventy-one one-hundredths feet to the first mentioned point and place of beginning. Being Lot #23 on said plan.

BEING the same premises which Joan Haley, etc., by Deed dated 4/26/2001 recorded 5/11/2001 in the Office of the Recorder of Deeds in Norristown and for the County of Montgomery, Pennsylvania in Deed Book 5359, Page 2296, granted and conveyed unto Joseph Kunz and Sandra Kunz, in fee.

TITLE TO SAID PREMISES IS VESTED IN James Alan Sago and Melody V. Sestito, by Deed from Joseph Kunz and Sandra Kunz, dated 07/09/2007, recorded 07/18/2007 in Book 5656, Page 654.

Parcel Number: 23-00-00469-00-3. Map #23004 115.

Location of property: 99 Holly Drive, Collegeville, Trappe Borough, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Alan Sago and Melody V. Sestito** at the suit of Federal National Mortgage Association. Debt: \$279,082.47 plus interest to sale date.

**Martha 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.

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13-12059

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

BEGINNING at a point in the West line of Evans Street distant 316 feet North of Jefferson Avenue, a corner of this and Lot 41 owned by Luther C. Bodder; thence along said lot West and at right angles to said Evans Street 110 feet to a point in a line of other lands of the Estate of Henry H. Hartman, Deceased; thence North along said land 30 feet to Lot 43, owned by Isaac Feather; thence along said lot East 110 feet to the West line of Evans Street aforesaid; thence South along the same 30 feet to the place of beginning.

BEING Lot 42 in a tract or purport No. 11, in plan of lots laid out by the heirs of Henry H. Hartman, Deceased.

BEING the same premises which Kevin F. Papiernik, by Deed dated February 12, 1988 and recorded February 17, 1988 in the Office of the Recorder of Deeds for Montgomery County in Deed Book Volume 4865, Page 1066, granted and conveyed unto Joseph D. Henion and Dorothy E. Henion, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Andre Fabiani, by Deed From Joseph D. Henion and Dorothy E. Henion, h/w, dated 01/25/2005, recorded 08/12/2005 in Book 5566, Page 1355.

Parcel Number: 16-00-08192-00-9. Map #16075 128.

Location of property: 385 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andre J. Fabiani a/k/a Andre Fabiani** at the suit of Federal National Mortgage Association. Debt: \$99,123.97 plus interest to sale date.

**Martha Von Rosenstiel**, Attorney.

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

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

13-12163

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

BEING the same premises which Joseph Gassanja by Deed recorded on 1/14/2005 in Montgomery County in Deed Book 5540, Page 1882 granted and conveyed unto Joseph Gassanja and Lisa Gassanja, husband and wife.

Parcel Number: 13-00-06936-00-8.

Location of property: 534 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph Gassanja and Lisa Gassanja** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$90,666.71.

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

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

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

13-12165

ALL THAT CERTAIN message and lot or piece of ground, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the Northeasterly side of Greenwood Avenue at the distance of thirty-one and ninety-six one-hundredths feet Southeast of the Southeasterly side of Nice Street; thence North forty-one degrees, thirty-nine minutes East, thirty-one and seventy-three hundredths feet to the front of the dwelling; and thence on a line passing through the center of the party wall North forty-one degrees, twelve minutes East, forty feet; thence North forty-one degrees, five minutes East, thirty and fifty one-hundredths feet to a corner and line of Edward S. Deamer; thence by the same South forty-nine degrees, forty-one minutes East, thirty-two feet to a corner; thence South forty-three degrees, twenty-five minutes West, one hundred two and seventeen one-hundredths feet to the Northeasterly side of Greenwood Avenue; thence along the same North fifty degrees, ten minutes West, twenty-eight and seven one-hundredths feet to the place of beginning.

BEING the same premises which Dorothy A. Barker by Deed dated 11/22/1995 and recorded 12/21/1995 in Montgomery County in Deed Book 5135, Page 606 granted and conveyed unto Michael J. Brogan and Eleanor J. Brogan.

Parcel Number: 10-00-01408-00-4.

Location of property: 827 Greenwood Avenue, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eleanor J. Brogan a/k/a Eleanor Brogan and Michael J. Brogan a/k/a Michael Brogan** at the suit of Green Tree Servicing, LLC. Debt: \$158,956.06.

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

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

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

13-12560

ALL THAT CERTAIN eight (8) lots of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in one tract and having thereon erected a residential dwelling house known as 238 North Keim Street, Pottstown, PA 19464. Reference Montgomery County Deed Book 5751, Page 02295.

Parcel Number: 16-00-16764-00-5.

Location of property: 238 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Bradley J. Seltzer and The Secretary of Housing and Urban Development** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$184,644.69 (total amount of judgment).

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

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

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

13-13204

ALL THAT CERTAIN tract, of land, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot #277 as shown on Plan of Colonial Village made for Axelrod Construction Company, by Urwiler and Walter, Incorporated, dated February 26, 1974 and last revised June 25, 1985 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side line of Morris Road (82 feet wide), said point being located, South 65 degrees, 53 minutes, 50 seconds West, 75 feet from the intersection of said side line with the Southwesterly side line of Colonial Drive (82 feet wide); thence extending along Lot #276, South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of Lot #249; thence extending along said lot, along the center line of a 20 feet wide sanitary sewer easement, South 65 degrees, 53 minutes, 50 seconds West, 20 feet to a point in line of Lot #278; thence extending along said lot, North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned

side line of Morris Road; thence extending along said side line, North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

BEING the same premises which L. Ricci, Successor Trustee of the Moore family trust, by Deed dated 6/16/09 and recorded in the Montgomery County Recorder of Deeds Office on 7/7/09 in Deed Book 5735, Page 2901.

Parcel Number: 06-00-02828-00-1.

Location of property: 708 Morris Road, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sioe F. Whitebread and David W. Whitebread** at the suit of JP Morgan Chase Bank, National Association. Debt: \$139,992.67.

**Christopher A. DeNardo**, Attorney.

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

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

13-13482

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to survey and plan thereof made by Chester F. Albright, Esquire, Civil Engineer, on the 11th day of May, A.D. 1937, as follows, to wit:

SITUATE in the Southwesterly side of Erlen Road (fifty feet wide) at the distance of three hundred eleven and eighty-four one-hundredths feet Northwesterly from a concrete monument marking the intersection of the produced Southwesterly side of Erlen Road with the produced Northwestwardly side of Cedar Lane (forty feet wide) in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Erlen Road twenty-four and four one-hundredths feet and extending of the width M length and depth Southwardly between parallel lines at right angles to the said Erlen Road one hundred two feet to the middle line of a certain twelve feet wide driveway which extending Northwestwardly and Southeastwardly from Penrose Avenue to the said Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN Ebony Cepeda by Deed from Gwendolyn Higgonbotham dated 04/09/2004 recorded 05/04/2004 in Deed Book 5505, Page 2037.

Parcel Number: 31-00-09607-00-1.

Location of property: 1826 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ebony Cepeda** at the suit of PNC Bank, National Association. Debt: \$149,001.82.

**Nicole LaBletta**, Attorney.

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

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

13-13672

ALL THAT CERTAIN parcel of land and improvements therein, situate in **Worcester Township**, County of Montgomery, and Commonwealth of Pennsylvania, and described as Parcel No. 67-00-03692-02-1 and more fully described in a Deed dated April 28, 2006 and recorded May 10, 2006 in Montgomery County in Deed Book 5600, Page 1284, Instrument Number 2006056740, granted and conveyed unto Jimmy L. Bissell, married man.

SUBJECT to reservations and restrictions of record.

MORE fully described as:

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a subdivision plan title "Methacon Estates V" prepared by Czop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, Pennsylvania, Job No. 559-4, dated 8/10/01, last revised 2/3/03, and recorded in Plan Book A-61, Page 175, as follows, to wit:

BEGINNING at a point on the Southerly side of Hedwig Lane (50 feet wide) said point is a common corner of this and Lot #1; thence from the said point of beginning, along the said side of Hedwig Lane curving to the left having a radius of 350.00 feet an arc length of 108.91 feet width chord bearing of South 58 degrees, 20 minutes, 57 seconds East, to a point; thence along Lot #3 South 22 degrees, 43 minutes, 58 seconds West, 508.33 feet to a point; thence along lands now or late of Burgeon, North 33 degrees, 51 minutes, 40 seconds West, 272.83 feet to a point; thence along Lot #1 North 40 degrees, 33 minutes, 44 seconds East, 398.85 feet to the place of beginning.

BEING Lot No. 2 on said plan.

CONTAINING in area 78.685 square feet more or less.

Parcel Number: 67-00-03692-02-1.

Location of property: 3270 Hedwig Lane, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jimmy L. Bissell** at the suit of Citibank, N.A., as Trustee for Wamu Asset-Backed Certificates, Wamu Series 2007-HE4. Debt: \$1,284,852.92.

**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.

13-13862

ALL THAT CERTAIN lot or parcel of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania.

BEGINNING at a point on the Southeasterly side of Penn Avenue (50 feet wide) at the distance of 90 feet measured North 37 degrees, 12 minutes East from its intersection with the Northeasterly side of Spruce Avenue (50 feet wide); thence, extending along the said side of Penn Avenue North 37 degrees, 12 minutes East, 70 feet and extending of that width in length or depth South 52 degrees, 48 minutes East, 130 feet.

FOR INFORMATIONAL PURPOSES ONLY: the APN is shown by the County Assessor as 30-00-52756-00-8; source of title is Book 5297, Page 0320 (recorded 11/18/99).

Parcel Number: 30-00-52756-00-8.

Location of property: 409 Penn Avenue, Glenside, PA 19038-1226.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia L. O'Brien** at the suit of Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3. Debt: \$239,998.50.

**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.

13-14324

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Cheltenham Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer and Surveyors, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point in the center line of Ryers Avenue at the distance of seventy-five feet Northeast of the Center line of Jefferson Avenue; thence by land of the late Christopher Koehler of which this was a part the three following courses and distances: (1) North forty-nine degrees, fifty-five minutes West, one hundred fifty feet to a corner; (2) North forty-one degrees, East fifty feet to a corner; and (3) South forty-nine degrees, fifty-five minutes East, one hundred fifty feet to the center line of Ryers Avenue, aforesaid; thence along same South forty-one degrees, West fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Raymond T. Capriotti misrepresented on previous Deed as Richard T. Capriotti by Deed dated 5/25/2011 and recorded 6/1/2011 in Montgomery County in Deed Book 5802, Page 1708, granted and conveyed unto Raymond T. Capriotti.

Parcel Number: 31-00-24025-00-1.

Location of property: 18 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Raymond T. Capriotti** at the suit of JP Morgan Chase Bank, N.A. Debt: \$230,595.20.

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

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

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

13-14431

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

BEGINNING at a stake on the South side of Chestnut Street 25 feet from the corner of Chestnut and Evans Streets, and a corner of lot now or late of John A. Weber; thence Southwestwardly along said Weber's lot 140 feet to a 20 feet wide alley; thence Eastwardly along said alley thirty feet to land now or late of J.D. Steele; thence Northwardly one hundred forty feet to Chestnut Street, aforesaid; thence along said Chestnut Street Westwardly thirty feet to the place of beginning.

BEING the same premises which Dennis Carl Amole and Christine Marie Amole, husband and wife, by Deed dated 11/29/99 and recorded in the Montgomery County Recorder of Deeds Office on 12/2/99 in Deed Book 5298, Page 2296, granted and conveyed unto Gary V. Knapper, Jr.

Parcel Number: 16-00-05572-00-1.

Location of property: 346 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary V. Knapper, Jr. (Real Owner and Mortgagor) and Donna Knapper (Mortgagor)** at the suit of Deutsche Bank National Trust Company, as Trustee for WaMu Asset-Backed Certificates, WaMu Series 2007-HE1 Trust. Debt: \$203,289.18.

**Christopher A. DeNardo**, Attorney.

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

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

13-14570

ALL THAT CERTAIN message and ground appurtenant thereto hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania being Lots Nos. 42 and 43 on the Plan of Dumont Plan of Lots, which plan is recorded at Norristown in Deed Book 600, Page 500, as follows:

SITUATE on the Northeasterly side of Paxson Avenue at the distance of 610 feet, 11 7/8 inches Southeast from the Southeasterly side of Keswick Avenue (70 feet wide).

CONTAINING in front or breadth on the said Paxson Avenue, 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Paxson Avenue 120 feet to the Southwesterly side of the right-of-way line of the Philadelphia and Reading Railway.

BEING the same premises which Alan Karr dated 12/20/2001 and recorded 1/30/2002 in Montgomery County in Deed Book 5393, Page 2334 conveyed unto Alan Karr, in fee.

TITLE TO SAID PREMISES IS VESTED IN Alan Karr, as Sole Owner by Deed from Alan Karr dated 12/20/2001 recorded 01/30/2002 in Deed Book 5393, Page 2334.

Parcel Number: 31-00-22189-00-1.

Location of property: 315 Paxson Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alan Karr** at the suit of PNC Bank, National Association. Debt: \$123,112.67.

**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.

13-14576

ALL THAT CERTAIN message and lot or piece of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lot #143 Ardsley Estates, Lot #485 and part of Lot #484, on Plan of Lots of William Penn Real Estate Company, said plan recorded at Norristown, Pennsylvania in Deed Book #349, Page 500, bounded and described according to the survey made June 30, 1946, by William Muldrew.

BEGINNING at a point on the Northwesterly side of Cricket Avenue at the distance of two hundred fifty-five feet Southwardly from the Southwest side of Pine Avenue; thence along side of Cricket Avenue, South thirty-nine degrees, ten minutes West, forty-five and thirty-four hundredths feet to a point, a corner of land about to be conveyed to Lillian Kerchner; thence by the same, the line for a portion of the distance passing through the middle of the partition wall, between this and the house on the adjoining premises, thirty-six degrees, fifty-two minutes East, forty-two and four-tenths feet to a point a corner; thence South fifty-three degrees, eight minutes East, one hundred eight and eight-tenths feet to the place of beginning.

BEING the same premises which Michael Hrouda and Jacquelynn Hrouda, husband and wife by Deed dated 6/12/2001 and recorded 8/9/2001 in Montgomery County in Deed Book 5370, Page 2359 granted and conveyed unto Jacquelynn Eileen Null n/k/a Jacquelynn Eileen Hrouda.

Parcel Number: 30-00-11244-00-3.

Location of property: 232 Cricket Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Hrouda and Jacquelynn Eileen Hrouda** at the suit of JP Morgan Chase Bank, National Association. Debt: \$101,424.08.

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

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

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

13-14956

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 "Autumn Ridge", prepared for Gambone Brothers Development Company, by Bursich Associates Inc., dated April 30, 1999, last revised March 6, 2000, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-59, Pages 166 and 167, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sienna Drive (50.00 feet wide), at a corner of Lot Number 6, as shown on said plan and which point is measured the two following courses and distances from a point of curve, marked by a concrete monument on the Northeasterly side of Crimson Drive (50.00 feet wide), viz: (1) leaving the said Northeasterly side of Crimson Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc length of 21.14 feet to a point of tangent, marked by an iron pin on the said Southeasterly side of Sienna Drive; and (2) thence extending North 21 degrees, 23 minutes, 25 seconds East, along the said Southeasterly side of Sienna Drive, the distance of 286.37 feet to the point of beginning; thence extending from said point of beginning North 21 degrees, 23 minutes, 25 seconds East, along the said Southeasterly side of Sienna Drive, the distance of 6.53 feet to a point of curve, marked by a concrete monument on the same; thence extending in a Northeastwardly to Northwardly direction, along the Southeasterly and Easterly sides of Sienna Drive, aforesaid, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 71.25 feet to a point, a corner of Lot Number 4, as shown on said plan; thence, extending North 88 degrees, 03 minutes, 40 seconds East, along Lot Number 4, the distance of 209.91

feet to a point on the Northwesterly side of DeKalb Pike(S.R, 202) (as laid out on said plan); thence extending South 33 degrees, 04 minutes, 57 seconds West, along the said Northwesterly side of DeKalb Pike, the distance of 162.33 feet to a point, a corner of Lot Number 6, aforesaid; thence extending North 58 degrees, 36 minutes 35 seconds West, along Lot Number 5, the distance of 145.54 feet to the first, mentioned point on the said Southeasterly side of Sienna Drive and place of beginning. The Southwesterly and rear portions thereof containing part of the bed of Drainage Easement "A" (of irregular width), as shown on said plan.

BEING Lot Number 5, as shown on the above mentioned plan.

BEING the same premises which Gambone Brothers Development Company, acting herein by and through its Attorney-in-Fact, William B. Murdoch, duly constituted and appointed by Power of Attorney by Deed dated 11/16/2001 and recorded 1/29/2001 in Montgomery County in Deed Book 5631, Page 1484 granted and conveyed unto Won W. Nam and Young S. Lee, husband and wife.

Parcel Number: 33-00-07930-54-2.

Location of property: 2306 Sienna Drive, East Norriton, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Young S. Lee and Won W. Nam** at the suit of Nationstar Mortgage, LLC. Debt: \$124,915.06.

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

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

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

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13-15143

ALL THAT CERTAIN message and tract of land, situate on the South side of Evans Street, West of Diamond Street, in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit: BEGINNING at a point on the South line of Evans Street 150 feet distant West from the Southwest corner of Evans and Diamond Streets, in the division line of Lots Nos. 62 and 63; thence Southwest along the same 140 feet to a 20 feet wide alley; thence Eastward along the North line of said alley 60 feet to a point in the division line of Lots Nos. 64 and 65; thence Northward along said division line 140 feet to the South line of said Evans Street; thence Westward along the said line of Evans Street 60 feet to the place of beginning.

BEING Lots Nos. 63 and 64 in a plan of lots as laid out by John H. Henricks.

BEING the same premises which John J. Brodecki by Deed dated 7/9/1998 and recorded in Montgomery County in Deed Book 5232, Page 1402 granted and conveyed unto Donald M. Lawrence and Elizabeth H. Lawrence by Right of Survivorship.

TITLE TO SAID PREMISES IS VESTED IN Jean M. Coleman and David A. Coleman, wife and husband, as Tenants by the Entireties by Deed from Elizabeth H. Lawrence, widow dated 09/01/2006 recorded 09/20/2006 in Deed Book 05617, Page 0148.

Parcel Number: 16-00-07844-00-6.

Location of property: 820 North Evans Street, Pottstown, PA 19464-4324.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David A. Coleman and Jean M. Coleman** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3. Debt: \$193,846.39.

**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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13-15919

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township** and County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a subdivision plan prepared for Quaker Construction by Showalter & Associates, Surveyors, Chalfont, Pennsylvania dated March 1, 1986 and last revised December 5, 1986 and recorded in the Office of the Recorder of Deeds in Plan Book A-48, Page 71, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Coventry Circle (seventy feet wide) measured the two following courses and distances from a point of curve on the Northeasterly side of Montgomery Glen Drive (twenty feet wide): (1) on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to point of tangent; (2) North forty degrees, fifty-four minutes, fifty seconds East, two hundred fifty-five feet to a point, a corner of Lot No. 29; thence extending from said point and place of beginning along said lot passing through a partition wall North forty-nine degrees, five minutes, ten seconds West, one hundred twenty-seven and fifty one-hundredths feet to a point a corner of Lot No. 19; thence extending along said lot North forty degrees, fifty-four minutes, fifty seconds East, forty-seven and fifty one-hundredths feet to a point, a corner of Lot No. 31; thence extending along said lot South forty-nine degrees, five minutes, ten seconds East, one hundred twenty-seven and fifty one-hundredths feet to a point of tangent on the Northwesterly side of Coventry Circle; thence extending along said side thereof South forty degrees, fifty-four minutes, fifty seconds West, forty-seven and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ashraf Sardar and Farida Akter Banu, as Tenants by the Entirety by Deed from Carl R. Rockstroh dated 11/15/2006 recorded 12/05/2006 in Deed Book 5626, Page 2118.

Parcel Number: 46-00-00664-67-6.

Location of property: 111 Coventry Circle, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Farida Akter Banu and Ashraf Sardar a/k/a Ashraf Ali Sardar** 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 2007-WM2, Asset-Backed Pass-Through Certificates. Debt: \$243,541.83.

**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.

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

Notice is hereby given the schedules of distribution by the Sheriff on December 18, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by  
Eileen Whalon Behr, **Sheriff**

### **CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 12, 2013, by **Sukup Manufacturing Co.**, a foreign corporation formed under the laws of the State of Iowa, where its principal office is located at 1555 255th St., Sheffield, IA 50475, 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.

IN THE COURT OF  
COMMON PLEAS OF  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-24212

NOTICE IS HEREBY GIVEN that the Petition of Michael Giannone was filed in the above named Court, praying for a Decree to change his name to MANO DIVINA MICHAEL GIANNONE.

The Court has fixed November 13, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

### **CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-31202

NOTICE IS HEREBY GIVEN that the Petition of Frederick Ho was filed in the above named Court, praying for a Decree to change his name to KOK CHONG HO.

The Court has fixed November 27, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Kirsten Balzer, Esq.**

**Rubin, Glickman, Steinberg and Gifford**

2605 N. Broad Street,

P.O. Box 1277

Lansdale, PA 19446-0726

### **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.*

**Concord Taxi Services, 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.

**Michael S. Henry, Esquire,**  
2336 South Broad Street,  
Philadelphia, PA 19145

**OptEx Fit, 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.

**WMR2 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.

**Joseph J. Witiw, Esquire,**  
1140-B York Road,  
Warminster, PA 18974

## 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 July 29, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Along The Way, Inc.**

The purposes for which it was organized are: Exclusively for charitable purposes under Section 501 (c)(3) of the Internal Revenue Code in order to encourage women with programs and services designed to help them parent, navigate life's challenges and positively impact the community.

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 September 10, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Girls on the Run of Montgomery and Delaware Counties PA**

The purposes for which it was organized are: for inspiring girls in being joyful, healthy and confident, using a fun experienced based curriculum which creatively integrates running.

**John R. Sharpe, Esquire**  
610 Belfry Drive,  
Blue Bell, PA 19422

## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-14069

**Perkiomen Valley School District,**  
Plaintiff

vs.

**Andrew C. Haner,**  
Defendant

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 4124 Rittenhouse Lane, Skippack Twp., PA, Tax Parcel No. 51-00-03033-82-2. A Writ of Scire Facias for \$3,763.90 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
Montgomery Bar Association  
100 West Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

## Portnoff Law Associates, Ltd.

P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

#### **ALLEN-NEWETT, ALISSA also known as**

**ALISSA NEWETT, dec'd.**

Late of Abington Township.

Administrator: ANTHONY NEWETT,

1521 Shoemaker Road,

Abington, PA 19001.

ATTORNEY: JONATHAN T. WARREN,

WARREN & McGRAW, LLC,

920 Lenmar Drive,

Blue Bell, PA 19422

#### **BARTH, CATHERINE M., dec'd.**

Late of Borough of North Wales.

Executor: EDWIN R. BARTH, JR.,

c/o Michael C. McBratnie, Esquire,

P.O. Box 673,

Exton, PA 19341.

ATTORNEY: MICHAEL C. McBRATNIE,

FOX ROTHSCHILD LLP,

P.O. Box 673,

Exton, PA 19341

#### **BOVENIZER, MALVINA, U., dec'd.**

Late of Borough of Pennsburg.

Executor: RICHARD K. DIECKHOFF,

c/o Tomlinson & Gerhart,

414 Main Street,

P.O. Box 14,



East Greenville, PA 18041.

ATTORNEY: BARRY JON TOMLINSON,  
TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,

East Greenville, PA 18041-0014

**BRODE, JEFFREY R., dec'd.**

Late of Whitpain Township.

Executrix: EILEEN R. BRODE,  
c/o Anne Louise Griffin, Esquire,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422.

ATTORNEY: ANNE LOUISE GRIFFIN,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422

**DEWEES, GEORGE I., dec'd.**

Late of Borough of Norristown.

Executrix: DAWN SCIOLI,  
c/o Suzanne Bender, Esq.,  
216 Bridge Street,  
Phoenixville, PA 19460.

ATTORNEY: SUZANNE BENDER,  
216 Bridge Street,  
Phoenixville, PA 19460

**DiMARTINO, EUSEBIA, dec'd.**

Late of Lower Merion Township.

Executor: LINO J. DiMARTINO,  
c/o Guy F. Matthews, Esquire,  
344 West Front Street,  
P.O. Box 319,  
Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS,  
ECKELL SPARKS LEVY AUERBACH MONTE  
SLOANE MATTHEWS & AUSLANDER, P.C.,  
344 West Front Street,  
P.O. Box 319,  
Media, PA 19063

**DOANE, MARIE A. also known as**

**MARIE DOANE, dec'd.**

Late of Upper Merion Township.

Executrix: STEPHANIE M. VINCENT,  
c/o Robert A. Saraceni, Jr., Esquire,  
548 1/2 East Main Street,  
Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,  
548 1/2 East Main Street,  
Norristown, PA 19401

**FAMULARO, TERESA MARIE, dec'd.**

Late of Franconia Township.

Executrix: NINA JONES,  
1654 Layfield Road,  
Pennsburg, PA 18073.

**FOX, ROBERT, dec'd.**

Late of Lower Merion Township.

Executrix: NANCY FOX,  
c/o Kenneth J. Levin, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.

ATTORNEY: KENNETH J. LEVIN,  
ALEXANDER & PELLI,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103

**HARRIS, SADIE also known as**

**SADIE HARRIS STURM, dec'd.**

Late of Abington Township.

Executors: EARL J. HARRIS and

GUSTA D. HARRIS SHERMAN,  
c/o Kenneth J. Levin, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.

ATTORNEY: KENNETH J. LEVIN,  
ALEXANDER & PELLI,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103

**HESS, FREDERICK G., dec'd.**

Late of Borough of North Wales.

Executors: STEVEN W. BECK  
651 Sourwood Dr.,  
Hatfield, PA 19440

HAROLD G. BECK,  
1407 Marlyns Ln., North Wales, PA 19454.  
ATTORNEY: ROBERT G. BRICKER,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**KAHN, HENRY F. also known as**

**HENRY KAHN, dec'd.**

Late of Upper Dublin Township.

Executor: FREDERICK KAHN,  
c/o Kenneth J. Levin, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.

ATTORNEY: KENNETH J. LEVIN,  
ALEXANDER & PELLI,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103

**KNECHEL, HAZEL M. also known as**

**HAZEL KNECHEL, dec'd.**

Late of Borough of Souderton.

Executrices: KIM KNECHEL  
651 Elroy Rd.,  
Souderton, PA 18964  
SHERRY J. DERSTINE,  
1137 Brinckman Rd.,  
Pennsburg, PA 18073.

ATTORNEY: DOUGLAS M. JOHNSON,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964

**LEAKE, ILSE, H., dec'd.**

Late of Borough of Hatboro.

Executrix: ELSIE H. DAVIS,  
c/o Alice J. Tillger, Esquire,  
271 Bethlehem Pike, Suite 202,  
Colmar, PA 18915.  
ATTORNEY: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 202,  
Colmar, PA 18915

**LEATHERMAN, GRACE L. also known as**

**GRACE LU LEATHERMAN, dec'd.**

Late of Lower Pottsgrove Township.

Co-Executors: JAMES L. LEATHERMAN  
9439 Chatteroy Place,  
Montgomery Village, MD 20886,  
LINDA L. KNAUSE,  
391 Landis Store Road,  
Boyertown, PA 19512.

ATTORNEY: LEE F. MAUGER, MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**MARCIANO, JUSTIN T., dec'd.**

Late of East Norriton Township.  
 Executor: MICHAEL E. MARCIANO,  
 c/o Guy F. Matthews, Esquire,  
 344 W. Front Street,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH,  
 MONTE, SLOANE, MATTHEWS &  
 AUSLANDER, P.C.,  
 344 W. Front Street,  
 P.O. Box 319,  
 Media, PA 19063

**MULBERGER, DORIS M., dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT D. MULBERGER, JR.,  
 1100 Francis Hammond Parkway,  
 Alexandria, VA 22302.  
 ATTORNEY: ALLAN B. GREENWOOD,  
 SIANA, BELLWOAR & McANDREW, LLP,  
 941 Pottstown Pike, Suite 200,  
 Chester Springs, PA 19425

**PASSARELLA, ANTHONY P., dec'd.**

Late of Borough of Lansdale.  
 Executor: JOSEPH R. PASSARELLA,  
 c/o William Morrow, Esquire,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW, TOMPKINS, TRUEBLOOD &  
 LEFEVRE, LLC,  
 One Montgomery Plaza, Suite 902,  
 Norristown, PA 19401

**POLIDORI, CATHERINE R., dec'd.**

Late of Upper Merion Township.  
 Administrator: JEFFREY W. WLOCK,  
 1126 Osborne Road,  
 Downingtown, PA 19355.  
 ATTORNEY: DANIEL T. MCGRORY,  
 PIZONKA, REILLEY, BELLO & MCGRORY, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**RILEY, RUTH S., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: HENRY C. RILEY,  
 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

**SAGENDORPH, CAROLYN W. also known as  
CAROLYN SAGENDORPH,**

**CAROL W. SAGENDORPH and  
 CAROL SAGENDORPH, dec'd.**  
 Late of Whitmarsh Township.  
 Executrices: CAROLYN S. MONTGOMERY and  
 JOAN M. SAGENDORPH,  
 c/o Sarah M. Ford, Esquire,  
 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

**SALEMNO, LOUIS also known as****LOUIS P. SALEMNO, dec'd.**

Late of Springfield Township.  
 Administrator: MICHAEL F. WENKE,  
 P.O. Box 1627,  
 Blue Bell, PA 19422-0450.  
 ATTORNEY: MICHAEL F. WENKE,  
 LAW OFFICE OF BRIAN SCOTT DIETRICH, P.C.,  
 P.O. Box 1627,  
 Blue Bell, PA 19422-0450

**SMITH, ELWOOD S., dec'd.**

Late of Abington Township.  
 Executrix: DEBORAH S. BROWN,  
 905 Woodlawn Drive,  
 Lansdale, PA 19446.

**STAERK, TERESA B., dec'd.**

Late of Abington Township.  
 Executors: JAMES W. STAERK AND  
 ROBERT W. STAERK,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG AND GIFFORD,  
 2605 N. Broad Street,  
 P.O. Box 1277,  
 Lansdale, PA 19446-0726

**STILL, MARY G., dec'd.**

Late of Borough of Pottstown.  
 Executors: WILFRED F. STILL  
 3323 Stonewood Court,  
 Orlando, Florida 32806  
 DAVID R. STILL,  
 21 East 4th Street,  
 Pottstown, Pennsylvania 19464.  
 ATTORNEY: DAVID L. ALLEBACH, JR.,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**SULLIVAN, MARGARET C., dec'd.**

Late of Whitpain Township.  
 Executrix: LIZABETH P. SHERTZ,  
 850 Symphony Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: VINCENT G. IANNELLO, JR.,  
 110 West Front Street,  
 Media, PA 19063

**TELLINGHUSEN, KENNETH, dec'd.**

Late of West Norriton Township.  
 Executrix: MARYANN TELLINGHUSEN,  
 c/o 540 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: AMY W. SOSNOV,  
 SOSNOV & SOSNOV,  
 540 Swede Street,  
 Norristown, PA 19401

**TORRENCE, MARY ANNETTE, dec'd.**

Late of Abington Township.  
 Administratrix: MARY W. CULBERT,  
 541 Valley View Road,  
 Merion Station, PA 19066.  
 ATTORNEY: ALLEN H. TOLLEN,  
 15 E. Front Street,  
 Media, PA 19063

**WESTRUM, ALBERT J., dec'd.**

Late of Whitemarsh Township.  
Executrix: WENDY W. WEBER,  
c/o L. Pierre Teillon, Jr., Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428.  
ATTORNEY: L. PIERRE TEILLON, JR.,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

**Second Publication****ADELMAN, BLANCHE W. also known as****BLANCHE ADELMAN, dec'd.**

Late of Cheltenham Township.  
Executor: RICHARD P. ADELMAN,  
c/o Howard Gershman, Esq.,  
610 York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: HOWARD GERSHMAN,  
GERSHMAN LAW OFFICES, P.C.,  
610 York Road, Suite 200,  
Jenkintown, PA 19046

**BURINSKY, JOSEPH J., dec'd.**

Late of Borough of Pottstown.  
Executor: STEVE M. BURINSKY,  
7000 Deep Cup,  
Columbia, MD 21045.

**CASSIDY, HELEN LOUISE also known as****HELEN L. CASSIDY, dec'd.**

Late of Borough of Hatboro.  
Executrix: LISA M. McSPARRON,  
800 Golden Drive, C14,  
Blandon, PA 19510.

**COE, TERESA R., dec'd.**

Late of Upper Merion Township.  
Executrix: MICHELE T. VANDETTY,  
c/o David T. Videon, Esquire,  
1000 N. Providence Road,  
Media, PA 19063.  
ATTORNEY: DAVID T. VIDEON,  
1000 N. Providence Road,  
Media, PA 19063

**DOYLE, DORIS M. also known as****DORIS DOYLE, dec'd.**

Late of Borough of Jenkintown.  
Executor: DAVID F. DOYLE,  
c/o Embery, Outtersen & Fuges, Esquires,  
300 Huntingdon Pike,  
Rockledge, PA 19046.  
ATTORNEY: EMBERY, OUTTERSON & FUGES,  
300 Huntingdon Pike,  
Rockledge, PA 19046

**GRESH, MARTIN JOHN, dec'd.**

Late of Upper Dublin Township.  
Executor: GARY GRESH,  
235 Fort Washington Avenue,  
Fort Washington, PA 19034

**HOOVER, GLORIA A., dec'd.**

Late of Abington Township.  
Executrix: ALLISON ENDY,  
c/o David R. Dearden,  
Kalogredis, Sansweet, Dearden and Burke, Ltd.,  
987 Old Eagle School Road, Suite 704,  
Wayne, PA 19087.

ATTORNEY: DAVID R. DEARDEN, KALOGREDIS,  
SANSWEET, DEARDEN AND BURKE, LTD.,  
987 Old Eagle School Road, Suite 704,  
Wayne, PA 19087,  
610-687-8314

**HRIPTO, THOMAS ANDREW, dec'd.**

Late of Lower Pottsgrove Township.  
Executor: ROBERT HRIPTO,  
c/o Carole Hendrick, Esq.,  
3927 Mill Road,  
Collegeville, PA 19426.  
ATTORNEY: CAROLE HENDRICK,  
3927 Mill Road,  
Collegeville, PA 19426

**JONES, ELIZABETH H. also known as****ELIZABETH JONES and****BETTY JONES, dec'd.**

Late of Abington Township.  
Executors: D. BRUCE JONES,  
KAREN J. SABATINO &  
P. DREW JONES,  
c/o Kevin P. Gilboy, Esquire,  
1835 Market Street,  
Philadelphia, PA 19103-2968.  
ATTORNEY: KEVIN P. GILBOY,  
TEETERS HARVEY GILBOY & KAIER LLP,  
1835 Market Street,  
Philadelphia, PA 19103-2968

**KELLY, MICHAEL, dec'd.**

Late of Borough of Bridgeport.  
Administrator: JOHN J. KELLY,  
c/o Mark Ryan, Esquire,  
618 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: MARK RYAN,  
618 Swede Street,  
Norristown, PA 19401

**KERTES, ALICE M., dec'd.**

Late of Upper Pottsgrove Township.  
Executrix: KATHLEEN S. LANDIS,  
817 Willow Street,  
Pottstown, PA 19464.  
ATTORNEY: JEFFREY R. BOYD,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**KIRCHER, SHIRLEY ANN also known as****SHIRLEY A. KIRCHER, dec'd.**

Late of Borough of Lansdale.  
Executrix: PATRICIA BERENDT,  
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

**KURMAN, ISRAEL, dec'd.**

Late of Lower Merion Township.  
Executrix: MARSHA KURMAN,  
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

**LONGSTRETH, CATHERINE W., dec'd.**

Late of Whippen Township.  
Executor: ANTHONY L. LOSCALZO,  
Floral Vale Professional Park,  
410 Floral Vale Boulevard,  
Yardley, PA 19067-5526.  
ATTORNEY: ANTHONY L. LOSCALZO,  
Floral Vale Professional Park,  
410 Floral Vale Boulevard,  
Yardley, PA 19067-5526

**LOWRY, MARGARET A. also known as****MARGARET LOWRY AND  
MARGARET ANN LOWRY, dec'd.**

Late of Borough of Pottstown.  
Co-Executors: BARBARA L. LESSIG,  
258 Grace Street,  
Pottstown, PA 19464 AND,  
LEWIS R. LOWRY, JR.,  
10102 Jupiter Lane,  
Spring Hill, FL 34608.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**MARTZ, RALPH A., dec'd.**

Late of Borough of Pottstown.  
Executrix: KIM E. FOX,  
1647 North Keim Street,  
Pottstown, PA 19464.  
ATTORNEY: JOHN A. KOURY, JR.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**MAY, ROBERT E., dec'd.**

Late of Whippen Township.  
Executor: JEFFREY A. MAY,  
c/o Brian R. Price & Associates,  
Pinehill Professional Center,  
140 East Butler Avenue,  
Chalfont, PA 18914.  
ATTORNEY: BRIAN R. PRICE,  
BRIAN R. PRICE & ASSOCIATES  
Pinehill Professional Center,  
140 E. Butler Ave.,  
Chalfont, PA 18914

**McBRIDE, EDWARD JOSEPH also known as****EDWARD J. McBRIDE, dec'd.**

Late of Lower Merion Township.  
Executor: GEORGE D. FISH,  
c/o Stephen D. Potts, Esquire,  
Strafford Office Building #2,  
200 Eagle Road, Suite 106,  
Wayne, PA 19087-3115.  
ATTORNEY: STEPHEN D. POTTS,  
HERR, POTTS & POTTS,  
Strafford Office Building #2,  
200 Eagle Road, Suite 106,  
Wayne, PA 19087-3115

**McMANUS SUSAN DICKSON also known as****SUSAN M. McMANUS, dec'd.**

Late of Gwynedd Township.  
Administrator: JOHN W. DICKSON,  
c/o Harriet R. Litz, Esquire,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474-1368.

ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike,  
P.O. Box 1368,  
Skippack, PA 19474-1368

**MORRIS, ELIZABETH GUYER also known as  
BETTY MORRIS, dec'd.**

Late of Borough of Souderton.  
Executrix: JOAN M. BORTON,  
137 Franklin Ave.,  
Souderton, PA 18964

**MULINOSKY, FRANK J., dec'd.**

Late of Borough of Hatboro.  
Executor: DIANE M. BLACK,  
c/o Law Offices of Gerhard & Gerhard,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, JR.,  
GERHARD & GERHARD,  
222 S. Easton Road, Suite 104  
Glenside, PA 19038

**NICHOLS, BRETA A., dec'd.**

Late of Borough of Norristown.  
Executrix: MANISHA SLENDGE,  
c/o 400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JAMES M. JACQUETTE,  
TIMONEY KNOX, LLP,  
400 Maryland Drive,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**NOVI, ALFRED J., dec'd.**

Late of Borough of Conshohocken.  
Executrix: CAROLINE R. PAOLINI,  
c/o Beeghley and Beeghley,  
3038 Butler Pike,  
Conshohocken, PA 19428.  
ATTORNEY: BEEGHLEY & BEEGHLEY,  
3038 Butler Pike,  
Conshohocken, PA 19428-2179

**PESKIN, JOAN also known as****JOAN M. PESKIN and  
JOAN MAY PESKIN, dec'd.**

Late of Lower Merion Township.  
Executor: LLOYD PESKIN,  
c/o Rachel Fitoussi, Esquire,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004.  
ATTORNEY: RACHEL FITOUSSI,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004

**PORTER, WILLIAM ANTHONY, dec'd.**

Late of Lower Salford Township.  
Administrator: DANIEL A. RUSH,  
144 Bridle Path Lane,  
Coatesville, PA 19320.  
ATTORNEY: MICHAEL R. PERNA,  
PERNA & ABRACHT, LLC,  
610 Millers Hill,  
P.O. Box 96,  
Kennett Square, PA 19348

**PUPILLO, NICHOLAS JOSEPH also known as  
NICHOLAS J. PUPILLO, SR., dec'd.**

Late of Towamencin Township.  
Executor: NICK PUPILLO,  
102 Alexander Drive,

Perkiomenville, PA 18074.

ATTORNEY: BARRY O. BOHMUELLER,  
BOHMUELLER LAW OFFICES, P.C.,  
29 Mainland Road,  
Harleysville, PA 19438,  
215-256-6440

**REESE, WILLIAM S. also known as**

**WILLIAM S. REESE, SR., dec'd.**

Late of Upper Dublin Township.  
Executors: WILLIAM S. REESE, JR. AND  
RICHARD J. REESE,  
c/o Bernard F. Siergiej, Esquire,  
140 East Butler Avenue,  
P.O. Box 387,  
Ambler, PA 19002-0387.  
ATTORNEY: BERNARD F. SIERGIEJ,  
140 E. Butler Ave.,  
P.O. Box 387,  
Ambler, PA 19002-0387

**ROYCE, JOAN M., dec'd.**

Late of Upper Frederick Township.  
Executors: WILLIAM L. ROYCE, JR.,  
506 Swamp Pike,  
Schwenksville, PA 19473 AND,  
LINDA EDLEMAN,  
82 Norway Lane,  
Lebanon, PA 17042.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES,  
376 E. Main St.,  
Collegeville, PA 19426

**SCHAFER, MARY ELIZABETH also known as**

**MARY E. SCHAFER, dec'd.**

Late of Upper Providence Township.  
Administrators: BARBARA YORGEY,  
768 W. Pine Ford Road,  
Boyertown, PA 19512 AND,  
JOHN SCHAFER,  
171 Roboda Blvd.,  
Royersford, PA 19468.  
ATTORNEY: MAUGER & METER,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464

**SENIOR, PAUL J., JR. also known as**

**PAUL J. SENIOR, II, dec'd.**

Late of Borough of Hatboro.  
Administrator: BERNADETTE SENIOR,  
c/o Laura M. Mercuri, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY, NORTH, WILSON, THOMAS &  
NICHOLSON, LLP,  
104 N. York Road,  
Hatboro, PA 19040

**SIMONS, VIRGINIA C., dec'd.**

Late of Lower Gwynedd Township.  
Executors: RICHARD C. SIMONS and  
S. STONEY SIMONS, JR.,  
c/o Jill R. Fowler, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428.  
ATTORNEY: JILL R. FOWLER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428

**STOLTZFUS, EILEEN, dec'd.**

Late of Franconia Township.  
Executor: REUBEN D. STOLTZFUS,  
56 Cherry Lane,  
Souderton, PA 18964.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**STOVER, JEAN H., dec'd.**

Late of Borough of Lansdale.  
Executor: BARRY K. STOVER,  
606 Moyer Road,  
Souderton, PA 18964-2324.

**THOMPSON, MERINDA ROSE, dec'd.**

Late of Borough of Royersford.  
Administrator: JOSEPH PIETRAFITTA,  
41 Ann Road, Broomall, PA 19008.  
ATTORNEY: ANNE SCHEETZ DAMON,  
935 Second Street Pike,  
Richboro, PA 18954-1549  
215-322-7340

**WAITE, EDGAR A., JR., dec'd.**

Late of Upper Dublin Township.  
Executors: AMY B. KLEIN, W. BECK,  
WILLIAM L. GERY AND  
LYNNE C. GERY,  
c/o Alan David Silverman, Esquire,  
Two Penn Center Plaza, Suite 1506,  
Philadelphia, PA 19102-9997.  
ATTORNEY: ALAN DAVID SILVERMAN,  
GOLD, SILVERMAN, GOLDENBERG & BINDER,  
Two Penn Center Plaza,  
1500 John F. Kennedy Blvd., Suite 1506,  
Philadelphia, PA 19102-9997

**ZAGIBA, GERTRUDE also known as**

**GERTRUDE A. ZAGIBA, dec'd.**

Late of Upper Merion Township.  
Executor: PAUL REGAN,  
7 Ridgeway Drive,  
Chadds Ford, PA 19317.  
ATTORNEY: L. FRANCIS MURPHY,  
MURPHY and MURPHY,  
801 Old Lancaster Road,  
Bryn Mawr, PA 19010

**ZIMMERMAN, RICHARD R. also known as**

**RICHARD ROBERT ZIMMERMAN, dec'd.**

Late of Borough of Royersford.  
Executrix: DEBORAH M. RUCKLE,  
413 Reitnour Road,  
Spring City, PA 19475.  
ATTORNEY: DAVID A. MEGAY,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**Third and Final Publication**

**ARROWSMITH, RICHARD, dec'd.**

Late of Limerick Township.  
Executor: RICHARD D. ARROWSMITH.  
ATTORNEY: DAVID G. GARNER,  
221 East High Street, Suite 1,  
Pottstown, PA 19464

**BEALER, GRACE, dec'd.**

Late of Upper Frederick Township.  
Executor: ROBERT P. MAXWELL,  
8 Woodlawn Drive,  
P.O. Box 342,  
Blooming Glen, PA 18911.  
ATTORNEY: J. OLIVER GINGRICH,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**BEITLER, JOHN J., dec'd.**

Late of Hatfield Township.  
Administratrix: SANDRA R. BEITLER,  
5 Violet Drive,  
Hatfield, PA 19440.  
ATTORNEY: J. OLIVER GINGRICH, ESQ.,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 E. Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964-0769

**CALAMARO, ANDREW A. also known as  
ANDREW ALBERT CALAMARO, dec'd.**

Late of Borough of Ambler.  
Executrix: MARION T. GIBBONS,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR, ESQ.,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
P.O. Box 227,  
Lansdale, PA 19446-0227

**CARPENTER, RUTH EVELYN also known as  
RUTH EVELYN PRINCE, dec'd.**

Late of Horsham Township.  
Executrix: LAURA C. POWELL,  
c/o Don J. Solomon, Esquire,  
300 North York Road,  
Hatboro, PA 19040.  
ATTORNEY: DON J. SOLOMON,  
300 North York Road,  
Hatboro, PA 19040

**COOPER, JANETTE, dec'd.**

Late of Lower Merion Township.  
Executor: KATHERINE ALTSHULER,  
211-M Church Street,  
Philadelphia, PA 19106.  
ATTORNEY: CHERRIEL G. LAIDLEY,  
1601 Market Street, 2nd Floor,  
Philadelphia, PA 19103

**DINGER, GERALDINE M., dec'd.**

Late of Whitmarsh Township.  
Co-Executor: CHRIS ALAN DINGER,  
326 Deaven Road,  
Harrisburg, PA 17111  
Co-Executor: KAREN LOUISE DINGER,  
8807 Hawthorne Lane,  
Wyndmoor, PA 19038.  
ATTORNEY: CLIFTON R. GUISE, ESQ.,  
GATES, HALBRUNER, HATCH & GUISE, P.C.  
1013 Mumma Road, Suite 100,  
Lemoyne, PA 17043

**FINNEGAN, SHARON O., dec'd.**

Late of Plymouth Township.  
Executrix: LISA A. PRESKENIS,  
c/o Larissa Renshaw Whiteman, Esquire,  
One Logan Sq., Ste. 2000,  
Philadelphia, PA 19103-6996.  
ATTORNEY: LARISSA RENSHAW WHITMAN,  
DRINKER BIDDLE & REATH LLP,  
One Logan Sq., Ste. 2000,  
Philadelphia, PA 19103-6996

**FREILING, GLADYS F., dec'd.**

Late of Upper Moreland Township.  
Administrator: LAURA M. MERCURI, ESQUIRE,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
104 N. York Road,  
Hatboro, PA 19040

**GALLELLI, MARGARET, dec'd.**

Late of Horsham Township.  
Executrices: NICOLE ANN DELEON,  
MICHELLE GALLELLI and CHRISTINA M. GALLELLI,  
c/o Matthew G. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118  
ATTORNEY: MATTHEW G. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**GOODWIN, ULDINE B. also known as  
ULDINE GOODWIN AND  
ULDINE BRYAN GOODWIN, dec'd.**

Late of Upper Dublin Township.  
Administrator: DAVID A. NASATIR,  
c/o Nina B. Stryker, Esquire,  
1617 John F. Kennedy Boulevard, 19th Floor,  
Philadelphia, PA 19103-1895.  
ATTORNEY: NINA B. STRYKER,  
OBERMAYER, REBMANN, MAXWELL &  
HIPPEL, LLP,  
1617 John F. Kennedy Boulevard, 19th Floor,  
Philadelphia, PA 19103-1895

**GUZIK, STEVEN, dec'd.**

Late of Lower Merion Township.  
Executrix: ILENE GUZIK FARBER,  
c/o Rachel Fitoussi, Esquire,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004.  
ATTORNEY: RACHEL FITOUSSI,  
62 West Princeton Road,  
Bala Cynwyd, PA 19004

**HOFFMAN, JAMES J. also known as  
JAMES JOHN HOFFMAN, dec'd.**

Late of Borough of Ambler.  
Executor: RICHARD A. HOFFMAN,  
c/o Marie K. Parrott, Esquire,  
1420 Walnut Street, Suite 1107,  
Philadelphia, PA 19102.  
ATTORNEY: MARIE K. PARROTT,  
1420 Walnut Street, Suite 1107,  
Philadelphia, PA 19102

**KELLEY, D. SCOTT also known as  
DENNIS SCOTT CLARK KELLEY and  
SCOTT KELLEY, dec'd.**

Late of Lower Merion Township.  
Executrix: CAROL J. KELLEY,  
c/o David P. Brown, III, Esquire,

354 West Lancaster Avenue,  
P.O. Box 277,  
Haverford, PA 19041.  
ATTORNEY: DAVID P. BROWN, III,  
354 West Lancaster Avenue,  
P.O. Box 277,  
Haverford, PA 19041

**KRIEBEL, FLOYD K., dec'd.**

Late of Towamencin Township.  
Executrix: BARBARA K. HATHAWAY,  
c/o Albert L. Chase, Esquire,  
2031 N. Broad Street, Ste. 137,  
Lansdale, PA 19446-1003.  
ATTORNEY: ALBERT L. CHASE, ESQ.,  
2031 N. Broad Street, Suite 137  
Lansdale, PA 19446-1003

**LeCARTER, ROBERT, dec'd.**

Late of Borough of Collegeville.  
Executrix: DENISE ANN HAWKE,  
c/o Mudrick & Zucker, P.C.,  
One W. First Avenue, Suite 101,  
Conshohocken, PA 19428-6800.  
ATTORNEY: ADAM D. ZUCKER, ESQ.,  
MUDRICK & ZUCKER P.C.,  
One W. First Avenue, Suite 101  
Conshohocken, PA 19428-6800

**MARDEN, JACK M. also known as**

**JACK MORTIMER MARDEN, dec'd.**

Late of Borough of Souderton.  
Executrix: CELIA MARDEN LITMAN,  
c/o Donald S. Litman, Esq.,  
P.O. Box 35,  
Lansdale, PA 19446.  
ATTORNEY: DONALD S. LITMAN, ESQ.,  
LITMAN LAW OFFICE,  
Montgomery Professional Center,  
P.O. Box 35,  
Lansdale, PA 19446-0035

**MARDEN, JOAN H. also known as**

**JOAN HALPERIN MARDEN, dec'd.**

Late of Borough of Souderton.  
Executrix: CELIA MARDEN LITMAN,  
c/o Donald S. Litman, Esq.,  
P.O. Box 35,  
Lansdale, PA 19446.  
ATTORNEY: DONALD S. LITMAN, ESQ.,  
LITMAN LAW OFFICE,  
Montgomery Professional Center,  
P.O. Box 35,  
Lansdale, PA 19446-0035

**MEAKIM, PAUL G. also known as**

**PAUL MEAKIM, dec'd.**

Late of Abington Township.  
Administratrix: MARYANN N. MEAKIM,  
c/o Dennis Meakim, Esquire,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: DENNIS MEAKIM,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**MERICKHO, MARIA ELENA, dec'd.**

Late of Upper Merion Township.  
Administrator: J.R.M.,  
544 General Muhlenberg Road,  
King of Prussia, PA 19406.

**PEROSIO, GLORIA, dec'd.**

Late of Lower Providence Township.  
Executrix: PATRICIA PEROSIO,  
2816 Apple Valley Ln.,  
Audubon, PA 19403.  
ATTORNEY: MARC H. JAFFE,  
789 E. Lancaster Ave., Ste. 220,  
Villanova, PA 19085

**RUANE, ROSEMARY C., dec'd.**

Late of Borough of Lansdale.  
Executrix: SHIRLEY DETHLEFSON,  
c/o David W. Conver, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**SCHNEIDER, JOHN, dec'd.**

Late of Lower Salford Township.  
Executor: KENNETH R. DEAN,  
c/o Jeffrey A. Drake, Esq.,  
Drake, Hileman & Davis,  
Bailiwick Office Campus, Suite 15,  
P.O. Box 1306,  
Doylestown, PA 18901.  
ATTORNEY: JEFFREY A. DRAKE, ESQ.,  
DRAKE, HILEMAN & DAVIS,  
Bailiwick Office Campus, Suite 15  
P.O. Box 1306,  
Doylestown, PA 18901

**SHELLY, BETTY L. also known as**

**BETTY M. SHELLY, dec'd.**

Late of Borough of Souderton.  
Executor: DONALD L. SHELLY, SR.,  
561 E. Broad Street,  
Souderton, PA 18964.  
ATTORNEY: JEFFREY K. LANDIS,  
BRICKER, LANDIS, HUNSBERGER &  
GINGRICH, LLP,  
114 East Broad Street,  
P.O. Box 64769,  
Souderton, PA 18964

**SLACHTA, FANNIE V. also known as**

**FANNIE SLACHTA, dec'd.**

Late of Abington Township.  
Executrix: PAMELA M. EISENMANN,  
1759 Lukens Ave.,  
Willow Grove, PA 19090.  
ATTORNEY: STEWART J. GREENLEAF, ESQ.,  
COOPER & GREENLEAF,  
333 N. Broad Street,  
Lansdale, PA 19446-2483

**STYLES, STELLA P. also known as**

**STELLA PEREZ LEBER STYLES, dec'd.**

Late of Worcester Township.  
Executor: WILLIAM A. LEBER,  
c/o Kenneth R. Werner, Esquire,  
203 West Miner Street,  
West Chester, PA 19382-2924.  
ATTORNEY: KENNETH R. WERNER, ESQ.,  
WERNER & WOOD,  
203 W. Miner Street,  
West Chester, PA 19382-2924

**WARTH, PATRICIA L., dec'd.**

Late of Whitemarsh Township.  
 Executor: ROBERT S. WARTH,  
 c/o Edwin R. Boynton, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481.  
 ATTORNEY: EDWIN R. BOYNTON,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481

**Suzanne E. Price**  
**Attorney Registrar**  
**The Disciplinary Board of the**  
**Supreme Court of Pennsylvania**

**Notice of Disbarment**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated September 18, 2013, **Bernard Snyder** has been Disbarred on Consent from the Bar of this Commonwealth, to be effective October 18, 2013.

**Elaine M. Bixler**  
**Secretary of the Board**  
**The Disciplinary Board of the**  
**Supreme Court of Pennsylvania**

**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*

**All Pros Property Services** with its principal place of business at 546 Burnside Avenue, Norristown, PA 19403.

The name and address of the person owning or interested in said business is: Robert D. Irwin, 546 Burnside Avenue, Norristown, PA 19403.

The application was filed on September 5, 2013.

**Vincent M. Vangrossi, Esq.**  
**Vangrossi and Recchuiti**  
 319 Swede Street  
 Norristown, PA 19401-4801

**Ambigraphix** with its principal place of business at 142 Barrie Road, Ardmore, PA 19003.

The name and address of the person owning or interested in said business is: Leslie Carol, 142 Barrie Road, Ardmore, PA 19003.

The application was filed on September 18, 2013.

**MISCELLANEOUS****Notice of Administrative Suspension**

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 21, 2013, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective September 20, 2013 for Compliance Group 3.

**Bartosic, A.J.**  
**Bradley, Patrick Joseph**  
**Cogan, Stuart Michael**  
**Maneckshaw, Zarnosh Nainshad**  
**Puerzer, Angela Vinson**  
**Rocco, Joseph Daniel**  
**Stacom, Paul John**  
**Stein, Robert P.**

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

**Re: The Estate of Josephine Mallon**  
**Jacqueline C. Mallon, Executrix**  
**3798 Funks Mill Road**  
**Reigelsville, PA 18077**

**WHEREAS**, on February 5, 2003, a certain Mortgage was executed by Josephine Mallon, as Mortgagor in favor of Wells Fargo Home Mortgage, Inc. and was recorded on February 13, 2003, in Mortgage Book 10155, Page 0743, in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania; and

**WHEREAS**, the Mortgage is now owned by the Secretary of Housing and Urban Development of Washington, D.C. (the Secretary) pursuant to an Assignment from Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. to the Secretary of Housing and Urban Development of Washington, D.C., recorded on October 28, 2011 in Mortgage Book 13173, Page 02617 in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

**WHEREAS**, a default has been made in the covenants and conditions of the Mortgage in that the Property is not the principal residence of the Mortgagor.

**NOW, THEREFORE**, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq., by 24 CFR part 27, Subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, Notice is hereby given that on **October 30, 2013, AT 12:00 P.M.** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

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

BEGINNING at a stake a corner in the Western line of Jefferson Street and land of now or late Benjamin Erb; thence by the same South 64 degrees West 165 feet to the Eastern line of Green Alley; thence along the Eastern line of Green Alley North 26 degrees West 40 feet to



an alley; thence along the same North 64 degrees East 165 feet to the Western line of Jefferson Street; thence along the same South 26 degrees 40 feet to the place of BEGINNING.

CONTAINING 6,600 square feet of land.

Josephine Mallon died May 21, 2012. Jacqueline C. Mallon was appointed Executrix of the Estate of Josephine Mallon on June 29, 2012, to Case No. 2012-0842 in the Orphans Court Division in the Court of Common Pleas of Northampton County, Pennsylvania.

The Sale will be held on the outside steps of the Montgomery County Courthouse, 4 East Airy Street, Norristown, Pennsylvania. The Secretary of Housing and Urban Development will bid **\$104,375.68**.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling **\$10,437.57** (10% of the Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of **\$10,437.57** must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee to be paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD.

If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the Sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner

will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid to pay off the Mortgage prior to the scheduled sale is \$104,375.68 as of October 30, 2013, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the HUD Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Leon P. Haller  
HUD Foreclosure Commissioner  
Purcell, Krug & Haller  
1719 North Front Street Harrisburg, PA 17102  
(717) 234-4178 (voice)/(717) 234-0409 (fax)  
Date: August 28, 2013

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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 September 9, 2013, 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: **Complete Home Eyecare, Ltd.**

**Marc L. Davidson, LLC, Solicitor**

290 King of Prussia Rd., Ste. 110,  
Radnor, PA 19087

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## EXECUTIONS ISSUED

**Week Ending September 25, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

ACHACOSO, NILDA: SB1 FEDERAL CREDIT UNION, GRNSH. - Berwick Place Homeowners Association; 201328721; \$2,745.05.

ALEXANDER, REBECCA: FLUCK, EUGENE - Jpmorgan Chase Bank Na, et al.; 201308802.

BARATTUCCI, JAMES - Bank Of America Na, et al.; 201216165; ORDER/AMEND IN REM 170,280.62.

CASTILLO, DIMAS: BARBARA - Citimortgage, Inc., et al.; 201223572.

CRYNELL PROPERTIES, LLC: COLLINS COLLISION CENTER, INC.: COLLINS, GARY, ET AL. - Republic First Bank; 201205689; \$191,677.00.

DANIEL, JANET: JOHN - Jpmorgan Chase Bank National Association; 201313609.

EPPLEY, LORI: FIRST NIAGARA BANK, GRNSH. - Discover Bank, et al.; 201020721; \$15,866.79.

FERRIE, JAMES: SHARON - Wells Fargo Bank Na, et al.; 201322477.  
 FOISY, JACKIE: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank, et al.; 201020718; \$5,422.41.  
 GEYER-WEAVER, ALIVIA: WEAVER, JACOB: TRI COUNTY FEDERAL CREDIT UNION, GRNSH. - Baynard, Barbara, et al.; 201327214; \$8,884.70.  
 HENDRICKS, ROBIN: CITIZENS BANK, GRNSH. - Discover Bank; 201134708; \$4,319.00.  
 HETHERINGTON, JOSEPH: JOSEPHINE: ESTATE OF JOSEPH I HETHERINGTON, ET AL. - Reverse Mortgage Solutions, Inc.; 201322185.  
 HILL, SANIYYAH: WILSON, JULIAH - Bank Of America Na, et al.; 201314958; \$196,543.64.  
 JG NASCON, INC.: BUILDERS, INC., GRNSH. - Norris Sales Co, Inc.; 201324505; \$41,525.53.  
 JOHN, MICHAEL - Bank Of America Na; 201306093.  
 KOLLER, WERNER: CAROL - Vist Bank, et al.; 200927354; \$160,752.49.  
 LANDES, BRIGITTE: QUAKERTOWN NATIONAL BANK, GRNSH. - Discover Bank; 201134603; ORDER/7,098.15.  
 MELLE, ANDREW: CITIZENS BANK, GRNSH. - Discover Bank, et al.; 201016977; \$5,733.98.  
 OROURKE, SHAWN - Midatlantic Farm Credit Aca; 201321907.  
 PARENTE, MATTHEW: JENNIFER - Bac Home Loans Servicing, L.P., et al.; 201006291; \$328,161.09.  
 ROBINSON, TERRA: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201126715; WRIT/EXEC.  
 ROUSSEY, TERESA: TD BANK, GRNSH. - Discover Bank, et al.; 201020834; \$4,092.43.  
 RUST, SHEILA: SHEILA - Consumer Solutions, LLC; 201321566.  
 SCHAFFER, TIM: TD BANK, GRNSH. - Discover Bank; 201110648; \$4,714.32.  
 WOOD, BETH: SB1 FEDERAL CREDIT UNION, GRNSH. - Discover Bank; 201226812; \$10,610.14.  
 ZITO, VINCENT: CITIZENS BANK, GRNSH. - Advantage Assets Ii; 201130464; \$1,764.24.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending September 25, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

601 WASHINGTON STREET ASSOCIATES LP:  
 ONEILL, J. BRIAN - Conestoga Bank; 201328172;  
 Complaint In Confession of Judgment; \$544,527.74.  
 AFFINITY PROPERTY MANAGEMENT AND  
 REALTY LLC: PATRICK, BRIAN: LORI - Sports  
 Corner Inc; 201328086; Judgment fr. District  
 Justice; \$5197.65.  
 BAER, CAROL - Td Bank Usa Na; 201328187;  
 Judgment fr. District Justice; \$2434.63.  
 BENNARDO, SAMUEL - Capital One Bank Usa Na;  
 201328089; Certification of Judgment; \$1,294.56.  
 BOUKNIGHT, NATHANIEL - Cicchiello, Angelo;  
 201328051; Complaint In Confession of Judgment;  
 \$27,000.00.  
 BOUNDS, DORIS: OMAR - Amer, Dorothy; 201328017;  
 Certification of Judgment; \$WRIT/EXEC.  
 BOURGEOIS, EMILE - Asset Acceptance Llc;  
 201328043; Judgment fr. District Justice; \$4,957.94.

BRIAN, JOHN: MD PAVING AND MASONRY - Hibu  
 Inc; 201328028; Judgment fr. District Justice; \$6259.62.  
 BROCCARDI, DANIEL - New Jersey Manufacturers  
 Insurance Company; 201328125; Judgment fr.  
 District Justice; \$2589.16.  
 BUI, JOEL - Midland Funding Llc; 201328250;  
 Judgment fr. District Justice; \$1,942.77.  
 CAMPBELL, JEFFREY - Univest Bank And Trust  
 Co; 201328116; Complaint In Confession of  
 Judgment; \$22086.10.  
 CLAIMSTAR INC - Continental Bank; 201328046;  
 Complaint In Confession of Judgment; \$110526.91.  
 COLD CONCEPTS INC: JUS CHILL - Jones Lang  
 Lasalle Americas Inc; 201328098; Complaint In  
 Confession of Judgment; \$217408.30.  
 CROPPER, KERRILYN - Ge Capital Retail Bank;  
 201328171; Judgment fr. District Justice; \$4238.17.  
 DARRAGH, DANIEL - Accet Acceptance Llc;  
 201328584; Judgment fr. District Justice; \$4468.93.  
 DAVIS, BARBARA - Target National Bank;  
 201328191; Judgment fr. District Justice; \$8527.45.  
 DEWEY, JOHN: KENNETH - Lei Ss Investor Lp;  
 201328174; Complaint In Confession of Judgment;  
 \$6000000.  
 DISTEFANO, VINCENT - Jones Lang Lasalle  
 Americas Inc; 201328107; Complaint In  
 Confession of Judgment; \$59,455.38.  
 ERB, DANIEL: DAPHNE - Boyertown Area School District;  
 201328380; Certification of Judgment; \$4425.55.  
 FALCONE, ANTHONY: ANTHONY - Piantone,  
 Louis; 201328139; Complaint In Confession of  
 Judgment; \$13836.73.  
 FEUERSTEIN, TINA - Lvnv Funding Llc;  
 201327986; Certification of Judgment; \$1,150.62.  
 GLENN, JOSEPH - Liberty Mutual Insurance  
 Company; 201328099; Complaint In Confession of  
 Judgment; \$5,000.00.  
 GOBORA, HARRY - High Swartz Llp; 201327860;  
 Judgment fr. District Justice; \$2,219.01.  
 GOSS, JOHN - Mellon Certified Restoration;  
 201328095; Judgment fr. District Justice; \$4,454.65.  
 GRETZULA, CHAD - Drs Schwartz And Schelkun  
 Associates Of Bucks County Pc; 201328444;  
 Complaint In Confession of Judgment; \$25,284.29.  
 GRIBOSH, MATTHEW: KAREN - Boyertown  
 Area School District; 201328376; Certification of  
 Judgment; \$6085.57.  
 GRUBB, WILLIAM: JOAN - Boyertown Area School  
 District; 201328379; Certification of Judgment; \$8172.61.  
 HARRIS, JOANNA: ARB CONSTRUCTION INC -  
 Norris Sales Co Pnc; 201328105; Complaint In  
 Confession of Judgment; \$5087.53.  
 HAYES, OISIN - Asset Acceptance Llp; 201328346;  
 Judgment fr. District Justice; \$4,783.73.  
 HITTERS COOP LLC - Industry Road Industrial  
 Corp; 201328195; Complaint In Confession of  
 Judgment; \$WRIT/EXEC.  
 JACKSON, BRIAN: OXBUILT CONSTRUCTION -  
 Tague Lumber Inc; 201328229; Complaint In  
 Confession of Judgment; \$19,344.46.  
 JOHNSON, LATANYA - Lupo, Betty; 201328090;  
 Judgment fr. District Justice; \$4880.35.  
 JOHNSON, RICHELLE - Capital One Bank Usa Na;  
 201328494; Judgment fr. District Justice; \$4878.43.  
 KARPf, ARTHUR - American Express Centurion  
 Bank; 201328088; Certification of Judgment;  
 \$30,113.08.

KILBY, GAIL - Asset Acceptance Llc; 201328544; Judgment fr. District Justice; \$3,731.19.

KLEINBART, EITHNA - Capital One Bank Usa Na; 201328560; Judgment fr. District Justice; \$8,929.31.

KLINE, WENDY - Boyertown Area School District; 201328377; Certification of Judgment; \$4629.17.

KRAMER, EARLE - Boyertown Area School District; 201328378; Certification of Judgment; \$3465.41.

LAMBERT, BRIAN - Lvnv Funding Llc; 201327917; Certification of Judgment; \$1,138.90.

LAYSEARS, JOYCE - Manatwny Village Condominium Association; 201327780; Judgment fr. District Justice; \$750.37.

MCCLAIN, ANGELA - Condor Capital Corp; 201328033; Judgment fr. District Justice; \$8174.72.

MCCORMICK, LISA - Unifund Ccr Partners; 201328308; Certification of Judgment; \$20,730.54.

MCDONALD, WILLIAM - Lvnv Funding Llc; 201328030; Certification of Judgment; \$1188.80.

MCGONAGLE, EUGENE; J I BRADLEY LLC - Zieger And Sons Inc; 201328324; Judgment fr. District Justice; \$WRIT/EXEC.

MILLER, KIMBERLY - Asset Acceptance Llc; 201328199; Judgment fr. District Justice; \$5,322.55.

MILLWARD, JONATHAN - Equable Ascent Financial; 201328045; Certification of Judgment; \$2453.29.

ONEILL, J. 601 WASHINGTON STREET ASSOCIATES ACQUISITION CORP; 601 WASHINGTON STREET ASSOCIATES LP - Conestoga Bank; 201328223; Complaint In Confession of Judgment; \$1,115,071.09.

OPPELT, MICHAEL - Capow Inc; 201328118; Complaint In Confession of Judgment; \$1591357.11.

OZEROFF, ALEXANDER: HECKMANN, ALEXANDER: ALEXANDER, ET.AL. - Peruto, John; 201328032; Complaint In Confession of Judgment; \$26,510.00.

PALERMO, MORGAN - Morrow Tompkins Trueblood & Fitti; 201328331; Judgment fr. District Justice; \$1744.65.

PARADIGM GROUP CONSULTANTS LLC - Bala Pointe Owner Lp; 201328101; Complaint In Confession of Judgment; \$POSSESSION.

PEAK PERFORMANCE SALES TRAINING LLC - Brandywine Grande C Lp; 201328151; Complaint In Confession of Judgment; \$WRIT/EXEC.

PERLOFF, MICHAEL: HORN, LAURIE - Petruska, Gail; 201328310; Judgment fr. District Justice; \$3,909.95.

PYON, LINDA - Asset Acceptance Llc; 201328537; Judgment fr. District Justice; \$2,030.30.

RECONCILIATION MINISTRIES WORLD OUTREACH - Are-Campus Drive Gp Llc; 201328109; Complaint In Confession of Judgment Mone; \$31,498.55.

REGOUS, CHRISTIN - Love, Joe; 201328008; Judgment fr. District Justice; \$1,248.50.

RICHTER, TIMOTHY - Capital One Band Usa Na; 201328580; Judgment fr. District Justice; \$2111.75.

ROZMANITH, ANTHONY - Qgc Associates Lp; 201328058; Complaint In Confession of Judgment; \$80,693.71.

RUCKER, GEORGE: GEORGE: LORI - Valley Forge Military Academy & College; 201328181; Certification of Judgment; \$37,830.80.

SCAMPTON, CAROLANN - Target National Bank; 201328132; Judgment fr. District Justice; \$4468.08.

SCHMOOZE DELI LLC: SCHMOOZE DELI - Bsc Jenkintown Lp; 201328480; Complaint In Confession of Judgment; \$POSSESSION.

STANKEY, RYAN - Lvnv Funding Llc; 201327991; Certification of Judgment; \$1,158.70.

STEPHENSON, H. MICHAEL - Asset Acceptance Llc; 201328192; Judgment fr. District Justice; \$5,864.09.

TOWER CONSTRUCTION SERVICES INC: MOTZ, JOHN - Montour Group Inc; 201328084; Complaint In Confession of Judgment; \$42726.98.

WADE, DANIEL - Unifund Corporation; 201327890; Certification of Judgment; \$8,028.24.

WAGNER, DALE - Asset Acceptance Llc; 201328040; Judgment fr. District Justice; \$9,818.51.

WEBB, KEVIN: WEBBS CROSSING INC - Cca Financial Llc; 201328102; Complaint In Confession of Judgment; \$55,049.35.

WEISS, JEFFREY - Capital One Bank Usa Na; 201328496; Judgment fr. District Justice; \$2,114.02.

WILSON, RALPHETTE - Midland Funding Llc; 201328488; Judgment fr. District Justice; \$3756.17.

ZIPAY, JOSEPH - Ge Capital Retail Bank; 201328178; Judgment fr. District Justice; \$1,800.73.

**ABINGTON SCHOOL DIST. - entered municipal claims against:**

Lee, Thessie; 201327987; \$2,104.05.  
Thomas, Lydia: Linda; 201328076; \$5780.30.

**ABINGTON TWP. - entered municipal claims against:**

Folk, Ebonie; 201328048; \$4668.30.

**BUCKS COUNTY WATER & SEWER AUTH. - entered municipal claims against:**

Berschler, Albert: Joan; 201328464; \$521.66.  
Cummings, William: Kimberly; 201328466; \$261.16.  
Giuliani, Richard: Gina; 201328465; \$244.03.  
Jacobson, Bonnie; 201328467; \$222.14.  
Oh, Han; 201328468; \$317.02.

**CHELtenham TWP. SCHOOL DIST. - entered municipal claims against:**

Stubbs, Arlene; 201328592; \$7758.85.

**LANSDALE BORO. - entered municipal claims against:**

Pyne, David; 201328576; \$358.25.  
Pyne, David; 201328577; \$794.53.  
Taamillo, Fualfale; 201328575; \$628.91.

**LOWER FREDERICK TWP. - entered municipal claims against:**

Albrecht, Stephen: Ashley; 201328218; \$154.55.  
Bailey, Monica; 201328244; \$154.55.  
Boyer, Steven: Wendy; 201328262; \$154.55.  
Brey, Steven; 201328258; \$154.55.  
Brown, Kenneth: Sandra; 201328259; \$154.55.  
Bruecks, Angela: Malagieri, Mary Lou; 201328242; \$154.55.  
Capaldi, Frederick: Adams, Holly; 201328264; \$154.55.  
Connor, Kevin; 201328211; \$154.55.  
Cook, Richard: Theresa; 201328207; \$154.55.  
Couch, Brian: Marisa; 201328208; \$154.55.  
Delaphine, Thomas: Kolb, Amy; 201328257; \$154.55.  
Domine, Kip: Cynthia; 201328241; \$154.55.

Foley, Tim; Mary; 201328216; \$154.55.  
 George, Laverne; Kelly; 201328217; \$154.55.  
 Graham, Thomas; 201328237; \$154.55.  
 Hazlett, Sharran; 201328246; \$154.55.  
 Kolb, Jason; Amy; 201328256; \$154.55.  
 Koresko, Barbara; David; 201328219; \$154.55.  
 Landes, Larry; 201328233; \$154.55.  
 Lauridsen, Haylie; Christopher; 201328255; \$154.55.  
 Lawless, James; 201328214; \$154.55.  
 Liczbinksi, David; 201328234; \$154.55.  
 Maricle, Cheryl; Ron; 201328220; \$154.55.  
 Mcgrady, Scott; Mary; 201328201; \$154.55.  
 Moore, Matthew; 201328185; \$154.55.  
 Moyer, Ryan; 201328253; \$154.55.  
 Munns, Richard; Cerino, Natalie; 201328252; \$154.55.  
 Murphy, Joseph; 201328235; \$154.55.  
 Nicholson, Kevin; Andrea; 201328245; \$154.55.  
 Oconnell, Michael; Roush, Christine; 201328210; \$154.55.  
 Patarcity, John; Mary; 201328212; \$154.55.  
 Peleschak, Elizabeth; 201328239; \$154.55.  
 Petrucelli, Michael; Lincavage, Jennifer; 201328238; \$154.55.  
 Plawa, Jason; 201328240; \$154.55.  
 Rios, David; Hiedi; 201328236; \$154.55.  
 Roberts, Paul; 201328243; \$154.55.  
 Rodrigo, Edward; 201328202; \$154.55.  
 Romanik, John; Landes, Wendy; 201328215; \$154.55.  
 Rumpf, Charles; Nolan, Terry; 201328221; \$154.55.  
 Rynhardt, Hope; 201328183; \$154.55.  
 Schneideringer, Joseph; 201328184; \$250.10.  
 Simms, Sharon; 201328254; \$154.55.  
 Sisak, Marissa; Consalyi, Sherry; 201328203; \$154.55.  
 Smith, Tim; Jennifer; 201328263; \$154.55.  
 Soda, Joe; 201328209; \$154.55.  
 Soloway, Howard; Harper, John; 201328222; \$154.55.  
 Steiner, Grace; 201328261; \$154.55.  
 Tomkewitz, Denise; 201328213; \$154.55.  
 Withers, Carol; 201328206; \$154.55.  
 Wood, Scott; 201328260; \$154.55.  
 Yerger, John; Debra; Matthew; 201328247; \$154.55.

**LOWER GWYNEDD TWP. - entered municipal claims against:**

Mckenily, Daniel; 201328461; \$946.20.

**LOWER POTTS GROVE TWP. - entered municipal claims against:**

Gavins, Raymond; Sue; 201328501; \$630.01.  
 Lasso, Jason; Marissa; 201328044; \$629.72.  
 Minner, Richard; Joann; 201328054; \$629.71.

**LOWER POTTS GROVE TWP. AUTH. - entered municipal claims against:**

Ellis, Robert; Tracey; 201328553; \$1089.81.

**NORRISTOWN MUN. - entered municipal claims against:**

Ethridge, Susie; 201328550; \$717.31.

**PENNSYLVANIA UNEMPLOYMENT COMP. FUND - entered claims against:**

Comsa, Curtis; 201361943; \$1735.18.  
 Douglas, Joseph; 201361946; \$6545.89.  
 Erb, Jeffrey; 201361941; \$758.68.  
 Haley, Curtis; 201361942; \$633.77.  
 Henderson, Wendell; 201361937; \$1455.99.

Murtha, William; 201361945; \$2299.48.  
 Phillips, Crystal; 201361938; \$6491.52.  
 Ragbir, Gloria; 201361939; \$1281.60.  
 Seymour, Lenora; 201361940; \$4311.34.  
 Woollett, Kyle; 201361944; \$269.81.

**PERKIOMEN VALLEY SCHOOL DIST. - entered municipal claims against:**

Nolan, John; Gwen; 201327969; \$2,306.58.

**POTTS GROVE SCHOOL DIST. - entered municipal claims against:**

Kochel, John; 201327984; \$5,895.79.

**POTTSTOWN BORO. AUTH. - entered municipal claims against:**

C And K Partners; 201328545; \$938.63.  
 Clark, Craig; Carol; 201328541; \$634.16.  
 Corra, Joseph; Kristy; 201328546; \$609.79.  
 Oddo-Kahhan, Ursula; 201328093; \$293.03.  
 Townsend, Charles; Rachell; 201328543; \$166.04.

**POTTSTOWN BORO. - entered municipal claims against:**

Christie, Joseph; Kathleen; 201327989; \$931.96.  
 F And R Partners; 201328529; \$303.82.  
 Murphy, James; 201328023; \$1,480.74.  
 Walker, Pamela; 201328542; \$915.28.

**SCHWENKSVILLE BORO. AUTH. - entered municipal claims against:**

Sablosky And Sons Mgt; Sablosky, Sean; Theresa; 201328498; \$613.46.

**SOUDERTON AREA SCHOOL DIST. - entered municipal claims against:**

121 Partners Lp; 201327979; \$16,783.36.  
 Owens, Susan; 201327973; \$4,725.74.

**UNITED STATES INTERNAL REV. - entered claims against:**

Austin, Alvin; 201370885; \$8132.22.  
 Bagnell, John; 201370895; \$24835.79.  
 Buchanan, Bruce; 201370889; \$42908.51.  
 Burchett, Peter; Patricia; 201370897; \$9337.64.  
 Chowns Fabrication And Rigging Inc; 201370882; \$93483.50.  
 Cohen, Joel; 201370876; \$5545.39.  
 Dubin, Frank; Andrea; 201370891; \$51055.88.  
 Gambrell, James; 201370883; \$31740.46.  
 Graham, Tom; Tom Graham Landscaping; 201370896; \$304.41.  
 James L Minus Funeral Home Inc; 201370877; \$53.74.  
 Marchese, Marie; 201370892; \$19557.24.  
 Martin, Bernard; 201370884; \$50114.59.  
 Medearis, Jennifer; 201370881; \$5782.05.  
 Mokochu, George; Etah, Ester; 201370886; \$29194.08.  
 Performance Electrical Contractors Llc; 201370880; \$3111.63.  
 Ponce, Michael; Teodec, Jennifer; 201370887; \$54071.12.  
 Roat, Mark; 201370893; \$28127.61.  
 Ryan, James; Graves, Leslie; 201370890; \$51712.72.  
 Silveri, Amy; 201370888; \$2917.49.  
 Spiller, Cathy; 201370894; \$38735.49.  
 Zohar, Ran; 201370878; \$10062.10.

**UPPER MORELAND HATBORO JOINT  
SEWER AUTH. - entered municipal claims  
against:**

Roberts, Joan; 201327674; \$375.30.

**WEST NORRITON TWP. - entered municipal  
claims against:**

Hall, Anthony; Debra; 201328022; \$1,551.32.  
Jordan, Geoffrey; Maria; 201328021; \$2,999.35.  
Kennedy, Warren; Shana; 201328019; \$3,918.33.  
Newton, Vilma; 201328018; \$3,769.01.  
Odonnell, John; Della; 201328326; \$2206.86.  
Robinson, Carl; 201328016; \$1,615.39.  
Romano, Steven; Deborah; 201328014; \$2,108.33.

**WHITEMARSH TWP. - entered municipal claims  
against:**

Talbot, Dennis; Beatriz; 201328050; \$225.00.

**WHITEMARSH TWP. AUTH. - entered municipal  
claims against:**

Deyoc, Mark; Laura; 201327944; \$859.72.  
Horwitz, Craig; Tara; 201327961; \$701.50.  
Isaac, Kathryn; 201327964; \$858.49.  
Kelley, George; Kevin; 201327947; \$858.49.  
Kirk, Earl; Kathleen; 201327962; \$865.76.  
Laporte, Elizabeth; 201327946; \$872.94.  
McCloskey, Thomas; Susan; 201327943; \$682.99.  
Sassi, David; Jeanette; 201327945; \$860.62.  
Stoberl, Joseph; Patricia; 201327965; \$701.50.  
Xie, Hui; Yang; 201327963; \$702.68.

**WISSAHICKON SCHOOL DIST. - entered  
municipal claims against:**

Lassiter, Kenneth; Lassiter Living Trust; Lassiter,  
Devon; 201327959; \$2,336.70.  
Newman, Albert; 201327951; \$3,477.56.  
White, Bessie; 201327731; \$1,359.23.  
White, Bessie; 201327818; \$1,359.49.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending September 25, 2013**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BRYAN, ANNE P. - Lower Merion Township; Bryan,  
John W., 138 N. 22Nd Street Phila, PA 19103; Winkler,  
Nancy E., 138 N. 22Nd Street Phila, PA 19103.  
CHILDRESS, ROBERT H. - ; Childress, Robert H.,  
Jr., 1011 New Hope St Norristown, PA 19401.  
COHN, JEANNE R. - Horsham Township; Cohn,  
Herbert E., 241 S. 6Th Street Philadelphia, PA 19106.  
COOPERSMITH, TARA M. - East Norriton  
Township; Coopersmith, Sheryl L., 160 Jefferson  
Court Norristown, PA 19401.  
GILMORE, ALBERTA H. - Lower Moreland  
Township; Tyson, Jane F., 3224 Manor Road  
Huntingdon Valley, PA 19006.  
KELLY, MICHAEL E. - Bridgeport Borough; Kelly,  
John, 31 Clara Street Eagleville, PA 19403.  
MCCLURE, GEORGE W., JR. - Hatfield Township;  
McClure, Donald R., 48 Merry Dell Drive  
Churchville, PA 18966.

MOFFA, ELIZABETH S. - Abington Township; Orr,  
Elizabeth J., 2815 Elliott Ave Willow Grove, PA 19090.  
PHIFER, WILLIAM S. - Bridgeport Borough; Zelli,  
Audrey R., 55 Washington Blvd. Eagleville, PA 19403.  
SABHARWAL, KRISHNA K. - Lower Providence  
Township; Vohra, Suman, 4026 Greenes Way Cir  
Collegeville, PA 19426.  
SCHUM, ROBERTA A. - Lansdale Borough; Schum,  
John, 311 Zieglerville Rd Schwenksville, PA 19373.  
TELEHA, PETER A. - Upper Dublin Township;  
Teleha, Suzanne M., 542 Dreshertown Road Ft  
Washington, PA 19034.  
ZAIKO, CARMELA M. - Abington Township; Zaiko,  
Edward, 1250 Meinel Road Huntingdon Valley,  
PA 19006.

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**SUITS BROUGHT**

**Week Ending September 25, 2013**

**The Defendant's Name Appears  
First in Capital Letters**

A INSTALLATION COMPANY - Schultz Enterprizes;  
201327097; Petition to Appeal Nunc Pro Tunc.  
ANTHONY, SHANEIQUA - Wells Fargo Bank Na;  
201328196; Complaint In Mortgage Foreclosure;  
Davis, Adam.  
AQEEL, HUMAIRA - Ability Recovery Services Llc;  
201328004; Plaintiffs Appeal from District Justice.  
ARNOLD, ELIZABETH - Arnold, Jordan;  
201328038; Complaint Divorce.  
AUILER, JOANNA - Capital One Bank Usa Na;  
201328080; Civil Action; Lashin, Arthur.  
AYALA, MARTHA - Portfolio Recovery Associates  
Llc; 201327970; Civil Action; Brown, Carrie A.  
BHUIYAN, FARUK; FARUK, MUKTA - Gomes,  
Leoney; 201328557; Defendants Appeal from  
District Justice.  
BOARD OF ASSESSMENT APPEALS OF THE  
COUNTY OF MONTGOMERY - Berardi, Andrew;  
201328082; Appeal from Board of Assessment.  
BUNDO, UCHE - Bank Of America Na; 201328596;  
Complaint In Mortgage Foreclosure; Davis, Adam.  
BUTLER, GARY - Fennimore, Danielle; 201328270;  
Complaint for Custody/Visitation.  
CHOI, EUNHEE - Lee, Jae; 201328249; Complaint  
Divorce; Chung, Joshua I.  
CIMINO, LAUREN - Bullock, Matthew; 201327746;  
Civil Action; Smialowicz, Andrew.  
CLARK, JENNIFER - LISA - Wilmore, Craig;  
201328406; Civil Action; Rosenbaum, Jeffrey M.  
CLARK, PAUL - Clark, Laura; 201328492;  
Complaint Divorce.  
CLAUSS BROTHERS CONTRACTORS IN - Smith, Allen;  
201328453; Defendants Appeal from District Justice.  
CLAUSS BROTHERS CONTRACTORS IN -  
Modzelewski, Stephen; 201328454; Defendants  
Appeal from District Justice.  
COLE, JESSICA - Remit Corporation; 201328113;  
Civil Action; Kessler, Raymond.  
CRAIG, THOMAS - Montgomery County Juvenile  
Probation; 201328159; Support/Exceptions.  
CRUMP, KAMEELAH - Garland, Michael;  
201327594; Complaint for Custody/Visitation.  
CURLL, JAMES - Portfolio Recovery Associates Llc;  
201328436; Civil Action; Brown, Carrie A.

- CUSAMANO, JANICE - Cusamano, John; 201328225; Complaint Divorce; Schiaroli, Peter S.
- DAN STEINHAUER POOL SERVICE LLC - Lunden, John; 201328477; Civil Action; Kellerman, Craig M.
- DECARO, JAIME: DEBORAH - Jpmorgan Chase Bank National Association; 201328012; Complaint In Mortgage Foreclosure; Davis, Adam.
- DOWNING, RASHON: BREWER, KENYATTA - Downing, Richelle; 201327740; Complaint for Custody/Visitation.
- DUNSMORE, DANIEL - Portfolio Recovery Associates Llc; 201328156; Civil Action; Brown, Carrie A.
- EBERHARDT, JEFFREY - Portfolio Recovery Associates Llc; 201327925; Civil Action; Brown, Carrie A.
- FACENDA-SOKOLOWSKI, LAURA - Weiss, Ryan; 201328318; Complaint Divorce.
- FESTA, ANGELA - Portfolio Recovery Associates Llc; 201327931; Civil Action; Brown, Carrie A.
- FOSTER, LAWRIE - Portfolio Recovery Associates Llc; 201328020; Civil Action; Polas, Robert N., Jr.
- FOUNDERS INSURANCE COMPANY: CAMPBELL, JEFFREY: CARLINO, TANYA, ET.AL - Aftm Llc; 201327872; Civil Action; Turetsky, Mark D.
- GLIBA, THOMAS - Bank Of America Na; 201328087; Complaint In Mortgage Foreclosure; Kolesnik, John M.
- GOLDFARB, LEEHE - Center For Psychological Services Llc; 201328115; Civil Action; Zaid, Marc A.
- GOODSHALL, LEON: ROSE - Montgomery County Real Estate Taxes; 201327760; Petition.
- GRAHAM, JANEL - Dandrea, Peter; 201327865; Complaint for Custody/Visitation; Krevitz, Arthur G.
- GREBE, NORA - Portfolio Recovery Associates Llc; 201328182; Civil Action; Brown, Carrie A.
- GULOTTA, CHRISTOPHER - Sarro, Stephanie; 201327721; Complaint for Custody/Visitation; Donoghue, Jason.
- HALTER, MATTHEW - Halter, Alexis; 201328486; Complaint Divorce; Christian, Michelle.
- HAYNES, EDWARD - Haynes, Wilhemina; 201328590; Complaint Divorce; Fabick, Edward J.
- HESTER, SABRINA: ASQUITH, SABRINA - Kimbel, Andy; 201328227; Defendants Appeal from District Justice.
- HOLLAND, TODD - Baldino, Christina; 201328079; Complaint Divorce.
- HONG, MIN - State Farm Mutual Automobile Insurance Company; 201328013; Petition; Duggan, Moira C.
- HORDIJENKO, TAMARA - Portfolio Recovery Associates Llc; 201328154; Civil Action; Brown, Carrie A.
- HORNING, JEANNIE: EPPS, PATRICK - Hinton, Mary; 201328135; Petition.
- HUFF, LINDSAY - Portfolio Recovery Associates Llc; 201328155; Civil Action; Brown, Carrie A.
- JEFFERSON, KEESHA - Remit Corporation; 201328110; Civil Action; Kessler, Raymond.
- KARPUK, CHRISTOPHER - Noble, Brittany; 201328322; Complaint for Custody/Visitation.
- KELLY, DANIEL - Ford Motor Credit Company Llc; 201328275; Civil Action; Markind, Lloyd S.
- KELLY, DANIEL: JACQUELINE - Us Bank Association; 201328176; Complaint In Mortgage Foreclosure; Ackerman, Joel A.
- KLAISS, JOHN - Exner, Susan; 201328348; Complaint Divorce; Taylor, Nancy L.
- KLING, KEITH: KEITH - Federal National Mortgage Association; 201328441; Complaint in Ejectment; Davis, Adam.
- KLUGMAN, HANNAH: FARRELL, MYKEAL: KLUGMAN, SAMUEL, ET.AL - Koros, Sarah; 201328503; Civil Action; Mcnelly, Robert J.
- LAUDADIO, DENISE - Remit Corporation; 201328325; Civil Action; Kessler, Raymond.
- LEONARD, PATTI - Portfolio Recovery Associates Llc; 201328074; Civil Action; Brown, Carrie A.
- LEWIS, DANIEL - Sun Federal Credit Union; 201328143; Civil Action; Urban, Matthew D.
- LONG, DANA: WILSON, FRANK - Davis, Zoila; 201327853; Complaint for Custody/Visitation.
- LUGARA, THERESA - Clark, Sandra; 201327981; Civil Action; England, Boyd A.
- MACK, RICHARD: OCCUPANTS - Federal National Mortgage Association; 201328073; Complaint in Ejectment; Davis, Adam.
- MALONEY, JOSEPH - Jpmorgan Chase Bank National Association; 201327985; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
- MARCHESE, DAVID: MARIE - Elliott Greenleaf & Siedzikowski Pc; 201328081; Petition to Appeal Nunc Pro Tunc; Harrington, Roger J.
- MENSZAK, MARY - Menszak, Jamie; 201328024; Complaint Divorce.
- MILLER, CHRISTIANE - Miller, Jeffrey; 201327683; Complaint for Custody/Visitation; Fath, Kristen Z.
- MILLER, JAMES - Ally Bank; 201328170; Civil Action; Cohen, Regina A.
- MILLES, WILLIAM - Meitner, A.; 201328321; Defendants Appeal from District Justice.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - West Main Street Llc; 201326591; Appeal from Board of Assessment; Schwarzschild, Glen-David.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - West Main Street Llc; 201326594; Appeal from Board of Assessment; Schwarzschild, Glen-David.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Purcell, Sharon; 201326622; Appeal from Board of Assessment.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Arep Triad Llc; 201327577; Appeal from Board of Assessment; Kelsen, Peter F.
- MONTGOMERY COUNTY ZONING HEARING BOARD - Nikparvar, Mehdi; 201328463; Appeal from Zoning Board Non Govt.
- NELSON, TYREE - Hooks, Nicole; 201328458; Support/Exceptions.
- P DIMARCO & CO INC: DEMARCO, ROBERT: WAYNE - Restorecore Inc; 201328138; Civil Action; Allard, Gregory J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stowell, Kelly; 201327738; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rodden, Brian; 201328036; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Anderson, Ernest; 201328049; Appeal from Suspension/Registration/Insp.
- REICE, WILLIAM - Reice, Alice; 201328563; Complaint Divorce; Boyd, Jeffrey R.
- RIKER, CHRISTINA: LOPEZ, BENJAMIN - Burnett, Leeann; 201328124; Complaint for Custody/Visitation.

ROSSI, MARYBETH - Jefferson Capital Systems Llc; 201328495; Civil Action; Markind, Lloyd S.  
 ROTHERMEL, MICHAEL: BEACON MORTGAGE INC; WHITE START LENDING GROUP INC - Universal Capital Services Inc; 201327727; Civil Action; Picker, David J.  
 SCHUSTER, NATALIE - Schuster, James; 201328556; Complaint Divorce.  
 SCOTT, KEON - Queen, India; 201328152; Support/ Exceptions.  
 SHANNON, ALLAN - Portfolio Recovery Associates Llc; 201327952; Civil Action; Brown, Carrie A.  
 SHERBERT, CHRISTINE - Kennedy, Tracy; 201328482; Civil Action; Tupitza, James S.  
 SIHALATH, KEOTA - Bradley, Arlene; 201328056; Civil Action; Fox, John F., Jr.  
 SMALLS, WILHEMINA: EZEKIEL - Pope, Britany; 201328314; Complaint for Custody/Visitation; Bagnato, Christopher F.  
 SMITH, SHAUN - Day, Willie; 201327173; Petition to Appeal Nunc Pro Tunc.  
 SMITH, SHIRLEY - Portfolio Recovery Associates Llc; 201328198; Civil Action; Brown, Carrie A.  
 STELLATO, JENNIFER - Griffin, James; 201327701; Complaint for Custody/Visitation.  
 STULL, CHAD - Wells Fargo Bank Na; 201328091; Complaint In Mortgage Foreclosure; Ackerman, Joel A.  
 TA, HUNG - Portfolio Recovery Associates Llc; 201328190; Civil Action; Brown, Carrie A.  
 THACKER, IKEDAH: JOHNSON, MARKEEDAH- Barnett, Monica; 201327857; Complaint for Custody/Visitation.  
 THE TOWNSHIP OF LOWER MERION PENNSYLVANIA - Greater Philadelphia Radio Inc; 201327446; Petition; Crowley, Francis X.  
 THOMAS, JOANNE: KEVIN - Td Auto Finance Llc; 201328129; Civil Action; Dougherty, Michael J.  
 TORRES, CLAUDIO - Portfolio Recovery Associates Llc; 201328034; Civil Action; Brown, Carrie A.  
 ULWELLING, WILLIAM - Central Penn Capital Management Llc; 201328561; Complaint in Ejectment; Mason, Kathryn L.  
 VALENTINE, CHRISTOPHER - Unifund Ccr Llc; 201328114; Civil Action; Kessler, Raymond.  
 VANALLEN, MICHAEL - Portfolio Recovery Associates Llc; 201328015; Civil Action; Polas, Robert N., Jr.  
 WAGNER, MICHAEL - Wagner, Heather; 201328375; Complaint Divorce; Pauker, Lawrence.  
 WALKER, DAMON - Jones, Jessica; 201327609; Complaint for Custody/Visitation.  
 WELLS FARGO: PENDERGRASS, TEDDY - Arader Tree Service; 201327958; Defendants Appeal from District Justice.  
 WELLS, JULIAN - Calianno, Julie; 201328230; Complaint for Custody/Visitation.  
 WENIGER, LESLEY - Portfolio Recovery Associates Llc; 201328160; Civil Action; Brown, Carrie A.  
 WILCOX, MOLLY - Hitchner, Eric; 201328350; Defendants Appeal from District Justice.  
 WILDER, DIANA - Wilder, Gordon; 201328166; Complaint Divorce; Gold-Bikin, Lynne Z.  
 WILLIAMS, ALEXANDER: TAMMY - Wells Fargo Bank Na; 201328173; Complaint In Mortgage Foreclosure; Ackerman, Joel A.  
 WILLIAMS, BARBARA - Portfolio Recovery Associates Llc; 201328200; Civil Action; Brown, Carrie A.

WILLIAMSON, LUCY - Williamson, Keith; 201328148; Complaint for Custody/Visitation.  
 WINDER, WILLIAM - Remit Corporation; 201328157; Civil Action; Kessler, Raymond.  
 WOLDECKE, KURT - Woldecke, Elizabeth; 201328092; Complaint Divorce; Mcveigh, John S.  
 WOOD, PAULA: PAULA - Wells Fargo Bank Na; 201328269; Complaint In Mortgage Foreclosure; Wooters, Meridith H.  
 WOOD, RICHARD - Department Of Transportation - Bureau Of Driver Licensing; 201327713; Petition to Appeal Nunc Pro Tunc.  
 WORMACK, CHRISTINA - Portfolio Recovery Associates Llc; 201328271; Civil Action; Brown, Carrie A.  
 YOST, BARRY - Portfolio Recovery Associates Llc; 201328197; Civil Action; Brown, Carrie A.

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## WILLS PROBATED

### Granted Week Ending September 25, 2013

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ADELMAN, BLANCHE W. - Cheltenham Township; Adelman, Richard P., 3102 Ori Place Dresher, PA 19025.  
 ALBURGER, REGINA V. - Norristown Borough; Turtle, Margaret, 362 Jacob Street Philadelphia, PA 19128.  
 ASTHEIMER, GRACE L. - Upper Frederick Township; Astheimer, A. R, 5930 Woodridge Drive Green Lane, PA 18054.  
 BOVENIZER, MALVINA U. - Pennsburg Borough; Dieckhoff, Richard K., 2050 Miller Rd Pennsburg, PA 18073.  
 CASTELLUCCI, ROSEMARIE - Whitemarsh Township; Murphy, Gwenn C., 4010 Center Avenue Lafayette Hill, PA 19444.  
 CICALA, JOSEPH B. - Bridgeport Borough; Zeltner, Lisa, 300 W. Brown Street Norristown, PA 19401.  
 CLOSTERMAN, MONA - Whitpain Township; Jones, Christopher, 20 Yorktown Ct Blue Bell, PA 19422.  
 COLFELT, JEAN B. - Lower Merion Township; , Sarah T. Williams, Vice President Wayne, PA 19087-4046; Colfelt, H. C, 115 Underhill Avenue Brooklyn, NY 11238-3925; Colfelt, H. T, 1400 Waverly Road Gladwyne, PA 19035-1254.  
 COOK, MILDRED N. - Upper Moreland Township; Cook, Earl L., 3510 Stanley Lane Willow Grove, PA 19090.  
 COOPER, BRIAN E. - Upper Merion Township; Cooper, Maureen D., 352 Sentry Lane Wayne, PA 19087.  
 DINON, ELIZABETH - Springfield Township; Dinon, Gerard M., 20 Brooks Road Moorestown, NJ 08057-3858.  
 DUBOIS, FLORENCE M. - Hatfield Township; Mower, Marvin W., 416 Oak Park Rd Hatfield, PA 19440.  
 DURNING, JOAN - Abington Township; Durning, Jeanne, 641 Tennis Avenue Ardsley, PA 19038.  
 DUZINSKI, HELEN C. - Cheltenham Township; Duzinski, Stephen A., 5120 Grant Avenue Philadelphia, PA 19114.  
 GREB, CHRISTOPHER A. - New Hanover Township; Greb, Maureen, 800 Swamp Picnic Road Gilbertsville, PA 19525.

- HALLOCK, CINDY B. - Cheltenham Township; Shechtman, Michael A., 128 Greenwood Avenue Wyncote, PA 19095.
- HAMMERNICK, WILLIAM C. - Horsham Township; Lutz, Linda G., 211 Lorna Road Hatboro, PA 19040.
- HESS, FREDERICK G. - North Wales Borough; Beck, Harold G., 1407 Marlins Lane North Wales, PA 19454; Beck, Steven W., 651 Sourwood Drive Hatfield, PA 19440.
- HOOD, ELIZABETH A. - Limerick Township; Hood, Dennis, 415 S. 5Th Avenue Royersford, PA 19468.
- JACOBS, FLORENCE N. - Lower Salford Township; Carhart, Jean, 8000 Washington Lane Green Lane, PA 18054.
- KELSO, GARY - Lower Providence Township; Hoy, Richard, Jr., 631 Summit Street King Of Prussia, PA 19406.
- KERTES, ALICE - Upper Pottsgrove Township; Landis, Kathy S., 817 Willow St Pottstown, PA 19464.
- KIRCHER, SHIRLEY A. - Lansdale Borough; Berendt, Pat, 7641 Rosemary Street Dearborn Heights, MI 48127.
- KLINGER, JOHN F. - Lower Merion Township; Quinn, Brian S., 93 Leforge Court Wayne, PA 19087.
- KRAUSS, F. R., JR. - Lansdale Borough; Deuschle, Linda A., 6 Woodlawn Drive Blooming Glen, PA 18911; Musselman, Karen E., 625 Colonial Drive Horsham, PA 19044.
- LEATHERMAN, GRACE L. - Lower Pottsgrove Township; Knause, Linda L., 391 Landis Store Road Boyertown, PA 19512; Leatherman, James L., 9439 Chatteroy Place Montgomery Village, MD 20886.
- LEWIS, JAMES - Whitmarsh Township; Shorter, Chere L., 9716 Lemocks Drive Upper Marlboro, MD 20772.
- LIPSON, ANNA - Abington Township; Raynes, Maxine L., 1250 Greenwood Avenue Jenkintown, PA 19046.
- LONG, CHARLENE - Perkiomen Township; Long, Robert R., 12 Maple Drive Swoyersville, PA 18704.
- LOWRY, MARGARET A. - Pottstown Borough; Lessig, Barbara L., 258 Grace Street Pottstown, PA 19464; Lowry, Lewis R., Jr., 10102 Juniper Lane Spring Hill, FL 34608.
- MANCO, FRANCES I. - Abington Township; Manco, Anthony J., Jr., 1144 Tyson Avenue Roslyn, PA 19001; Manco, Michael A., 346 Graceford Drive Aberdeen, MD 21001.
- MARTZ, RALPH A. - Pottstown Borough; Fox, Kim E., 1647 North Keim Street Pottstown, PA 19464.
- MCCABE, MARGARET T. - Abington Township; Houck, Margaret T., 2645 Susquehanna Rd Roslyn, PA 19001.
- MIECZKOWSKI, CATHERINE T. - Conshohocken Borough; Mieczkowski, Daniel, 3158 Colony Lane Plymouth Meeting, PA 19462.
- MULINOSKY, FRANK J. - Hatboro Borough; Black, Diane M., 536 Applewood Dr Ft Washington, PA 19034.
- ODONNELL, VERONICA M. - Whitpain Township; Wietecha, Stephanie, 13 Greenwood Place Wyncote, PA 19095.
- PAUL, JUDITH G. - Lower Merion Township; Paul, Irvin, 256 Tomkenn Road Wynnwood, PA 19096.
- PLOTKIN, CYNTHIA R. - Plymouth Township; Davis, Gerry L., 113 Kings Road Plymouth Meeting, PA 19462.
- RADEMAKER, THEODORE C., JR. - Worcester Township; Rademaker, Kevin T., 2010 Trumbauer Road Lansdale, PA 19446.
- RIEKER, PAULINE - Towamencin Township; Rieker, James R., 4 Wisteria Court Sellersville, PA 18960; Rieker, Kenneth C., 601 Perkiomen Avenue Lansdale, PA 19446.
- SACKS, MARIE D. - Perkiomen Township; Sacks, Richard E., 1514 Harmon Road Harleysville, PA 19438.
- SAGENDORPH, CAROLYN W. - Whitmarsh Township; Montgomery, Carolyn S., 8525 Ardmore Avenue Wyndmoor, PA 19038; Sagendorph, Joan M., 620 Lincoln Woods Lafayette Hill, PA 19444.
- SIMON, MARY H. - Lower Moreland Township; Ford, Shirley, 2245 Pioneer Road Hatboro, PA 19040; Palagruto, Joan, Creekview Estates Southampton, PA 18966; Simon, Mary, 3760 Heaton Road Huntingdon Valley, PA 19006.
- SPIEGEL, KENNETH - Upper Providence Township; Vargas, Cathy, 13362 Philmont Avenue Philadelphia, PA 19116.
- STILL, MARY G. - Pottstown Borough; Still, David R., 21 East 4Th Street Pottstown, PA 19464; Still, Wilfred F., 3323 Stonewood Court Orlando, FL 32806.
- STILLER, RICHARD J. - Lower Gwynedd Township; Stiller, Michael, 246 East 4Th St 2C New York, NY 10009.
- STOVER, JEAN H. - Lansdale Borough; Stover, Barry K., 606 Moyer Road Souderton, PA 18964.
- STURM, SADIE - Abington Township; Harris, Earl J., 1570 The Fairway Jenkintown, PA 19046; Sherman, Gusta H., 1610 The Fairway Jenkintown, PA 19046.
- TELLINGHUSEN, KENNETH - West Norriton Township; Tellinghusen, Maryann, 40 Prospect Avenue Norristown, PA 19403.
- THEN, KARL P. - West Norriton Township; Obyrne, Karen M., 120 Avondale Road Norristown, PA 19403.
- WALDEN, LINDA T. - Cheltenham Township; Walden, Felice, 5433 Wyndale Avenue Philadelphia, PA 19131.
- WALOFF, HARRY - Lower Merion Township; Morris, Wendy M., 23 Nassau Road Great Neck, NY 11021.
- WALTER, MARTHA H. - Pennsburg Borough; Gery, Linda L., 1029 Church Road E. Greenville, PA 18041; Walter, Alan D., 515 W. 5Th Street Pennsburg, PA 18073.
- YOUNG, RUTH H. - Worcester Township; Lobley, William J., Jr., 1755 Windsor Road Blue Bell, PA 19422; Tiefenthaler, William C., Jr., 4661 Applebutter Road Perkasio, PA 18944.