

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 June 26, 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 July 31, 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.**

Third and Final Publication

03-09064

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Beechwood, **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Over and Tingley, Civil Engineers, dated the 18th day of April A.D., 1951, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Haverford Road (50 feet wide) at the distance of 100 feet Southeastwardly from the Southeasterly side of Homestead Avenue (50 feet wide); thence extending South 81 degrees, 36 minutes East along the said side of Haverford Road, 50 feet to a point; thence extending South 08 degrees, 24 minutes West recrossing the Northeasterly side of a certain 5 feet wide easement 125 feet to a point; thence extending North 81 degrees, 36 minutes West, 50 feet to a point; thence extending North 08 degrees, 24 minutes East recrossing the Northeasterly side of said 5 feet wide easement and partly through a 10 feet joint drive 125 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roger P. Cameron and Anne Cameron, husband and wife, as Tenants by the Entireties by Deed from Roger P. Cameron dated 7/31/97, recorded 8/5/97 in Deed Book 5194, Page 1618.

Parcel Number: 40-00-23928-00-8.

Location of property: 614 Haverford Road, Havertown, PA 19083-2634.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roger P. Cameron and Anne Cameron** at the suit of Option One Mortgage Corporation. Debt: \$210,071.94.

Nicole B. 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.

08-15512

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania known as 1021 Hedgerow Circles and described according to a plan thereof made by M.R. and J.B. Yerkes Surveyors dated October 1, 1955 and revised 10-24-1955 and further revised June 14, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hedgerow Lane (50 feet wide) at the distance of 273.57 feet measured on a bearing of South 69 degrees, 13 minutes West along the said side of Hedgerow from a point of tangent in the same, said point of tangent being at the distance of 26.71 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southwesterly proposed right-of-way line of Fletcher Road, there from said point of beginning South 26 degrees, 47 minutes West, 245.75 feet; thence North 02 degrees, 37 minutes East, 217.21 feet to a point on the Southwesterly side of Hedgerow Lane; thence extending Southeasterly and Northeasterly measured partly along the Southwesterly and partly along the Southeasterly side of Hedgerow Lane on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 46.23 feet to a point of tangent on the Southeasterly side of Hedgerow Lane aforesaid; thence extending North 69 degrees, 13 minutes East measured along the said Southeasterly side of Hedgerow Lane 103.01 feet to the point and place of beginning.

BEING Lot No. 5 Hedgerow Circle.

BEING the same premises which Charlotte Craven, by Deed dated 5/3/2004 and recorded 6/22/2004 in Book 05512, Page 24991, Instrument #2004127913, granted and conveyed unto Vincent Craven.

Parcel Number: 58-00-09580-00-1.

Location of property: 1021 Hedgerow Circle, Wayne, PA 19087.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent Craven** at the suit of Deutsche Bank National Trust Company, as Trustee for Wamu Mortgage Pass-Through Certificates Series 2005-AR 13 Trust. Debt: \$472,632.88.

Salvatore Filippello, Attorney. I.D. #313897

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

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

08-26626

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

BEGINNING at a point on the Southeasterly side of Arnold Avenue (50 feet wide) at the distance of 300 feet Northeastwardly from the intersection which the said side of Arnold Avenue makes with the Northeastly side of Pershing Avenue (50 feet wide); thence extending from said beginning point along the said side of Arnold Avenue North 44 degrees, East 50 feet to a point; thence extending along Lot 58 South 46 degrees, East 175 feet to a point; thence extending along line of Lot No. 21 South 44 degrees, West 50 feet to a point; thence extending long Lot No. 56 North 46 degrees, West 175 feet to the place of beginning.

BEING a described of Lot No. 57 on Plan of "Roslyn Homesteads."

TITLE TO SAID PREMISES ISVESTED IN John M. O'Neill and Julie O'Neill, h/w, by Deed from Dominic M. Reale and Lisa A. Reale, h/w, dated 06/18/2004, recorded 06/29/2004 in Book 5514, Page 750.

Parcel Number: 30-00-02272-00-2.

Location of property: 1427 Arnold Avenue, Roslyn, PA 19001-1603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John M. O'Neill and Julie O'Neill a/k/a Julie R. O'Neill** at the suit of GMAC Mortgage, LLC. Debt: \$191,030.09.

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

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

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

08-31013

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan of "Park View Gardens" made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on June 10, 1961 and revised September 8, 1961, described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Burn Brae Drive (50 feet wide) which point is measured North 51°, 09', 00" West, 84.90 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.52 feet from a point on the Northwestly side of Fitzwatertown Road.

CONTAINING in front or breadth on said Burn Brae Drive 80 feet and extending of that width in length or depth Northeast between parallel lines at right angles to said Burn Brae Drive 150 feet to a point on the Southwestly side of a private road (Paul Avenue) (24 feet wide).

TITLE TO SAID PREMISES IS VESTED IN Charles Robert Adams and Marceline R. Adams, husband and wife by Deed from Barode Corporation dated 03/14/62 and recorded 03/21/62 in the Montgomery County Recorder of Deeds in Book 3236, Page 609.

Parcel Number: 54-00-02926-00-8.

Location of property: 3103 Burn Brae Drive, Dresher, PA 19025.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Charles Robert Adams and Marceline R. Adams** at the suit of HSBC Bank USA, National Association, as Trustee for The Benefit of People's Financial Realty Mortgage Securities Trust, Series 2006-1. Debt: \$356,108.49.

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.

08-35125

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan by Herbert Metz, Registered Engineer, Lansdale, Pennsylvania, dated August 6, 1962 and revised September 18, 1962, as follows, to wit:

BEGINNING at a point on the Northwestly side, of Holly Drive (50 feet wide), a corner of Lot No. 21 on said plan; thence extending from said point of beginning along line of Lot No. 21 North 44 degrees, 55 minutes West 150 feet to a point in line of Lot No. 30; thence extending along the same and line of Lot No. 29, North 45 degrees, 5 minutes East, 168 feet to a point, a corner of Lot No. 23 on said plan; thence extending along the same, South 44 degrees, 55 minutes East, 150 feet to a point on the Northwestly side of Holly Drive, aforesaid; thence extending along the same, South 45 degrees, 5 minutes West, 163 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said plan.

TITLE VESTED IN Shawn Freeborn and Tina Freeborn, as Tenants by the Entirety by Deed from James P. Gardham and Marlene Telesford, dated November 7, 2006, recorded January 5, 2007 in Book 5630, Page 988 in the Montgomery County Office of the Recorder of Deeds.

Parcel Number: 46-00-01681-00-1.

Location of property: 103 Holly Drive, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shawn Freeborn and Tina Freeborn** 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: \$577,713.11.

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

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

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

09-03713

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Pottstown Home Builders, Inc. made by George F. Shaner, Registered Engineer of Pottstown, Pennsylvania, dated 12/20/1954 bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Mineral Street (50 feet wide) at the distance of 22 feet measured South 45 degrees, 38 minutes East from its point of intersection with the Southeasterly side of Washington Street (50 feet wide) (both lines produced); thence extending along the arc of a circle curving to the right having a radius of 22 feet the arc distance of 34.59 feet to a point of tangent in the said Southeasterly side of Washington Street; thence extending North 44 degrees, 27 minutes East along said side of Washington Street 52.79 feet to a point; thence extending South 45 degrees, 33 minutes East along line of Lot No. 34 on said plan 150 feet to a point in the center line of a 10 feet wide utility easement; thence extending South 44 degrees, 27 minutes West along center of said utility easement 74.59 feet to a point in the said Northeasterly side of Mineral Street; thence extending North 45 degrees, 38 minutes West along said side of Mineral Street 127.97 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Flynn and Elsie J. Schuett, as Joint Tenants With the Right of Survivorship, by Deed from Timothy Donnelly, dated 11/30/2001, recorded 12/27/2001 in Book 5389, Page 2377.

Parcel Number: 16-00-32244-00-5.

Location of property: 1006 North Washington Street a/k/a 505 Mineral Street, Pottstown, PA 19464-4045.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick J. Flynn and Elsie J. Schuett** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$152,415.46.

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.

09-07397

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made of Beechwood Hill, #1, by C. Raymond Weir, Registered Engineer, Ambler, Pennsylvania, on the 21st day of January, A.D., 1960 and last revised on the 14th day of March, A.D., 1962 which plan was recorded on the 23rd day of August, A.D., 1962 in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-7, Page 108, as follows, to wit:

BEGINNING at a point at the intersection of the Southeasterly side of Twining Road (50 feet wide) and the Northerly side of Lenape (formerly Ben Nevis) Drive (50 feet wide) which point is measured on the arc of a curve curving to the left having a radius of 20 feet the arc distance of 41.64 feet from a point on the Northerly side of Lenape (formerly Ben Nevis) Drive; thence from said point of beginning along the said side of Twining Road North 41 degrees, 20 minutes East, 128.87 feet to a point, a corner of Lot #37; thence along Lot #37 South 48 degrees, 40 minutes East, 200.00 feet to a point, a corner; thence extending South 41 degrees, 20 minutes West, 70.73 feet to a point of curve on the Northerly side of Lenape (formerly Ben Nevis) Drive; thence on the arc of a curve curving to the left having a radius of 250.00 feet the arc distance of 93.78 feet to a point of tangent therein; thence North 77 degrees, 58 minutes West, 93.83 feet to a point of curve therein; thence on the arc of a curve curving to the right having a radius of 20.00 feet the arc distance of 41.64 feet to the first mentioned point and place of beginning.

BEING Lot #36 as shown on the said recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Nancy Akbari Shahmirzadi, by Deed from Ahmad Akbari Shahmirzadi and Nancy Akbari Shahmirzadi, his wife, dated 10/14/1985, recorded 01/26/1988 in Book 4863, Page 2000.

Parcel Number: 54-00-16012-00-8.

Location of property: 3277 Lenape Drive a/k/a 1001 Twining Road, Dresher, PA 19025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy Akbari Shahmirzadi** 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: \$357,617.58.

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

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

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

09-14295

ALL THAT CERTAIN brick message and lot or piece of land (being the Eastern side of a double brick house), situate on the South side of the Pottstown and Quakertown Road, being No. 106 Quakertown Avenue **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a cut in the curb line on the South side of the Pottstown and Quakertown Road at the line of Flora E. Longenecker's land; thence along the same and through the middle of the party wall of this house and the said Flora E. Longenecker's house, South 43-1/4 degrees, East 142.00 feet to an iron pin in the North side of a 20 feet wide public alley; thence along the same, North 46-3/4 degrees, East 34.00 feet to an iron pin in the North side of said alley; thence along land of now or late Henry L. Spaar, North 43-1/4 degrees, West 142.00 feet to an iron pin a corner; thence along said Pottstown and Quakertown Road, South 46-3/4 degrees, West 34.00 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Wilmer T. Rosenberger, by Deed from Stephanie D. Burks, dated 06/01/2006, recorded 06/28/2006 in Book 5606, Page 469.

Parcel Number: 15-00-01966-00-8.

Location of property: 106 Quakertown Avenue, Pennsburg, PA 18073-1002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wilmer T. Rosenberger** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$233,276.52.

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.

09-21156

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain amended survey and plan for Shelble-Dager, Inc., made by William S. Erwin, Registered Professional Engineer, Langhorne, Pennsylvania, dated May 10, 1954 and said plan recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-2, Page 32, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lewis Road (50 feet wide) at the distance of 272.75 feet measured on a bearing of South 45 degrees, 44 minutes East along the Southwesterly side of Lewis Road from a point of tangent m the same, the said point of tangent being at the distance of 15.83 feet measured along the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Southeasterly side of Rydal Road (as proposed to be widened to the width of 45 feet by the addition of 5 feet on the Southeasterly side thereof); thence extending from said point of beginning, South 45 degrees, 44 minutes East along the Southwesterly side of Lewis Road 135 feet to a point; thence extending South 44 degrees 16 minutes West, 223 feet to a point; thence extending North 45 degrees, 44 minutes West, 135 feet to a point; thence extending North 44 degrees, 16 minutes East, 223 feet to a point on the Southwesterly side of Lewis Road the first mentioned point and place of beginning.

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

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Pennsylvania and described according to a plan made for Rolland L. Ritter (erroneously mentioned as Rowland A. Ritter) and Nicholes J. Zoller (erroneously mentioned as Nicholas J. Zollar) by William S. Erwin, Registered Professional Engineer, Fairless Hills, Pennsylvania, on September 12, 1968, and revised December 17, 1968 which plan is recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Plan Book A-12, Page 55.

BEGINNING at a point on the Southwesterly side of Lewis Road (50 feet wide) at the distance of 205.25 feet measured South 45 degrees, 44 minutes, 00 seconds East along the Southwesterly side of Lewis Road (50 feet wide) from a point of tangent in the same, said point of tangent.

TITLE TO SAID PREMISES IS VESTED IN John T. Ellis, Jr. by Deed from J. Thomas Ellis, a/k/a John T. Ellis, Jr. dated 07/21/2006, recorded 09/01/2006 in Deed Book 5614, Page 2391.

Parcel Number: 30-00-37804-00-2.

Location of property: 1436 Lewis Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John T. Ellis, Jr.** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB2. Debt: \$576,541.58.

Amy Glass, 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.

09-30840

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan entitled "Glen Acres-Phase I" made for the Cutler Group, Inc., drawn by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, Job Number 24004, dated 7/21/97, last revised 7/30/98 and recorded in Plan Book A-58, Page 137, as follows, to wit:

BEGINNING at a point on the Easterly side of Landis Drive, said point being a corner of this and Lot Number 18 as shown on said plan; thence extending from said beginning point and along Landis Drive, the next two following courses and distances, viz: (1) along an arc of a curve, curving to the right, having a radius of 350.00 feet the arc distance of 15.00 feet to a point of tangent; (2) North 10 degrees, 05 minutes, 10 seconds West, 117.77 feet to a point a corner of Lot Number 16; thence extending along Lot Number 16, North 79 degrees, 54 minutes, 50 seconds East, 276.45 feet to a point a corner in line of Lot Number 15; thence extending along Lot Number 15 South 10 degrees, 05 minutes, 10 seconds East, 117.77 feet to a point a corner in line of lands now or formerly of Philip M. and Elizabeth S. Lane; thence extending along the same South 48 degrees, 34 minutes, 58 seconds West, 6.52 feet to a point a corner of Lot Number 18; thence extending along Lot Number 18, South 77 degrees, 27 minutes, 31 seconds West, 270.81 feet to said beginning point.

TITLE TO SAID PREMISES IS VESTED IN Erica Vernacchio and Robert Vernacchio by Deed from Michael Grafenstine and Carol J. Grafenstine dated May 19, 2006 and recorded June 12, 2006 in Deed Book 05604, Page 0152, Instrument #2006071023.

Parcel Number: 36-00-06173-62-2.

Location of property: 1367 Landis Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erica Vernacchio and Robert Vernacchio** 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-J4 Mortgage Pass-Through Certificates. Debt: \$757,148.80.

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.

09-37216

Tract I

ALL THAT CERTAIN triangular remnant of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of John L. Dzedzy, Inc., dated March 22, 1984, as follows:

BEGINNING at an iron pin on the Southeasterly boundary line of the Grantee herein, formerly of Harry E. Thoms Associates, Inc., said point being the common corner of lands of Michael Adams and lands of William P. Detwiler (subsequently conveyed to the Grantors herein) (referred to as the triangular remnant); thence proceeding from the said point of beginning along the lands of Gary E. and Robin W. Ezell South 37 degrees, 48 minutes, 10 seconds West, 176.00 feet to a point on the Northwesterly side of Hollow Road (33.00 feet wide); thence along the right-of-way line of the Northwesterly side of Hollow Road North 48 degrees, 53 minutes, 13 seconds East, 178.22 feet to a point on the line of lands of Michael Adams; thence along lands of Michael Adams North 50 degrees, 20 minutes, 44 seconds West, 34.28 feet to the point of beginning.

BEING the same premises which Ethel L. Wilkie, widow and Gordon M. Wilkie and Alice L. Wilkie, husband and wife by Deed dated March 9, 1984 and recorded June 7, 1984 in Montgomery County in Deed Book Volume 4738, Page 696 conveyed unto Gary E. Ezell and Robin W. Ezell, husband and wife.

Tract II

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Plan of Lands of Harry E. Thoms, Inc., dated February 24, 1984, as made by John L. Dzedzy, Inc., as follows:

BEGINNING at an iron pin on the Northwesterly side of Hollow Road (33.00 feet wide) a corner of lands of Mark H. Weber and Kathryn A. Hynes; thence proceeding along the lands of Mark H. Weber and Kathryn A. Hynes, and also lands of Peter Nohl North 49 degrees, 31 minutes, 17 seconds West, 1329.09 feet to an old field stone, a corner of lands of Andrew J. Hilson and also a corner of lands of James L. Pierson and Dolores J. Pierson; thence along lands of James L. Pierson and Dolores J. Pierson, the following two courses and distances: (1) North 56 degrees, 46 minutes, 25 seconds East, 752.18 feet to an iron pin; (2) North 50 degrees, 15 minutes, 53 seconds East, 376.45 feet to a granite post to a corner of lands of William S. Troutman and Shirley W. Troutman; thence along lands of William S. Troutman, North 56 degrees, 44 minutes, 26 seconds East, 266.31 feet to an iron pin near a post; thence along lands of William S. Troutman and also along lands of William Ashenfelter, et al. South 65 degrees, 08 minutes, 00 seconds East, 943.93 feet to an iron pin near an old stone near the bank of an old abandoned quarry; thence crossing the old abandoned quarry and also crossing Hollow Road and proceeding along the lands of John H. Groff South 65 degrees, 19 minutes, 05 seconds East, 881.79 feet to an old Stone at the base of a large wild cherry tree; thence along lands of John H. Groff, South 37 degrees, 01 minute, 42 seconds West, 547.63 feet to a field stone a point on line of lands of Joseph A. Martin and Mildred; thence along lands of Joseph A. Martin, the following two courses and distances: (1) North 63 degrees, 38 minutes, 52 seconds West, 148.64 feet to an iron pin near base of a sassafras tree; (2) South 39 degrees, 45 minutes, 14 seconds West, 230.02 feet to a fieldstone on tree line a corner of lands of Michael Adams; thence along lands of Michael Adams North 42 degrees, 55 minutes, 16 seconds West, 505.66 feet to a spike in the bed of Hollow Road; thence through the bed of

Hollow Road North 44 degrees, 00 minutes, 20 seconds East, 376.70 feet to an iron pin in the middle of Hollow Road (33.00 feet wide); still through the bed of Hollow Road North 19 degrees, 30 minutes, 20 seconds East, 131.10 feet to an iron pin on the Easterly side of Hollow Road; thence crossing Hollow Road North 75 degrees, 50 minutes, 40 seconds West, 227.40 feet to an iron pin at the top of a bank a corner of lands of Michael Adams; thence along lands of Michael Adams, the following two courses and distances: (1) South 39 degrees, 34 minutes, 20 seconds West, 382.00 feet to an iron pin near a 15 inch beech tree; (2) South 37 degrees, 35 minutes, 38 seconds West, 663.69 feet to an iron pin near a pine tree; thence along the Northwesterly side of Hollow Road South 37 degrees, 48 minutes, 10 seconds West, 441.12 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM, under and subject to a Right-of-Way from Gary and Robin Ezell to Upper Providence Township, dated 03/24/2008, recorded 04/21/2008, in Book 5689, Page 02447.

UNDER AND SUBJECT to a right-of-way from Gary and Robin Ezell to Upper Providence Township, dated 3/24/08, recorded 4/21/08, in Book 5689, Page 02447.

TITLE TO SAID PREMISES IS VESTED IN Gary E. Ezell and Robin W. Ezell, husband and wife, by Deed from Ethel L. Wilkie, widow and Gordon M. Wilkie and Alice I. Wilkie, husband and wife, dated 03/09/1984, recorded 06/07/1984, in Book 4738, Page 696.

Parcel Number: 61-00-02407-00-7.

Location of property: 867 Hollow Road a/k/a 912 Hollow Road, Phoenixville, PA 19460-1130.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary E. Ezell and Robin W. Ezell** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$1,011,052.42.

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

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

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

10-03869

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 survey made thereof by C. Raymond Weir, Registered Surveyor, Ambler, Pennsylvania, dated May 14, 1931, as follows, to wit:

BEGINNING at a point in the middle of Lindenwold Terrace at a distance of seven hundred sixty-six and seventy-seven one-hundredths feet Southeasterly from the Easterly side of Bethlehem Pike (60 feet wide); thence across one-half of the bed of Lindenwold Terrace by Lot Number 6, being land of J. B. Eckfeld, North three degrees, twenty-three minutes, thirty seconds East, two hundred fifty feet to a point, a corner of land of E. R. Stevens; thence by land of E. R. Stevens, et al., South eighty-six degrees, thirty-six minutes, thirty seconds East, one hundred twelve and five-tenths feet to a point; thence by Lot Number 8, being land now or late of Royal Mattison, South three degrees, twenty-three minutes, thirty seconds West, two hundred fifty-feet to the middle of Lindenwold Terrace; thence by line drawn through the middle of Lindenwold Terrace North eighty-six degrees, thirty-six minutes, thirty seconds West, one hundred twelve and five-tenths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David J. Brouse by Deed from David J. Brouse and Lisa Lewis Brouse, recorded 02/22/2010 in Montgomery County Deed Book 5759, Page 00745.

Parcel Number: 54-00-10738-00-8.

Location of property: 7 Lindenwold Terrace, Ambler, PA 19002-4912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Brouse and Lisa Lewis Brouse** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor-in-Interest to JP Morgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-4. Debt: \$670,510.99.

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

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

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

10-04813

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania, described according to a Plan known as Norriswood Homes made by Damon and Foster, Civil Engineers, dated July 24, 1955 and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dartmouth Drive (fifty feet wide) which point is measured on the arc of a circle on a line curving to the left, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet from a point on the Southeasterly side of Arch Street (sixty-six feet wide); thence extending from said beginning point South thirty-eight degrees, forty minutes East, along said Dartmouth Drive thirty feet to a point; thence extending North fifty-one degrees, twenty minutes East, along line of Lot No. 26, on said plan and passing through the title line in the party wall of the house erected on this lot and the house erected on lot adjoining to the Southeast one hundred feet to a point; thence extending North thirty-eight degrees, forty minutes West, fifty feet to a point on the Southeasterly side of Arch Street; thence extending South fifty-one degrees, twenty minutes West, along said Arch Street eighty feet to a point of curve in the same; thence extending on the arc of a circle on a line curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point on the Northeasterly side of Dartmouth Drive, being the first mentioned point and place of beginning.

BEING known as Lot No. 25, on said plan.

UNDER AND SUBJECT to agreement of record.

TITLE TO SAID PREMISES IS VESTED IN Anna Maria Boccella, n/k/a Anna Maria Morgado, by Deed from Augusto L. Morgado and Anna Maria Boccella, n/k/a Anna Maria Morgado, dated 05/10/1996, recorded 09/17/1996 in Book 5161, Page 1363.

Parcel Number: 13-00-09280-00-4.

Location of property: 301 Dartmouth Drive, Norristown, PA 19401-5408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna Maria Morgado a/k/a Anna Maria Boccella** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$162,124.67.

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

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

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

10-06014

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan made by George B. Mebus, Inc., Engineer, Glenside, Pennsylvania on June 7, 1954, as follows, to wit:

BEGINNING at a point on the Southwest side of Kentner Road (fifty feet wide) which point is measured South fifty-three degrees, forty-two minutes, thirty-seven seconds East, two hundred sixty and ten one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and thirty-five one-hundredths feet from a point on the Southeast side of Lukens Lane (fifty feet wide).

CONTAINING in front or breadth on said Kentner Road seventy feet and extending of that width in length or depth Southwest between parallel lines at right angles to the said Kentner Road one hundred thirty feet.

BEING Lot #89 on Kentner Road.

UNDER AND SUBJECT to agreements, building restrictions, rights-of-way, utility easements, easements and covenants of record and restrictions, conditions, and covenants as in agreement between Joseph Barnes and Industrial Trust Company and recorded in the Office for the Recording of Deeds in Montgomery County, in Deed Book 2534, Page 41, dated the 23rd day of December A.D., 1954.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Pantano and Deborah S. Pantano, by Deed from William Alexander Franck, by his Attorney-in-Fact Gale Ann Fisher, dated 12/15/1994, recorded 01/30/1995 in Book 5104, Page 838.

Parcel Number: 59-00-10402-00-6.

Location of property: 2810 Kentner Road, Hatboro, PA 19040-3626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark J. Pantano and Deborah S. Pantano** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$139,793.44.

Jerome Blank, Attorney. I.D. #49736

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

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

10-07516

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Montgomery Township** and State of Pennsylvania, described according to a Plan of Subdivision prepared for DeLuca Enterprises, Inc. (Mallard Pond, Section B) made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 5-30-1986, last revised 10-9-1987 and recorded in Plan Book A-49, Page 387, described, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of Mallard Drive East, (50 feet wide) which point is measured on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 37.88 feet from a point of curve on the Northwesterly side of Grouse Court (50 feet wide); thence extending from said point of beginning and along Mallard Drive East on the arc of a circle, curving to the left, having a radius of 425.00 feet, the arc distance of 154.68 feet to a corner of Lot 49 on said plan; thence extending from Mallard Drive East and along Lot 49 on said plan, North 60 degrees, 38 minutes, 14 seconds East, 168.85 feet to a corner of Lot 47 on said plan; thence along the same, South 05 degrees, 19 minutes, 30 seconds East, 241.90 feet to a point on the Northwesterly side of Grouse Court; thence along the same, the following two courses and distances: (1) South 84 degrees, 40 minutes, 60 minutes, 30 seconds West, 93.04 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 37.86 feet to a point of reverse curve on the Northeasterly side of Mallard Drive East, being the first mentioned point and place of beginning.

BEING Lot No. 48 on said plan.

BEING the same premises which Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, by Deed dated August 19, 1997 and recorded in the Montgomery County Recorder of Deeds Office on September 2, 1997 in Deed Book 5198, Page 198, granted and conveyed unto Richard F. Fosnot and Holly A. Fosnot, husband and wife.

Parcel Number: 46-00-02578-34-6.

Location of property: 101 Grouse Court, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard F. Fosnot and Holly A. Fosnot** at the suit of Deutsche Bank National Trust Company, as Trustee on Behalf of LSF6 Mercury REO Investments Trust Series 2008-1. Debt: \$268,293.73.

Leonard J. Mucci, III, Attorney.

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

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

10-11119

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 29 Block '0' on the plan of Sunnybrook Country Club Section, made for Conrad J. Getler by Barton and Martin, Engineers on the 24th day of April 1944 and recorded at Norristown in the Office for Recording of Deeds in and for the County of Montgomery in Plan Book 1106, Page 600 and more particularly bounded and described, as follows, to wit:

SITUATE on the Northwesterly side of Lorraine Avenue at the distance of 392 feet measured North 35 degrees, 53 minutes, 30 seconds East from a point of curve which said point of curve is at the arc distance of 15 feet and 71.01 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point on the Northeasterly side of Ascot Road as laid out on said plan 50 feet wide.

CONTAINING in front or breadth on the said Northwesterly side of Lorraine Avenue 65 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Lorraine Avenue 135 feet bounded on the Northeast by Lot Number 28, on the Northwest, partly by Lot Numbers 7 and 6, on the Southwest by Lot Number 30 and on the Southeast by Lorraine Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Alison Elmer, by Deed from Thomas W. Casey and Kathleen Casey, Life Tenant by her Attorney in Fact Jeffrey C. Pelletier, dated 03/09/2009, recorded 04/08/2009 in Book 5726, Page 01570.

Parcel Number: 52-00-10363-00-7.

Location of property: 403 Lorraine Avenue, Oreland, PA 19075-2240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alison C. Elmer** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$207,740.27.

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

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

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

10-13063

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, being Lots Nos. 20, 21 and 22 Section G. Roslyn Terrace, Plan recorded in Deed Book 464, Page 500, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

SITUATE on the Northeasterly side of Menlo Avenue at the distance of one hundred feet Southeasterly from the Southeasterly side of Woodlyn Avenue.

CONTAINING together in front or breadth on the said Menlo Avenue seventy-five feet and extending of that width in length or depth Northeasterly between lines parallel with the said Southeasterly side of Woodlyn Avenue one hundred fifty feet.

BEING the same premises which Kathryn M. Carroll, Executrix of the Estate of Elizabeth L. Rapoport by Deed dated 12/10/97 and recorded 2/9/98 in the County of Montgomery Deed Book 5216, Page 287 granted and conveyed unto Kathryn M. Carroll and Robert J. Carroll, in fee.

TITLE IS VESTED IN Kathryn M. Carroll and Robert J. Carroll, by that Deed dated 12/10/1997 and recorded on 2/11/1998 in Book 5216 at Page 287, of the Montgomery County, Pennsylvania records.

Parcel Number: 30-00-43120-00-5.

Location of property: 2225 Menlo Avenue, Glenside, PA 19038.

The improvements thereon are: Two story residential single family dwelling with full basement.

Seized and taken in execution as the property of **Kathryn M. Carroll and Robert J. Carroll** at the suit of Arch Bay Holdings, LLC - Series 2009D. Debt: \$251,538.80.

Chandra Arkema, Attorney.

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

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

10-13210

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to two certain plans thereof one plan thereof known as Final Plan of Lot for Woodhill Gardens No. 2 Section "C" dated February 10, 1958 and one plan thereof known as Final Plan of Lots for Woodhill Gardens No. 2 Section "B" dated February 24, 1948 both plans made by Harris Henry and Potter, Inc., Registered Engineers and Surveyors as follows, to wit:

BEGINNING at a point on the Northerly side of Whitehall Drive (also known as Carlson Drive) (50 feet wide) said point being the three following courses and distances from a point of curve on the Northwesterly side of Fitzwatertown Road (946.50 feet wide): (1) leaving Fitzwatertown Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Whitehall Drive (also known as Carlson Drive); (2) North 47 degrees, 52 minutes West along the Northeasterly side of Whitehall Drive (also known as Carlson Drive) 1514.03 feet to a point of curve on the same; and (3) Northwestwardly and Westwardly partly along the Northeasterly and partly along the Northerly side of Whitehall Drive (also known as Carlson Drive) on the arc of a circle curving to the left having a radius of 422.47 feet the arc distance of 361.82 feet to the place of beginning; thence extending from said point of beginning Westwardly along the Northerly side of Whitehall Drive (also known as Carlson Drive) on the arc of a circle curving to the left having a radius of 445.00 feet the arc distance of 56.22 feet to a point; thence extending North 16 degrees, 31 minutes, 38 seconds West, 170.22 feet to a point on the Southeasterly side of the right-of-way of the Pennsylvania Railroad Trenton Cut Off Branch; thence extending North 69 degrees, 05 minutes, 22 seconds East, along the same 71.77 feet to a point; thence extending South 68 degrees, 40 minutes, 47 seconds East, 35.81 feet to a point; thence extending South 07 degrees, 03 minutes, 38 seconds East, 162.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Glenn Conradi and Shani Conradi, by Deed from Dale W. Tidwell, dated 06/05/2007, recorded 07/09/2007 in Book 5654, Page 1210.

Parcel Number: 59-00-02281-00-9.

Location of property: 2270 Carlson Drive, Willow Grove, PA 19090-2213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn Conradi and Shani Conradi** at the suit of Wells Fargo Bank, N.A. Debt: \$249,523.51.

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

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

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

10-15620
PREMISES "A"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania known and designated as Lot Numbers 1 and 2 Block "Z" on a certain plan of lots, "Map Number 6 of Norristown Park", surveyed by James Cresson Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600 etc.

PREMISES "B"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lot Numbers 3, 4 and 5 Block "Z" on a certain plan of lots, "Map Number 6 of Norristown Park", surveyed by James Cresson Civil Engineer and Surveyor Norristown Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600, being 60 feet front facing Hillside Avenue and 50 feet in the rear by 100 feet in depth more or less.

PREMISES "C"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lot Numbers 6, 7, 8, 9, and 10 Block "Z" on a certain plan of lots, "Map Number 6 of Norristown Park", surveyed by James Cresson Civil Engineer and Surveyor, Norristown, State of Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, Pennsylvania, in Plan Book 853, Page 600 being 100 feet front facing Hillside Avenue 100 feet in the rear by 100 feet in depth.

PREMISES "D"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lot Number 11, Block "Z" on a certain plan of lots, "Map Number 6 of Norristown Park", Surveyed by James Cresson Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600, being 20 feet front and 20 feet in the rear by 100 feet in depth, more or less.

PARCEL "E"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lot Number 12, Block "Z" on a certain plan of lots, "Map Number 6 of Norristown Park", surveyed by James Cresson Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600, being 20 feet front and 20 feet in the rear by 100 feet in depth more or less.

PREMISES "F"

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lot Numbers 61 and 62 on a certain plan of lots, "Map Number 6 of Norristown Park", surveyed by James Cresson Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923 said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600, described together as one lot, as follows:

BEGINNING at a point on the Northeast side of Sixth Street (40 feet wide) at the distance of 100 feet Southeast from the Southeast side of Hillside Avenue (40 feet wide); thence along the Northeast side of Sixteen Street, South 18 degrees, 09 minutes East, 40 feet (each lot being 20 feet wide) to a point, a corner of Lot No. 60; thence along Lot No. 60, North 71 degrees, 41 minutes East, 100 feet to a point a corner between Lots Nos. 13 and 12; thence along the rear line of lots 12 and 11, North 18 degrees, 09 minutes West, 40 feet to a point; a corner between Lots Nos. 5 and 6; thence along the rear line of Lots Nos. 5, 4, 3, 2 and 1, South 71 degrees, 41 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Parcel Number 43-00-06343-00-4.

ALSO ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Commonwealth of Pennsylvania, known and designated as Lots Nos. 13 and 14 Block "Z", as shown on a certain plan of lots of "Map No. 6 of Norristown Park", Surveyed by James Cresson, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file in the Recorder of Deeds Office of Montgomery County, State of Pennsylvania, in Plan Book 853, Page 600 &c.

BEING 40 feet front facing Fifth Street, 40 feet wide in the rear by 100 feet in depth.

Parcel Numbers: 43-00-04519-00-1 and 43-00-06343-00-4.

Location of property: 502 Hillside Avenue, Eagleville PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James D. Eyler** at the suit of Wells Fargo Bank, N.A., also known as Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB. Debt: \$208,938.60 plus interest to sale date.

Heather Riloff, Attorney.

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

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

10-20409

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

BEGINNING at a point, on the Southeasterly side of DeKalb Street, at the distance of 129 feet, Northeasterly, from the Easterly corner of DeKalb Street and Brown Streets, and 375 feet, Northeasterly, from the line of lands, now or late, of Elij a Lewis; thence, extending along said side of DeKalb Street, Northeasterly, 60 feet, to a point, in line of lands, now or late, of Nellie H. Stokes; thence, extending along said lands, Southeasterly, 250 feet, to a point, on the Northwesterly side of Green Street; thence, extending along said of Green Street, Southwesterly, 60 feet, to a point, in line of other lands, now or late, of Morris H. Shoemaker, of which this is a part; thence extending along said lands, Northwesterly, 250 feet, to the place of beginning.

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

BEING the same premises which Frank T. O'Neill, by Deed dated February 9, 2007 and recorded in the Montgomery County Recorder of Deeds Office on March 7, 2007 in Deed Book 5638, Page 00578, granted and conveyed unto Marc J. Beneteau and Darcy Mulhare.

Parcel Number: 13-00-09800-00-6.

Location of property: 1616 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Darcy Mulhare and Marc J. Beneteau** at the suit of CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc., as Attorney-in-Fact. Debt: \$363,009.28.

Leonard J. Mucci, III, Attorney.

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

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

10-20537

ALL THAT CERTAIN stucco cement block message and lot of land, situate in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the West line of Feist Avenue, between Diamond and Prospect Streets, being known as No. 863 Feist Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the West line of said Feist Avenue at the distance of 150 feet Northwardly from the Northwest corner of Diamond Street and Feist Avenue, at a corner of this and what was formerly a ten foot wide alley; since eliminated; thence by the North side of said former 10 feet wide alley, Westwardly 111 feet, 7 and 1/2 inches to a 20 feet wide alley; thence by the same, Northwardly 50 feet to Lot No. 2 of William F. Lamb; thence by the same Eastwardly 111 feet, 5 and 1/2 inches to the West side of Feist Avenue; thence by the same Southwardly 50 feet to the place of beginning.

BEING Lot No. 1 on plan of lots of William F. Lamb.

TITLE TO SAID PREMISES IS VESTED IN Lester R. Christman, Jr. and Jill Christman, by Deed from Perry T. Angelos and Karen J. Angelos, dated 11/22/2002, recorded 12/24/2002 in Book 5439, Page 2166.

Parcel Number: 16-00-09156-00-8.

Location of property: 863 Feist Avenue, Pottstown, PA 19464-4221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lester R. Christman, Jr. and Jill I. Christman a/k/a Jill Christman** at the suit of Citimortgage, Inc. Debt: \$105,997.31.

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

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

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

10-23803

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Lot Location Plan of Property of M. Latrobe Roosevelt, Jr., et ux.", made by C. Raymond Weir, Registered Professional Engineer, dated January 1959, and revised April 9, 1959, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Stout Road (41.50 feet wide) said point being at a distance of 38.50 feet measured on the arc of circle curving to the right having a radius of 20 feet from a curve on the Southeasterly side of Tennis Avenue (45 feet wide); thence extending from said point of beginning South 25 degrees, 11 minutes, 30 seconds East along the Southwesterly side of Stout Road 131.20 feet to a point; thence extending South 44 degrees, 31 minutes, 30 seconds West, 278.85 feet to a point; thence extending North 45 degrees, 28 minutes, 30 seconds West, 150 feet to a point on the Southeasterly side of Tennis Avenue aforesaid; thence extending 44 degrees, 31 minutes, 30 seconds East along the Southeasterly side of Tennis Avenue 305.57 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 38.50 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol Coniglio and Joseph G. Coniglio, as Joint Tenants with the Right of Survivorship, by Deed from Carol Coniglio, dated 12/27/2005, recorded 01/18/2006 in Book 5587, Page 444.

Parcel Number: 54-00-14371-00-2.

Location of property: 780 Tennis Avenue, Ambler, PA 19002-2728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph G. Coniglio and Carol Coniglio** at the suit of Nationalstar Mortgage, LLC. Debt: \$493,463.34.

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

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

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

10-24100

ALL THAT CERTAIN parcel of land, situated in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot 3, described in accordance with a subdivision of property of Nemeth Construction Company, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 06/07/1917 and last revised 04/14/1978, as follows:

BEGINNING at a point on the Southwesterly side line of Montgomery Avenue (75 feet wide), which point being measured along the Southwesterly side line of Montgomery Avenue the two following courses and distances from its intersection with the Southeasterly side line of Penn Street: (1) in a Southeasterly direction 925 feet to an existing marble stone; and (2) South 54°, 30' East, 121.76 feet to a point, the place of beginning; thence from said place of beginning, still along the Southwesterly side line of Montgomery Avenue South 54°, 30' East, 62.64 feet to a stone within the bounds of a 30 feet wide permanent sanitary sewer easement, a corner of property now or late of Frances L. Kennedy; thence along the same and a wire fence and leaving the aforesaid easement, South 35°, 30' West, 200 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2, the three following courses and distances: (1) North 54°, 30' West, 56.20 feet to a point; (2) North 35°, 30' East, 126.40 feet to a point, with the aforesaid 30 feet wide sanitary sewer easement; and (3) leaving the last mentioned easement North 30°, 30' East, 73.88 feet to a point and place of beginning.

BEING the same premises which Mina Grey widow by her power of attorney, Jane Nemeth, by deed dated 12/6/95 and recorded 12/28/95 in Montgomery County in Deed Book 5135, Page 1833, granted and conveyed unto Bertram H. Forman and Iris Forman, husband and wife.

Parcel Number: 40-00-38882-00-3.

Location of property: 524 West Montgomery Avenue, Haverford, PA 19041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Iris Forman and Bertram H. Forman** at the suit of PNC Bank, National Association, s/b/m National City Mortgage Company, a Subsidiary of National City Bank of Indiana. Debt: \$422,346.61.

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.

10-24712

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for Dominic LaRosa, and made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 11/1/1977, and recorded in and for the County of Montgomery, in the Office of the Recorder of Deeds, in Norristown, Pennsylvania, as in Plan Book A-32, Page 49, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fairhill Street (40 feet wide) said point being measured at the distance of 320 feet measured South 71 degrees, 06 minutes, 50 seconds East from its point of intersection with the Southeasterly side of Maple Avenue (50 feet wide); thence extending from said point of beginning said point also being a corner of Lot No. 15 as shown on the above mentioned plan 105 feet to a point in line of Lot No. 9 as shown on the above mentioned plan; thence extending along Lot No. 9 and Lot No. 8 as shown on the above mentioned plan South 71 degrees, 06 minutes, 50 seconds East, 80 feet to a point a corner of Lot No. 7 as shown on the above mentioned plan; thence extending South 18 degrees, 53 minutes, 10 seconds West, 105 feet to a point on the said Northeasterly side of Fairhill Street; thence extending along the same North 71 degrees, 06 minutes, 50 seconds West, 80 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN James K. Mengel, by Deed from Howard D. Angstadt, Jr., dated 02/22/2008, recorded 03/05/2008 in Book 5684, Page 1477.

Parcel Number: 59-00-07163-00-5.

Location of property: 171 Fairhill Street, Willow Grove, PA 19090-2639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James K. Mengel** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$307,396.76.

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

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

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

10-34081

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

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

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

UNDER AND SUBJECT to the following covenant:

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

UNDER AND SUBJECT to certain restrictions now of record.

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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.

11-00855

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan made for Lexington Commons Limited by Chambers Associates dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A 46, Page 392 to 398 and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Needham Circle (fifty feet wide) at a corner of this and Lot No. 96 as shown on the above mentioned plan; thence extending from said place of beginning and along Lot No. 96, South forty-six degrees, forty-seven minutes, thirty seconds East, one hundred twenty feet to a point, a corner in line of Lot No. 106; thence extending partly along the same and partly along Lot No. 105, South forty-three degrees, twelve minutes, thirty seconds West, twenty-two feet to a point, a corner in line of Lot No. 98; thence extending along the same, North forty-six degrees, forty-seven minutes, thirty seconds West, one hundred twenty feet to a point, a corner on the Southeasterly side of Needham Circle; thence extending along the same, North forty-three degrees, twelve minutes, thirty seconds East, twenty-two feet to the first mentioned point and place of beginning.

BEING Lot No. 97 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kornock and Susanne Kornock, h/w, by Deed from Dante Volpe and Florence Volpe, h/w and Kevin Kornock and Susanne Kornock, h/w, dated 09/21/1990, recorded 09/27/1990 in Book 4958, Page 2323.

Parcel Number: 35-00-07060-08-7.

Location of property: 1217 Needham Circle, Hatfield, PA 19440-4100.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Kornock and Susanne Kornock** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$76,556.36.

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.

11-02501

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Montgomery Crossing Phase 1, prepared for the Cutler Group, Inc., by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55, Page 318, described, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Tudor Drive (50 feet wide) said point being measured on the arc of a circle curving right having a radius of 20.00 feet and the arc distance of 31.82 feet from a point of curve on the Southeasterly side of Hanover Avenue (50 feet wide); thence extending from the said point of beginning along the said side of Tudor Drive South 44 degrees, 49 minutes, 24 seconds East the aforesaid lot South 44 degrees, 00 minutes, 54 seconds West, 121.00 feet to a point, a common corner of the aforesaid lot South Lot #207 and Lot #209 as shown on the above mentioned plan; thence extending along the aforesaid Lot #209 North 45 degrees, 59 minutes, 06 seconds West, 115.98 feet to a point on the Southeasterly side of Hanover Avenue; thence extending along the same the 2 following courses and distances: (1) North 44 degrees, 00 minutes, 55 seconds East, 102.94 feet to a point of curve; and (2) on the arc of a circle curving to right having a radius of 20.00 feet and the arc distance of 31.82 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area 14,080 square feet.

BEING Lot Number 208 as shown on the above mentioned plan.

BEING the same premises which the Cutler Group, Inc., a Pennsylvania Corporation, by Deed dated February 9, 1999 and recorded March 26, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5264, Page 1662, granted and conveyed unto Denise Houser.

Parcel Number: 46-00-01037-30-3.

Location of property: 120 Hanover Avenue, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Denise Houser** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4. Debt: \$591,150.41.

Jaime R. Ackerman, Attorney.

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

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

11-11513

ALL THOSE TWO AND ONE-HALF CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, on the 9th day of April, A.D. 1921, and recorded at Norristown, Pennsylvania in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the middle line of Cottage Avenue (forty feet wide) at the distance of one hundred ninety-two and thirty-one hundredths feet Southwestwardly from the center line of Cedar Avenue (forty feet wide).

CONTAINING in front or breadth on the said center line of Cottage Avenue Fifty feet and extending of that width in length or depth Southeastwardly (the Southwesterly line thereof along the Northeasterly line of Lot No. 363) one hundred thirty-two feet.

BEING one-half of Lot No. 360, all of Lot No. 360 and Lot No. 362 on said plan.

ALSO ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew Surveyor and Regulator, Jenkintown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the middle line of Cottage Avenue (forty feet wide) at the distance of two hundred forty-two and thirty one-hundredths feet Southwestward from the middle line of Cedar Avenue (forty feet wide).

CONTAINING together in front or breadth on the said middle line of Cottage Avenue forty feet (each lot being twenty feet in front) and extending together of that width in length or depth Southeastward between parallel lines at right angles to the said middle line of Cottage Avenue one hundred thirty-two feet.

TITLE TO SAID PREMISES IS VESTED IN John L. Tohanczyn and Joanne Tohanczyn, h/w, by Deed from John L. Tohanczyn and Joann Tohanczyn, n/k/a Joanne Tohanczyn, h/w, dated 12/29/2008, recorded 12/30/2008 in Book 5718, Page 00917.

Parcel Number: 36-00-02593-00-8.

Location of property: 219 Cottage Avenue, Horsham, PA 19044-2528.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John L. Tohanczyn and Joanne Tohanczyn a/k/a Joann Tohanczyn** at the suit of Wells Fargo Bank, N.A. Debt: \$257,654.52.

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

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

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

11-19069

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Park View Gardens" Section No. 5 made by Charles E. Shoemaker, Registered Professional Engineer dated January 9, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-8, Page 115, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bum Brae Drive (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Glenburnie Lane (fifty feet wide): (1) leaving Glenburnie Lane on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-two and twenty-four one-hundredths feet to a point of tangent on the Southwesterly side of Bum Brae Drive; and (2) North fifty-three degrees, thirty-one minutes, no seconds West along the Southwesterly side of Bum Brae Drive one hundred three and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Bum Brae Drive one hundred five feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Bum Brae Drive one hundred fifteen feet.

BEING known as Lot Number 267 as shown on the above mentioned plan.

Parcel Number: 54-00-02893-00-5.

Location of property: 3146 Bum Brae Drive, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David M. Neifeld and Frances G. Neifeld** at the suit of School District of Upper Dublin. Debt: \$5,083.43.

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.

11-26151

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 Plan of "Roslyn Homesteads" made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated January 19, 1951, as follows to wit:

BEGINNING at a point on the Southeasterly side of Reservoir Avenue (50 feet wide) at the distance of 382 feet, 8 inches measured North 44 degrees, 00 minutes East from the point of intersection of the said Southeasterly side of Reservoir Avenue with the Northeast side of Patane Avenue (50 feet wide) (both produced); thence extending North 44 degrees, 00 minutes East along the said side of Reservoir Avenue 62 feet, 9 inches to a point a corner of Lot No. 508 on said plan; thence extending along line of Lot No. 508 South 46 degrees, 00 minutes East, 175 to a point; thence extending South 44 degrees, 00 minutes West, 62 feet, 9 inches to a point a corner of Lot No. 506 on said plan; thence extending along line of Lot No. 506 North 46 degrees, 00 minutes West, 175 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use right liberty and privilege of a certain driveway 9 feet in width between these premises and the premises to the Northeast as and for a driveway passageway and watercourse at all times hereafter, forever.

SUBJECT to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same premises which Frank P. Marco and Kathleen Marco, his wife; by Deed dated 11-30-2001 and recorded 12-20-2001 in Montgomery County in Deed Book 5389, Page 1337 conveyed unto Samuel F. Viola, in fee.

TITLE TO SAID PREMISES IS VESTED IN Samuel F. Viola by Deed from Frank P. Marco and Kathleen Marco, husband and wife dated 11/30/2001 recorded 12/10/2001 in Deed Book 5389, Page 1337.

Parcel Number: 30-00-55868-00-1.

Location of property: 1533 Reservoir Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Samuel F. Viola** at the suit of Wells Fargo Bank Minnesota, National Association, as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3. Debt: \$120,533.60.

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

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

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

11-27809

"A" 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 being the remaining half of the aforesaid Lot #12 on the aforesaid survey and plan of lots recorded at Norristown in Deed Book 330, Page 111 bounded and described according thereto, as follows:

BEGINNING at a point on the Northwest side of Central Avenue (33 feet wide as the same is widened to 41 feet by the addition of 8 feet on the Northwesterly side thereof) at the distance of 25 feet Northeast from the Northeast side of Beecher Avenue (50 feet wide); thence extending Northwest along line of other land of Ernest Rieben, whereof this was a part, 150.52 feet to a point in line of Lot #103; thence extending Northeast along same 25 feet to a point in line of Lot #11; thence extending Southeast along same 150.76 feet to a point in said side of Central Avenue; thence extending Southwest along same 25 feet to the first mentioned point and place of beginning.

BEING known as #116 Central Avenue.

"B" 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 being approximately one-half of Lot #12 on a certain survey and plan of lots recorded in Norristown in Deed Book 330, Page 111 bounded and described according thereto, as follows:

BEGINNING at a point of intersection of the Northwesterly side of Central Avenue (33 feet wide as the same is widened to 41 feet by the addition thereto of 8 feet on the Northwesterly side thereof) with the Northeasterly side of Beecher Avenue (50 feet wide); thence extending Northwestwardly along said side of Beecher Avenue 150.28 feet to a point in line of Lot #103 on said plan; thence extending Northeastwardly along same 25 feet to a point in line of Lot #12 on said plan; thence extending Southeastwardly along same 150.52 feet to the said side of Central Avenue; thence extending Southwestwardly along same 25 feet to the first mentioned point and place of beginning.

BEING known as #118 Central Avenue.

Parcel Number: 31-00-04747-00-1.

Location of property: 116-118 Central Avenue, Cheltenham, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Carl S. Lehman and Lois W. Lehman** at the suit of Cheltenham Township School District. Debt: \$15,280.15.

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.

11-28172

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Telford Borough**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Plan of 'Telford Off the Pike', and recorded in Plan Book A-5, Page 29, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Indian Valley Lane (50 feet wide) which point is measured North 46 degrees, 28 minutes West, 1,114.05 feet from a point of tangent; in the same, which point is measured on the arc of a circle, curving to the left having a radius of 175 feet the arc distance of 121.46 feet from a point of curve in the same, which point is measured North 6 degrees, 42 minutes West, 25.6 feet from a point of tangent in the same, which point is measured on the arc of a circle curving to the left having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northerly side of Church Road (46.5 feet wide); thence from said point of beginning, extending along Lot Number 58 on said plan North 43 degrees, 32 minutes West, 125 feet to a point a corner; thence extending North 46 degrees, 58 minutes West, 75 feet to a point a corner of Lot Number 58 on said plan; thence extending along the same North 43 degrees, 32 minutes West, 145 feet to a point on the Southwesterly side of Indian Valley Lane, aforesaid; thence extending along the same South 46 degrees, 28 minutes East, 75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hector L. Figueroa, by Deed from Wilbur J. Carlson and Susan H. Carlson, dated 06/16/1997, recorded 07/02/1997 in Book 5190, Page 1798.

Parcel Number: 22-02-01108-00-2.

Location of property: 34 Indian Valley Lane, Telford, PA 18969-1947.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hector L. Figueroa** at the suit of Bank of America, N.A. s/b/m BAC Home Loan Servicing, L.P. Debt: \$237,610.42.

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.

11-28710

PREMISES A:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, being a greater portion of Lot No. 16, Section A, on plan of lots known as Highland Terrace, recorded in Deed Book 738, Page 600, situate in **Schwenksville Borough**, formerly the Township of Lower Frederick, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made 4/12/1946, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Westerly side of Boulevard Drive a corner of land of Irvin S. and Edna M. Miller; thence extending along said land South 85 degrees, 31 minutes West, 229 feet to an iron pin a corner of John R. Sweinhart and Gertrude, husband and wife; thence extending along said land South 4 degrees, 29 minutes East, 75 feet to an iron pin a corner of land of George Schlotterer, et ux.; thence extending along said land North 85degrees, 31 minutes East, 240 feet to an iron pin set on the Westerly side of Boulevard Drive; thence extending along the said Westerly side of Boulevard Drive Northerly 75 feet more or less to the first mentioned point and place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Schwenksville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan made for Nelson Swartley by John T. Ashton, Registered Surveyor, Boyertown, Pennsylvania dated 10/1/1986 and last revised 11/4/1986, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of Boulevard Drive a corner of Lot No.1; thence extending along said side of Boulevard Drive South 13 degrees, 58 minutes, 54 seconds East, 11.37 feet to an iron pipe; thence extending South 87 degrees, 9 minutes, 5 seconds West, 182.79 feet to an iron pipe a corner of Lot No. 1; thence extending along said Lot North 83 degrees, 36 minutes, 57 seconds East, 180.94 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin B. Ross and Susan Brooks Ross, h/w, by Deed from Catherine M. Foose, dated 12/05/1995, recorded 12/08/1995 in Book 5133, Page 2277.

Parcel Numbers: 20-00-00371-25-7 and 20-00-00371-24-8.

Location of property: 987 Boulevard Avenue a/k/a 987 Main Street, Schwenksville, PA 19473-1303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin B. Ross and Susan Brooks Ross** at the suit of Wells Fargo Bank, N.A. Debt: \$167,398.26.

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.

11-28732

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of "The Estates at Indian Creek" for Bonbrit Development Corporation, Inc., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated April 4, 1995, last revised December 6, 1995 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-56, Page 124, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arrowhead Lane (50.00 feet wide) at a corner of Lot No. 12 as shown on said plan and which point is measured the four following courses and distances from a point of curve on the Northwesterly side of Indian Creek Road (T-431) (60.00 feet wide) viz: (1) leaving the said Northwesterly side of Indian Creek Road on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 41.09 feet to a point of tangent on the said Northeasterly side of Arrowhead Lane; (2) thence extending North 62 degrees, 08 minutes, 30 seconds West along the said side of Arrowhead Lane, the distance of 71.70 feet to a point of curve on the same; (3) thence extending Northwestwardly along the said Northeasterly side of Arrowhead Lane on the arc of a curve, curving to the right, having a radius of 300.00 feet the arc distance of 86.15 feet to a point of tangent on the same; and (4) thence extending North 45 degrees, 41 minutes, 21 seconds West along the said Northeasterly side of Arrowhead Lane, the distance of 255.00 feet to a point a corner of Lot No. 10, as shown on said plan; thence extending North 44 degrees, 18 minutes, 39 seconds East along Lot No. 10, the distance of 322.45 feet to a point, a corner of the same; thence extending South 44 degrees, 53 minutes, 49 seconds East partly along Lot No. 10 and also along Lot No. 12, aforesaid, the distance of 251.11 feet to a point, a corner of said Lot No. 12; thence extending along Lot No. 12, the two following courses and distances, viz: (1) extending South 42 degrees, 00 minutes, 00 seconds West the distance of 97.06 feet to an angle point, a corner; and (2) thence extending South 44 degrees, 18 minutes, 39 seconds West the distance of 222.00 feet to the first mentioned point on the said Northeasterly side of Arrowhead Lane and place of beginning. The Southeastly portion thereof containing part of the bed of a certain 30.00 feet wide sanitary sewer easement and the entire bed of a certain 20.00 feet wide storm sewer easement, both as shown on said plan.

BEING Lot No. 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sukhchain Singh, by Deed from Weichert Relocation Resources, Inc., a New Jersey Corporation, dated 09/15/2006, recorded 12/20/2006 in Book 5628, Page 1664.

Parcel Number: 50-00-00056-00-2.

Location of property: 817 Arrowhead Lane, Harleysville, PA 19438-2141.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sukhchain Singh** at the suit of Wells Fargo Bank, N.A.
Debt: \$394,653.34.

Meredith Wooters, Attorney. I.D. #307207

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

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

11-29608

ALL THAT CERTAIN lot or parcel of land known as Lot 3 of a subdivision for Twin County Construction, situate in **Royersford Borough**, County of Montgomery, and Commonwealth of Pennsylvania, as shown on a Plan prepared by Bursich Associates, Inc., Drawing Number 071443-1, dated March 27, 1990, last revised November 22, 1991, said lot being more fully bounded and described, as follows, to wit:

BEGINNING at a point, the common property corner between Lot 3 and Tract B, said point also being situated in the Southeasterly terminus of a 20-foot wide Waterline Easement and a point in the 50 foot radius turnaround of Sixth Avenue; thence from said point of beginning and extending along Tract B and through said Waterline Easement, North 26 degrees, 15 minutes, 01 seconds West, 31.79 feet; thence continuing along Tract B and partly through said Waterline Easement, North 38 degrees, 18 minutes, 58 seconds East, 178.04 feet to a corner of Lot 23; thence along the same and partly through a 20 foot wide Sanitary Sewer Easement, South 41 degrees, 00 minutes, 00 seconds East, 53.00 feet to a corner of Lot 4; thence along the same and partly crossing said Sanitary Sewer Easement, South 42 degrees, 54 minutes, 18 seconds West, 146.05 feet; thence continuing along Lot 4, South 08 degrees, 29 minutes, 46 seconds West, 16.77 feet to a point in the 50 foot radius turnaround of Sixth Avenue; thence along the same and partly along the Southeasterly terminus of above said Waterline Easement along a curve concave Southerly having a radius of 50.00 feet and an arc distance of 30.00 feet to the first mentioned point and place of beginning.

CONTAINING 8,237 square feet of land, more or less.

BEING the same premises which Seven-Elm, a Pennsylvania General Partnership by deed dated February 26, 1992 and recorded March 13, 1992 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5001, Page 573, granted and conveyed unto Leon J. Schwartz, Jr. and Irene E. Schwartz, in fee.

TITLE TO SAID PREMISES IS VESTED IN Selma L. Bell by Deed from Leon J. Schwartz, Jr. and Irene E. Schwartz, husband and wife dated 12/28/2007 recorded 01/08/2008 in Deed Book 5678, Page 00074.

Parcel Number: 19-00-03768-12-8.

Location of property: 516 North 6th Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Selma L. Bell** at the suit of PNC Bank, National Association.
Debt: \$242,634.70.

Nicole B. 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

11-29808

ALL THAT CERTAIN unit in the property known, named and identified as The Village at Sawmill Valley Condominium located in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded December 8, 1982 in Deed Book 4697, Page 495, Amendment thereto dated September 6, 1983 recorded September 7, 1983 in Deed Book 4717, Page 814 and Last Amended in Deed Book 4752, Page 120 and Declaration Plan dated November 8, 1982 recorded December 8, 1982 in Condominium Plan Book 9, Pages 49 to 53 being and designated as Unit C-2 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.083%.

THE GRANTEEES, for and on behalf of the grantees and the grantee's heirs, personal representative, successors and assigns by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements and any limited common elements appurtenant thereto as may be assessed from time to time by the Council in accordance with the Uniform Condominium Act and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts so assessed except in so far as Section 3407c of said Uniform Condominium Act or the Declaration may relieve any subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

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

TITLE TO SAID PREMISES IS VESTED IN David T. Lipscomb and Audrey Lipscomb, by Deed from Suzanne M. Steffen, dated 03/28/2007, recorded 04/24/2007 in Book 5644, Page 1288.

Parcel Number: 36-00-11669-92-2.

Location of property: 44 Dogwood Lane a/k/a 44 Dogwood Lane Condominium C-2, Horsham, PA 19044-1936.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **David T. Lipscomb and Audrey P. Lipscomb a/k/a Audrey Lipscomb** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$239,092.27.

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

11-30456

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 plan of survey made for Joseph Dareangelo by John E. Burkhardt and Associates, Lansdale, Pennsylvania dated October 22, 1956, as follows, to wit:

BEGINNING at a point on the Southeast side of Walnut Street (sixty-six feet wide) on the distance of one hundred fifty-six and forty-one one-hundredths feet measured on a course of North fifty-five degrees, twenty-five minutes East along said side of Walnut Street from its intersection with the Northeast side of Fornance Street (sixty-six feet wide); thence along the southeast side of Walnut Street, North fifty-five degrees, twenty-five minutes East, twenty-one and ninety-six one-hundredths feet to a point; thence extending South thirty-four degrees, fifty minutes East the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, one hundred twenty feet to a point; thence South fifty-five degrees, twenty-five minutes West, twenty-one and ninety-six one-hundredths feet to a point, a corner of land now or formerly of Salvatore Laffredo and Nancy M. Laffredo, his wife; thence along said land North thirty-four degrees, fifty minutes West, one hundred twenty feet to the first mentioned point and place of beginning.

TOGETHER with the use in common with the owners and occupiers of the premises adjoining to the Southwest, known as 1410 Walnut Street of an eleven feet wide driveway or passageway extending Southeastwardly from the Southeasterly side of Walnut Street for a distance of eighty one feet. Under and subject to the joint cost of maintenance thereof.

TITLE TO SAID PREMISES IS VESTED IN Jeremiah W. Freas, Jr., unmarried, by Deed from Bruce Carl Wright, dated 03/09/1995, recorded 03/14/1995 in Book 5107, Page 1583.

Parcel Number: 13-00-37492-00-7.

Location of property: 1412 Walnut Street, Norristown, PA 19401-3512.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeremiah W. Freas, Jr.** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$86,892.78.

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.

11-30684

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

BEGINNING at a point on the Southerly side of Heacock Lane (formerly called Mather Avenue) at the distance of 377 feet Westwardly from the Westerly side of Glenside Avenue.

CONTAINING in front or breadth on the said Heacock Lane (formerly called Mather Avenue) 30.51 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Heacock Lane (formerly called Mather Avenue) 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Brace and Lizanne B. Friel, by Deed from Michael Hollinger, a/k/a Michael J. Hollinger and Megan Bellowoar Hollinger, a/k/a Megan B. Hollinger, a/k/a Megan Bellwoar Hollinger, h/w, dated 07/20/2007, recorded 08/13/2007 in Book 5660, Page 843.

Parcel Number: 31-00-13921-00-7.

Location of property: 124 Heacock Lane, Wyncote, PA 19095-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of GMAC Mortgage, LLC. Debt: \$299,773.88.

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.

11-33268

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Section Three and Future Sections of 'Montgomery Village' for Knapco, Inc., dated March 23, 1970 and last revised February 5, 1971 by Boucher and James, Inc., Consulting Engineers, Glenside, Pennsylvania, and recorded in Plan Book A-18, Page 4, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hawthorne Drive (50 feet wide) which point is measured the two following courses and distances along the said side of Hawthorne Drive from its point of intersection of a radial round corner with the Southwesterly side of Rose Lane (50 feet wide): (1) thence leaving said Rose Lane on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent; (2) South 39 degrees, 28 minutes, 07 seconds West, 319.42 feet to the point of beginning being a corner of Lot No. 64 on said plan; thence extending from said point of beginning leaving said Hawthorne Drive and along the Southwesterly line of Lot No. 64 South 50 degrees, 31 minutes, 53 seconds East, 134.08 feet to a point a corner in line of land now or late of Thomas DiCandilo; thence extending along land now or late of Thomas DiCandilo and crossing over a stream and a 20 feet wide drainage easement South 44 degrees, 23 minutes, 07 seconds West, 160.03 feet to a point a corner in line of Lot No. 31 on said Lot No. 31 on said plan; thence extending along the Northeastly lines of part of Lot 31 and all Lot 32 on said plan and being the Southwesterly side of a 20 feet wide drainage easement, North 50 degrees, 47 minutes, 53 seconds West, 120.36 feet to a point on the Southeasterly side of Hawthorne Drive; thence extending along said side of Hawthorne Drive North 39 degrees, 28 minutes, 07 seconds East, 160 feet to the first mentioned point and place of beginning.

BEING Lot No. 65 on said plan.

SUBJECT to certain Rights-of-Way of Record and subject also to a 20 feet wide easement for drainage.

TITLE TO SAID PREMISES IS VESTED IN Jerome M. Bocchino and Theresa A. Bocchino, as Tenants by Entireties, by Deed from Norman Chatilo and Roslyn Chatilo, h/w, dated 06/17/2005, recorded 07/27/2005 in Book 5564, Page 153. Parcel Number: 46-00-01466-08-1.

Location of property: 111 Hawthorne Drive, North Wales, PA 19454-1735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerome M. Bocchino and Theresa A. Bocchino** at the suit of Wells Fargo Bank, N.A. Debt: \$399,905.68.

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

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

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

11-34183

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Subdivision Plan of Phase I, "Winners Circle", dated 10/14/1991 and last revised 8/20/1992 and recorded in Montgomery County in Plan Book A-53, Page 460, as follows, to wit:

BEGINNING at a point of tangent on the Northerly side of Aqueduct Drive (24 feet wide) said point being a corner of Lot #92 (as shown on said plan); thence from said point of beginning extending along said drive on a line curving to the left having a radius of 26 feet an arc distance of 3.89 feet in a point, being a corner Lot No. 94; thence leaving said drive extending along Lot No. 94 the two following courses and distances: (1) North 10 degrees, 12 minutes, 49 seconds West, 18.30 feet to a point; thence (2) North 55 degrees, 50 minutes, 53 seconds West, 101.59 to a point, being a common corner of Lots No. 94, No. 113, and No. 114; thence extending along Lot No. 114 crossing a 20 feet wide sanitary sewer easement and a 50 feet wide buffer area North 30 degrees, 28 minutes, 36 seconds East, 126.43 feet to a point in line of lands now or late of Equas Ltd. Partnership, being a corner of Lot No. 114; thence extending partially along said lands South 59 degrees, 31 minutes, 24 seconds East, 118.45 feet to a point, being corner Lot No. 92 said buffer area South 30 degrees, 57 minutes, 2 seconds West, 141.42 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Byoung J. Cho and Keum R. Kwon, by Deed from Jason Shim and Hyun Jung Ko, dated 09/13/2007, recorded 10/03/2007 in Book 5667, Page 00893.

Parcel Number: 46-00-00003-64-7.

Location of property: 508 Aqueduct Drive, North Wales, PA 19454-4515.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keum R. Kwon and Byoung J. Cho** at the suit of Wells Fargo Bank, N.A. Debt: \$244,424.86.

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.

11-34492

ALL THAT CERTAIN brick dwelling house and lot or piece of land thereunto belonging, situate upon the Southwesterly side of Second Avenue, in the Second Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Boyle Irwin, Registered Professional Engineer, dated October 10, 1930, as follows, to wit:

BEGINNING at a point in the center line of Second Avenue, at the Southeasterly corner of Lot No. 225; thence by the center line of Second Avenue, South twenty-one degrees, fifty minutes East, fifteen and one-half feet to a point,

a corner of Lot No. 229 and along the center line of the division wall between two brick houses, South sixty-eight degrees, ten minutes West, one hundred sixty-two and forty-eight one-hundredths feet to a point at the Easterly side of the right-of-way of the Reading Railroad; thence by the said right-of-way, North thirty-three degrees, fifty minutes West, fifteen and sixty-six one-hundredths feet to the corner of Lot No. 225 on said plan; thence by said Lot No. 225 and along at the same time both the center line of the division wall between the two brick houses and the center of a three foot wide alley through said houses, North sixty-eight degrees, ten minutes East, one hundred sixty-four and seventy-four one-hundredths feet to the place of beginning.

BEING Lot No. 227 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of and passage in and along a certain alley or passageway of three feet in breadth by seventy-five feet in depth extending from the center of Second Avenue aforesaid to about three feet in the rear of the brick dwelling house known as No. 227, and the like adjoining brick, dwelling house known as No. 225 together with free ingress, egress, and regress to the Grantees, their tenants, occupants or possessors.

SUBJECT NEVERTHELESS to the moiety or equal half part of all necessary charges and expenses which shall from time to time accrue in paving, repairing and cleaning said alley.

TITLE TO SAID PREMISES IS VESTED IN Chris Hipwell, by Deed from Robert E. Cushman and Theresa A. Cushman, h/w, dated 08/20/2004, recorded 08/24/2004 in Book 5522, Page 2654.

Parcel Number: 19-00-03236-00-3.

Location of property: 235 Second Avenue, Royersford, PA 19468-2206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chris Hipwell** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company, Debt: \$84,037.67.

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

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

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

11-34965

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a plan of a portion of Wedgewood Park, Lot Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors, dated 8/5/1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 50, as follows, to wit:

BEGINNING at a point on the Easterly side of Wedgewood Drive (60 feet wide) said point being the three following courses and distances from a point of curve on the Southwesterly proposed side of Schwab Road (46.50 feet wide): (1) leaving Schwab Road on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeasterly side of Wedgewood Drive; (2) South forty-nine degrees, nine minutes, thirty seconds West along the Southeasterly side of Wedgewood Drive one hundred twenty-five and fifty-five one-hundredths feet to a point of curve on the same and; (3) Southwestwardly and Southwardly partly along the Southwesterly and Easterly sides of Wedgewood Drive on the arc of a circle curving to the left having a radius of two hundred ninety-five feet the arc distance of two hundred forty-nine and eighty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning South eighty-nine degrees, twenty-one minutes, thirty-five seconds East crossing the Westerly side of a certain driveway as shown on said plan one hundred twenty-four feet to a point in the bed of said driveway; thence extending Southwardly through the bed of the aforesaid driveway on the arc of a circle curving to the left having a radius of one hundred seventy-one feet the arc distance of twenty-two and ninety-seven one-hundredths feet to a point; thence extending South eighty-two degrees, thirty minutes, forty-nine seconds West partly through the bed of and recrossing the Westerly side of the aforesaid driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the South one hundred twenty-four feet to a point on the Easterly side of Wedgewood Drive aforesaid; thence extending Northwardly along the Easterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of two hundred ninety-five feet the arc distance of forty and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

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

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

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Catherine Hennessey, by Deed from Joann M. Harper, n/k/a Joann M. Paris and Brian D. Paris, her husband, dated 12/04/1996, recorded 12/06/1996 in Book 5169, Page 2345.

Parcel Number: 11-00-18536-00-2.

Location of property: 953 Wedgewood Drive, Lansdale, PA 19446-1834.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Catherine C. Hennessey a/k/a Catherine Hennessey** at the suit of U.S. Bank National Association, as Administrator for the SASCO 2004-NP2 Trust. Debt: \$83,237.59.

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

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

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

11-34982

ALL THAT CERTAIN message and tract of land, situate (as per a certain plan or draft of building lots) as No. 64 Hillside Avenue, in **Souderton Borough**, Montgomery County and State of Pennsylvania; bounded and described, as follows, to wit:

BEGINNING at a corner in the said Hillside Avenue and a twelve feet wide alley running along Harvey Blanks land; thence along said curb line on the Southeast side of Hillside Avenue, North sixty and three-quarter degrees, East twenty-one feet and six and three-quarter inches to Lot No. 62 marked with an iron pin cemented in curb; thence along Lot No. 62 (formerly lands of Lukens and Freed) and passing through a party wall of dwelling house, South twenty-nine and one-quarter degrees East, one hundred and nineteen feet and four and one-half inches to a post in line of a twelve feet wide alley (dedicated for the use of this and adjoining lot owners); thence along said alley, South seventy-three and one-half degrees, West twenty-seven feet and six inches to another twelve feet wide alley; thence along the East side of said alley and along lands now or late of Harvey Blank, North twenty-six and one-half degrees, West one hundred and seventeen feet and one-half inch to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jamie M. Saner by SFJV-2002-1. LLC, by Wells Fargo Home Mortgage, Inc., its Attorney in Fact, dated 01/02/2004, recorded 04/06/2004 in Book 05502, Page 1495, Instrument #2004068981.

Parcel Number: 21-00-04260-00-3.

Location of property: 64 Hillside Avenue, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamie M. Saner a/k/a Jamie Saner** at the suit of Wells Fargo Bank, N.A. Debt: \$132,502.33.

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.

11-35096

ALL THAT CERTAIN tract or parcel of land, situate in the Tenth Ward, of **Pottstown Borough**, County of Montgomery County and 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 Helene Davis, said point being on the Easterly property line of North Evans Street (fifty feet wide) and distant along the same from the Northeasterly property line intersection of the aforesaid North Evans Street (fifty feet wide) and another ordained Street known as Master Street (fifty feet wide) as projected, North forty-six degrees, thirty minutes East, eighty-four and eighteen one-hundredths feet; thence along the same South forty-three degrees, thirty minutes East, one hundred forty feet to a corner on the Westerly side of a given twenty feet wide alley; thence along the same South forty-six degrees, thirty minutes West, eighty-four and eighteen one-hundredths feet to a corner on the Northerly property line of Master Street; thence along the same North forty-three degrees, thirty minutes West, one hundred twenty eight feet to a point of curvature; thence by a curve curving to the right having a radius of twelve feet and an arc length of eighteen and eighty-five one-hundredths feet to a point of tangency on the Easterly property line of North Evans Street; thence along the same North forty-six degrees, thirty minutes East, seventy-two and eighteen one-hundredths feet to the place of beginning.

BEING all of Lot No. 12 of at tract of land as subdivided by Elmer M. Erb, in accordance with a survey as of January 16, 1956.

TITLE TO SAID PREMISES IS VESTED IN Elisabeth A. Cuevas, by Deed from Javier Cuevas, Sr. and Elisabeth A. Cuevas, h/w, dated 09/23/2009, recorded 09/28/2009 in Book 5745, Page 00338.

Mortgagor Elisabeth A. Cuevas died on 08/13/2010 and, upon information and belief, her surviving heir(s) are Alex Cuevas and Katherine Kuprevich. By executed waiver, Katherine Kuprevich waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 16-00-07976-00-9.

Location of property: 1202 North Evans Street, Pottstown, PA 19464-4016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Javier Cuevas, Sr. and Alex Cuevas, in His Capacity as Heir of Elisabeth A. Cuevas, Deceased Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, title or interest from or under Elisabeth A. Cuevas, Deceased** at the suit of U.S. Bank National Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$127,789.26.

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.

11-35107

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of major subdivision "Deer Run" made for Conti Construction Company by Eustace Engineering & Associates, dated 11/9/1989 and last revised on 03/17/1995 and recorded in Plan Book A-56, Page 241, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Doe Court (variable width) said point being a corner of open space as shown on the above mentioned plan; thence extending from said beginning point and along the Southeasterly side of Doe Court North 58 degrees, 01 minutes, 25 seconds East, 33 feet to a point a corner of Lot No. 82 as shown on the above mentioned plan; thence extending along the same South 31 degrees, 58 minutes, 35 seconds East and crossing a certain 10 feet wide utility easement 100 feet to a point; thence extending South 58 degrees, 01 minutes, 25 seconds West, 33 feet to a point a corner of open space as shown on the above mentioned plan; thence extending along the same North 31 degrees, 58 minutes, 35 seconds West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 84 as shown on the above mentioned plan.

BEING the same premises which Trim Development Company (a Pennsylvania Corporation), by Deed dated July 23, 1998 and recorded August 5, 1998 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5235, Page 1222, granted and conveyed unto John Liczbinski and Robin F. Liczbinski.

Parcel Number: 37-00-00653-35-4.

Location of property: 840 Doe Court, Royersford, PA 19468-1476.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robin F. Liczbinski and John Liczbinski, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$209,434.30.

Jaime R. Ackerman, Attorney.

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

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

11-35545

ALL THAT CERTAIN unit in the property known, named and identified as "Welsh Village Condominium", located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68, Pa., C.S. 3101 et seq., by the Recording in the Recorders of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955, Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617, Fifth Amendment thereto recorded 12/20/1990 in Deed Book 4965, Page 1430, Sixth Amendment thereto recorded 3/8/1991 in Deed Book 4970, Page 2451, Seventh Amendment thereto recorded 3/26/1991 in Deed Book 4971, Page 2462, Eighth Amendment thereto recorded 7/30/1991 in Deed Book 4983, Page 91, Ninth Amendment thereto recorded 8/15/1991 in Deed Book 4983, Page 2448, Tenth Amendment thereto recorded in Deed Book 4986, Page 1295, Eleventh Amendment thereto recorded 1/22/1992 in Deed Book 4997, Page 727, restated and Amended Declaration thereto recorded 6/25/1993 in Deed Book 5045, Page 995, First Amendment restated and Amended Declaration thereto recorded in Deed Book 5047, Page 1528, Second Amendment restated and Amended Declaration thereto recorded 8/17/1993 in Deed Book 5051, Page 698, Third Amendment restated and Amended Declaration thereto recorded 11/24/1993 in Deed Book 5061, Page 2480 and a Fourth restated and Amended Declaration thereto recorded 1/14/1994 in Deed Book 5067, Page 194, and a Fifth restated and Amended Declaration thereto recorded 2/22/1994 in Deed Book 5070, Page 44 and a Sixth restated and Amended Declaration thereto recorded 3/21/1994 in Deed Book 5072, Page 1245 and a Seventh restated and Amended Declaration thereto recorded 5/3/1994 in Deed Book 5076, Page 911 and an Eighth restated and Amended Declaration thereto recorded 7/11/1994 in Deed Book 3083, Page 1716 and a Ninth restated and Amended Declaration thereto recorded 9/7/1994 in Deed Book 5090, Page 715 and a Tenth restated and Amended Declaration thereto recorded 12/2/1994 in Deed Book 5099, Page 132 and an Eleventh restated and Amended Declaration thereto recorded 2/7/1995 in Deed Book 5105, Page 261 and a Twelfth restated and Amended Declaration thereto recorded 6/2/1995 in Deed Book 5113, Page 2427 and a Thirteenth restated and Amended Declaration thereto recorded 8/2/1995 in Deed Book 5120, Page 1249 and a Fourteenth restated and Amended Declaration thereto recorded 11/1/1995 in Deed Book 5130, Page 472, being and designated as Unit No. 307 together with a proportionate undivided interest in the Common Elements as set forth in and subject to adjustments as defined in such Declaration and Amendments.

TITLE TO SAID PREMISES IS VESTED IN Paulette A. Henry, by Deed from David J. Baranyai, dated 08/08/2008, recorded 08/25/2008 in Book 5705, Page 160.

Parcel Number: 46-00-00544-33-9.

Location of property: 307 Colettes Court a/k/a 307 Colettes Court, Condominium 307, North Wales, PA 19454-2035.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Paulette A. Henry** at the suit of Wells Fargo Bank, N.A. Debt: \$224,734.93.

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

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

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

12-00623

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 8-29-2003 last revised 3-8-2004 and recorded in Plan Book 22, Pages 479 to 482, as follows, to wit:

BEING Lot 135 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Louis Andreacchio, by Deed from T.H. Properties, a Pennsylvania Limited Partnership, dated 07/06/2006, recorded 08/07/2006 in Book 5611, Page 606.

Parcel Number: 51-00-04143-08-1.

Location of property: 3933 Palmer Court, Collegetown, PA 19426-4810.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis Andreacchio** at the suit of Wells Fargo Bank, N.A. Debt: \$348,625.30.

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.

12-02303

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Providence Forge I, located at 448 Vaughn Road, **Upper Providence Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated 5/3/73 and recorded 5/4/73 in Deed Book 3847/129 and any and all amendments and/or supplements thereto, and Declaration Plan dated 2/15/73 and recorded 5/4/73 in Condominium Plan Book 1, Page 65 and a Code of Regulations dated 5/3/73 and recorded 5/4/73 in Deed Book 3847/140, being designated on Declaration Plan as Unit 17, as more fully described in such Declaration Plan together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of .970%, as the same may be modified from time to time.)

TITLE TO SAID PREMISES IS VESTED IN Bonnie Hashagen, by Deed from Michelle E. Lemke, n/k/a, Michelle E. Riggs, dated 07/11/2008, recorded 07/16/2008 in Book 5700, Page 1021.

Bonnie Hashagen died on 05/02/2010, leaving a Will dated 07/24/2009. Letters Testamentary were granted to Courtney Hashagen a/k/a Courtney L. Hashagen on 06/29/2010 in Montgomery County, No. 46-2010-2159. Decedent's surviving heir(s) at law and next-of-kin is Courtney Hashagen a/k/a Courtney L. Hashagen.

Parcel Number: 61-00-04387-41-2.

Location of property: 17 Providence Forge a/k/a 17 Providence Forge Road #17, Royersford, PA 19468-2926.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Courtney Hashagen a/k/a Courtney L. Hashagen, in her Capacity as Executrix and Devisee of the Estate of Bonnie Hashagen** at the suit of Wells Fargo Bank, N.A. Debt: \$191,074.05.

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.

12-02459

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. 3 on a certain plan thereof known as "Bentley Manor" prepared by Czop/Specter, Inc., Consulting Engineers & 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 Andrew M. Millhouse and Lea C. Millhouse by Deed dated 7/18/07 and recorded 7/26/07 in Montgomery County in Deed Book 5657, Page 869 granted and conveyed unto Jung Hoon Oh.

Parcel Number: 23-00-00156-01-9.

Location of property: 105 Bentley Drive, Trappe, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jung H. Oh** at the suit of Green Tree Consumer Discount Company. Debt: \$318,378.32.

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.

12-02859

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Woods Edge Estates, Prepared for H. Hassan Builder, Inc., by Stout Tacconelli and Associates, Inc., dated January 13, 1986, last revised April 11, 1988 and recorded in Plan Book A-47, Page 435, as follows, to wit:

BEGINNING at a point on the Northerly side of North Wales Road (30.00 feet wide from existing center line thereof) a corner of this and Lot No. 14 on said plan; thence extending from said point of beginning and along Lot No. 14 aforesaid, North 45 degrees, 27 minutes, 34 seconds West 150.00 feet to a point a corner of Lot No. 12 on said plan; thence extending along the same and crossing a tributary of Wissahickon Creek, North 44 degrees, 12 minutes, 27 seconds East, 253.57 feet to a point in line of lands now or late of Mobil Oil Corporation; thence extending along the same, South 44 degrees, 30 minutes, 00 seconds East, 150.00 feet to a point on the Northwesterly side of North Wales Road, aforesaid; thence extending along the same, South 44 degrees, 22 minutes, 27 seconds West, 251.06 feet to the first mentioned point and place of beginning.

BEING Lot Number 13 as shown on the above mentioned plan.

CONTAINING 37,847 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Mark A. Dimuzio and Elaina Dimuzio, by Deed from Richard C. Kramer and Karen L. Kramer, h/w, dated 05/19/2004, recorded 06/10/2004 in Book 5511, Page 977.

Parcel Number: 56-00-06016-10-2.

Location of property: 1495 North Wales Road, North Wales, PA 19454-2216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark A. Dimuzio and Elaina Dimuzio** at the suit of Wells Fargo Bank, N.A. Debt: \$232,573.23.

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

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

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

12-03599

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

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 and described according to a subdivision plan made for Albert Tabak by A. W. Martin Associates, Inc., Consulting Engineers, dated June 4, 1973, as follows, to wit:

BEGINNING at a point of intersection of the center line of Valley Forge Road (33 feet wide) with the extended title line of Tabak Road (16 feet wide, private road); thence extending from said point of beginning along the title line in the bed of Tabak Road, the two following courses and distances: (1) South 52 degrees, 39 minutes, 30 seconds West, 149.74 feet to a point; and (2) South 53 degrees, 22 minutes, 30 seconds West, 37.14 feet to a point; thence extending North 41 degrees, 52 minutes, 15 seconds West crossing the Northwesterly side of Tabak Road 68.26 feet to a point in line of Lot No. 2; thence extending along Lot No. 2 North 41 degrees, 37 minutes East, crossing the Northeasterly side of Valley Forge Road 89.35 feet to a point on the center line of the same; thence extending South 88 degrees, 40 minutes East, along the center of Valley Forge Road 135.00 feet to the first mentioned point and place of beginning.

BEING the same premises which John W. Mateja, Jr. and Veronica H. Moyer n/k/a Veronica H. Mateja, by Deed dated 3/22/06 and recorded 4/25/06 in Montgomery County in Deed Book 5598, Page 792 granted and conveyed unto John W. Mateja, Jr. and Veronica H. Mateja, husband and wife.

Parcel Number: 58-00-19552-00-1.

Location of property: 601 Lower East Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Veronica H. Mateja and John W. Mateja, Jr.** at the suit of Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$185,656.27.

Salvatore Filippello, Attorney. I.D. #313897

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

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

12-03731

ALL THAT CERTAIN lot or piece of ground, situate in of **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan/plan of subdivision the "Wolf Tract" for Trefoil Properties, Inc., by Bohler Engineering, Inc. (Project No. P95148, dated 9-5-1995 and last revised 1-29-1996 and recorded in Norristown, Pennsylvania in Plan Book A-56, Pages 147 thru 152, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Evergreen Circle, said point being a corner of this and Lot No. 60-T as shown on said plan; thence extending from said beginning point, along the said side of Evergreen Circle, extending North 45 degrees, 43 minutes, 38 seconds West, 57.01 feet to a point, a corner of Lot No. 58-T; thence extending along Lot No. 58-T North 44 degrees, 16 minutes, 22 seconds East, 126.85 feet to a point in line of Lot No. 41-T; thence extending along Lot No. 41-T, South 60 degrees, 22 minutes, 09 seconds East, 58.92 feet to a point a corner of Lot No. 60-T; thence extending along Lot No. 60-T, South 44 degrees, 16 minutes, 22 seconds West, 141.74 feet to said point and place of beginning.

BEING known as Lot No. 59-T on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony M. Catania and Mori Lee Catania, h/w, by Deed from Dean Kittel and Michele Kittel, h/w, dated 06/27/2002, recorded 07/09/2002 in Book 5415, Page 846.

Parcel Number: 34-00-01602-71-1.

Location of property: 753 Evergreen Circle, Telford, PA 18969-2615.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony M. Catania and Mori Lee Catania** at the suit of Wells Fargo Bank, N.A. Debt: \$196,557.87.

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.

12-04940

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described in accordance with a plan of subdivision "Lone Oak" made for Eugene Miller by Russell S. Lyman, Registered Professional Engineer, Huntingdon Valley, Pennsylvania dated August 20, 1963 and last revised November 9, 1967, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Davis Road (50 feet wide) which point is measured the 4 following courses and distances the Southerly side of Davis Road from its intersection with the Northwesterly side of Walden Road (40 feet wide): (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) thence North 50 degrees, 29 minutes, 30 seconds West, 12.95 feet to a point of curve; (3) thence on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 151.52 feet to a point of reverse curve; (4) on the arc of a circle curving to the right having a radius of 180 feet the arc distance of 86.71 feet to the beginning point; thence extending from the beginning point and leaving the Southeasterly side of Davis Road and extending South 2 degrees, 20 minutes, 30 seconds East, 72.62 feet to a point; thence South 39 degrees, 30 minutes, 30 seconds West, 125.28 feet to a point; thence extending North 50 degrees, 35 minutes, 50 seconds West, 76.55 feet to a point; thence extending North 23 degrees, 9 minutes, 30 seconds East, 146.83 feet to a point on the Southeasterly side of Davis Road; thence along same on the arc of a circle curving to the left having a radius of 180 feet the arc distance of 80.11 feet to the first mentioned point and place of beginning.

BEING the same premises which Ann Marie Shour, Executrix of the Estate of Michael A. Tudisco, Deceased by Deed dated 10/03/1995 and recorded 02/22/1996 in Montgomery County in Deed Book 5140, Page 1595 granted and conveyed unto Ronald Shour and Marie Shour, his wife.

Parcel Number: 31-00-08119-00-4.

Location of property: 612 Davis Road, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Marie Shour and Ronald Shour** 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: \$536,594.78.

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.

12-05089

ALL THAT CERTAIN tract of ground, together with a 2 story dwelling, a 4 unit apartment house, a 1 story dwelling and 2 garages and other improvements erected thereon situate on the Easterly side of Fairview Street in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Survey and Plat #2676-2436, dated February 18, 1985 by Rocklands Surveyors, Inc., as follows:

BEGINNING at a 5/8 inch rebar set this survey on the Easterly right-of-way line of Fairview Street, said pin marking the Southerly corner of the herein described tract, being in the center line of Werners Road (unopened); thence by the Easterly right-of-way line of Fairview Street (50 feet wide) crossing 6th Street (unopened) North 27 degrees, 11 minutes, 45 seconds West, 966.78 feet to a 5/8 inch rebar set this survey, a corner in a line of lands now or late of John S. Wentz and Verna M. Wentz, his wife; thence by the same, North 48 degrees, 26 minutes, 40 seconds East, 505.87 feet to a 5/8 inch rebar set this survey on the Westerly side of Macoby Creek, a corner of lands now or late of Charles B. Miller and Mary E. Miller, his wife; thence by the same and along Macoby Creek, the 4 following courses and distances: (1) South 20 degrees, 49 minutes East, 280.50 feet to a 5/8 inch rebar set this survey; (2) crossing and re-crossing Macoby Creek, South 16 degrees, 49 minutes East, 234.30 feet to a 5/8 inch rebar set this survey; (3) South 36 degrees, 36 minutes, 40 seconds East, 73.62 feet to a 5/8 inch rebar set this survey; (4) entering and leaving said Creek, South 33 degrees, 49 minutes East, 341.55 feet to an axle found, a corner of lands now or late of John A. Desanto and Susan Desanto, his wife, in the bed of Werners Road (unopened); thence by the same, South 42 degrees, 43 minutes, 30 seconds West, 498.41 feet to the point of beginning.

BEING Block 16, Unit 5.

Parcel Number: 57-00-00427-00-2.

Location of property: 1411-1417 East 6th Street, East Greenville, PA 18041.

The improvements thereon are: 2 story dwelling, 4 unit apartment house, 1 story dwelling and 2 garages.

Seized and taken in execution as the property of **Thomas M. Henry** at the suit of Waterfall Victoria Mortgage Trust 2010-SBC1 REO, LLC. Debt: \$767,863.06.

Stephen R. Lazun, 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.

12-05518

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Huntingdon Park" made by George B. Mebus, Registered Professional Engineer, dated January 22, 1953, and last revised November 29, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Huntingdon Pike (70 feet wide) at the distance of 13.19 feet measured on a bearing of South 41 degrees, 23 minutes West along the said side of Huntingdon Pike from a point,

an angle in the same, said point or angle being at the distance of 607.30 feet measured on a bearing of South 41 degrees, 20 minutes, 30 seconds West along the said side of Huntingdon Pike from a point of tangent in the same, said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the left: having a radius of 25 feet from a point of curve on the Southwesterly side of Hoyt Road (50 feet wide); thence extending from said point of beginning South 48 degrees, 37 minutes East, 159.90 feet to a point; thence extending South 41 degrees, 21 minutes West, 100 feet to a point in the bed of a certain 20 feet wide right-of-way for drainage; thence extending North 48 degrees, 37 minutes West through the bed of said drainage right-of-way 159.96 feet to a point on the Southeasterly side of Huntingdon Pike aforesaid; thence extending North 41 degrees, 23 minutes East along the said side of Huntingdon Pike 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John W. Boone, Jr. and Terri Sargent Boone, h/w, by Deed from Carl C. Malatesta and Beatrice S. Malatesta, h/w, dated 11/15/1999, recorded 12/01/1999 in Book 5298, Page 1669. Parcel Number: 30-00-31628-00-4.

Location of property: 1207 Huntingdon Pike, Huntingdon Valley, PA 19006-8326.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John W. Boone, Jr. and Terry Sargent Boone a/k/a Terri Sargent Boone a/k/a Terri Patricia Boone a/k/a Terri Patricia Sargent** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for GSMPS 2003-2. Debt: \$197,343.31.

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.

12-05716

ALL THAT CERTAIN unit, designated as Unit Number 16-E, being a unit in Chatham Village of Towamencin Condominium, hereditaments and appurtenances, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plans attached thereto as an Exhibit, being dated the 15th day of June A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 22nd day of June, A.D. 1981 in Deed Book 4634, Page 170.

TOGETHER with 0.286 % undivided interest, of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

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 Kimberly Kariofillis, by Deed from Serafina Derosier, by her Attorney-in-Fact Lisa Schuebel by Power of Attorney dated 08/17/2006 and intended to be forthwith recorded, dated 07/13/2007, recorded 07/23/2007 in Book 5656, Page 1896.

Parcel Number: 53-00-05754-12-4.

Location of property: 126 Oberlin Terrace, Condominium Unit 16-E, Lansdale, PA 19446-4943.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Kimberly Kariofillis** at the suit of Suntrust Mortgage, Inc. Debt: \$172,558.76.

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.

12-05897

ALL THAT CERTAIN frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Maple Street between Mt. Vernon and Roland Streets, being known as No. 1232 Maple Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Maple Street at the distance of two hundred seventy-one feet, eight inches Westwardly from the Southwest corner of Mt. Vernon and Maple Streets, a corner of this and land now or late of Stanley Swinehart; thence by the same Southwardly one hundred forty feet to a twenty feet wide alley, passing in part of said course and distance through the middle of the brick division wall of this and house now or late of Stanley Swinehart, No. 1234 Maple Street; thence by the North side of said twenty feet wide alley Westwardly twenty-one feet to other land now or late of Stanley Swinehart; thence by the same Northwardly one hundred forty feet to the South line of Maple Street aforesaid; thence by the same Eastwardly twenty-one feet to the place of beginning.

BEING the same premises which Winfield S. Fisher and Cheryl L. Fisher, husband and wife, by Deed dated November 23, 2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on December 15, 2005, in Deed Book Volume 05583, Page 0695, granted and conveyed unto Jakob M. Kerlin and Amanda L. Kerlin.

Parcel Number: 16-00-20408-00-6.

Location of property: 1232 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jakob M. Kerlin and Amanda L. Kerlin** at the suit of JP Morgan Chase Bank, National Association s/b/m/t Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation. Debt: \$118,421.52.

Kristine M. Anthou, Attorney.

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

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

12-05917

PREMISES "A"

ALL THOSE TWO CERTAIN lots or pieces of land, being known as Lots No. 268 and 269 Edge Hill Land Association, situate in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania.

BEING, the same two certain lots or pieces of land which Sinah Wilson, single woman, by Indenture dated September 26, 1947 recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 1865, Page 306 &c., granted and conveyed unto the said Griffin Collins and Sarah S. Collins, husband and wife, their heirs and assigns.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, being Lot No. 270 on the revised plan of lots of Edge Hill Land Association, situate on the Southeast side of Girard Avenue at the distance of 175 feet Northeast from the Northeast side of Chestnut Avenue, in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania.

CONTAINING in front or breadth on the said Girard Avenue 25 feet and extending in length or depth Southeast between parallel lines at right angles to said Girard Avenue 110 feet.

BEING Block 66, Unit 19.

BEING the same premises that Cynthia M. Newman, by Deed dated 3/8/2004 and recorded 4/7/2004 in the County of Montgomery (in Book 5502, Page 2404) (as Document No. 2004071051) granted and conveyed unto Charmaine N. Ijeoma, his/her heirs and assigns, in fee.

Parcel Numbers: 54-00-07258-00-5 and 54-00-07261-00-2.

Location of property: 211 Girard Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charmaine N. Ijeoma** at the suit of Susquehanna Bank s/b/m/t Abington Bank. Debt: \$117,252.65.

Danielle Boyle-Ebersole, Attorney. I.D. #81747

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

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

12-06012

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, State of Pennsylvania, and described according to a plan thereof known as "Abington Woods," Section No. 4, made by George B. Mebus, Inc., Registered Professional Engineers, dated January 6, 1956, and said plan being recorded in the Office of the Recorder of Deeds, etc., at Norristown, Pennsylvania, in Plan Book A-2, Page 142, on April 20, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Osbourne Avenue, fifty feet wide, said point being the three following courses and distances from a point of curve on the Westerly side of Joyce Road, sixty feet wide: (1) measured on the arc of a circle curving to the right having a radius of twenty (20) feet, the arc distance of twenty-five and forty hundredths (25.40) feet to a point of reverse curve on the Northwesterly side of Osbourne Avenue; (2) Southwestwardly and Southeastwardly measured partly along the Northwesterly and partly along the Southwesterly sides of Osbourne Avenue on the arc of a circle curving to the left having a radius of two hundred fifty (250) feet the arc distance of three hundred ninety and four hundredths (390.04) feet to a point of tangent in the same, and (3) South twenty (20) degrees, twenty-one (21) minutes, thirty-two (32) seconds East measured still along the said Southwesterly side of Osbourne Avenue, twenty and seventy-nine hundredths (20.79) feet to the point of beginning; thence extending from said point of beginning, South twenty (20) degrees, twenty-one (21) minutes, thirty-two (32) seconds East, measured along the said side of Osbourne Avenue, sixty-five (65) feet to a point; thence extending South sixty-nine (69) degrees, thirty-eight (38) minutes, twenty-eight (28) seconds West, one hundred seventeen and ninety-five hundredths (117.95) feet to a point; thence extending North thirteen (13) degrees, forty (40) minutes, fifty-one (51) seconds West, sixty-five and forty-four hundredths (65.44) feet to a point; thence extending North sixty-nine (69) degrees, thirty-eight (38) minutes, twenty-eight (28) seconds East, one hundred ten and thirty-three hundredths (110.33) feet to the first mentioned point and place of beginning.

BEING Lot No. 242 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick S. Wilmot and Kelli Paterson, by Deed from Patricia Boucher, Executrix of the Estate of Helen M. Orvis, Deceased and Patricia Boucher, Individually, dated 08/29/2006, recorded 10/10/2006 in Book 5619, Page 334.

Parcel Number: 30-00-50300-00-7.

Location of property: 1346 Osbourne Avenue, Roslyn, PA 19001-2823.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelli Paterson and Patrick S. Wilmot** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$282,459.45.

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.

12-06323

ALL THAT CERTAIN parcel of land located on the Southeasterly side of Dotterer Road (required right-of-way 33 feet ultimate right-of-way 64 feet), situated in **New Hanover Township**, Montgomery County, Pennsylvania, and described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania Plan No. 852-1A dated 8/7/1977 and revised 11/1/1977 as being recorded in Plan Book A-31/55, bounded on the North by Dotterer Road and by the land of William H. Gerhart, on the East by Lot No. 2 on the above mentioned plan (land of Lafayette Financial Services, Inc.) being more fully described, as follows, to wit:

BEGINNING at a point in the bed of Dotterer Road, a corner of this and Lot No. 4 on the above mentioned plan, being located the next two courses and distances from a point in the bed of Swamp Pike, being measured in and through the bed of Dotterer Road, viz: (1) in a Northeasterly direction along the center line of Dotterer Road 620.02 feet to a point, a corner of Lot No. 6 on the above mentioned plan; and (2) North 42 degrees, 22 minutes, 28 seconds East, 504.72 feet to the point of beginning, the line running in and through the bed of Dotterer Road; thence from the point of beginning in and through the bed of Dotterer Road and along the land of William H. Gerhart North 42 degrees, 22 minutes, 28 seconds East, 168.24 feet to a point, a corner of this and Lot No. 2 on the above mentioned plan; thence along Lot No. 2 South 50 degrees, 13 minutes, 20 seconds East, 531.84 feet to an iron pin set, a corner of this and in the line of the land of Lucy Commale, the line passing over an iron pin set 30.43 feet from the first mentioned point; thence along the land of Lucy Commale, South 42 degrees, 07 minutes, 15 seconds West, 138.58 feet to an iron pin set, a corner of this and Lot No. 4 on the above mentioned plan, the line running along a tree and fence line; thence along Lot No. 4 North 53 degrees, 23 minutes, 44 seconds West, 434.62 feet to the point of beginning, the line passing over an iron pin set 29.75 feet from the point of beginning.

BEING Lot No. 3 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lori Russell, by Deed from Carl Russell and Lori Russell, dated 11/24/2009, recorded 12/10/2009 in Book 5753, Page 01142.

Parcel Number: 47-00-01418-56-9.

Location of property: 2946 Dotterer Road, Gilbertsville, PA 19525-9706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carl Russell and Lori Russell** 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: \$219,441.30.

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

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

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

12-06350

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, and described according to a certain plan thereof known as plan Section #5 Sweetbriar, made by A.W. Martin Associates, Inc. Consulting Engineers under date of the Eleventh day of November A.D. 1960 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown Pennsylvania in Plan Book No. A 6, Page 98, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Drive (50 feet wide) said point being the 3 following courses and distances from a point of curve on the Northeasterly side of George Drive (50 feet wide): (1) leaving George Drive on the arc of a circle curving to the left having a radius of 15 feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northwesterly side of Roberts Drive; (2) North 65 degrees, 04 minutes East along the Northwesterly side of Roberts Drive twenty-four and ninety one-hundredths feet to a point of curve on the same; and (3) Northeastwardly still along the Northwesterly side of Roberts Drive on the arc of a circle curving to the left having a radius of four hundred seventy-five feet the arc distance of two hundred five and sixty one-hundredths feet to the point of beginning; thence extending from said point of beginning North 49 degrees, 44 minutes West crossing the Southeasterly side of a certain 10 feet wide utility easement one hundred twenty feet to a point in the bed of said easement; thence extending through the bed of the aforesaid utility easement the 2 following courses and distances: (1) Northeastwardly on the arc of a circle curving to the left having a radius of three hundred fifty-five feet the arc distance of twenty-six and forty-four one-hundredths feet to a point of tangent; and (2) North 36 degrees, 00 minutes East, forty and seventy-three one-hundredths feet to a point; thence extending South 54 degrees, 00 minutes East recrossing the Southeasterly side of the aforesaid utility easement one hundred twenty feet to a point on the Northwesterly side of Roberts Drive aforesaid; thence extending along the Northwesterly side of Roberts Drive the 2 following courses and distances: (1) South 36 degrees, 00 minutes West, forty and seventy-three one-hundredths feet to a point of curve on the same; and (2) Southwestwardly on the arc of a circle curving to the right having a radius of four hundred seventy-five feet the arc distance of thirty-five and thirty-seven one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to reservations of record.

UNDER AND SUBJECT to easement of part of a 10 feet wide utility easement over the rear as shown on plan of Section No. 5 Sweetbriar, recorded in Plan Book No. A-6, Page 98.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Johnson, Jr. and Maureen Johnson, by Deed from Walter Marsh, Sr. and Marie H. Marsh, Trustees, dated 09/18/2007, recorded 09/24/2007 in Book 5666, Page 16.

Parcel Number: 58-00-16282-00-4.

Location of property: 274 Roberts Drive, King of Prussia, PA 19406-1735.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward J. Johnson, Jr. and Maureen Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$333,248.27.

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.

12-06371

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made May 15, 1912, by G. W. Hitchcock, Civil Engineer and described, as follows: BEGINNING at a point on the Northeasterly side of Harding Boulevard (100 feet wide) at the distance of 127 feet Northwestwardly from the Northwesterly side of Markley Street (66 feet wide).

CONTAINING in front or breadth on the said Harding Boulevard 21 feet and extending in length or depth Northeastwardly of that width between parallel lines at right angles to Harding Boulevard, 177.80 feet the Northwesterly line thereof running through the middle of the partition wall dividing these premises from the premises adjoining to the Northwest.

BEING the same premises which Paul J. Branchle, Jr. by Deed dated 3/30/05 and recorded 4/6/05 in Montgomery County in Deed Book 05549, Page 1242, Instrument #2005047518 granted and conveyed unto Joan Linette Davis.

Parcel Number: 13-00-15488-00-6.

Location of property: 315 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan L. Davis a/k/a Joan Linette Davis** at the suit of Wells Fargo Bank, National Association as Trustee for Securitized Asset-Backed Receivables, LLC 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR4. Debt: \$136,085.15.

Salvatore Filippello, Attorney. I.D. #313897

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

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

12-06547

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as follows:

NAMED AND IDENTIFIED in the Declaration Plan referred to below as Georgetown of Philadelphia Condominium located on Old Penllyn Pike and Penambler Road in Lower Gwynedd Township, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated 8/29/79 and recorded 9/12/79 in Deed Book 4452, Page 33, and a First Amendment to the Declaration dated 1/29/80 and recorded 1/29/80 in Deed Book 4496, Page 411, and a Second Amendment to the Declaration dated 5/2/88 and recorded 6/10/88 in Deed Book 4875, Page 2066, and a Third Amendment to the Declaration dated 4/18/89 and recorded 6/2/89 in Deed Book 4912, Page 2067 and Declaration Plan dated 1/4/78 and last revised 7/19/78 and recorded on 9/11/79 in Plan Book 6, Page 58 as amended by First Amendment to Declaration Plan dated 12/26/79 and recorded 12/26/79 in Plan Book 6, Pages 82 through 90, and a Code of Regulations dated 9/11/79 and recorded on 9/12/79 in Deed Book 4452, Page 79, and a First Amendment to the Code of Regulations dated 01/29/80 and recorded 01/29/80 in Deed Book 4496, Page 418, being and designated on Declaration Plan as Unit No. 16-G, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration).

Parcel Number: 39-00-00728-37-6.

Location of property: 128 Culpepper Drive, Condominium L 16G, Lower Gwynedd Township, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joan M. Sagendorph** at the suit of REOCO, Inc. Debt: \$119,901.54.

Leonard J. Mucci, III, Attorney.

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

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

12-06916

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery, State of Pennsylvania, being Number 213 Stoneway Lane and described, as follows:

BEGINNING at a point in the center line of Stoneway Lane (45 feet wide and opened to public use), at the distance of 165.44 feet Southwest from the center line of Old Lancaster Road (50 feet wide and opened to public use).

CONTAINING in front or breadth along the said center line of Stoneway Lane, 20 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Stoneway Lane, 112.5 feet to the center line of 14 feet wide driveway which driveway leads Southwest from Old Lancaster Road to Orchard Road.

TOGETHER WITH the free and common use, right, liberty and privilege of the above mentioned 14 feet wide driveway forever, as and for a driveway and passageway at all times, hereafter, forever, in common with the owners, tenants and occupiers of the Lots of ground abutting thereon and entitled to the use thereof.

BEING the same premises which Phyllis Colameco, acting herein by her Attorney-in-Fact, James Cunilio duly constituted and appointed by Power of Attorney dated June 22, 1995 and intended to be forthwith recorded, by Indenture dated 06-29-95 and recorded 07-18-95 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5118, Page 1909, granted and conveyed unto Lynne Mancuso.

TITLE TO SAID PREMISES IS VESTED IN Lynne Mancuso by Deed from Phyllis Colameco, acting herein by her Attorney-in-Fact, James Cunilio dated 06/29/1995, recorded 07/18/1995 in Deed Book 5118, Page 1909.

Parcel Number: 40-00-59620-00-1.

Location of property: 213 Stoneway Lane, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynne Mancuso** at the suit of Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-2, Mortgage-Backed Pass-Through Certificates, Series 2007-2. Debt: \$231,009.15.

Nicole B. 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.

12-06937

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 in accordance with a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania dated March 19, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arch Street Road (forty-one and five-tenths feet wide) at the distance of thirty-one and thirty-seven one-hundredths feet measured Northeastwardly 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 Township Line Road (forty-one and five-tenths feet wide); thence extending along the said Southeasterly side of Arch Street Road North 43 degrees, 36 minutes East, 180.05 feet to a point, a corner of Lot No. 2; thence extending along said Lot No. 2, South 46 degrees, 24 minutes East, 180.00 feet to a point; thence extending South 43 degrees, 36 minutes West, 200.44 feet to a point on the Northeasterly side of Township Line Road, aforesaid; thence extending along said side of Township Line Road, North 44 degrees, 15 minutes, 30 seconds West, 160.05 feet to a point of curve in the same; thence extending Northeastwardly on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.37 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM that certain portion land conveyed to the Commonwealth of Pennsylvania, Department of Transportation by Deed dated 8/29/2006 and recorded 1/9/2007 at Book 5630, Page 1898.

BEING Lot No. 1 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Antonio Alessandrini, by Deed from James J. Baldassari, Executor of the Estate of Jennie R. Baldassari, Deceased, dated 12/22/1994, recorded 12/29/1994 in Book 5101, Page 1132.

Parcel Number: 66-00-00010-00-5.

Location of property: 1798 Arch Street a/k/a 1798 Arch Street Road, Blue Bell, PA 19422-3447.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Antonio Alessandrini** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$215,186.17.

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.

12-06940

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a record plan "Mitchell Court" prepared for James A. Nolen, III, by Robert E. Blue, Consulting Engineer, P.C. dated 4/15/1987, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mitchell Court (56 feet wide) said point also being a corner of Lot #5 and place of beginning; thence extending from said place of beginning and along Lot #5 North 49 degrees, 3 minutes, 26 seconds West, 110 feet to a point in line of passive open space; thence extending along same North 40 degrees, 56 minutes, 34 seconds East, 20 feet to a point a corner of Lot #3; thence extending along Lot #3 South 49 degrees, 3 minutes, 26 seconds East, 110 feet to a point on the Northwesterly side of Mitchell Court; thence extending along the Northwesterly side of Mitchell Court South 40 degrees, 56 minutes, 34 seconds West, 20 feet to a point a corner of Lot #5, being the first mentioned point and place of beginning.

BEING Lot #4 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Hirsch, single man, by Deed from Brett R. Horwitz and Brenda J. Horwitz, his wife, dated 01/27/1994, recorded 02/01/1994 in Book 5068, Page 691.

Parcel Number: 65-00-08144-06-2.

Location of property: 3067 Mitchell Court, Lafayette Hill, PA 19444-2047.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David R. Hirsh a/k/a David Hirsh** at the suit of Citimortgage, Inc. d/b/a Citicorp Mortgage, Inc. Debt: \$110,498.81.

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

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

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

12-08550

THE following described real property, situate in **Horsham Township**, County of Montgomery, and Commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania as shown on Final Plan of Section 1A Sawmill Valley dated 9/14/1976 and last revised 3/16/1977, made by Tri-State Engineers and Land Surveyors, Inc., as follows, to wit:

BEGINNING at a point on the Southeast side of Sawyers Way (60 feet wide) which point is measured along the arc of a circle curving to the right, having a radius of 30.00 feet the arc distance of 41.90 feet from a point of curve on the Southeast side of Cedarbrook Drive (40 feet wide); thence extending from said point of beginning and along said Sawyers Way, South 28 degrees, 03 minutes, 24 seconds East, 102.75 feet to a point; thence leaving said Sawyers Way and along an open space detention basin, South 71 degrees, 55 minutes, 23 seconds West, 85.36 feet to a point a corner of Lot #29; thence along Lot #29, North 18 degrees, 04 minutes, 37 seconds West, 126.00 feet to a point on the said Southeast side of Cedarbrook Drive; thence along the same North 71 degrees, 55 minutes, 23 seconds East, 38.00 feet to a point of curve; thence along the same along the arc of a circle curving to the right, having a radius of 30.00 feet the arc distance of 41.90 feet to the first mentioned point and place of beginning.

BEING Lot #28 (as shown in plan recorded in Plan Book A-29, Page 24-A and B).

BEING the same premises which David W. Haygood and Michelle C. Haygood by Deed dated 08/13/2012 and recorded 08/28/2012 in Montgomery County in Deed Book 5846, Page 1382 granted and conveyed unto David W. Haygood.

Parcel Number: 36-00-01832-30-1.

Location of property: 1 Cedarbrook Drive, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michelle C. Haygood and David W. Haygood** 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 2007-2. Debt: \$264,858.97.

Salvatore Filippello, Attorney. I.D. #313897

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

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

12-08938

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

BEGINNING at a point on the Northwest side of George Street at the distance of 460 feet Southwesterly from Marshall Street, a corner of this and land now or formerly of Mary E. Boorse; thence along said Boorse's land, Northwesterly parallel with Marshall Street 120 feet, more or less, to the Southeast side of a 20 feet wide alley; thence along the same, Southwesterly 20 feet to a point in land now or formerly of Louisa Tomlinson; thence by and along said Tomlinson's land, passing through the middle of a 5 feet wide paved alley between the house erected on this lot and the one on adjoining lot, Southeasterly for a distance of 120 feet, more or less, to George Street aforesaid and along the Northwest side thereof, Northeasterly 20 feet to the place of beginning.

BEING the same premises which Christian P. Holdsworth by Deed dated 10/06/1995 and recorded 10/10/1995 in Montgomery County in Deed Book 5128, Page 5128 granted and conveyed unto Zetta Gladden, unmarried.

Parcel Number: 13-00-13328-00-6.

Location of property: 517 George Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kenyetta Gladden, as Administratrix of the Gladden Estate of Zetta Gladden, Deceased** at the suit of U.S. Bank, National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$56,604.97.

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.

12-09248

ALL THAT CERTAIN lot, parcel or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, said land being Lot No. 53 of Whitemarsh Hills (Municipality 65, Block 57A, Unit 53), bounded and described according to a Final Subdivision Plan of the Estate of Whitemarsh Hills, prepared by Nave, Newel and Stamfl, Ltd., dated 08/14/1995 last revised January 7, 1999, said revision being recorded in Deed Book 5357, Page 0860 et. seq., a copy of which is attached hereto as Exhibit A and made a part hereof.

BEING Lot No. 53 on said plan.

TITLE TO SAID PREMISES ISVESTED IN Joseph W. Battisto by Deed from Joseph W. Battisto and Terri C. Hilly-Battisto, his wife dated December 8, 2008 and recorded February 10, 2012 in Deed Book 5827, Page 616.

Parcel Number: 65-00-02200-00-3.

Location of property: 650 Church Road, Flourtown, PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph W. Battisto and Terri C. Hille-Battisto** at the suit of Emigrant Residential, LLC. Debt: \$1,501,533.36.

Morton R. Branzburg, 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.

12-10628

ALL THAT CERTAIN unit, designated as Unit Number 210, being a unit in the Chelbourne Plaza Condominium, situate in of **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 First Amendment thereto dated 2/28/1993 and recorded on 3/9/1993 in Deed Book 5035, Page 1634 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 Phyllis Hefner, by Deed from Chelbourne Units Partnership, L.P., a Pennsylvania Limited Partnership, by its General Partner, PBL General Partner, Inc., dated 05/20/2005, recorded 06/01/2005 in Book 5556, Page 503.

Mortgagor Phyllis Hefner died on 10/07/2011, leaving a will dated 09/18/2011. Letters Testamentary were granted to Christine Hefner on 10/26/2011 in Montgomery County, No. 46-2011-3790. Decedent's surviving heir(s) at law and next-of-kin are Christine Hefner, Eric Hefner, Richard Hefner, and Michael Hefner.

Parcel Number: 31-00-26563-94-6.

Location of property: 46 Township Line Road, Unit/Condominium 10, Elkins Park, PA 19027-2229.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Christine Hefner, in her Capacity as Executrix and Devisee of the Estate of Phyllis Hefner, Eric Hefner, in his Capacity as Devisee of the Estate of Phyllis Hefner, Richard Hefner, in his Capacity as Devisee of the Estate of Phyllis Hefner and Michael Hefner, in his Capacity as Devisee of the Estate of Phyllis Hefner** at the suit of Wells Fargo Bank, N.A. Debt: \$150,700.63.

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.

12-10738

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Joseph R. Corporation, "Sugar Valley Section III," by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated May 6, 1975, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-24, Page 94, as follows, viz:

BEGINNING at a point on the Easterly side of the cul-de-sac (of irregular width) located at the Southern terminus of Scott Way (fifty feet wide) said point being measured the (5) following courses and distances from a point of reverse curve on the Southerly side of Lafayette Road (fifty feet wide) viz: (1) leaving said side of Lafayette Road on the arc of a curve, curving to the left, having a radius of ten feet the arc length of fourteen and ninety-eight one-hundredths feet to a point of compound curve on the aforesaid Easterly side of Scott Way; (2) thence extending along said side of Scott Way on the arc of a curve, curving to the left, having a radius of three hundred twenty-five feet the arc length of eighty-two and ninety one-hundredths feet to a point of tangent on same; (3) thence extending South three degrees, fifty-four minutes, twenty-five seconds East along said side of Scott Way the distance of two hundred twenty-six and fifteen one-hundredths feet to a point of curve on same; (4) thence extending along Scott Way on the arc of a curve, curving to the left, having a radius of fifty feet the arc length of thirty-six and fourteen one-hundredths feet to a point of reverse curve on the aforesaid Easterly side of said cul-de-sac; and (5) thence extending along said cul-de-sac on the arc of a curve, curving to the right, having a radius of fifty feet the arc length of thirty-six and fourteen one-hundredths feet to the point of beginning; thence extending from said point of beginning North eighty-six degrees, five minutes, thirty-five seconds East along Lot No. 73, as shown on said plan; the distance of one hundred sixty-five feet to a point a corner of Lot No. 75, as shown on said plan; thence extending South three degrees, fifty-four minutes, twenty-five seconds West along Lot No. 75, the distance of one hundred feet to a point a corner in line of Lot No. 61, as shown on said plan; thence extending South eighty-six degrees, five minutes, thirty-five seconds West along Lot No. 61, also along Lot Nos. 62 and 63, as shown on said plan, the distance of two hundred fifteen feet to a point a corner of Lot No. 66, as shown on said plan; thence extending North three degrees, fifty-four minutes, twenty-five seconds West along Lot No. 66, the distance of fifty feet to a point on the Southerly side of said cul-de-sac; thence extending along said cul-de-sac, on the arc of a curve, curving to the left having a radius of fifty feet the arc length of seventy-eight and fifty-four one-hundredths feet to a point on the East side of the said cul-de-sac, a corner of Lot No. 73 as shown on said plan, being the first mentioned point and place of beginning.

BEING Lot No. 74 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank T. Palumbo and Lynn B. Palumbo, h/w, by Deed from Edward G. Stromberg, Jr. and Annmari F. Stromberg, h/w, dated 11/21/2000, recorded 12/07/2000 in Book 5341, Page 953.

Parcel Number: 56-00-07950-05-8.

Location of property: 807 Scott Way, Lansdale, PA 19446-5534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frank T. Palumbo a/k/a Frank Thomas Palumbo and Lynne B. Palumbo a/k/a Lynne Barbara Palumbo** at the suit of Wells Fargo Bank, N.A. Debt: \$317,742.20.

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

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

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

12-10796

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Donald H. Schurr, Civil Engineer and Surveyor Norristown, Pennsylvania on the 19th day of January 1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Tyler Street (50 feet wide) at the distance of 157.75 feet measured South 46 degrees, 43 minutes East along the said side of Tyler Street from its point of intersection with the Southeasterly side of Taubel Alley (20 feet wide).

CONTAINING in front or breadth on the said side of Tyler Street 21.25 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Tyler Street the Northwesterly line thereof passing through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northwest thereof 80 feet to Jackson Street (not open).

BEING Lot No. 60 as shown on said plan.

BEING the same premises which Jose I. Benitez, by Deed dated December 21, 2007 and recorded January 3, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5677, Page 1566, granted and conveyed unto Devon Culbreath, as Sole Owner.

Parcel Number: 13-00-37068-00-8.

Location of property: 1236 Tyler Street, Norristown, PA 19401-4309.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Devon Culbreath, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$120,302.26.

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.

12-10845

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

BEGINNING at a point on the Northwest side of Swede Street at the distance of 25 feet Northeastwardly from the Northern corner of Swede Street and Marshall Street; thence along said side of Swede Street, Northeastly 18 feet to a corner of this and land late of Matthew H. Crawford; thence by a line parallel with said Marshall Street, Northwesterly 116 feet to the Southeasterly side of Maple Alley; thence along said side of said alley, Southwesterly 18 feet to a point in the line of land of William R. Hover; thence along said land of William R. Hover, Southeasterly 116 feet to the place of beginning.

BEING Block 014, Unit 020.

BEING the same premises which Edgewater Property Assets, LLC, by Deed dated June 10, 2010 and recorded June 11, 2010 in Montgomery County in Deed Book 5769, Page 2261 granted and conveyed unto Blackstone Investments, LLC, in fee.

Parcel Number: 13-00-36332-00-6.

Location of property: 603 Swede Street, Borough of Norristown, PA.

The improvements thereon are: Retail, Office, Apartments - Multi-use.

Seized and taken in execution as the property of **Blackstone Investments, LLC** at the suit of Susquehanna Bank, Successor by Merger to Susquehanna Patriot Bank. Debt: \$69,616.51 plus Interest of \$992.20 totaling \$70,608.71.

Heather Z. Kelly, 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.

12-11119

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 in accordance with a plan of Beidler Knoll Subdivision, made by Ken Purkey, Professional Engineer, Bechtelsville, Pennsylvania dated October 20, 1982 and recorded in the Office of the Recorder of Deeds in Plan Book A-44, Page 475, as follows, to wit:

BEGINNING at a point on the Northeastly side of Susan Drive, a corner of Lot No. 44; thence extending from said point and place of beginning, along said side of Susan Drive the 2 following courses and distances: (1) South 75 degrees, 24 minutes, 41 seconds West, 52.07 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of ____, the arc distance of 23.19 feet to a point in the center line of a 50 feet wide future road; thence extending along said center thereof North 14 degrees 35 minutes, 19 seconds West, 119.00 feet to a point; thence extending North 75 degrees, 24 minutes, 41 seconds East, 75.25 feet to a point a corner of Lot No. 44; thence extending along said lot passing through a partition wall South 14 degrees, 35 minutes, 19 seconds East, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 43 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lon P. Huston and Sarah E. Huston, his wife, by Deed from Carnilo Rojas and Beatrice Salazar Rojas, his wife, dated 05/23/2001, recorded 07/24/2001 in Book 5368, Page 1459. Parcel Number: 58-00-18551-74-1.

Location of property: 558 Susan Drive, King of Prussia, PA 19406-3904.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lon P. Huston and Sarah E. Huston** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$215,997.53.

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.

12-13045

TRACT NO. 1

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being Lots No. 441 and 442 described according to a plan made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania dated June 25, 1921 and recorded at Norristown in Deed Book 828, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 210 feet Southeastwardly from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastwardly between lines at right angles to the said middle line of Radcliffe Avenue 120 feet.

TRACT NO. 2

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania dated June 25, 1921 and recorded at Norristown, Pennsylvania in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 170 feet Southeastward from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastward between at right angles to the said middle line of Radcliffe Avenue 120 feet.

BEING Lots Numbered 443 and 444 on the said plan.

BEING as to Tracts 1 and 2 hereon known and identified as 2473 Radcliffe Avenue.

BEING the same premises which George A. Thompson and Deborah Barber now known as Deborah Thompson, by Deed dated June 13, 2006 and recorded June 29, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 05606, Page 1064, granted and conveyed unto George A. Thompson and Deborah Thompson. Parcel Number: 30-00-54988-00-8.

Location of property: 2473 Radcliffe Avenue, Abington, PA 19001-4213.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **George A. Thompson, Deborah Thompson and United States of America** at the suit of Deutsche Bank National Trust Company as Trustee for Soundview Home Loan Trust 2006-WF1. Debt: \$228,042.81.

Jaime R. Ackerman, Attorney.

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

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

12-13104

ALL THAT CERTAIN tract or piece of land with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Engineer, June 1946, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street at the distance of 130 feet Northwestwardly from the Northwesterly side of Juniper Street, in line of land of Harry Melnick; thence extending along said Northeasterly side of Roberts Street, North 35°, 54' West, 50 feet to a point in line of land now or late of Andrew Miller and Dorothy Miller, his wife; thence extending along said land, North 54°, 6' East, 127.8 feet to a monument in line of land now or late of Catherine Simons Estate; thence extending along said land, South 46°, 39' East, 50.89 feet to a point in line of land now or late of Harry Melnick, aforesaid; thence extending along said land, South 54°, 6' West, 137.3 feet to the first mentioned point and place of beginning.

BEING the same premises which Jeffrey M. Novak and Marcia Graten Novak, by Deed dated 8/30/1991 and recorded 9/8/1991 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4985, Page 2453, granted and conveyed unto Sandra G. Middleton.

Parcel Number: 13-00-32504-00-9.

Location of property: 309 West Roberts Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan M. Bolton, Co-Executrix of the Estate of Sandra G. Middleton, Deceased and Ann L. Singley, Co-Executrix of the Estate of Sandra G. Middleton, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$56,301.19.

Gregory Javardian, Attorney. I.D. #55669

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

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

12-13457

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Colwell Manor, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, on the 8th day of July, A.D. 1963, 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-7, Page 80 and last revised on the 25th day of November A.D., 1964, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turf Lane (50 feet wide) at the distance of 334.20 feet measured North 49 degrees, 37 minutes West along the said side of Turf Lane from a point of tangent therein, which point is measured on the arc of a curve curving to the right having a radius of 15 feet, the arc distance of 23.37 feet from a point of curve on the Northwesterly side of Colwell Lane (at this point 465 feet wide); thence from said point of beginning along the said side of Turf Lane, North 49 degrees, 37 minutes West, 40 feet to a point, a corner of Lot No. 9 as shown on said plan; thence along the same, North 40 degrees, 23 minutes East, 146.15 feet to a point in line of land now or late of Norris Amusement Company; thence by the same, South 49 degrees, 15 minutes East, 40 feet to a point, a corner of Lot No. 7 as shown on said plan; thence along the same and passing partly through the center of the party wall of the building erected on this lot and the building erected on said Lot No. 7, adjoining the Southeast thereof, South 40 degrees, 23 minutes West, 145.90 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Keys, by Deed from Estate of Eleanor Richart and Kimberly Andrien, Executrix, dated 07/07/2006, recorded 07/21/2006 in Book 5609, Page 914.

Parcel Number: 49-00-12274-00-7.

Location of property: 612 Turf Lane, Conshohocken, PA 19428-1129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth A. Keys** at the suit of Wells Fargo Bank, N.A. Debt: \$171,332.00.

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.

12-13624

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

BEGINNING at a corner in the middle of State Highway Route No. 73; thence by lands of late Christian Benner now of Francis Wayberry and of Rundolp W. Holler and wife, South twenty-six and three-quarter degrees, East seventy-eight and a quarter feet to another corner in the middle of said highway; thence by land late of Charles B. Roth now of Ralph R. Richard and South forty-eight and a half degrees, West two hundred and fifty-seven feet to an iron pin, a corner; thence by other land of Thomas L. Heffner, North forty-one and a half degrees, West seventy-five feet to an iron pin, a corner; thence by the same North forty-eight and a half degrees, West seventy-five feet to an iron pin, a corner; thence by the same North forty-eight and a half degrees, East two hundred and seventy-five and a half feet to the place of beginning.

BEING the same premises which Bank One, National Association, f/k/a The First National Bank of Chicago, Trustee, by Deed dated June 11, 2002 and recorded August 1, 2002 in the Office for the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book No. 5418 at page 0602, granted and conveyed unto Robert J. Gedeon.

Parcel Number: 55-00-00229-00-04.

Location of property: 3336 Big Road, Zieglerville, PA 19492.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robert J. Gedeon** at the suit of JP Morgan Chase Bank, National Association. Debt: \$160,140.47.

Kristine M. Anthou, Attorney.

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

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

12-13942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Rockledge Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan or survey thereof made by William T. Muldrew, C. E. of Jenkintown, Pennsylvania, on January 25, 1926, as follows, to wit:

BEGINNING at a point of intersection of the Southwesterly side of Fox Chase and Huntingdon Turnpike (fifty-four (54) feet wide) with the Northwesterly side of Church Road (sixty (60) feet wide); thence extending South forty-one (41) degrees, thirty-six (36) minutes, thirty (30) seconds West along the Northwesterly side of Church Road one hundred twenty-six and twelve one-hundredths (126.12) feet to a point; thence North forty-three (43) degrees, fifty-one (51) minutes, thirty-four (34) seconds West, seventy-one and twenty-two one-hundredths (71.22) feet to a point; thence North fifty-one (51) degrees, twelve (12) minutes, thirty (30) seconds East, one hundred thirty-one and twenty-one one-hundredths (131.21) feet to a point in the Southwesterly side of said Fox Chase and Huntingdon Turnpike; thence along the said side of said Fox Chase and Huntingdon Turnpike, South thirty-eight (38) degrees, forty-nine (49) minutes, zero (0) seconds East twenty-three and ninety-seven one-hundredths (23.97) feet to a point; thence South thirty-seven (37) degrees, thirty-nine (39) minutes, thirty (30) seconds East, twenty-five and eighty-five one-hundredths (25.85) feet to the place of beginning.

BEING the same premises which Norman Lepper, by his Attorney-in-Fact, Ann C. Hagerty by Indenture bearing date February 06, 1991 and recorded February 07, 1991 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 4969, Page 258 granted and conveyed unto Jorj F. Selhat, M.D. and Marianne M. Selhat, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Norman M. Swansen by Deed from Jorj F. Selhat, M.D. and Marianne M. Selhat, h/w, dated 07/07/2006, recorded 07/12/2006 in Book 5607, Page 1980.

Parcel Number: 18-00-01192-00-5. Map #18011 020.

Location of property: 210 Huntingdon Pike, Rockledge, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norman M. Swansen** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14. Debt: \$204,535.65 plus interest to sale date.

Heather Riloff, Attorney.

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

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

12-14141

ALL THAT CERTAIN lot or piece of land, with the one-half of a double dwelling house thereon erected, situate on the Southeast side of Grove Avenue, in the Village of Cheltenham and **Cheltenham Township**, in the County of Montgomery and State of Pennsylvania.

BEGINNING at a point in the said side of said avenue, as laid out to a width of 50 feet, at the distance of 154 feet Southwesterly from the Southwesterly side of Beecher Avenue, as laid out to a width of 50 feet.

CONTAINING in front or breadth on said side of Grove Avenue 21 feet, and extending of that width in length or depth between parallel lines Southeastwardly 117 feet, the Northeasterly line passing through the middle of the partition wall between the house erected on this and the adjoining lot.

TITLE TO SAID PREMISES IS VESTED IN Elliot Matyas and Jill Hopper, by Deed from Patricia M. Boos, dated 03/15/2006, recorded 05/15/2006 in Book 5600, Page 2378.

Parcel Number: 31-00-12994-00-7.

Location of property: 215 Grove Avenue, Cheltenham, PA 19012-2018.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jill Hopper and Elliot Matyas** at the suit of Police and Fire Federal Credit Union. Debt: \$159,877.65.

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.

12-14209

ALL THAT CERTAIN brick message or tenement and lot of land known as Premises No. 406 West Airy Street, in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southwest side of Airy Street at the distance of sixty-four and one-tenths feet Northwesterly from the West corner of Astor Street, a corner of this and land formerly of Groff, later Amelia Hicks and now or late of Jacob Eisenberg; thence Southwesterly at right angles to said Airy Street, one hundred and twenty-three and eight-tenths feet to the Northeasterly side of Boyer Alley; thence along said side of said alley, Northwesterly seventeen feet more or less to a corner of other land formerly of Lewis H. Davis later of E.C. Boorse, Susan A. Boorse who more recently conveyed to Harry S. Detwiler, to wit; No. 408 West Airy Street; thence Northeasterly at right angles to said Airy Street and passing through the middle of the partition wall between this and the adjoining house of said Detwiler one hundred and twenty-two feet and eight-tenths feet to the Southwest side of Airy Street, aforesaid and along the same Southeasterly seventeen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Blessing Real Estate Management LLC, by Deed from Wade D. Staton, dated 11/23/2012, recorded 12/17/2012 in Book 5858, Page 427.

Parcel Number: 13-00-00724-00-1.

Location of property: 406 West Airy Street, Norristown, PA 19401-4602.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Blessing Real Estate Management, LLC and Wade D. Staton** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3. Debt: \$72,394.22.

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.

12-15011

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision for "Hayes Estates" Phase I made by Herbert A. Metz, Inc., dated 11/3/1987 and last revised on 09/7/1988 and recorded in Plan Book A-50, Pages 473 and 474, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairgrounds Road (64 feet wide at this point), at a corner of this and Lot No. 102 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 102 North 43 degrees, 14 minutes, 24 seconds West, 88.63 feet to a point of angle in of Lot No. 101; thence extending along the same North 55 degrees, 12 minutes, 49 seconds West, 84.05 feet to a point, a corner in line of Lot No. 100; thence extending along the same South 83 degrees, 44 minutes, 57 seconds West, 15.20 feet to a point, a corner in line of Lot No. 104; thence extending along the same South 00 degrees, 55 minutes, 55 seconds West, 166.84 feet to a point, a corner on the Northeasterly side of Fairgrounds Road; thence extending partly along the Northeasterly side of Fairgrounds Road and changing other to the Northeasterly side of Fairgrounds Road on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 98.35 feet to a point of tangent; thence extending North 58 degrees, 51 minutes, 07 seconds East, 62.64 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 103 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Marie Woods, by Deed from William J. Teichman, dated 07/27/2000, recorded 08/23/2000 in Book 5328, Page 1278.

Parcel Number: 35-00-03452-21-1.

Location of property: 1680 Fairgrounds Road, Hatfield, PA 19440-2825.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie Woods** at the suit of The Bank of New York Mellon Trustee for CSMC Trust 2011-11. Debt: \$298,020.74.

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

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

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

12-15391

ALL THAT CERTAIN lot or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a plan of lots as laid out for Elmer E. Saylor as of September 1, 1969 and further revised March 14, 1970 and more fully described, as follows, to wit:

BEGINNING at the Southeasterly corner land previously conveyed to Gene J. Matthews, et ux., said point being on the Northerly property line of Buchert Road (legal width of 33 feet and ultimate width by lot plan of 50 feet); thence from said point of beginning continuing along lands of aforesaid Gene J. Matthews the following three (3) courses and distances, to wit: (1) North 45 degrees, 0 minutes East, 188.66 feet; (2) North 58 degrees, West 15.34 feet; and (3) North 45 degrees, East 14.24 feet to a corner on line of other lands of Elmer E. and Edna Marguerite Saylor; thence along the same South 49 degrees, 36 minutes East, 103.95 feet to a corner of Lot No. 2 (now or about to be conveyed to Harry E. and Versa M. Sheetz); thence along the same South 40 degrees, 24 minutes West, 200.00 feet to a corner on the Northerly property line as re-established of Buchert Road; thence by a course parallel to the center line of Buchert Road and distant 30.00 feet Northerly thereof North 49 degrees, 36 minutes West, 105.04 feet to a corner and place of beginning.

CONTAINING 0.4499 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Earl A. Smith and Brenda G. Knepp, by Deed from Eugene J. Matthews and June Matthews, his wife, dated 10/31/1986, recorded 11/05/1986 in Book 4818, Page 991.

Parcel Number: 42-00-00737-00-4.

Location of property: 2101 Buchert Road, Pottstown, PA 19464-3042.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brenda G. Smith a/k/a Brenda G. Knepp and Earl A. Smith** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, N.A. f/k/a Countrywide Bank, FSB. Debt: \$187,727.59.

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

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

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

12-15532

ALL THAT CERTAIN parcel of land, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated, as follows:

Lot Number 2 Block "A" on a certain Plan of "Cedarbrook Hills" made for Carl E. Metz by Charles F. Mebus, Registered Engineer of Glenside, Pennsylvania on May 13, 1939 and revised May 22, 1939 and further revised on September 29, 1939 and described according to said plan, as follows:

BEGINNING at a point on the Northeasterly side of Limekiln Turnpike (100 feet wide) at the distance of 61 11/100 feet Southeastwardly from the point of intersection which the said side of Limekiln Turnpike, produced, makes with the Southeasterly side of Rices Mill Road (as widened to a width of 36 5/10 feet) by adding 3 5/10 feet to the Southeasterly side thereof, produced.

THENCE extending along Lot No. 1 on said plan North 53 degrees, 21 minutes, 52 seconds East, 105 73/100 feet to a point, a corner; thence extending along Lot No. 9 on said plan South 21 degrees, 36 minutes, 1 second East, 50 feet to a point, a corner; thence extending along Lot No. 3 on said plan South 53 degrees, 21 minutes, 52 seconds West, 106 49/100 feet to a point on the Northeasterly side of Limekiln Turnpike; and thence extending along the same by a line curving to the right with a radius of 2814 93/100 feet the arc distance of 50 21/100 feet to the first mentioned point and place of beginning. Contains 5120 square feet be the same more or less.

TOGETHER with the free and common use, right, liberty and privilege of the said certain private driveway and turn-table as now laid out and extending into Limekiln Pike as driveway and turn-table at all times hereafter, forever in common with the owner, tenants and occupiers of the adjoining Lot No. 3 as shown on said plan. Subject however to the proportionate part of the expense of keeping said driveway and turn-table in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Mervin A. Russell, a married man, by Deed from Mervin A. Russell and Donna Russell, as Tenants by the Entirety, dated 08/06/2007, recorded 10/23/2007 in Book 5669, Page 1639.

Parcel Number: 31-00-17164-00-4.

Location of property: 8445 Limekiln Pike, Wyncote, PA 19095-1911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allen Mervin Russell a/k/a Allen M. Russell a/k/a Mervin A. Russell** at the suit of Wells Fargo Bank, N.A. Debt: \$229,823.42.

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.

12-15679

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 Northwestern line of Arboretum Road distance North 75 degrees, 55 minutes, 50 seconds East, 494 feet from the Easterly end of the curve connecting the Northwestern line of Arboretum Road with the Northeasterly line of Old Farm Road, said curve having a radius of 20 feet, said beginning point being in the division line better known as 18 and 19, formerly Lots 16 and 17, in Block 1 on plan hereinafter mentioned; thence North 75 degrees, 55 minutes, 50 seconds East along the Northwestern line of Arboretum Road a distance of 100 feet to a point in the division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16, Block 1 said plan; thence North 14 degrees, 04 minutes, 10 seconds West along the said division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16 a distance of 137.50 feet to a point in the rear line of Lot No. 7, Block No. 1 said plan; thence South 75 degrees, 55 minutes, 50 seconds West partly along line of Lots Nos. 6 and 7, Block 1 said plan, 100 feet to a point in the division line between lots first mentioned, being Lots Nos. 18 and 19, formerly Lots Nos. 16 and 17, Block No. 1 said plan; thence South 14 degrees, 04 minutes, 10 seconds East along the last mentioned division line a distance of 137.50 feet to a point in the Northwestern line of Arboretum Road and place of beginning.

BEING designated as Lot No. 18, formerly Lot No. 16, Block 1, Plan of Curtis Hills, Section #1, made for Curtis Hill Development Corporation.

BEING the same premises which Transamerica Financial Consumer Discount Company by Deed dated May 30, 1997 and recorded in Montgomery County, in Deed Book 5188, Page 1272, conveyed unto Albert W. Christian in fee.

TITLE TO SAID PREMISES IS VESTED IN Albert W. Christian by Deed from Transamerica Financial Consumer Discount Company dated 05/30/1997 recorded 06/11/1997 in Deed Book 5188, Page 1272.

Parcel Number: 31-00-00448-00-7.

Location of property: 1111 Arboretum Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert Wayne Christian** at the suit of PNC Bank, National Association. Debt: \$145,841.58.

Nicole B. 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.

12-15871

ALL THAT CERTAIN tract, parcel or lot of land together with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property known as "Stanbridge" made by Roland A. Dunlap, Registered Surveyor, dated December 2, 1981 and recorded December 8, 1983 in the Office of the Recorder of Deeds in Plan Book A-45, Page 134, as follows, to wit:

BEGINNING at a point, an interior point, said point being located the following courses and distances from the intersection of the center line of New Stanbridge Street (60 feet wide) and Germantown Pike (100 feet wide); along the center line of New Stanbridge Street, South 27 degrees, 08 minutes, 00 seconds West, 315.00 feet to a point; thence North 62 degrees, 52 minutes, 00 seconds West, 230.00 feet; thence North 27 degrees, 08 minutes, 00 seconds East, 8.00 feet to a point; thence from said point of beginning the following four courses and distances: North 62 degrees, 52 minutes, 00 seconds West, 100.00 feet to a point; thence North 27 degrees, 08 minutes, 00 seconds East, 20.00 feet to a point; thence South 62 degrees, 52 minutes, 00 seconds East, 100.00 feet to a point; thence South 27 degrees, 08 minutes, 00 seconds West, 20.00 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wilma E. Mitchell, by Deed from P. Scott Faris and Marianne S. Faris, h/w, dated 09/19/1988, recorded 09/22/1988 in Book 4887, Page 2108.

Mortgagor Wilma E. Mitchell a/k/a Wilma Mitchell died on 08/05/2011, leaving a will dated 07/25/2006. Letters of Testamentary were granted to Deloris Evans on 08/26/11 in Montgomery County, No. 46-2011-3066. Decedent's devisee(s) is Deloris Evans.

Parcel Number: 33-00-06932-18-1.

Location of property: 152 Pine Court, Norristown, PA 19401-1634.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deloris Evans, in her Capacity as Executrix and Devisee of the Estate of Wilma E. Mitchell a/k/a Wilma Mitchell** at the suit of Wells Fargo Bank, N.A. Debt: \$190,819.49.

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.

12-15942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Norriton Woods" made by Donald H. Schurr, Civil Engineer and Surveyor dated December 28, 1964 and revised June 23, 1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Capitol Road (50 feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Taft Road (50 feet wide): (1) leaving Taft Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Capitol Road; (2) North 44 degrees, 03 minutes, 20 seconds West along the Southwesterly side of Capital Road 448.00 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Capitol Road 106.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Capitol Road 200.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Linda A. Durkin and Kathryn T. Durkin, by Deed from Cornelius W. McGinnis and Geraldine F. McGinnis, dated 11/12/2004, recorded 11/29/2004 in Book 5534, Page 1629. Parcel Number: 33-00-01237-00-8.

Location of property: 909 Capitol Road, East Norriton, PA 19403-4001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Durkin and Kathryn T. Durkin** at the suit of Wells Fargo Bank, N.A. Debt: \$191,344.07.

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.

12-16343

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Final Plan Section 3 of Pinewoods made by Carroll Engineering Corporation, Consulting Engineers, dated May 25, 1978 and revised February 29, 1980 and recorded in Plan Book A-41, Page 3-B, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac at the terminus of Brian Court (no width given), a corner of Lot 132 on said plan, said point being measured the 4 following courses and distances from a point of curve on the Southwesterly side of Roy Lane (50 feet wide): (1) leaving Roy Lane on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Brian Court; (2) along the Southeasterly side of Brian Court South 37 degrees, 43 minutes, 08 seconds West, 213.86 feet to a point of curve; (3) still along the Southeasterly side of Brian Court on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 19.47 feet to a point of reverse curve; and (4) along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 60 feet the arc distance of 58.40 feet to the point of beginning; thence extending from said point of beginning along Lot 132 South 52 degrees, 16 minutes, 52 seconds East, 100.01 feet to a point in the line of lands now or late of Forest Hills Cemetery; thence extending along same the 2 following courses and distances: (1) South 43 degrees, 1 minute, 23 seconds West, 270 feet; and (2) North 47 degrees, 3 minutes, 34 seconds West, 51.42 feet to a point, a corner of Lot 130 on said plan; thence extending along Lot 130 North 7 degrees, 43 minutes, 8 seconds East, 126.72 feet to a point on the Southwesterly side of the aforesaid cul-de-sac; thence extending along same on the arc of a circle curving to the left having a radius of 62.83 feet to the first mentioned point and place of beginning. BEING Lot 131 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Cindy Pinkus, by Deed from Louis Podel and Marsha Podel, h/w, dated 09/04/2007, recorded 09/14/2007 in Book 5664, Page 2835.

Parcel Number: 41-00-01073-06-5.

Location of property: 3771 Brian Court, Huntingdon Valley, PA 19006-3116.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy Pinkus a/k/a Cindy Rosenwald Pinkus** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$491,769.28.

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.

12-17158

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

BEGINNING at a point on the Northwest side of Buttonwood Street at the distance of 293 feet, 4 inches Northeasterly from the North corner of Airy and Buttonwood Streets, a corner of this and land belonging to the Estate of John Kuntz; thence along said Kuntz's land the line passing through the middle of the partition wall between this and the house on Kuntz adjoining land Northwesterly 140 feet to the Southeast side of an alley, 20 feet wide, called Prospect Alley; thence along said side of said alley Northeasterly 16 feet, 6 inches to a point, a corner of this and land of Mahlon L. Custer; thence along said Custer's land, the line passing through the middle of the partition wall between this and the house on said Custer's adjoining land Southeasterly, 140 feet to Buttonwood Street, aforesaid and along the Northwest side thereof Southwesterly 16 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian Moran, by Deed from Wells Fargo Bank of Minnesota, N.A., as Trustee for Ocwen Home Equity Loan Asset-Backed Certificates Series 1998-OFS4, by its Attorney-in-Fact Litton Loan Servicing, L.P., dated 11/08/2004, recorded 12/01/2004 in Book 5535, Page 40.

Parcel Number: 13-00-05828-00-9.

Location of property: 521 Buttonwood Street, Norristown, PA 19401-4204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian P. Moran a/k/a Brian Moran** at the suit of JP Morgan Chase Bank, National Association. Debt: \$103,171.21.

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.

12-18370

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

BEGINNING at a point on the Southwesterly side of Cherry Street, at the distance of one hundred sixty-eight feet Southeast from Franklin Street, a corner of land late of Daniel Bettman; thence by the same Southwestwardly one hundred and forty feet to Apple Alley; thence along same Southeastwardly thirty feet to a corner of lot sold to Robert Pickens; thence along the Northeastwardly one hundred and forty feet to Cherry Street aforesaid; and thence along the same Northwestwardly thirty feet to the place of beginning.

BEING the same premises which Pamela L. Walker now known as Pamela L. Walker Bradley, by Indenture dated May 11, 2005 and recorded June 2, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania at Deed Book 05557, Page 0857, granted and conveyed unto Pamela L. Walker Bradley and David E. Bradley.

Parcel Number: 16-00-04868-00-3.

Location of property: 422 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: Single family 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: \$84,235.57.

Kristine M. Anthou, Attorney.

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

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

12-19460

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.

TITLE TO SAID PREMISES IS VESTED IN Alison R. Gregro and Jerry Gregro, h/w, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 09/23/2005, recorded 09/27/2005 in Book 5572, Page 2217.

Parcel Number: 42-00-00473-28-6.

Location of property: 82 Brookview Lane, Pottstown, PA 19464-2993.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alison R. Gregro and Jerry Gregro** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$310,198.45.

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.

12-19615

ALL THAT CERTAIN lot or piece of land, situate on the Northerly side of West Race Street, Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner lands of Lester Romich, said point being on the Northerly side of West Race Street and distant along the same, 300 feet from a corner intersection of the aforesaid West Race Street and another given 50 feet wide street; thence along the Northerly side of West Race Street North 48 degrees, 34 minutes West, 75 feet to a corner of other lands of Steven Novak; thence along the same North 41 degrees, East 140 feet to a corner on the Southerly side of given 20 feet wide alley; thence along the same South 48 degrees, 34 minutes East, 75 feet to a corner lands of Lester Romich; thence along the same South 41 degrees, West 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mario F. Laplante and Theresa E. Laplante, by Deed from Edwina Jiminez and Carla F. Jiminez, dated 06/30/1999, recorded 07/21/1999 in Book 5280, Page 0740.

Parcel Number: 64-00-03922-00-1.

Location of property: 735 West Race Street, Stowe, PA 19464-3740.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mario F. Laplante and Theresa E. Laplante** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. Debt: \$106,412.98.

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

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

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

12-20946

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. 703 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office of the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A; described according to an "As Built" Plan of House No. 703, prepared by Serdy, Bursich & Hunt, Inc., as endorsed to Deed as in Deed Book 4267, Page 545, as follows, to wit:

BEGINNING at the point of intersection of the party wall between this and Lot No. 702, as shown on said plan, which point is measured the four following courses and distances from a point on the center line of Kepler Road (no width given) as shown on said plan, viz: (1) extending South 51°, 11', 23" East the distance of 73.24 feet to a concrete monument, a corner; (2) thence extending South 31°, 17', 14" West the distance of 445.26 feet to a concrete monument, a corner; (3) thence extending North 24°, 30', 30" East the distance of 313.05 feet to a point a corner; and (4) thence extending North 54°, 46' East the distance of 37.83 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 54°, 46' East from said point of beginning 17.83 feet, and extending of that width Southeastwardly between parallel lines at right angles thereto 38 feet.

Parcel Number: 42-00-05117-39-4.

Location of property: 703 Walnut Ridge Estates, Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brett McCarthy a/k/a Brett C. McCarthy by His Attorney-in-Fact, Michael McCarthy and Michael McCarthy** at the suit of Citizens Bank of Pennsylvania. Debt: \$95,759.73.

Gregory Javardian, Attorney, I.D. #55669

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

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

12-21219

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a plan of subdivision made for Anne Y. Kochenderfer by Urwiler & Walter, Inc., Summerytown, Pennsylvania, dated 5/1/2005 and last revised 11/29/2005 and recorded in Plan Book 26, Page 37 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Kutztown Road in line of lands now or late of Timothy S. and Chavah A. Redmond; thence extending along said road the 6 following courses and distances: (1) along the arc of a circle curving to the left having a radius of 2765.74 the arc distance of 68.92 feet to a point of tangent; (2) North 41 degrees, 46 minutes, 35 seconds East, 22.80 feet to a point on the legal right-of-way line of Kutztown Road; (3) along the arc of a circle curving to the left having a radius of 2742.84 the arc distance of 69.70 feet to a point of tangent; (4) leaving legal right-of-way line South 40 degrees, 19 minutes, 19 seconds West, 22.90 feet to a point of curve on the aforesaid side of the ultimate right-of-way line of Kutztown Road; (5) along the arc of a circle curving to the left having a radius of 2765.74 the arc distance of 51.41 feet to a point of tangent; (6) South 50 degrees, 44 minutes, 41 seconds East, 75.56 feet to a point a corner of Lot No. 6 on the above plan; thence extending along Lot No. 6 the 3 following courses and distances: (1) South 41 degrees, 00 minutes, 00 seconds West, 188.33 feet to a point; (2) South 22 degrees, 09 minutes, 14 seconds East, 94.80 feet to a point; (3) South 35 degrees, 42 minutes, 56 seconds West, 169.68 feet to a point a corner of Lot No. 2 on the above plan; thence extending along Lot No. 2 the 2 following courses and distances: (1) North 54 degrees, 17 minutes, 04 seconds West, 166.87 feet to a point; (2) North 03 degrees, 09 minutes, 25 seconds East, 332.00 feet to a point a corner of lands of Redmond aforesaid; thence extending along said lands North 42 degrees, 18 minutes, 13 seconds East, 151.83 feet to a point on the aforesaid side of Kutztown Road the first mentioned point and place of beginning.

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Donald P. Deck and Kathleen A. Deck, h/w, by Deed from Anne Y. Kochenderfer, by her Agent Mary Blake Stauffer, by Power of Attorney dated April 21, 2006 and intended to be recorded forthwith, dated 04/24/2006, recorded 05/23/2006 in Book 5601, Page 2469.

Parcel Number: 57-00-01969-00-8.

Location of property: 2618 Kutztown Road, Pennsburg, PA 18073-1916.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald P. Deck a/k/a Donald Packer Deck and Kathleen A. Deck a/k/a Kathleen Ann Deck a/k/a Kathleen Ann Molohon** at the suit of GMAC Mortgage, LLC. Debt: \$236,174.59.

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

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

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

12-22495

ALL THAT CERTAIN unit designated as Unit No. 401, being a unit in Timber Creek, a Condominium, situate in **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, as designated in the Declaration of Condominium Ownership of Timber Creek, a Condominium, including the plots and plans attached thereto as Exhibit "D" dated June 29, 1984 and recorded in the Office for the Recording of Deeds in and for Montgomery County, Pennsylvania, on July 2, 1984 in Deed Book 4740, Page 1318 and re-recorded in Deed Book 4742, Page 2429, and as Amended by First Amendment to Declaration of Condominium Ownership dated 7/27/1984 and recorded in Deed Book 4744, Page 373, and as Amended by Second Amendment to Declaration of Condominium Ownership dated 9/5/1984 and recorded in Deed Book 4747, Page 683, and as Amended by Third Amendment to Declaration of Condominium Ownership dated 10/30/1984 and recorded in Deed Book 4751, Page 1532, and as Amended by a Fourth Amendment to Declaration of Condominium Ownership dated 11/26/1984 and recorded in Deed Book 4754, Page 157, and as Amended by a Fifth Amendment to Declaration of Condominium Ownership dated 12/27/1984 in Deed Book 4756, Page 1135, and as Amended by a Sixth Amendment to Declaration of Condominium Ownership dated 2/5/1985 as in Deed Book 4759, Page 1110, and as Amended by a Seventh Amendment to Declaration of Condominium Ownership dated 4/22/1985 and recorded in Deed Book 4764, Page 1935.

TOGETHER with the undivided interest in the Common Elements of the Condominium appurtenant to said unit as set forth in the aforesaid Declaration of Condominium Ownership, as such undivided interest may change from time to time as provided therein.

TITLE TO SAID PREMISES IS VESTED IN Andrea Dominick, by Deed from Cassandra Horwath, dated 10/27/2005, recorded 11/02/2005 in Book 5577, Page 2827.

Parcel Number: 53-00-03574-82-8.

Location of property: 401 Hickory Court, Lansdale, PA 19446-4973.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Andrea Dominick** at the suit of Wells Fargo Bank, N.A. Debt: \$94,662.28.

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.

12-23391

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

BEGINNING at a point on the Northwesterly side of a cul-de-sac at the end of Hemlock Way said point being a corner of this and Lot No. 218 as shown on said plan; thence extending from said beginning point along said cul-de-sac on an arc of a curve, curving to the left having a radius of 60.00 feet the arc distance of 56.47 feet to a point a corner of Lot 220; thence extending along Lot No. 220 South 28 degrees, 06 minutes, 53 seconds West, 12.00 feet to a point a corner in line of open space; thence extending along the same North 34 degrees, 55 minutes, 21 seconds West, 127.76 feet to a point a corner of Lot No. 218; thence extending along Lot No. 218 North 72 degrees, 02 minutes, 24 seconds East, 125.00 feet to said point and place of beginning.

BEING Lot No. 219 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN James M. Walters and Cathy A. Walters, by Deed from Mark J. Telken, dated 07/21/2004, recorded 09/01/2004 in Book 5524, Page 125.

Parcel Number: 37-00-01159-58-6.

Location of property: 609 Hemlock Way, Limerick, PA 19468-1270.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James M. Walters and Cathy A. Walters** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$209,486.99.

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.

12-23470

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 71 on a Plan of Glenside Village, which plan is recorded in the Office for the Recording of Deeds &c., in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1910, Page 601 and described as, follows, to wit:

BEGINNING at a point on the Southeasterly side of Edgley Avenue (forty feet wide) at the distance of two hundred seven and seventy-three one-hundredths feet Northeastwardly from the Northern terminus of the radical intersection, which the Southeasterly side of Edgley Avenue makes with the Northeastly side of Fortune Road (fifty feet wide); thence along said side of Edgley Avenue, North fifty-five degrees, eight minutes, thirty seconds East, seventy feet to a point; thence along Lot No. 70 on said plan, South thirty-four degrees, fifty-one minutes, thirty seconds East, one hundred twenty-five feet to a point; thence along rear line of Lot No. 62 on said plan, South fifty-five degrees, eight minutes, thirty seconds West, seventy feet to a point; thence along Lot No. 72 on said plan, North thirty-four degrees, fifty-one minutes, thirty seconds West, one hundred twenty-five feet to a point on the Southeasterly side of Edgley Avenue, being the first mentioned point and place of beginning.

BEING the same premises which Anne P. Reilly, by her Attorney in Fact Charles E. Reilly, granted and conveyed unto John R. Percy and Jalene J. Percy, husband and wife, by Deed dated February 21, 1998, in the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Record Book 5218, Page 788, and recorded on March 6, 1998. John R. Percy executes this Deed to waive any rights in and to said property as "marital property" under any action for equitable distribution under present or future law, which would interfere with the right of Mortgagee, Ameriquest Mortgage Company, and or their successors and assigns or any part churning by, under, or through Ameriquest Mortgage Company, by reason of assignment, foreclosure, or otherwise pursuant to a written agreement memorialized by each parties' respective counsel, which shall be incorporated into a Property Settlement Agreement. Said Mortgage in favor of Ameriquest Mortgage Company, is intended to be recorded simultaneously herewith.

THIS CONVEYANCE is from husband and wife, unto wife, and is therefore tax-exempt.

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

AND THE SAID Party of the First Part for their selves, their heirs, executors and administrators, does by these presents, covenant, grant and agree to and with the said Party of the Second Part, their heirs and assigns, that they, the said Party of the First Part, their heirs all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with appurtenances, unto the said Party of the Second Part, their heirs and assigns, against the said Party of the First Part and their heirs and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under than, them or any of them, shall and will, by these presents, specially warrant and forever defend.

BEING the same premises which Jalene J. Percy, by Deed dated 9/20/06 and recorded 10/27/04 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5530, Page 1992, granted and conveyed unto Jalene J. Percy,

Parcel Number: 30-00-17540-00-7.

Location of property: 521 Edgley Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jalene J. Percy** at the suit of Citimortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368. Debt: \$262,751.50.

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

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

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

12-23568

ALL THAT CERTAIN tract of lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, on the road leading from the Old Sanatoga Creamery to Linfield, bounded and described, as follows, to wit: BEGINNING at a point in the middle of the said road leading from the Old Sanatoga Creamery to Linfield at a corner of this and other land of Leroy Moyer, herein conveyed to Frank K. Grebe and wife, being Tract No. 1 hereof, the said beginning point being at the distance of twenty-two perches Northwest of the intersection of the Sanatoga-Linfield Road with the Township Line Road; thence by Tract No. 1 North forty-six degrees, East sixteen and twenty-three hundredths perches to land late of John W. Wentzel, now of Charles Work; thence by the same South forty-two degrees, sixty-five minutes East, seven perches to other lands of Leroy Moyer; thence by the same South forty-six degrees, East sixteen and ten hundredths perches to the middle of the said Sanatoga-Linfield Road; thence by the same Northwest forty-four degrees, seven perches to the place of beginning.

BEING the same premises which George F. Grebe and John C. Grebe, Co-Executors of the Estate of Frank K. Grebe, deceased, by Deed dated 07/18/69 and recorded 08/06/69 in Montgomery County in Deed Book 3566, Page 5, conveyed unto Frank K. Mayberry, Jr. and Jane E. Mayberry, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Brownson and Kimberly J. Brownson, husband and wife by Deed from Daniel K. Mayberry, Jr. and Jane E. Mayberry, husband and wife dated 07/26/06 and recorded 07/31/06 in the Montgomery County Recorder of Deeds in Book 5610, Page 690.

Parcel Number: 42-00-02911-00-8.

Location of property: 3033 Linfield Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kenneth J. Brownson and Kimberly J. Brownson** at the suit of LPP Mortgage, LTD. Debt: \$302,191.14.

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.

12-23840

ALL THAT CERTAIN brick message and lot or piece of land, situate on the East side of Main Street in **Green Lane Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a cut in the Easterly curb-line of said Main Street and in line of other land of the said John F. Keelor; thence along the same North thirty-three degrees, twenty-seven minutes East, one hundred seventy-five and five-tenths feet to an iron pin, a corner; thence still along said other land of said John F. Keelor South fifty-seven degrees, ten minutes East, ninety-two and one tenths feet to an iron pin, a corner in line of land now or late of John B. Lukens; thence along the same South forty-eight degrees, thirty-three minutes West, one hundred eight-two and six-tenths feet to a cut in the first mentioned curb line; thence along the same North fifty-five degrees, thirty-three minutes West, forty-four and six-tenths feet to the place of beginning.

BEING the same premises which Estate of Wilson Z. Long, by Deed dated 06/13/2008 and recorded 06/18/2008 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5696, Page 01972, Instrument No. 2008063423, granted and conveyed unto Richard E. Brown and Michelle M. Wood, Heirs, Successors and Assigns, as Joint Tenants With Right of Survivorship and not as Tenants in Common

Parcel Number: 07-00-00151-00-4.

Location of property: 429 Main Street, Green Lane, PA 18054.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Michelle M. Wood and Dawn W. Brown** at the suit of PNC Bank National Association. Debt: \$219,152.84.

Louis P. Vitti, Attorney.

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

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

12-23960

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to as "Beaver Hill Condominium" located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania, which has therefore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 332, as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 390; and a Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575, Page 435; and a Third Amendment dated January 19, 1981 and

recorded January 20, 1981 in Deed Book 4597, Page 507, and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7, Page 53 and amended by First Amendment thereto dated January 31, 1980, revised October 21, 1980 and recorded January 16, 1981 in Condominium Plan Book 8, Page 61 and a Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500, Page 385, as amended by a First Amendment thereto dated October 28, 1980 recorded October 30, 1980 in Deed Book 4575, Page 429; and Second Amendment dated March 22, 1988 and recorded April 21, 1988 in Deed Book 4870, Page 1588; being and designated on Declaration Plan as Unit Number 6128 as more fully described in such Declaration Plan and Declaration together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of .168032%.

BEING the same premises which Ellen M. Adelman and Steven J. Adelman by Deed dated 08/10/2006 and recorded 08/11/2008 in Montgomery County in Deed Book 5612, Page 608 granted and conveyed unto Hilda Arencibia. Parcel Number: 10-00-04691-76-2.

Location of property: 100 West Avenue, Condominium 612-S, Jenkintown, PA 19046.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hilda M. Arencibia** at the suit of Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3. Debt: \$126,249.67.

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

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

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

12-24168

ALL THAT CERTAIN unit in the property known, named and identified as Waterford Condominium, located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Recorder of Deeds Office of Montgomery County of a Declaration dated 02/10/88 and recorded 02/18/88 in Deed Book 4865, Page 1201 and Amendment Declaration dated 07/11/1988 and Revised Declaration Plan recorded 07/13/1988 in Deed Book 4897, Page 1154 and Second Amendment as to Declaration dated 08/16/1993, recorded 09/15/1993 in Deed Book 5254, Page 1353, being designated as Unit No. 303, together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of .399%.

TITLE TO SAID PREMISES IS VESTED IN Zhinging Xia, by Deed from Yifang Guo, dated 09/11/2011, recorded 10/17/2011 in Book 5816, Page 1034.

Parcel Number: 40-00-29588-42-3.

Location of property: 383 Lakeside Road, Condominium 303, Ardmore, PA 19003-3227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zhinging Xia a/k/a Zhinging Xia** at the suit of Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$147,706.05.

Matthew Brushwood, Attorney. I.D. #310592

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

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

12-25113

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to an amended plan of Lot No. 1, Section "A" Clearview made for Anthony E. Marrone by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, February 1, 1960, and recorded in the Office for Recording of Deeds in Plan Book B5, Page 125, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Old Welsh Road (46.50 feet wide) the two following courses and distances from a point of curve on the Northwesterly side of Fitzwatertown Road (55 feet wide) first on the arc of a circle curving to the left with a radius of thirty feet the arc distance of 49.44 feet to a point of tangent on the said Southwesterly side of said Old Welsh Road and second along the Southwesterly side of Old Welsh Road North 43 degrees, 09 minutes West, 48.26 feet to the first mentioned point and place of beginning; thence extending from said beginning point along the Southwesterly side of said Old Welsh Road, North 43 degrees, 09 minutes West, 65 feet to a point; and thence extending of that width in length or depth Southwesterly between parallel lines at right angles with the said Old Welsh Road 135 feet.

BEING Lot Number 20 on said plan.

BEING the same premises which Loretta H. Derricotte, by Deed dated February 28, 2005 and recorded March 7, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05545, Page 2288, granted and conveyed unto Linda Gerhard and Keith Halterman.

Parcel Number: 30-00-49172-00-1.

Location of property: 2908 Old Welsh Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda Gerhard, Keith Halterman and the USA** at the suit of HSBC Bank, USA, National Association, et al. Debt: \$293,156.69.

Kevin P. Diskin, Attorney.

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

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

12-25470

ALL THAT CERTAIN message and lot of land known as Premises No. 220 Buttonwood Street, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Buttonwood Street at the distance of 180.88 feet Northeastly from the Northeast side of Washington Street; thence in a Southeasterly direction at right angles to Buttonwood Street, along other land being conveyed to Isaac Sandler, 97 1/2 feet to the middle of a certain 15 feet wide alley laid out by said DiRocco for the use of the owners and occupiers of the properties abutting thereon; thence Northeastly along the center line of said alley 17.86 feet to a point, a corner; thence Northwestly parallel to the first line, the line passing through the middle of the partition wall between this and the adjoining premises on the said DiRocco, 97 1/2 feet to the Southeasterly side of Buttonwood Street and along the said side of Buttonwood Street, Southwestly 17.86 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian S. Olenek, by Deed from William J. Hanna and Rosemary C. Hanna, h/w, dated 05/31/2006, recorded 06/20/2006 in Book 5605, Page 727.

Parcel Number: 13-00-05200-00-7.

Location of property: 220 Buttonwood Street, Norristown, PA 19401-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian S. Olenek** at the suit of JP Morgan Chase Bank, National Association. Debt: \$114,093.65.

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.

12-25491

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Peartree and Pasfield, Inc., made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, May 5, 1951 and revised May 31, 1951, as follows, to wit:

BEGINNING at a point in the title line in the bed of Gulph Road (60 feet wide) at the distance of 410.45 feet measured Northwestwardly along the title line in the bed of said Gulph Road from its intersection with the middle line of Woodfield Road (50 feet wide); thence extending along the title line in the bed of Gulph Road, North 24 degrees, 30 minutes West, 100 feet to a point, a corner of Lot #4, Block A of said plan; thence extending along said Lot #4, South 63 degrees, 59 minutes West, 217.98 feet to an iron pin in line of Lot #15, Block A; thence extending partly along said Lot #15 and along Lot #15, South 26 degrees, 1 minute East, 99.96 feet to a point, a corner of Lot #6, Block A; thence extending along said Lot #6 North 63.59 minutes East, 215.33 feet to the first mentioned point and place of beginning.

AND BEING Lot #5, Block 'A' on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Goldberg and Suzanne J. Goldberg, as Tenants by the Entirety, by Deed from Mark C. Campbell and Jennifer M. Campbell, dated 10/25/2005, recorded 11/05/2005 in Book 05577, Page 2823, Instrument #2005160848.

Parcel Number: 40-00-43624-00-4.

Location of property: 2034 Old Gulph Road, Villanova, PA 19085-1822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven M. Goldberg and Suzanne J. Goldberg** at the suit of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4. Debt: \$202,005.75.

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.

12-25581

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

BEGINNING at a point in the West side of North Franklin Street 210 feet Southwardly from the Southwest corner of Franklin and Diamond Streets; thence extending Southwardly along the West side of Franklin Street aforesaid 30 feet, more or less to a point; thence extending Westwardly along other lands now or late of Herman H. Doebler, 140 feet now or less to a certain 20 feet wide alley; thence extending Northwardly along the Eastside of said alley 30 feet more or less to a point; thence; extending Eastwardly 140 feet, more or less to the point or place of beginning.

BEING the same premises which John J. McCabe, Executor of the Estate of William Henry McCabe a/k/a William H. McCabe, Deceased by Deed dated 03/22/2006 and recorded 04/19/2006 in Montgomery County in Deed Book 5597, Page 2764 granted and conveyed unto Scott Haagen.

Parcel Number: 16-00-10740-00-8.

Location of property: 803 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott L. Haagen** at the suit of JP Morgan Chase Bank, National Association. Debt: \$154,261.97.

Salvatore Filippello, Attorney, I.D. #313897

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

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

12-25859

ALL THAT CERTAIN dwelling or tenement and plot of land, situate in the 6th Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Company, as follows, to wit:

BEGINNING at the Southwesterly corner of lands of Charles S. Durdock and Betty E. Durdock, said point being on the Northerly property line of Queen Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line intersection of the aforesaid Queen Street and South Keim Street (50 feet wide) South 75°, 4' East, 101.08 feet; thence from said point of beginning continuing along lands of the aforesaid Charles S. Durdock and Betty E. Durdock on a course passing through the middle of a joint partition wall of a double brick dwelling North 14°, 56' East, 105 feet to a corner on line of lands of Lawrence E. Garner; thence along the latter lands South 75°, 4' East, 20.92 feet to a corner on line of lands of Lawrence Weasner; thence along the latter lands South 14°, 56' West, 105 feet to a corner on the Northerly property line of the aforesaid Queen Street; thence along the same North 75°, 4' West, 20.92 feet to a corner and place of beginning.

BEING the same premises which Mark C. Irick and Jill K. Irick, by Deed dated 7/21/2006 and recorded 8/18/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05612, Page 2919, granted and conveyed unto Jennifer Lengel and Mike Lengel.

Parcel Number: 16-00-23940-00-2.

Location of property: 1011 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Lengel and Mike Lengel** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, c/o Carrington Mortgage Services, LLC. Debt: \$97,566.76.

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

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

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

12-26131

ALL THAT CERTAIN lot or piece or ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Dublin Crossing" made by Charles E. Shoemaker, Inc. dated 10-31-1985 last revised 6-10-1985 said plan being recorded in Plan Book A-47, Page 281 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pembroke Road (50 feet wide), said point being measured the four following courses and distances from a point of curve on the Southwesterly side of Heard Drive (50 feet wide): (1) leaving Heard Drive along the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Pembroke Road; (2) South 39 degrees, 46 minutes, 30 seconds West, 503.20 feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 58.53 feet to a point of tangent; and (4) South 23 degrees, West 119.25 feet to a point of beginning said point of beginning also being a corner of Lot 80; thence extending from said point or beginning along Lot 80 South 67 degrees, East 163.00 feet; thence extending South 23 degrees, West 171.64 feet to a point, a corner of Lot 82; thence extending along the same North 41 degrees, 56 minutes, 15 seconds West, 191.81 feet to a point on the Southeasterly side of Pembroke Road; thence extending along the same the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 61.66 feet to a point of tangent; and (2) North 23 degrees, East 10.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 22,006 square feet.

BEING Lot 81 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy Seitz by Deed from William R. Henrick and Joanne B. Henrick dated April 28, 2005 and recorded May 6, 2005 in Deed Book 5553, Page 585.

Parcel Number: 54-00-13210-04-7.

Location of property: 1663 Pembroke Drive, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy Seitz** 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 Washington Mutual Mortgage Pass-Through Certificates, WMLT Series 2005-6. Debt: \$471,774.99.

Christine L. Graham, Attorney.

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

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

12-26186

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Alpine Village" made for Berman Development Corporation, by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 118 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Brian W. Staub and Stephanie M. Staub, husband and wife by Deed from John A. Staub and Edith M. Staub, husband and wife, dated 7/31/2009, recorded 8/5/2009, in Book 5739, Page 932, Instrument #2009084884.

Parcel Number: 38-00-00901-29-4.

Location of property: 25 Grimley Road, Schwenksville, PA 19473-2230.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian W. Staub and Stephanie M. Staub** at the suit of Nationstar Mortgage, LLC. Debt: \$220,309.56.

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.

12-26219

ALL THAT CERTAIN condominium unit described, as follows:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Tower at Oak Hill, a Condominium" located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et. seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration dated February 24, 1989, and recorded February 28, 1989, in Deed Book 4903, Page 1429, being and designated in such Declaration as Unit No. 1E, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .52221 %.

TITLE TO SAID PREMISES IS VESTED IN Rebecca A. Freeman, by Deed from Hampton Associates, a Pennsylvania Limited Partnership, dated 04/05/1990, recorded 04/25/1990 in Book 4944, Page 1127.

Mortgagor Rebecca A. Freeman died on 10/16/2011, leaving a will dated 12/22/2003. Letters Testamentary were granted to Gabriel Leibowitz on 11/23/2011 in Montgomery County, No. 46-2011-4139. Decedent's devisee(s) are Gabriel Leibowitz, Eddee L. Leibowitz and Lonnee B. Leibowitz.

Parcel Number: 40-00-22136-05-4.

Location of property: 1600 Hagys Ford Road, #1E a/k/a 1600 Hagys Ford Road Condominium 1-E, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gabriel Leibowitz, in His Capacity as Executor and Devisee of the Estate of Rebecca A. Freeman, Eddee L. Leibowitz in His Capacity as Devisee of the Estate of Rebecca A. Freeman and Lonnee B. Leibowitz, in His Capacity as Devisee of the Estate of Rebecca A. Freeman** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. f/k/a Norwest Bank Minnesota, N.A., Solely as Trustee for Bear Stearns Asset-Backed Securities I Trust 2007-AC6 Asset-Backed Certificates, Series 2007-AC6. Debt: \$167,236.41.

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.

12-26226

ALL THAT CERTAIN lot or piece of land, (with the dwelling thereon erected,) situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by C. Raymond Weir, Registered Professional Engineer dated March 8, 1965, as follows, to wit:

BEGINNING at a point on the Southeast side of Lemon Street (20 feet wide) at the distance of 93.85 feet measured Southwestwardly along the same from the Southwest side of Rosemary Avenue (50 feet wide); thence extending along land of which this was a part South 14 degrees, 18 minutes East, 102.31 feet to a point a corner of Lot No. 31 on Plan of Lots of Ambler Park recorded in Deed Book 571, Page 500; thence extending North 80 degrees, 45 minutes West, along said Lot 31 and Lots 30, 29, and 28 on said plan, 142.11 feet to a point on the said side of Lemon Street; thence along the same North 56 degrees, 26 minutes East, 138.00 feet to the first mentioned point and place of beginning.

BEING all of Lot 25, and parts of Lots 24, 23 on Plan of Ambler Park.

UNDER AND SUBJECT TO all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

TITLE TO SAID PREMISES IS VESTED IN Denise June Veppustek and Michael Veppustek, h/w, by Deed from John Stahl, (deceased) and Beverly Robinson, f/k/a, Beverly Stahl, dated 06/06/2003, recorded 06/12/2003 in Book 5459, Page 2113.

By virtue of the death of Michael Veppustek on 06/06/2008, Denise June Veppustek became the sale owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 01-00-02317-00-4.

Location of property: 100 Lemon Street, Ambler, PA 19002-4800.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise June Veppestek** at the suit of JP Morgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$188,919.06.

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.

12-26970

ALL THAT CERTAIN lot or piece of ground, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 2/26/1974 and last revised 9/24/1987, as recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book Page , as follows, to wit:

BEGINNING at a point on the Southwesterly side of Blaker Drive (80 feet wide) said point being a common corner of this lot and Lot 135 on the above mentioned plan; thence along the Southwesterly side of Blaker Drive South 24 degrees, 06 minutes, 10 seconds East, 32 feet to a point, a corner of Lot 137 on the above mentioned plan; thence along Lot 137 South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point, a corner of Lot 152 on the above mentioned plan; thence along Lot 152 North 24 degrees, 06 minutes, 10 seconds West, 32 feet to a point, a corner of Lot 135 on the above mentioned plan; thence along Lot 135 North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Kim M. Reynolds by Deed dated 11/30/06 and recorded on 12/15/06 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Instrument No. 2006154327, granted and conveyed unto Loretta Schaffer.

Parcel Number: 06-00-00124-00-5.

Location of property: 416 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Loretta Schaffer** at the suit of PNC Bank, National Association. Debt: \$163,895.88.

Louis P. Vitti, Attorney.

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

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

12-27425

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Martin Mack by James H. Strothers Associates, 604 South Main Street, Sellersville, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Jenkins Avenue (ultimate right-of-way of 50.00 feet) said point being measured the two following courses and distances from the center line intersection of Jenkins Avenue, aforesaid and Walnut Street: (1) North twenty-four degrees, fifteen minutes West, three hundred seventy-one and thirty one-hundredths feet; (2) South sixty-five degrees, twenty minutes, fifty-three seconds West, twenty-five and no one-hundredths feet to the point of beginning; thence extending from said point of beginning along the ultimate right-of-way line of Jenkins Avenue North twenty-four degrees, fifteen minutes West, two hundred six and ninety one-hundredths feet to a point in line of lands now or late of CWS Enterprises, Inc.; thence extending along said lands North sixty-eight degrees, five minutes and twenty-eight seconds East, one hundred twenty-eight and sixty-seven one-hundredths feet to a point, a corner; thence extending South twenty-four degrees, fifteen minutes East, two hundred and seventy-four one-hundredths feet to a point in line of lands now or late of Jane Leasure; thence extending along said lands South sixty-five degrees, twenty minutes, fifty-three seconds West, one hundred twenty-eight and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 1.

BEING the same premises which Kathleen Volz, formerly known as Kathleen McAteer by Deed dated October 19, 1998 and recorded November 6, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5247, Page 2051, granted and conveyed unto Lawrence S. Butrica and Kathleen M. Butrica, husband and wife, as Tenants by the Entireties.

Parcel Number: 35-00-04840-00-3.

Location of property: 133 Jenkins Avenue, Colmar, PA 18915 a/k/a 133 Jenkins Avenue, Hatfield, PA 18915.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lawrence S. Butrica and Kathleen M. Butrica** at the suit of Ocwen Loan Servicing, LLC. Debt: \$215,698.78.

Kevin P. Diskin, Attorney.

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

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

12-29293

ALL THAT CERTAIN property situate and being known as Block 009 Unit 027 117 North Adams Street, **Pottstown Borough**, County of Montgomery Commonwealth of Pennsylvania, as more fully described in Deed Book 5338, Page 2450, ID #16-00184-007.

TITLE TO SAID PREMISES IS VESTED IN Kelly Conger and Margaret Mary Conger, h/w, as Joint Tenants, by Deed from Bigtuna Property Management, LLC, dated 06/06/2006, recorded 06/12/2012 in Book 5838, Page 231, pursuant to Berks County Order for Civil Action No. 2011-17788.

Parcel Number: 16-00-00184-00-7.

Location of property: 117 North Adams Street, Pottstown, PA 19464-5703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly Conger and Margaret Mary Conger** at the suit of GMAC Mortgage, LLC. Debt: \$78,300.57.

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

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

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

12-30497

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Number 117 on the plan of Pine Run Park made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 5-10-1952, recorded in Norristown, Pennsylvania in Deed Book Number 2279, Page 601, and as recorded, as to distance, in part by a plan of revision of part of Pine Run Park made by the said Chester W. Mebus dated 7-6-1953, recorded at Norristown, Pennsylvania in Deed Book Number 1803, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Woodward Drive (50 feet wide) at a distance of 544.71 feet measured in a Southeasterly direction along the Northeasterly side of Woodward Drive from a point of tangent of an arc of a circle curving into Newell Drive with a radius of 20 feet, an arc distance of 26.73 feet to a point of tangent with the Southeasterly side of Newell Drive (50 feet wide); thence by Lot Number 118 on said plan, North 42 degrees, 04 minutes, 40 seconds East, 165.17 feet to a point in line of land of Lot 103; thence partly by Lot Number 103 and partly by Lot Number 104, South 47 degrees, 47 minutes, 50 seconds East, 100 feet to a point, the rear corner of this lot and Lot 116; thence by Lot Number 116, South 42 degrees, 04 minutes, 40 seconds West, 164.95 feet to a point in the Northeasterly side of Woodward Drive; thence along the same, North 47 degrees, 55 minutes, 20 seconds West, 100 feet to the point and place of beginning.

BEING Lot Number 117 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Rose and Patricia K. Rose, by Deed from Angela M. Carpenter by her Attorney in Fact Diana C. Smith by Letter of Attorney dated 3rd, 1994 and Diana Smith, dated 11/11/1996, Recorded 11/20/1996, Book 5168, Page 0575.

Kenneth Rose was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Kenneth Rose's death on or about 08/31/2010, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Mortgage Patricia K. Rose died on 07/24/2011, leaving a will dated 04/17/2004. Letters Testamentary were granted to Nicholas T. Rose on 08/09/2011 in Montgomery County, No. 46-2011-2817. Decedent's devisee(s) is Larken Dandridge Rose.

Parcel Number: 41-00-10612-00-3.

Location of property: 497 Woodward Drive, Huntingdon Valley, PA 19006-4045.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas T. Rose, in His Capacity as Executor of the Estate of Patrick K. Rose and Larken Dandridge Rose, in Her Capacity as Devisee of the Estate of Patricia K. Rose** at the suit of Flagstar Bank, FSB. Debt: \$218,408.05.

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.

12-31316

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Land Development Plan of 'Longford Crossing', made for Pulte Homes, by Bohler Engineering, Inc., Civil Engineers, dated February 6, 2004, and last revised April 29, 2005, and recorded in Plan Book 25, Page 19, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 184 as shown on the above mentioned plan; thence, extending from said point of beginning along Lot No. 184 as shown on said plan, North 48degrees, 03 minutes, 00 second East, 65.17 feet to a point; thence, extending South 41 degrees, 57 minutes, 00 second East, 32.92 feet to a point; thence, extending South 48 degrees, 03minutes, 00 seconds West, 65.17 feet to a point; thence, extending North 41 degrees, 57 minutes, 00 second West, 32.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said plan.

UNDER AND SUBJECT to all restrictions, easements, covenants, and conditions included in the Declaration of Longford Crossing, a Planned Community, recorded in the Montgomery County Recorder's Office on October 11, 2005 in Deed Book 5574 at Page 1544, as well as those restrictions more specifically described in Montgomery County Recorder's Office Deed Book 5688, Pages 2554-2557.

TITLE TO SAID PREMISES IS VESTED IN Maria A. Rankin, as sale owner, by Deed from Pulte Homes of Pennsylvania, Limited Partnership, dated 04/09/2008, recorded 04/11/2008 in Book 5688, Page 2553.

Parcel Number: 61-00-00723-00-1.

Location of property: 1 Unity Way, Phoenixville, PA 19460-2661.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Rankin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$501,168.01.

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.

12-32998

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a final plan prepared for Sergent Meadows, by Woodrow and Associates, Inc. North Wales, Pennsylvania dated January 23, 1997, last revised August 25, 1998 and recorded by the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-58, Page 107 (the "plan"), as follows, to wit:

BEGINNING at a concrete monument on the ultimate right-of-way of Brushtown Road said monument being the point and place of commencement; thence continuing along the ultimate right-of-way of Brushtown Road South 39 degrees, 00 minutes, 09 seconds West a distance of 112.58 feet to a concrete monument; thence continuing South 35 degrees, 34 minutes, 33 seconds West a distance of 112.00 feet to an iron pin and the point and place of beginning; thence leaving the ultimate right-of-way of Brushtown Road along the lands of Lot 1 South 51 degrees, 47 minutes, 57 seconds East a distance of 174.53 feet to a point; thence continuing along the lands of Lot 1 North 38 degrees, 12 minutes, 03 seconds East a distance of 226.67 feet to a point, a corner of these lands and lands of Lot 1 and a point along the lands of Lot 3, thence continuing along the lands of Lot 3, South 52 degrees, 30 minutes, 51 seconds East a distance of 200.00 feet to a point, a corner of these, lands and lands of Lot 3; thence continuing along the same South 38 degrees, 12 minutes, 03 seconds West a distance of 254.16 feet to a point a corner of these lands and lands of Lot 3 and a point on the tract boundary; thence continuing along the lands of Philip and Ellen Guidi North 51 degrees, 47 minutes, 57 seconds West a distance of 373.38 feet to a concrete monument, a corner of these lands and a point on the ultimate right-of-way of Brushtown Road; thence continuing along the ultimate right-of-way of Brushtown Road North 35 degrees, 34 minutes, 33 seconds East, 25.03 feet to the point and place of beginning.

CONTAINING 1.26 acres, more or less.

Parcel Number: 39-00-00562-01-1.

Location of property: 808 Brushtown Road, Lot #2, Gwynedd Valley, PA 19437.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Ralph Philomeno, Jr. a/k/a Ralph S. Philomeno** at the suit of Valley Green Bank. Debt: \$562,576.56 plus legal interest of \$20,129.46 and late charges of \$7,116.69 for a subtotal of \$589,822.71.

Andrew S. Brown, 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.

12-33031

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, described according to a Plan of Covered Bridge Park made by A.W. Martin Associates, Inc., of King of Prussia, Pennsylvania, November 29, 1965, and last revised July 7, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Covered Bridge Road which point is measured the 3 following courses and distances from a point of curve on the Northeasterly side of Caley Road, viz: (1) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Covered Bridge Road; (2) North 76 degrees, 41 minutes, 58 seconds East, 170 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 233.93 feet the arc distance of 151.51 feet to a point on the now Southwesterly side of Covered Bridge Road, the point and place of beginning; thence extending along the said Southwesterly side of Covered Bridge Road on the arc of a circle curving to the right having a radius of 233.93 feet the arc distance of 5 feet to a point of tangent; thence still along the same South 64 degrees, 58 minutes, 02 seconds East, 7.54 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 900 feet the arc distance of 57.38 feet to a point; thence extending along Lot No. 49 on said plan South 21 degrees, 22 minutes, 48 seconds West, 187.96 feet to a point; thence extending along Lot No. 45 on said plan North 82 degrees, 55 minutes, 35 seconds West, 57.39 feet to a point; thence extending along Lot No. 19 and 21 on said plan North 62 degrees, 06 minutes, 51 seconds West, 22.97 feet to a point; thence extending along Lot No. 47 on said plan North 23 degrees, 48 minutes, 29 seconds East, 202.30 feet to the point and place of beginning.

BEING Lot No. 48 Section II on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffery A Swan, by Deed from Donald R. Keller, dated 06/12/2009, recorded 08/20/2009 in Book 5740, Page 2930.

Parcel Number: 58-00-04429-00-4.

Location of property: 385 Covered Bridge Road, King of Prussia, PA 19406-1769.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffery A. Swan a/k/a Jeffery Allen Swan** at the suit of Wells Fargo Bank, N.A. Debt: \$303,949.21.

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.

13-00284

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Trappe Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, in August 1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cherry Avenue (45 feet wide) at the distance of six hundred feet Southwestwardly from the Southwesterly side of Ash Street (40 feet wide); thence along land of William Taylor, South forty-seven degrees, forty-five minutes East, two hundred feet to a point a corner in line of land now or late of the National Bank and Trust Company of Schwenksville; thence along the same South forty-two degrees, fifteen minutes West, eighty feet to a point, a corner of other land of Lucille W. Yates and John C. Yates; thence along the same North forty-seven degrees, forty-five minutes West, two hundred feet to a point on the Southeast side of Cherry Avenue, aforesaid; and thence along the said side thereof, North forty-two degrees, fifteen minutes East, eighty feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan made by Will D. Hiltner, on June 21st, 1948, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cherry Avenue (forty-six feet wide), at the distance of six hundred eighty feet, Southwestwardly from the Southwesterly side of Ash Street (forty feet wide), a corner of this and other land of grantees; thence along said grantees land, South forty-seven degrees, forty-five minutes East, two hundred feet to a point, a corner; thence along said grantees land, North forty-two degrees, fifteen minutes East, eighty feet to a point, a corner of land about to be conveyed to M. Logan Ristine, et ux.; thence along said Ristine's land, South forty-seven degrees, forty-five minutes East, one hundred twenty-one and sixty-three hundredths feet to a point, a corner of land now or late of the Lamb Hotel; thence along the same, South forty-two degrees, fifteen minutes West, one hundred feet to a point, a corner of land about to be conveyed to Leroy L. Madiro, et ux.; thence along said Madiro's land, North forty-seven degrees, forty-five minutes West, three hundred twenty-one and sixty-three hundredths feet more or less to a point on the Southeasterly side of said Cherry Avenue; thence along said side of said Cherry Avenue South forty-seven degrees, forty-five minutes East, twenty feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Michael McGregor, a married man, as his sale and separate property, by Deed from Michael McGregor and Bethany McGregor, dated 09/04/2007, recorded 10/10/2007 in Book 5667, Page 02707.

Parcel Number: 23-00-00157-00-9.

Location of property: 62 Cherry Avenue, Collegeville, PA 19426-2134.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael McGregor** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC. Debt: \$231,227.39.

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

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

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

13-00293

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner on 11/1/1949, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wilson Street (50 feet wide) at the distance of 95 feet Southeast from the point of intersection of the said side of Wilson Street with the Southeast side of Logan Street (50 feet wide); thence along the said side of Wilson Street South 51 degrees, 50 minutes East, 45 feet to a point a corner on the Northwest side of a 20 feet wide alley; thence along said side of alley South 38 degrees, 4 minutes West, 90 feet to a point a corner; thence North 51 degrees, 56 minutes West, 45 feet to a point a corner of premises known as 220 Wilson Street; Thence along the same North 51 degrees, 56 minutes West, 45 feet to a point a corner of premises known as 220 Wilson Street; thence along the same North 38 degrees, 4 minutes East, 90 feet to the place of beginning.

TOGETHER with all buildings, improvements, woods, ways, right, liberties, privileges, hereditaments and appurtenances and the same belonging or in any wise appertaining and any reversions, remainders, rents issues and profits thereof, and of every part and parcel thereof, including any interest specifically set forth on Exhibit A, if any. And also all the estate, rights, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the Grantors, of in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Keith Rogers and Paula Rogers, h/w, by Deed from Jason P. Mantle, dated 06/15/2007, recorded 07/16/2007 in Book 5655, Page 1814.

BY VIRTUE of the death of Keith Rogers on 02/02/2012, Paula A. Rogers a/k/a Paula Rogers became the sole owner of the premises as Surviving by the Entireties.

Parcel Number: 16-00-33184-00-1.

Location of property: 224 Wilson Street, Pottstown, PA 19464-4544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula A. Rogers a/k/a Paula Rogers** at the suit of Wells Fargo Bank, N.A. Debt: \$144,373.27.

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.

13-00303

ALL THAT CERTAIN message and three certain lots or pieces of land, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots 3, 4 and 5 on a plan of Shisler's Grove, said plan prepared by Smith & Brunner, Civil Engineers, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Snyder Road, a corner of this and Lot 2, conveyed to Elmer G. Link, et ux.; thence along said lot, South nine degrees, fifteen minutes East, two hundred feet to a point, a corner in the Northerly line of Pleasant Alley; thence along said side of said alley, South eighty degrees, forty-five minutes West, one hundred fifty feet to a point on the Northeast side of Opossum Avenue; thence along said side of said Opossum Avenue North nine degrees, fifteen minutes West, two hundred feet to the center of said Snyder Road; thence through the center of said road North eighty degrees, forty-five minutes East, one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Butkowski and Patricia R. Butkowski, h/w, by Deed from Mark A. Butkowski and Patricia R. Butkowski, h/w, dated 11/06/1992, recorded 11/13/1992 in Book 5024, Page 1257.

Parcel Number: 55-00-01153-00-7.

Location of property: 1804 Opossum Avenue, Green Lane, PA 18054-9568.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia R. Butkowski and Mark A. Butkowski** at the suit of Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Soundview Home Loan Trust 2006-2. Debt: \$207,037.10.

Zachary Jones, Attorney. I.D. #310721

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

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

13-00452

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey thereof, made September 22, 1924 by James Cresson, C.E., as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of Lucetta Street with the Westerly side of Fairfield Road; thence along said side of said Lucetta Street South twenty-nine degrees, fifty-two minutes West, six and forty-nine one-hundredths feet to a point a corner of other land now or late of the said Grantors, Louis Parente, et al.; thence along said other land now or late of the said Grantors, Louis Parente, et al. North sixty degrees, eight minutes West and passing partly through the middle of a partition wall dividing the property on this lot from that on the adjoining lot one hundred and ten feet to a point on the Southeasterly side of a twenty foot wide alley; thence along said side of said twenty foot wide alley North twenty-nine degrees, fifty-two minutes East, one hundred and seventeen and seventy-eight one-hundredths feet to a point on said Westerly side of said Fairfield Road; thence along said side of said Fairfield Road South fifteen degrees, twenty-eight minutes East, one hundred and fifty-six and forty-seven one-hundredths feet to the first mentioned point, the beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Mack and Laurie A. Mack, h/w, by Deed from Daniel A. Capetola, dated 10/31/1995, recorded 11/09/1995 in Book 5131, Page 616.

Parcel Number: 49-00-07057-00-4.

Location of property: 337 Lucetta Street, Plymouth Meeting, PA 19462-2632.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard C. Mack and Laurie A. Mack** at the suit of Wells Fargo Bank, N.A. Debt: \$68,821.64.

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.

13-00800

ALL THAT CERTAIN unit in the property known, named and identified as Huntingdon Place, a condominium, situated in **Lower Moreland 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.A. 3101, et seq., by the Recording of a Declaration of Condominium recorded in the Montgomery County Office of Recorder of Deeds, Norristown, Pennsylvania on November 29, 2007, in Deed Book No. 5673, Page 1247.

BEING designated as Unit No. 212.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

SUBJECT TO Covenants, Restrictions, and Easements of record, as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Gary A. Sockwell, Sr., by Deed from Toll PA X.L.P., dated 10/30/2008, recorded 11/21/2008 in Book 5714, Page 2385.

Parcel Number: 41-00-09897-13-6.

Location of property: 212 Carson Terrace, Huntingdon Valley, PA 19006-4718.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Gary A. Sockwell, Sr.** at the suit of Wells Fargo Bank, N.A. Debt: \$266,280.97.

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.

13-00802

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

BEGINNING at a point on the Northwesterly side of Haws Avenue, at the distance of sixty-six feet and nine-tenths of a foot Northeastwardly from the Northeastern side of Oak Street, a corner of this and land of Hiram B. Ganser; thence along said Ganser's land at right angles to said Haws Avenue the line passing through the middle of the partition wall between this and the house on said Ganser's adjoining land Northwesterly one hundred and seven feet and three-tenths of a foot to the middle of a ten foot wide alley laid out and dedicated for the common use of this and the adjoining properties forever; thence through the middle of said alley Northeastwardly parallel with Haws Avenue aforesaid nineteen feet and nine-tenths of a foot to a point, a corner of this and other land of said Milton S. Bodey; thence along the same Southeastwardly parallel with the first course one hundred and seven feet and three-tenths of a foot to Haws Avenue aforesaid and along the Northwesterly side thereof Southwestwardly nineteen feet and nine-tenths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Abigail Figueroa, by Deed from Lenore M. Sitteler and Theodore R. Schweiger, dated 02/28/2005, recorded 03/07/2005 in Book 5545, Page 2252.

Parcel Number: 13-00-16524-00-5.

Location of property: 707 Haws Avenue, Norristown, PA 19401-3734.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Abigail Figueroa** at the suit of Wells Fargo Bank, N.A. Debt: \$87,703.58.

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

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

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

13-00804

ALL THAT CERTAIN unit designated as Unit 167, being a unit in Valley Glen, a Condominium, in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, which unit is designated on the Declaration of Condominium dated 4/10/84 and recorded in the Office of the Recorder of Deeds in and for the Montgomery County on 4/19/84 in Deed Book 4734, Page 732, as amended.

BEING Unit 167, Valley Glen, a Condominium.

TOGETHER with all right, title and interest, being 2.0833 undivided interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of Condominium and Plats and Plans, as amended.

TITLE TO SAID PREMISES IS VESTED IN Sung Kang, by Deed from Harriett Feinstein, dated 09/15/2005, recorded 10/04/2005 in Book 5573, Page 2201.

Parcel Number: 30-00-69921-28-5.

Location of property: 1609 Valley Glen Road a/k/a 1609 Valley Glen Road Condominium 167, Elkins Park, PA 19027-1754.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Sung Kang** at the suit of Wells Fargo Bank, N.A. Debt: \$146,070.02.

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.

13-01196

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan of Birch Drive Subdivision made for Walmere Manor Land Development, Inc. made by D.S. Winokur Associates, Inc., Engineers, Planners, Surveyors, Midtown, Pennsylvania dated August 26, 1996, last revised January 20, 1999, said plan being recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-58, Page 188, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birch Drive (50.00 feet wide) said point of beginning being a point a corner of Lot No. 3 as shown on the above mentioned plan; thence extending from said point of beginning and along the said side of Birch Drive, North 41 degrees, 10 minutes, 00 seconds East, 22.67 feet to a point a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the aforesaid lot South 48 degrees, 50 minutes, 00 seconds East and crossing a certain proposed 20 feet wide sanitary sewer easement a distance of 190.00 feet to a point; thence extending from said point South 41 degrees, 10 minutes, 00 seconds West and crossing a certain existing 20 feet wide sanitary easement a distance of 22.67 feet to a point a corner of Lot No. 3 as shown on the above mentioned plan; thence extending along the aforesaid lot North 48 degrees, 50 minutes, 00 seconds West and recrossing the aforementioned easements, a distance of 190.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,306.67 square feet.

BEING Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David Klein, by Deed from Walmere Manor Land Development Inc. a Pennsylvania Corporation, dated 03/21/2000, recorded 03/30/2000 in Book 5311, Page 2290.

Parcel Number: 65-00-00892-31-2.

Location of property: 2140 Birch Drive, Lafayette Hill, PA 19444-2125.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Klein a/k/a David V. Klein** at the suit of Wells Fargo Bank, N.A. Debt: \$150,437.16.

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

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

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

13-01200

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 and described according to a certain plan thereof known as Map of Property of Center Square Green Inc., Section III K. made by Yerkes Engineering Company, dated June 24, 1960 and revised July 5, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Drive (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Southeasterly side of Balboa Bend (50 feet wide): (1) leaving Balboa Bend on the arc of a circle curving to the left having a radius of thirteen feet the arc distance of twenty and forty-two one-hundredths feet to a point of tangent on the Northeasterly side of Pulaski Drive; (2) South 48 degrees, 52 minutes East along the Northeasterly side of Pulaski Drive nine hundred forty-nine and ten one-hundredths feet to the point of beginning; thence extending from said point of beginning North 41 degrees, 08 minutes East, one hundred forty-six and twelve one-hundredths feet to a point; thence extending South 49 degrees, 19 minutes East, one hundred feet to a point; thence extending South 41 degrees, 08 minutes West, one hundred forty-six and ninety-one one-hundredths feet to a point on the Northeasterly side of Pulaski Drive aforesaid; thence extending North 48 degrees, 52 minutes West along the Northeasterly side of Pulaski Drive one hundred feet mentioned point and place of beginning.

BEING Lot No. 470 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Sunny F. Ekwunife and Elfreda U. Ekwunife, by Deed from Philip K. Johnson and Caroline T. Johnson, his wife, dated 06/30/2005, recorded 07/11/2005 in Book 5561, Page 1532.

Parcel Number: 66-00-05614-00-8.

Location of property: 1733 Pulaski Drive, Blue Bell, PA 19422-3677.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sunny F. Ekwunife and Elfreda U. Ekwunife** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC. Debt: \$246,261.00.

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.

13-01288

ALL THAT CERTAIN piece or parcel of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Herman E. Seifert by George B. Mebus, Inc., Consulting Engineer, dated July 11, 1968 and last revised December 10, 1979, as follows, to wit:

BEGINNING at a point in the original center line of Pinetown Road (33 feet wide), since widened to 41.50 feet wide by the addition of 8.50 feet on the Northwesterly side thereof, said point being at the distance of 182.00 feet measured South 46 degrees, 30 minutes West along the original center line of Pinetown Road from its point of intersection with the original center line of Highland Avenue (33 feet wide since widened 41.50 feet by the addition of

8.50 feet on the Southwesterly side thereof); thence extending from said point of beginning South 46 degrees, 30 minutes West along the original center line of Pinetown Road, 590.00 feet to a point; thence extending North 43 degrees, 30 minutes West, 400.00 feet to a point; thence extending North 15 degrees, 11 minutes, 09 seconds West, 263.59 feet to a point; thence extending North 45 degrees, 19 minutes, 40 seconds East, 333.92 feet to a point, a corner of lands now or late of James L. Martin; thence extending along the last mentioned land, the two following courses and distances: (1) South 44 degrees, 40 minutes, 20 seconds East, 155.00 feet to a point; and (2) North 45 degrees, 19 minutes, 40 seconds East crossing the Southwesterly side of Highland Avenue, 300.00 feet to a point in the original center line of Highland Avenue; thence extending South 44 degrees, 40 minutes, 20 seconds East along the original center line of Highland Avenue, 90.07 feet to a point; thence extending South 46 degrees, 30 minutes West recrossing the Southwesterly side of Highland Avenue and along lands now or late of Kaczmar, 182 feet to a point; thence extending along the last mentioned land, South 44 degrees, 40 minutes, 20 seconds East, 400.08 feet to the first mentioned point and place of beginning.

BEING the same premises with Montgomery County Industrial Development Authority by Deed dated 12-16-1992 and recorded 1-12-1993 in Montgomery County in Deed Book 5030, Page 1733 conveyed unto USANCE (Fort Washington) Associates, a Pennsylvania General Partnership, in fee.

THE PROPERTY shown and described hereon is the same property as described in Commonwealth Land Title Insurance Company title commitment No. PH 150847ME dated March 1, 2005.

Parcel Number: 54-00-13495-00-5.

Location of property: 550 Pinetown Road, Fort Washington, PA 19034.

The improvements thereon are: Commercial real estate.

Seized and taken in execution as the property of **Highland Office Associates, L.P.** at the suit of CCMS 2005-CD1 Pinetown Office GP, LLC t/a CCMS 2005-CD1 Pinetown Office Limited Partnership. Debt: \$11,202,001.30.

Mark Pfeiffer, Attorney.

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

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

13-01412

ALL THAT CERTAIN lot or piece of ground and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Hiltner and Hitchcock, Civil Engineer in June, 1922 as, follows:

BEGINNING at a point on the Westerly side of Barbadoes Street said point being at the distance of sixty-four and thirty-three hundredths feet Northeast from Northeast corner of Airy and Barbadoes Streets, a corner of this and Property No. 509; thence along the same at right angles to Barbadoes Street, the line passing through the center of a partition wall Northwest one hundred feet to the Southeast side of a six feet wide alley; thence along the Southeast side of said alley Northeast eighteen and seventeen hundredths feet to the Southerly side of Fig Alley, twelve feet in width; thence along the same Southeast one hundred feet to a point on the Northwest side of Barbadoes Street; thence along the said Northwest side of Barbadoes Street, Southwest eighteen and seventeen hundredths feet to the place of beginning.

BEING Block 5, Unit 10.

BEING the same premises which H/S Services, Inc., a Pennsylvania Corporation, by Deed dated July 11, 2002 and recorded August 26, 2002 in Montgomery County in Deed Book 5421, Page 985, granted and conveyed unto Royal Oak Investments, LLC, in fee.

Parcel Number: 13-00-03820-00-1. Map #13005-010.

Location of property: 511 Barbadoes Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Butler** at the suit of Provident Funding Associates, L.P. Debt: \$91,796.15 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-01431

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a surveyor properties of Frank McAdams on 4/27/1951, by Reeder and Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeast side of Stanbridge Street (66.00 feet wide), at the distance of 146.62 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 (50.00 feet wide).

CONTAINING in front or breadth along the said Stanbridge Street, 16.08 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 party walls between these premises and the premises adjoining to the Northeast and Southwest, respectively, 160.00 feet.

BEING Lot No. 10 on said plan.

BEING the same premises which Denise L. Huber, by Deed dated 10/16/2007 and recorded 10/16/2007 at Norristown, Pennsylvania in Deed Book 5668, Page 2377, granted and conveyed unto New Britain Realty Group, LLC, a Pennsylvania Limited Liability Company.

TITLE TO SAID PREMISES IS VESTED IN Michael Butler, by Deed from New Britain Realty Group, LLC, a Pennsylvania Limited Liability Company, dated 12/12/2007, recorded 12/12/2007 in Book 5674, Page 2892.

Parcel Number: 13-00-34372-00-4.

Location of property: 20 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Butler** at the suit of Provident Funding Associates, L.P. Debt: \$94,386.56 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.

13-01433

ALL THAT CERTAIN brick message or tentage and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North line of Jefferson Avenue, being known as No. 563 Jefferson Avenue, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Jefferson Avenue at a distance of eighteen (18) feet, eight (8) inches Eastwardly from the Eastern boundary of Lot No. 53 in a plan of lots laid out by M.A. Withers and Edward S. Davies, a corner of this and other land of George Knod; thence by the same Northwardly eighty-seven (87) feet, five and one-half (5 1/2) inches more or less to a public road, passing in part of said course and distance through the middle of a brick division wall of this and house immediately adjoining to the East of the said George Knod; thence by the South side of said public road Westwardly eighteen (18) feet, two (2) inches to other land of George Knod; thence by the same Southwardly eighty-seven (87) feet, five and one-half (5 1/2) inches more or less to the North line of Jefferson Avenue aforesaid; thence by the same Eastwardly, eighteen (18) feet, two (2) inches to the place of beginning.

BEING the same premises which Mary M. Rambo by Charles J. Swartz, her Power of Attorney by Indenture bearing date the 10th day of April A.D. 1986, and recorded in the Office for the Recording of Deeds in and for the County Montgomery at Norristown, Pennsylvania, in Deed Book 4797, Page 508 &c., granted and conveyed unto Heriberto to Gonzalez and Carmen E. Gonzalez, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Faison and Roxanne M. Faison, by Deed from Heriberto Gonzalez and Carmen E. Gonzalez, his wife, dated 12/30/1987, recorded 12/31/1987 in Book 4861, Page 1907.

Parcel Number: 16-00-16500-00-8. Map #16087 035.

Location of property: 563 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael L. Faison and Roxanne M. Faison** at the suit of Provident Funding Associates, L.P. Debt: \$52,676.73 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.

13-01442

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the 9th Ward of **Norristown Borough**, County of Montgomery and State of Pennsylvania and described according to a plan made by William S. Erwin, Registered Professional Engineer dated 7/16/1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glenn Valley Drive (50 feet wide) which point is measured on a line along Glenn Valley Drive curving to the left having a radius of 269.23 feet the arc distance of 234.92 feet from a point on the Southwesterly side of Glenn Valley Drive, which point is at the distance of 240 feet from a point on the Southwesterly side of Glenn Valley Drive on a course of South 49 degrees, 14 minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured along Glenn Valley Drive on a line curving to the right having a radius of 125 feet the arc distance of 196.35 feet from a point on the Southeasterly side of Glenn Valley Drive, which last mentioned point is at the distance of 105 feet measured along Glenn Valley Drive on a course of North 40 degrees, 46 minutes East from a point on the Northeasterly side of Roberts Street (66 feet wide); thence extending from the first mentioned point beginning North 80 degrees, 46 minutes East along Glenn Valley Drive 30 feet to a point; thence extending of that width in length or depth South 9 degrees, 14 minutes East between parallel lines at right angles to Glenn Valley Drive, the Northeasterly line thereof extending partly through the title line of the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northeast and along line of Lot 228 on said plan and Southwesterly line thereof extending along line of Lot 226 on said plan, 120 feet to a point partly in line of land now or late of Baldassere Calamia and part of the rear line of Lot 251 on said plan and to the Southeasterly side of a certain easement for utility and driveway which easement for utility and driveway extends Northeastwardly and Southeastwardly and communicated with a certain other easement for utility and driveway which extends Northeastwardly into Glenn Valley and Southwestwardly into Calamia Drive; which first mentioned easement for utility and driveway also extends Southwestwardly and communicates with another easement for utility and driveway which extends Northwestwardly into Glenn Valley Drive and Southeastwardly into Calamia Drive.

TITLE TO SAID PREMISES IS VESTED IN Robert K. Wittig and Lauren M. Wittig, h/w, by Deed from Francesco Cucchiara, a/k/a, Frank C. Cucchiara, Executor Under the Will of Margherita Cucchiara, a/k/a, Margherita DeGiovanna, Deceased and Francesco Cucchiara, a/k/a, Frank C. Cucchiara, as Specific Devisee and Antonia Cucchiara, a/k/a, Ann Cucchiara, as Specific Devisee, by her Attorney in Fact, Francesco Cucchiara, a/k/a, Frank Cucchiara, dated 03/24/2000, recorded 04/26/2000 in Book 5314, Page 1632.

Parcel Number: 13-00-13744-00-4.

Location of property: 536 Glen Valley Drive a/k/a 536 Glenn Valley Drive, Norristown, PA 19401-3129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert K. Wittig and Lauren M. Wittig** at the suit of JP Morgan Chase Bank, N.A. Debt: \$186,586.01.

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.

13-01463

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

BEGINNING a point in the center line of Gilbertsville Road (80 feet wide) which point of beginning is measured the distance of 528.80 feet on a course of South 84 degrees, 3 minutes, 50 seconds West from land now or late of Guy Hoffman; thence extending from said point of beginning and continuing along the center line of Gilbertsville Road South 84 degrees, 3 minutes, 50 seconds West, 100 feet to a point on the title line; thence along said line North 5 degrees, 56 minutes, 10 seconds West, 353.43 feet to a point in line of other lands now or late of Guy Hoffman; thence along line of other lands now or late of Guy Hoffman North 60 degrees, 14 minutes East, 109.32 feet to a point in line of Lot No. 2; thence extending along line of Lot No. 2 South 5 degrees, 56 minutes, 10 seconds East, 397.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 1, Section 1 on a plan of lots as laid out for David A. Swinehart.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Nason and Mary Hoagland, by Deed from Estelle A. Shuttleworth, dated 05/27/2005, recorded 06/13/2005 in Book 557, Page 1339.

Parcel Number: 60-00-01153-00-2.

Location of property: 2063 Gilbertsville Road, Pottstown, PA 19464-1415.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Nason and Mary Hoagland** at the suit of Wells Fargo Bank, N.A. Debt: \$145,578.21.

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.

13-01651

ALL THOSE TWO CERTAIN lots or pieces of ground, described as one lot, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof known as Lots 233 and 234 on Plan of Willow Grove Cottage Lots made for F & G, Inc., by George B. Mebus, Inc. dated March 26, 1971, as follows, to wit:

BEGINNING at a point on the Southeast side of Summit Avenue (fifty feet wide) at the distance of five hundred feet measured North forty-four degrees, five minutes East from the point of intersection of the Southeast side of Summit Avenue and the Northeast side of Rubicam Avenue (fifty feet wide); thence extending from said beginning point along the Southeast side of Summit Avenue North forty-four degrees, five minutes East, fifty feet to a point; thence extending South forty-five degrees, fifty-five minutes East, one hundred twenty-five feet to a point; thence extending South forty-four degrees, five minutes West, fifty feet to a point; thence extending North forty-five degrees, fifty-five minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Ford and Marion J. Adams, by Deed from Andrea N. Williams, dated 08/11/2006, recorded 10/04/2006 in Book 5618, Page 871.

Parcel Number: 30-00-64112-00-1.

Location of property: 1741 Summit Avenue, Willow Grove, PA 19090-4617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher M. Ford and Marion J. Adams** at the suit of The Bank of New York Mellon Trust Company, N.A. as Trustee for CWABS Asset-Backed Certificates Trust 2006-19. Debt: \$248,483.54.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-02074

TRACT NO. 1

ALL THOSE TWO lots or pieces of ground, with the message thereon erected, situate in **Norristown Borough**, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southwest side of Main or Egypt Street, a corner of this and lot and house now or late of Jonathan Thomas, and by the same Southwesterly one hundred and fifty feet more or less, to a stake in the back line of Lafayette Street lots, and along said lots Northwesterly thirty-three feet, four inches to a corner; thence by lot now or late of William Moore Northeasterly one hundred and fifty feet, more or less to the said Egypt or Main Street and along the Southwest, side thereof Southeasterly thirty-three feet, four inches to a stake, the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN lot or strip of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being a certain strip of land between the premises of Frank Moles, situate and known as No. 274-276 East Main Street and the premises of Phillip Marchese, situate and known as 300 East Main Street and bounded and described, as follows:

BEGINNING at a point on a line with the Northern face of a brick garage erected in the rear of said 274-276 East Main Street, said point being at the distance of one hundred fifteen feet, three inches, Southwestwardly from the Southwest side of Main Street; thence along the East face of said brick garage Southwestwardly for a distance of thirty-four feet, nine inches to the rear property line of the said parties hereto; thence Southeastwardly parallel with said Main Street three inches, more or less, to the premises of Phillip Marchese, known as No. 300 East Main Street; thence Northeastwardly parallel with the first line thirty-four feet, nine inches to a point and Northwestwardly parallel with the said Main Street three inches, more or less, to the place of beginning.

BEING the same premises which Myong Ja Kim, now known as Myong Ja Ryu, by Deed dated 07/01/1999 and recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on 07/29/1999 in Deed Book 5281, Page 1074 granted and conveyed unto Myong Ja Ryu, her heirs and assigns, in fee.

Parcel Number: 13-00-21416-00-9

Location of property: 300 East Main Street, Norristown, PA.

The improvements thereon are: Commercial building, restaurant, liquor license.

Seized and taken in execution as the property of **Myong Ja Ryu and T.K. Restaurant, Inc.** at the suit of TD Bank, N.A., Successor to Commerce Bank, N.A. Debt: \$857,569.45 (writ amount plus costs).

Scott M. Klein, Attorney. I.D. #94129

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.

13-02297

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected and hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey and plan thereof made the 8th day of February, 1951, and revised April 1951, by Russell S. Lyman, Registered Professional Engineer and Surveyor, as follows:

BEGINNING at a point in the center of Windsor Avenue (40 feet wide), said point being 785.96 feet Northeast from a point of intersection of the center line of Summit Avenue (50 feet wide) and the center line of said Windsor Avenue, both lines being projected; thence extending from said beginning point along a new line cutting through Lot No. 250 as shown on plat of lots for Dr. Charles M. Seltzer Estate, South 65 degrees, 57 minutes East, 166.74 feet to a point in the center line of Lancaster Avenue (40 feet wide); thence along the center line of said Lancaster Avenue North 24 degrees, 03 minutes East, 56 feet to a point; thence North 65 degrees, 57 minutes West along a new line cutting through Lot No. 252 a distance of 153.12 feet to a point in the center line of Windsor Avenue; thence along the center line of said Windsor Avenue South 37 degrees, 45 minutes West, 57.63 feet to the point or place of beginning.

BEING a portion of Lots Nos. 250 and 252 and all of Lot No. 251.

BEING the same premises which William S. Whitson, by Deed dated February 27, 2004 and recorded in the Montgomery County Recorder of Deeds Office on March 18, 2004 in Deed Book 5500, Page 877, granted and conveyed unto Edward Bonfrancesco.

Parcel Number: 08-00-06232-00-6.

Location of property: 354 Windsor Avenue, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward Bonfrancesco, III** at the suit of PHH Mortgage Corporation. Debt: \$204,468.25.

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.

13-02307

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

BEGINNING at a point in the middle of Mill Road, which leads from the Chestnut Hill and Springhouse Turnpike to Stenton Avenue on the Blue Bell Road, at the distance of two hundred, ninety-six and three-fourths feet Southwestwardly from the Westerly side line of said Turnpike Road, a corner of land now or late of William Dickson; thence extending by land of said William Dickson North two degrees, West two hundred seventy-four and five-sixteenths feet, more or less to land of the Plymouth Railroad Company; thence extending along the same generally Northwestwardly sixty-two and one-half feet more or less to land formerly of Milton R. Hoffman; thence extending along the same South two degrees, East three hundred feet more or less to a point in the middle line of the Mill Road aforesaid, and along the same North eighty-eight degrees, East fifty one feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Johnson, by Deed from Kenneth L. Johnson and Edith A. Green, dated 04/28/1999, recorded 01/08/2001 in Book 5345, Page 1218.

Parcel Number: 52-00-11791-00-1.

Location of property: 9 West Mill Road, Flourtown, PA 19031-1201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth L. Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$103,843.85.

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.

13-02330

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

BEGINNING at a point on the Northwest side of Chain Street at the distance of 497.2 feet Northeast from Oak Street, a corner of this and house now or late of Mrs. Ridgeway; thence Northwest through the middle of the partition wall of this and said Ridgeway's house, 100.0 feet to a 20 feet wide alley; thence along said alley, Northeast, 22.0 feet to land now or late of Morgan Wright; thence along said Wright's land, Southeast, 100.0 feet to Chain Street, aforesaid and along said Chain Street, Southwest 22.0 feet to the place of beginning.

BEING the same premises which Raymond Dileo and Jennie Dileo granted and conveyed unto Bradley Dale Weldon by Deed dated September 16, 2003 and recorded March 26, 2004 in Montgomery County Deed Book 5501, Page 755.

Parcel Number: 13-00-07504-00-7.

Location of property: 755 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Wells Fargo Bank, N.A. Debt: \$72,393.62 plus interest to sale date.

Heather Riloff, Attorney.

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

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

13-02336

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a lot layout of 'Montgomery Ridge', drawn by Donald E. Rife, Professional Land Surveyor, dated January 13, 1989 last revised May 1, 1991 and recorded in Plan Book B-41, Page 255, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sunrise Drive (50 feet wide), said point being a corner of Lot 25; thence extending from said point of beginning along Lot 25 South 23 degrees, 41 minutes, 87 seconds East, 125.00 feet to a point of curve in line of proposed Route 202 corridor; thence extending along same on the arc of a circle curving to the left having a radius of 1,000.00 feet the arc distance of 103.63 feet to a point of tangent a corner of Lot 23; thence extending along same North 24 degrees, 25 minutes, 45 seconds West, 126.79 feet to a point on the Southeasterly side of Sunrise Drive; thence extending along same the two following courses and distances: (1) North 65 degrees, 34 minutes, 15 seconds East, 80.23 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 1,925.00 feet the arc distance of 24.99 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 24 as shown on said plan.

BEING the same premises which Sathya B. Shivaprakash and Malathi Shivaprakash, husband and wife by her Attorney in-Fact John S. Kerdock, Esquire by Deed dated June 19, 2000 and recorded July 12, 2000 in the County of Montgomery in Deed Book 5322, Page 2406 conveyed unto Joon Choe and Eun J. Kim, Tenants by the Entirety, in fee.

TITLE TO SAID PREMISES VESTED IN Joon Choe, husband, by Deed from Joon Choe and Eun J. Kim, h/w, dated 09/07/2006, recorded 10/02/2006 in Book 5617, Page 2695.

Parcel Number: 46-00-03617-12-6. Map #46015D024.

Location of property: 116 Sunrise Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joon Choe** at the suit of Wells Fargo Bank, N.A. Debt: \$389,708.17 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-02349

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

BEGINNING at a point a corner on the Southwest side of Sixth Street (as laid out in the Borough of Lansdale forty-eight feet wide) at the distance of two hundred thirty-six feet Northwest of the Northwest side of Broad Street (as laid out in the Borough of Lansdale sixty-four feet wide) being a corner of land of John Reik; thence extending along the Southwest side of said Sixth Street North forty-three degrees, West twenty-three and five-tenths feet to a point a corner of land of Alphonso Micom and extending along that width between parallel lines, the Southeast thereof passing through the middle of the partition wall of the building erected on this lot and the adjoining lot South forty-seven degrees, West two hundred six and five-tenths feet to land now or late of John McKinley.

BOUNDED on the Northeast by Sixth Street, on the Southeast by land of the said John Reik, on the Southwest by land now or late of John McKinley, and the Northwest by land of Alphonso Micom.

BEING the same premises which Stephen Saint and Gladys D. Saint, his wife, by Indenture dated 07-26-04 and recorded 08-18-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5522, Page 1037, granted and conveyed unto David J. Breish and Charlotte A. Breish, husband and wife, as Tenants by the Entirety.

Parcel Number: 11-00-15284-00-5. Map #11012 014.

Location of property: 24 West 6th Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tara R. Masington** at the suit of Wells Fargo Bank, N.A. Debt: \$179,563.13 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.

13-02355

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings thereon erected, situate in **Souderton Borough**, (formerly Franconia Township), Montgomery County, Pennsylvania, being Lots Nos. 33 and 34 on the plan of the Price Tract, bounded and described, as follows, to wit:

BEGINNING at an iron pin for a corner in the middle of Center Street; thence along the middle of said Center Street North thirty-six and one-half degrees, West ninety-two feet; thence along the middle of Spruce Alley North fifty-three and one-half degrees, East one hundred and seventy-six feet; thence along the middle of Oak Alley South fifty-three and one-half degrees, East ninety-two feet; thence by Lot No. 32 South fifty-three and one-half degrees, West one hundred and seventy-six feet to the place of beginning.

BEING the same premises which William G. Leber, widower by Indenture dated March 20, 1968 and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery on March 27, 1968 in Deed Book No. 3505, Page 1011, granted and conveyed unto Valerie F. Leber, Kathryn F. Leber and William F. Leber, in fee.

TITLE TO SAID PREMISES IS VESTED IN William Ulwelling, by Deed from William F. Leber and Valeria F. Leber, by her Attorney-in-Fact William F. Leber, dated 04/30/1999, recorded 05/19/1999 in Book 5272, Page 664.

Parcel Number: 21-00-02552-00-1. Map #21031-009.

Location of property: 67 South 5th Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Ulwelling** at the suit of Wells Fargo Bank, N.A. Debt: \$218,570.66 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.

13-02372

ALL THAT CERTAIN unit in the property known, named and identified as "Welsh Village Condominium," located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68, PA C.S. 3101 et seq., by the Recording in the Recorders of Deeds Office of Montgomery County of a Declaration recorded 7/6/1990 in Deed Book 4951, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955, Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617 being and designated as Unit No. 3405 together with a proportionate undivided interest in the Common Elements as set forth in and subject to adjustment as defined in such Declaration and Amendments.

BEING Unit No. 3405 Montgomery Place West at Welsh Village.

BEING the same premises which Paul R. Biletz and Joyce R. Biletz, husband and wife, granted and conveyed unto Henrietta R. Gibson by Deed dated September 3, 1999 and recorded September 28, 1999 in Montgomery County Deed Book 5289, Page 2487.

Parcel Number: 46-00-00938-34-8.

Location of property: 3405 Elizabeths Court, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Henrietta R. Gibson** at the suit of Wells Fargo Bank, N.A. Debt: \$210,015.45 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.

13-02502

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of property made for Noble Homes, Inc. by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania dated July 22, 1954 and revised June 10, 1957, further described, as follows, to wit:

BEGINNING at a point on the Southeast side of Rydal Road (40 feet wide) at the distance of 107.76 feet measured in a Northeasterly direction along the said side of Rydal Road from the Northeasternmost terminus of a radial round corner connecting the Southeast side of Rydal Road with the Northeast side of Noble Road (50 feet wide); thence extending North 57 degrees, 27 minutes, 40 seconds East along the Southeast side of Rydal Road, 103.37 feet to a point; thence extending South 46 degrees, 33 minutes, 30 seconds East, 150.00 feet to a point; thence extending South 53 degrees, 11 minutes West, 101.46 feet to a point; thence extending North 46 degrees, 33 minutes, 30 seconds West, 157.90 feet to a point on the Southeast side of Rydal Road, the first mentioned point and place of beginning.

BEING the same premises which **Harris K. Gordon**, by Deed dated November 23, 1990 and recorded in the Montgomery County Recorder of Deeds Office on November 28, 1990 in Deed Book 4963, Page 2184, granted and conveyed unto **Harris K. Gordon** and **Carolanne Gordon**, husband and wife.

Parcel Number: 30-00-61044-00-9.

Location of property: 915 Rydal Road, Rydal, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Harris K. Gordon and Carolanne Gordon** at the suit of U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, National Association as Trustee Successor by Merger to LaSalle Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2006-AR14 Trust. Debt: \$602,243.67.

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.

13-02545

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, composed of part of Lot No. 24 on plan of lots of the Melrose Land and Improvement Company, situate on the Northeasterly side of Melrose Avenue at the distance of four hundred and thirty-five feet Northwestwardly from the Northwesterly side of Spring Avenue (formerly East Avenue) at Melrose Park, **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Melrose Avenue fifty-five feet and extending of the width in length or depth Northeastwardly right angles to said Melrose Avenue one hundred and sixty-three and seventy-one one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN **Susan J. Deikman** by Deed from **Joseph T. McGough** and **Catherine R. McGough** dated 10/14/2005, recorded 11/02/2005 in Deed Book 05578, Page 0009.

Parcel Number: 31-00-18826-00-7.

Location of property: 1113 Melrose Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Susan J. Deikman** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1. Debt: \$433,223.64.

Kassia Fialkoff, 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.

13-02576

ALL THAT CERTAIN lot, situate in the Northerly side of Byberry Avenue between York Road and Railroad Avenue in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being described according to a recent survey made thereof by **Thomas S. Gillin, C.E.** as follows, to wit:

BEGINNING at a spike in the middle line of Byberry Avenue (laid out forty feet in width) a corner of this and other land now or late of the Estate of **George Jamison**, deceased, formerly of **Charles Flood**; thence along the said middle line of said Byberry Avenue North eighty-nine degrees, seventeen minutes West, fifty feet to an iron pipe a corner of this and land now or late of **S. J. Garner**; thence along said land now or late of **S. J. Garner**, and passing over a stone near the Northerly side of Byberry Avenue twenty and forty-four hundredths feet from the middle line of said

Byberry Avenue North no degrees, thirty-six minutes West, one hundred and seventy-five feet to a stone a corner of land now or late of S. J. Garner and in line of land now or late of Jones & Paxson formerly of Dr. William T. Robinson; thence by said now or late Jones & Paxson's land South eighty-nine degrees, seventeen minutes East, fifty feet to a stone a corner of this and other land now or late of the Estate of George Jamison, deceased, formerly of Charles Flood; thence by last mentioned land South no degrees, thirty-six minutes East, one hundred and seventy-five feet passing over an iron pipe at the Northerly side line of Byberry Avenue (twenty feet from the middle thereof) to the place of beginning.

BEING the same premises which Spencer A. W. Meade, Executor for the Estate of Hannelore Meade, Deceased, by Deed dated October 25, 2007 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5670, Page 00100, granted and conveyed unto Spencer A. W. Meade, in fee.

Parcel Number: 08-00-00505-00-9.

Location of property: 51 Byberry Road, Hatboro Borough, Hatboro, Montgomery County, PA 19040.

The improvements thereon are: A two story colonial dwelling containing 8 rooms, 4 bedrooms and 1.1 baths on a lot size of 8,750 square feet.

Seized and taken in execution as the property of **Spencer A. W. Meade** at the suit of Hatboro Federal Savings. Debt: \$57,964.38.

Douglas G. Thomas, Attorney. I.D. #19470

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

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

13-02588

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan made for Brady Brothers Company by C. Raymond Weir, Associates, Inc. dated July 25, 1963 and revised August 20, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County of Norristown, Pennsylvania in Plan Book B-8, Page 133, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Militia Way (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Skippack Pike (55 feet wide); thence extending from said point of beginning along the Southeasterly side of Militia Way the two following courses and distances: (1) North 38 degrees, 05 minutes, 05 seconds East, 109.00 feet to a point of curve; (2) Northeastwardly on the arc of a circle curving to the left having a radius of 275.00 feet crossing the Southwesterly side of a certain 20.00 feet wide Storm Drainage Right-of-Way the arc distance of 56.08 feet to a point in the center line of said Right-of-Way; thence extending South 63 degrees, 36 minutes East partly along the center line of and crossing the Northeastwardly side of the aforesaid Drainage Right-of-Way at an angle in same, 199.57 feet to a point; thence extending South 21 degrees, 32 minutes, 05 seconds West partly along the Southeasterly side of the aforesaid 20.00 feet wide Storm Drainage Right-of-Way 233.80 feet to a point on the Northeasterly side of Skippack Pike aforesaid; thence extending North 49 degrees, 45 minutes, 55 seconds West along the Northeasterly side of Skippack Pike recrossing the bed of the aforesaid 20.00 feet wide Storm Drainage Right-of-Way 239.97 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 10.00 feet the arc distance of 15.72 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which David J. Pavlow and Susan J. Pavlow, his wife, by Deed dated November 13, 1998, and recorded December 1, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5250, Page 1622, granted and conveyed unto Mark A. Grayson and Sheila M. Grayson, husband and wife.

Parcel Number: 65-00-08056-00-6.

Location of property: 2 Militia Way, Fort Washington, PA 19034.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sheila M. Grayson and Mark A. Grayson** at the suit of Bayview Loan Servicing, LLC. Debt: \$493,166.46.

Matthew Lubniewski, 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.

13-03113

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in September 1953, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Buttonwood Street (66.00 feet wide) with the Southwest side of Sterigere Street (no width given); thence extending along the Southwest side of Sterigere Street South 48 degrees 38 minutes East, 120.00 feet to a point on the Northwest side of a 20 foot wide alley; thence extending along the Northwest side of said alley South 41 degrees, 30 minutes West, 76.76 feet to a point; thence extending North 48 degrees, 38 minutes West the line for a part of the distance passing through the center line of the partition wall dividing the house erected hereon and the house on the adjoining premises, 120.00 feet to a point on the Southeast side of Buttonwood Street aforesaid; thence extending along the Southeast side of Buttonwood Street North 41 degrees, 30 minutes East, 76.67 feet to the place of beginning.

BEING the same premises which Ashley Eldridge and Tracy Eldridge, by Deed dated December 14, 2007 and recorded in the Montgomery County Recorder of Deeds Office on December 24, 2007 in Instrument Number 2007149255, and Deed Book 5676, Page 873, granted and conveyed unto Liane Bernstiel and David Francis Moore, as Joint Tenants With the Right of Survivorship.

Parcel Number: 13-00-05564-00-3.

Location of property: 1022 Buttonwood Street, Norristown, PA 19404.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Liane Bernstiel and David Francis Moore** at the suit of EverBank. Debt: \$145,740.69.

Leonard J. Mucci, III, Attorney.

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

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

13-03228

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of South Street between Price and Roland Streets, being No. 1133 South Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of said South Street at the distance of 281 feet Westwardly from the Northwest corner of Roland Street and South Street, a corner of this and land of J. Raymond Strong; thence by the same Northwardly 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the concrete division or partition wall of this and house of said Strong; thence by said 20 feet wide alley Westwardly 19 feet to land of Harry L. Keen; thence by the same Southwardly 140 feet to the North side of South Street aforesaid; thence by the same Eastwardly 19 feet to the place of beginning.

BEING the same premises which Kyle T. McKerns and Leah B. Clouser, by Indenture bearing date 2/26/2002 and recorded 4/25/2002 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5404, Page 1881 etc., granted and conveyed unto Kyle T. McKerns, in fee.

BEING the same premises conveyed to Joyce McKerns, by Deed from Kyle T. McKerns, dated 05/25/2007, recorded 06/06/2007 in Book 5649, Page 2756.

Parcel Number: 16-00-27100-00-1.

Location of property: 1133 South Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joyce McKerns** at the suit of Federal National Mortgage Association. Debt: \$122,437.68 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.

13-03507

ALL THAT CERTAIN lot or piece of ground, with the brick dwelling house erected thereon situate in the Village of Gilbertsville, **Douglass Township**, Montgomery County, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in State Highway Route No. 73; thence along the same South 30-1/2 degrees, East 61 feet to a corner of property of Edwin Cleaver; thence along the same South 54 degrees, West 131 feet, 3 inches South, 33 degrees, East 48 feet, 3 inches to a corner in the center line of a 14 feet wide alley running from State Highway Route No. 73 to the above described property, which was dedicated by former owners for the use of the adjoining property owners; thence along the same South 54 degrees, West 88 feet and 3 inches to a corner in lands of William Nicholas; thence along the same and lands about to be conveyed by John Y. Cleaver, North 33 degrees, 30, minutes West, 81 feet and 5 inches to a corner of lands of Garrett Stauffer; thence along the same North 48 degrees, 30 minutes East, 225 feet to the place of beginning.

BEING the same premises which L. George Stonhill and Sheila Margaret Stonhill, by their Deed dated November 18, 1977 and recorded December 7, 1977 in Deed Book 4263, Page 522, granted and conveyed unto Andrew L. Hansley, Jr. and Carol M. Hansley, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Andrew L. Hansley, Jr. and Carol M. Hansley, his wife by Deed from L. George Stonhill and Sheila Margaret Stonhill, his wife dated 11/18/1977 recorded 12/07/1977 in Deed Book 4263, Page 522.

Parcel Number: 32-00-06788-00-2.

Location of property: 1414 East Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Hansley a/k/a Carol M. Hansley and Andrew Hansley a/k/a Andrew L. Hansley, Jr.** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corporation Home Equity Loan Trust, Series 2004-FM2 Asset-Backed Pass-Through Certificates. Debt: \$165,717.92.

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.

13-03521

ALL THAT CERTAIN lot or piece of ground, situate in **Rockledge Borough**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point on the Northwesterly side of Park Avenue (fifty feet wide) at the distance of one hundred feet Southwestwardly from the Southwestery side of Montgomery Avenue (fifty feet wide).

CONTAINING in front or breadth on the Northwesterly side of Park Avenue fifty feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Park Avenue one hundred twenty-five feet.

BEING the same premises which Frank Bernhauser and Ida Friel, Co-Executors of the Last Will and Testament of Rosa Bernhauser, granted and conveyed unto Ida Friel by Deed dated October 28, 1993 and recorded October 29, 1993 in Montgomery County Deed Book 5059, Page 409 for the consideration of \$1.00.

Parcel Number: 18-00-01957-00-5.

Location of property: 41 Park Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ida Friel** at the suit of Wells Fargo Bank, N.A. Debt: \$279,688.45 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

13-03529

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Property surveyed for Russell X. Long by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania, dated October 29, 1959, as follows, to wit:

BEGINNING at a point in the center line of Sumneytown Pike, a corner of land now or late of Susanna Ewald; thence along the center line of Sumneytown Pike, South 42 degrees, 47 minutes East, 185 feet to a point; thence by other land of Russell K. Long of which this was a part, the two following courses and distances: (1) South 37 degrees, 8 minutes West, 225 feet to an iron pin; (2) North 42 degrees, 47 minutes West, 185 feet to an iron pin in line of land now or late of Susanna Ewald; thence along said land North 37 degrees 15 minutes East, 186.27 feet to an iron pin; thence still along said land North 36 degrees, 30 minutes East, 38.74 feet to the first mentioned point and place beginning.

BEING No. 1067 Sumneytown Pike, Upper Salford Township, Montgomery County, Pennsylvania.

BEING the same premises which Helen Dorothy Gutt, by her Attorney-in-Fact Rudolph F. Gutt by Deed dated 8-10-1998 and recorded 10-1-1998 in Montgomery County in Deed Book 5242, Page 1560 conveyed unto Alvin J. Gutt, in fee. And the said Alvin J. Gutt died on 2-28-2004 leaving a will probated and registered at Montgomery County as Will No. 04-1005, wherein he appointed Matthew M. Gutt as Executor to whom Letters Testamentary were granted on 3-23-2004.

BEING the same premises which Matthew M. Gutt, Executor Alvin Julian Gutt a/k/a Alvin Gutt, deceased by Deed dated 09/28/2005 and recorded 10/31/2005 in Montgomery County in Deed Book 5577, Page 1589 granted and conveyed unto Stephen P. Gaydos, father and William Linhart and Tanya Gaydos, husband and wife.

Parcel Number: 62-00-02176-00-3.

Location of property: 1067 Sumneytown Pike, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tanya Gaydos, Stephen P. Gaydos and William Linhart** at the suit of Wells Fargo Bank National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-FRE1, Asset-Backed Pass-Through Certificates. Debt: \$403,722.01.

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.

13-03720

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan or survey thereon made May 8, 1938, as follows, to wit:

BEGINNING at a point to the title line in the bed of Summit Street (East) (thirty-six and five-tenths feet wide). At the distance of one hundred forty-three and sixty-six one-hundredths feet on a course of North seventy-four degrees, fifty minutes, thirty-five seconds East from the point of intersection of the title line of Summit Street (East) with the center line of Flint Mill Road (forty feet wide); thence North fifteen degrees, nine minutes, twenty-five seconds West along Lot No. 97 one hundred fifty-eight feet, four inches to a point in the center line of a ten foot wide alley; thence along the same North seventy-four degrees, fifty minutes, thirty-five seconds East, forty-four feet to a point a corner of Lot No. 95; thence along the same South fifteen degrees nine minutes, twenty-five seconds East, one hundred fifty-eight feet, four inches to a point in the title line in the bed of Summit Street (East); thence along the said title line thereof South seventy-four degrees, fifty minutes, thirty-five seconds West, forty-four feet to the first mentioned point and place of beginning.

BEING the same premises which Mamie M. Bondi, widow, by Deed dated 10/21/2002 and recorded 11/15/2002 in Montgomery County in Deed Book 5434, Page 1725 granted and conveyed unto the Estate of Mamie M. Bondi. Parcel Number: 58-00-18193-00-1.

Location of property: 616 Summit Street, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Catherine Distefano a/k/a Catherine Destefano Solely in her Capacity as Executrix of the Estate of Mamie M. Bondi, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$148,260.03.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 31, 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**

AUDIT LIST

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on July 1, 2013, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Stanley R. Ott, Judge will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

First Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. BREADY, JR., JOHN C. - Upper Moreland - May 17 - Richard Belfatti, Extr.
2. D'AMORE, PAULA - Upper Moreland - May 23 - Paul D'Amore, Extr.
3. DEASY, LILLIAN K. - Settlor - May 29 - Deed dated October 21, 1932, as amended through June 1, 1977. PNC Bank, National Association, Trustee. FBO, Scott Deasy. T/D
4. DIETRICH, WILLIAM B. - Lower Merion - May 17 - Frank G. Cooper, Extr.
5. EICHMAN, 3RD. JOHN A. - Lower Merion - May 10 - Bernard J. McLafferty, Jr., D.B.N.C.T.A. Admin.
6. HECKLER, JR., IKE - Upper Merion - May 16 - Thomas A. Landis, Extr.
7. KLEES/ENDY - Settlor - Irrevocable Family Trust - May 29 - Sandra Klees, Trustee
8. PINTER, ELSBETHA. - Lower Gwynedd - May 29 - John M. Pinter, Extr.

9. PRINCE, LEON - Settlor - May 29 - Deed dated 10/10/02, as amended - Marilyn Altschull, et al., Trustees.
10. WENDEL, FRIEDRICH - Abington - May 29 - Richard F. Stern, Extr.
11. WHITBY, PETER S. - Lower Providence - May 6 - Roberta Larocca, Agent

REMANETS:

12. HAZELTINE, ALLEN V. - February 27 - Karen L. Hazeltine, Surviving Trustee. T/W
13. PRINCE, LEON - Pottstown - March 25 - Marilyn Altschull, Extr.
14. PRINCE, LEON - Settlor - March 25 - Marilyn Altschull and Allan Altschull, Trustees. Deed of Trust dated 10/1/2002, as amended: FBO, Amy Altschull Menkowitz. T/D
15. PRINCE, LEON - Settlor - March 25 - Marilyn Altschull and Allan Altschull, Trustees. Deed of Trust dated 10/1/2002, as amended: FBO, Marilyn Altschull. T/D

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-13175

NOTICE IS HEREBY GIVEN that on May 30, 2013, the Petition of Mark Guo, Parent of Tianming Guo, was filed in the above named Court, praying for a Decree to change his name to THOMAS TIANMING GUO.

The Court has fixed July 31, 2013, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-09699

NOTICE IS HEREBY GIVEN that the Petition of Tyrell Simon was filed in the above named Court, praying for a Decree to change the name to ZOËY DAKOTA DILWORTH PAYTON.

The Court has fixed June 17, 2013, at 9:30 AM in Courtroom "A" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CHARTER APPLICATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Crane Nutrition Company 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.

DAB Couture Designs, 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.

**Lewis Goodman, Esquire
Rubin, Glickman, Steinberg and Gifford**
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

Gabriel Industries, 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.

Philly Realty & Investment Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 6, 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: **For The Love Of Alex Inc**

The purposes for which it was organized are: charitable funding of life-saving veterinary care for pets in need; animal rescue and adoption assistance; pet wellness and nutrition education; prevention of cruelty to animals.

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 May 7, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Maryellen Fiore Memorial Foundation**

The purposes for which it was organized are: to manage and operate the condominium building located at the subject property. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

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 May 15, 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: **UBUNTU**

The purposes for which it was organized are: for providing scholarships and/or methods of funding for inner-city youth participating in Matt Paul Inc., programs can be experiencing the full benefit that participating in athletic programs with a diverse population can provide to mind, body and soul.

Levy, Baldante, Finney, Rubenstein, Cohen & Chizm
1845 Walnut Street, Suite 1300
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 16, 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: **White Springs Recreation Association**

The purposes for which it was organized are: to operate, control, manage, maintenance, insure, repair, replace and improve recreational facilities in communities known as White Springs at Providence - Regency and White Springs at Providence - Manors. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

CIVIL ACTION

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID #16496
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID #87830
KEVIN T. MCQUAIL, ESQUIRE - ID #307169
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480
BRIAN T. LAMANNA, ESQUIRE - ID #310321
ANN E. SWARTZ, ESQUIRE - ID #201926
JOSEPH F. RIGA, ESQUIRE - ID #57716
JOSEPH I. FOLEY, ESQUIRE - ID #314675
 123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 215-790-1010
Attorneys For Plaintiff

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2013-05887

EverBank,
 Plaintiff

vs.

Gabriel J. Iannozi, known surviving heir of Ethel Lynn Iannozi, deceased mortgagor and real owner, Lauren R. Hess, known surviving heir of Ethel Lynn Iannozi, deceased mortgagor and real owner, Joseph J. Iannozi, known surviving heir of Ethel Lynn Iannozi, deceased mortgagor and real owner, All unknown surviving heirs of Ethel Lynn Iannozi, deceased mortgagor and real owner,
 Defendant(s)

**TO: UNKNOWN SURVIVING HEIRS OF
 ETHEL LYNN IANNOZZI, DECEASED
 MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT
 IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE:
 1015 NORTH HANOVER STREET, POTTSTOWN,
 PENNSYLVANIA 19464**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
 Montgomery Bar Association
 100 West Airy Street
 Norristown, PA 19401
 610-279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2013-13310

IN RE: CHARLES BURCH

**NOTIFICATION OF LISTING FOR
 CIVIL HEARING**

A Civil Hearing for Involuntary Transfer of Title for a 1961 Airstream Bambi trailer purchased from Mark Evans of Marion, Kansas has been scheduled on July 1, 2013 at 11:30 a.m. in Court Room "A", Montgomery County Courthouse, Norristown, PA 19401.

NOTICE OF ACTION
 IN MORTGAGE FORECLOSURE
 IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 CIVIL DIVISION
 NO. 2013-02827

**JPMORGAN CHASE BANK, N.A. S/B/M TO
 BANC ONE FINANCIAL SERVICES, INC.,**
 Plaintiff

vs.

**ROMAINE MALONE, IN HER CAPACITY
 AS HEIR OF JOEANN MALONE, DECEASED,
 ET AL.,**
 Defendant

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING RIGHT, TITLE OR
 INTEREST FROM OR UNDER JOEANN MALONE,
 DECEASED**

You are hereby notified that on February 8, 2013, Plaintiff, JPMORGAN CHASE BANK, N.A. S/B/M TO BANC ONE FINANCIAL SERVICES, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2013-02827. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 516 ARCH STREET, NORRISTOWN, PA 19401-5027, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
 Montgomery Bar Association
 100 West Airy Street
 Norristown, PA 19401
 610-279-9660, ext. 201

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**BELZ, ROBERT L. also known as ROBERT BELZ, dec'd.**

Late of Abington Township.
 Executrix: MARYANNE SCIULLI,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER P.C.,
 527 Main Street,
 Royersford, PA 19468

BISHOP, ADRIENNE R. also known as ADRIENNE BISHOP, dec'd.

Late of Cheltenham Township.
 Executor: WILLIAM C. ROGERS.
 ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 400 Maryland Drive, Suite 200,
 Fort Washington, PA 19034

CASSIDY, JOHN D., dec'd.

Late of Montgomery Township.
 Executrix: MAXINE A. GIENIEC,
 34 Village Drive,
 Schwenksville, PA 19473.

COLEMAN, LISA ANN, dec'd.

Late of Perkiomenville, PA.
 Administrator: ROBERT D. COLEMAN,
 573 Kulp Road,
 Perkiomenville, PA 18074.

COLLETTI, KATHLEEN P., dec'd.

Late of Plymouth Township.
 Executor: DAVID C. COLLETTI,
 257 Isabella Street,
 Plymouth Meeting, PA 19462.
 ATTORNEY: DENNIS P. CAGLIA,
 502 Swede Street,
 Norristown, PA 19401

DAITER, IRMA, dec'd.

Late of Huntingdon Valley, PA.
 Co-Executors: STEPHEN DAITER AND
 KAREN DAITER,
 c/o Cheryl Kracoff, Esquire,
 1 West Main Street, Suite 230,
 Norristown, PA 19401.
 ATTORNEY: CHERYL KRACOFF,
 1 West Main Street, Suite 230,
 Norristown, PA 19401,
 610-277-4552

DIEROLF, AMMON E. also known as AMMON DIEROLF, dec'd.

Late of Douglass Township.
 Executor: RONALD LEE DIEROLF,
 4101 Shimerville Road,
 Emmaus, PA 18049.
 ATTORNEY: THOMAS D. LEIDY,
 42 E. 3rd Street,
 Boyertown, PA 19512

EMERY, ELIZABETH S., dec'd.

Late of Abington Township.
 Executrix: KATHLEEN E. EMERY,
 c/o Robert M. Slutsky, Esquire,
 600 West Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 West Germantown Pike, #400,
 Plymouth Meeting, PA 19462

FAYE, IRVING AARON also known as**IRVING A. FAYE and IRVING A. FINKELSTEIN, dec'd.**

Late of Abington Township.
 Administratrix: SHARON L. FAYE,
 1141 Harriett Road,
 Huntingdon Valley, PA 19006.
 ATTORNEY: MICHAEL N. KATZ,
 121 South Broad Street, 13th Floor,
 Philadelphia, PA 19107

FERRICK, SHIRLEY also known as**FLORENCE SHIRLEY FERRICK, dec'd.**

Late of Borough of Rockledge.
 Executrix: MILDRED D. JASINSKI,
 c/o George P. O'Connell, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: GEORGE P. O'CONNELL,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

FISCHER, CARL R., JR. also known as**CARL R. FISCHER, JR., MD and CARL R. FISCHER, dec'd.**

Late of Lower Merion Township.
 Executrix: KATHLEEN M. VALENTINE,
 137 N. Narberth Avenue,
 Narberth, PA 19072.
 ATTORNEY: KATHLEEN M. VALENTINE,
 WILLCOX & VALENTINE,
 137 N. Narberth Avenue,
 Narberth, PA 19072

FOX, DONALD, dec'd.

Late of Borough of Pennsburg.
 Executor: GARY K. FOX,
 c/o Tomlinson & Gerhart,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: BARRY J. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041

GINTHER, KATHARINE M. also known as**KATHARINE GINTHER, dec'd.**

Late of Upper Frederick Township.
 Executrix: MARILYN DIEBERT,
 c/o Tomlinson & Gerhart,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: BARRY J. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street,
 P.O. Box 14,
 East Greenville, PA 18041

GROSS, JAY M. also known as**JAY MORTON GROSS and
J. MORTON GROSS, dec'd.**

Late of Lower Merion Township.

Executrix: SALLY S. GROSS.

ATTORNEY: JOHN P. KOOPMAN,
BEGLEY, CARLIN & MANDIO, LLP,
680 Middletown Boulevard,
Langhorne, PA 19047**GRZYWACZ, CATHERINE B., dec'd.**

Late of Borough of Red Hill.

Executor: M. SHAUN GRZYWACZ,
c/o Tomlinson & Gerhart,
414 Main Street,
P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: STEPHEN J. KRAMER,
TOMLINSON & GERHART,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041**HAGUE, JOHN R. also known as****JOHN ROBERT HAGUE and
JACK HAGUE, dec'd.**

Late of Borough of Pottstown.

Executrix: SUZANNE L. MURRAY,
401 E. Moyer Road,
Pottstown, PA 19464.ATTORNEY: DEBORAH BRAND,
3 Rossiter Avenue,
Phoenixville, PA 19460**HANDY, EDWARD H., JR. also known as****E.H. HANDY, JR. and
EDWARD HAVEN HANDY, JR., dec'd.**

Late of Whippen Township.

Executor: MICHAEL O'HARA PEALE, JR.,
c/o 400 Maryland Drive,
P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: MICHAEL O'HARA PEALE, JR.,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544**JACKSON, JOSEPH M., dec'd.**

Late of Lower Merion Township.

Executor: MARK JACKSON,
c/o 21 W. Front Street,
P.O. Box 1970,
Media, PA 19063.ATTORNEY: D. SELAINE KEATON,
21 W. Front Street,
P.O. Box 1970,
Media, PA 19063**JOYCE, WALTER J. also known as****WALTER JOYCE, dec'd.**

Late of Abington Township.

Executrix: OLYMPIA JOYCE,
c/o 400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.ATTORNEY: JOHN J. McANENEY,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544**LANGLEY, VIOLA E., dec'd.**

Late of Lower Gwynedd Township.

Executrices: MIRIAM McGETTIGAN,
1029 York Road, Unit E,
Willow Grove, PA 19090,
JOAN A. MILLER,
603 Willowmere Lane,
Ambler, PA 19002.ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422**MALAMED, FRANCES also known as****FRANCES S. MALAMED, dec'd.**

Late of Abington Township.

Executrices: KAREN M. ALBERT AND
CHERYL BROMWICH,
c/o Ashleigh M. Morales, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006-5125.ATTORNEY: ASHLEIGH M. MORALES,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006-5125**McMULLIN, LOIS TUTHILL also known as****LOIS McMULLIN and****LOIS T. McMULLIN, dec'd.**

Late of Lower Moreland Township.

Executors: DIANE F. McMULLIN AND
STEVEN W. McMULLIN,
c/o John R. Howland, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.ATTORNEY: JOHN R. HOWLAND,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY &
O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006**MILLER, RICHARD H., dec'd.**

Late of Upper Merion Township.

Administratrix: CARELYN REYNOLDS,
P.O. Box 180179,
Coronado, CA 92178.ATTORNEY: THOMAS E. MARTIN, JR.,
201 S. Broad Street,
P.O. Box 392,
Kennett Square, PA 19348**PATRIZI, BARBARA LEE also known as****BARBARA L. PATRIZI and****BARBARA PATRIZI, dec'd.**

Late of Lower Frederick Township.

Executrix: LORI S. DORSZ,
432 Newtown Road,
Berwyn, PA 19312.**PEELLE, ROBERT BEATTY, dec'd.**

Late of Montgomery Township.

Administrator: ROBERT B. PEELLE, JR.,
13 Wood Lane,
Locust Valley, NY 11560.

RAFFEL, SUZANNE G. also known as

SUZANNE RAFFEL GRUBER, SUZANNE G. GRUBER, SUZANNE G. RAFFEL GRUBER and SUZANNE GRUBER, dec'd.
Late of Lower Merion Township.
Administrator CTA: MARC L. DAVIDSON,
290 King of Prussia Road, Suite 110,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
LAW OFFICES OF MARC L. DAVIDSON, LLC,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

SAMSEL, THOMAS W. also known as

THOMAS WILLIAM SAMSEL, dec'd.
Late of New Hanover Township.
Executor: JOSEPH A. SAMSEL SR.,
4 W. Second Street,
Pottstown, PA 19464.
ATTORNEY: ELIZABETH K. MORELLI,
5 Hearthstone Court, Suite 201,
Reading, PA 19606,
610-370-9588

SAYLOR, CHARLES D. also known as

CHARLES D. SAYLOR, SR. and CHARLES SAYLOR, dec'd.
Late of Borough of Pottstown.
Co-Executors: MAURICE H. SAYLOR,
2906 Federal Drive,
Gilbertsville, PA 19525,
CHARLES D. SAYLOR, JR.,
507 Linden Street,
Stowe, PA 19464.
ATTORNEY: R. KURTZ HOLLOWAY,
635 E. High Street,
P.O. Box 657,
Pottstown, PA 19464

SMITH, LETTICIA R., dec'd.

Late of Upper Moreland Township.
Executor: THOMAS W. SMITH, JR.,
c/o Lawrence A. Reinfeld, Esquire,
3940 Sherwood Lane,
Doylestown, PA 18902.
ATTORNEY: LAWRENCE A. REINFELD,
3940 Sherwood Lane,
Doylestown, PA 18902

SNEAR, GEORGE W., dec'd.

Late of Plymouth Township.
Administratrix: BARBARA A. SNEAR,
319 Green View Court,
Plymouth Meeting, PA 19462.
ATTORNEY: JOSEPH J. CAPPELLI,
101 West Elm Street,
Conshohocken, PA 19428

THOMAS, NESTINA I., dec'd.

Late of Abington Township.
Executor: MARK E. JONES,
1540 Fairview Avenue,
Willow Grove, PA 19090.
ATTORNEY: ROSEMARY A. SULLIVAN,
777 Township Line Road, Suite 250,
Yardley, PA 19067

TOLAN, KEVIN DOLAN, dec'd.

Late of Borough of Ambler.
Administratrix: MARY-ELLEN CREAMER,
c/o 400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

WEISS, GLADYS A., dec'd.

Late of Abington Township.
Executrix: DEBORAH MENDELSON,
201 Clover Lane,
Ambler, PA 19002.

WENNER, CHARLOTTE also known as

CHARLOTTE GANOVSKY WENNER, dec'd.
Late of Limerick Township.
Executor: BRUCE M. WENNER,
c/o Joseph H. Danziger, Esquire,
6336 Musket Ct.,
Bensalem, PA 19020.
ATTORNEY: JOSEPH H. DANZIGER,
6336 Musket Ct.,
Bensalem, PA 19020

WILSON, DOLLY also known as

DOLLY A. WILSON, dec'd.
Late of Lower Gwynedd Township.
Executor: DAVID A. WILSON,
c/o 400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: THOMAS A. BOULDEN,
TIMONEY KNOX, LLP,
400 Maryland Drive,
P.O. Box 7544,
Fort Washington, PA 19034-7544

WITALIS, ELAINE R., dec'd.

Late of Whitemarsh Township.
Administrator: MICHAEL S. CONNOR,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444.
ATTORNEY: MICHAEL S. CONNOR,
LAW OFFICE OF MICHAEL S. CONNOR,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

ZIMMERMAN, MARK CARL also known as

MARK ZIMMERMAN, dec'd.
Late of Abington Township.
Executrix: IRENE ZIMMERMAN,
P.O. Box 960,
Kimberton, PA 19442.

Second Publication**ANDERSON, BRADLEY E. also known as**

BRADLEY ANDERSON and BRADLEY E. ANDERSON, SR., dec'd.
Late of Borough of Hatfield.
Administratrix: MAUREEN O'RYAN,
224 Larkspur Lane,
Hatfield, PA 19440.
ATTORNEY: CAROL M. LAUCHMEN,
CAROL M. LAUCHMEN, P.C.,
388 Main Street,
Harleysville, PA 19438

BARRETT, MARY J. also known as**MARY JOAN BARRETT and
MARY J. DEMPSEY, dec'd.**

Late of Lower Merion Township.
 Executrix: PHILAMAY F. WEST,
 c/o Mark E.J. Harding, Esquire,
 116 Salt Marsh Cove,
 Sneads Ferry, NC 28460.
 ATTORNEY: MARK E.J. HARDING,
 116 Salt Marsh Cove,
 Sneads Ferry, NC 28460

BRAITMAN, RICHARD J., dec'd.

Late of Upper Dublin Township.
 Executrix: DONNA BRAITMAN,
 c/o Nancy Hopkins Wentz, Esquire,
 115 West Germantown Pike, Suite 100,
 Norristown, PA 19401.
 ATTORNEY: NANCY HOPKINS WENTZ,
 McGRORY WENTZ, LLP,
 115 West Germantown Pike, Suite 100,
 Norristown, PA 19401

BYRD, LOUISE ROBINSON, dec'd.

Late of Borough of Norristown.
 Administratrix: JACQUELINE J. SHAFER,
 11 Duane Road & Route 611,
 P.O. Box 885,
 Doylestown, PA 18901.
 ATTORNEY: JACQUELINE J. SHAFER,
 ELLIOTT, MAGEE & SHAFER, LLP,
 11 Duane Road & Route 611,
 P.O. Box 885,
 Doylestown, PA 18901

CAIRNS, ELIZABETH B., dec'd.

Late of West Norriton Township.
 Executrix: JANET C. TRAVIS,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404

CAMPBELL, SCOTT J., dec'd.

Late of Upper Moreland Township.
 Administratrix: JANET SAVORY,
 c/o Robert P. Snyder, Esquire,
 121 Ivy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: ROBERT P. SNYDER,
 ROBERT P. SNYDER & ASSOCIATES,
 121 Ivy Lane,
 King of Prussia, PA 19406

CLIFFORD, LAWRENCE J., dec'd.

Late of Whitpain Township.
 Executor: RICHARD P. CLIFFORD,
 130 Riversedge Drive,
 Norristown, PA 19403.
 ATTORNEY: GARY R. EGOVILLE,
 630 West Main Street,
 Lansdale, PA 19446-2012

COHEN, DAVID, dec'd.

Late of Whitemarsh Township.
 Executors: BETSY D. SEITCHIK,
 JOEL M. COHEN AND
 RICHARD J. COHEN,
 c/o Sheri L. Pecarsky, Esquire,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057.
 ATTORNEY: SHERI L. PECARSKY,
 SHERMAN, SILVERSTEIN, KOHL, ROSE &
 PODOLSKY, P.A.,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057

COOKE, MARIE T., dec'd.

Late of Douglass Township.
 Executor: JOSEPH CACCIOLA,
 c/o Richard H. Anderson, Esquire,
 334 W. Front Street,
 P.O. Box 942,
 Media, PA 19063.
 ATTORNEY: RICHARD H. ANDERSON,
 FRIEDMAN & ANDERSON,
 334 W. Front Street,
 P.O. Box 942,
 Media, PA 19063

D'ALESSANDRO, ANNA, dec'd.

Late of Abington Township.
 Executor: CONRAD D'ALESSANDRO,
 c/o Joseph A. Walheim, Esquire,
 40 West Eagle Road, Suite Two,
 Havertown, PA 19083-1425.
 ATTORNEY: JOSEPH A. WALHEIM,
 JOSEPH A. WALHEIM & ASSOCIATES, P.C.,
 40 West Eagle Road, Suite Two,
 Havertown, PA 19083-1425

**DIMPTER, JOSEPH J. also known as
JOSEPH JAMES DIMPTER, dec'd.**

Late of Montgomery Township.
 Executor: JAMES K. DIMPTER,
 1295 Nursery Road,
 Green Lane, PA 18054.
 ATTORNEY: MATTHEW D. DUPEE,
 P.O. Box 768,
 Gwynedd Valley, PA 19437

DIPIERO, PEARL, dec'd.

Late of Upper Merion Township.
 Administrator: ELIOT KAROL,
 c/o Stephen M. Asbel, Esquire,
 20 West 3rd Street,
 Media, PA 19063.

**DUERR, HARRY W. also known as
HARRY DUERR, dec'd.**

Late of Upper Gwynedd Township.
 Executor: ROBERT L. DUERR,
 c/o Charles W. Boohar, Jr., Esquire,
 P.O. Box 29,
 Media, PA 19063.
 ATTORNEY: CHARLES W. BOOHAR, JR.,
 P.O. Box 29,
 Media, PA 19063

**GAW, BERNADINE R. also known as
BERNADINE GAW, dec'd.**

Late of Horsham Township.
 Administrators C.T.A.: LEWIS R. GAW, JR. AND
 DENISE P. GAW,
 c/o John S. McVeigh, Esquire,
 P.O. Box 163,
 Abington, PA 19001.
 ATTORNEY: JOHN S. McVEIGH,
 JOHN S. McVEIGH, P.C.,
 P.O. Box 163,
 Abington, PA 19001

HOFFMAN, MARY ANN, dec'd.

Late of Borough of North Wales.
 Executor: RICHARD B. HOFFMAN,
 c/o Albert L. Chase, Esquire.
 ATTORNEY: ALBERT L. CHASE,
 2031 N. Broad Street, Suite 137,
 Lansdale, PA 19446

HOPSON, FLOYD N., dec'd.

Late of Upper Moreland Township.
 Executors: JOSEPH ARSCOTT AND
 RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

JESTER, JOANNE M., dec'd.

Late of Upper Dublin Township.
 Co-Executors: JOHN P. JESTER, JR. AND
 JOSEPH C. JESTER,
 c/o F. Craig La Rocca, Esquire,
 800 N. Broad Street,
 Lansdale, PA 19446.

KELLY, JOSEPHINE H. also known as**JOSEPHINE KELLY, dec'd.**

Late of Upper Dublin Township.
 Executrices: LORETTA BORRELL AND
 PATRICIA FLANAGAN,
 c/o Edward J. McGlinchey, Jr., Esquire,
 1401 Bruce Road, 2nd Floor,
 Oreland, PA 19075.
 ATTORNEY: EDWARD J. McGLINCHEY, JR.,
 Sovereign Bank Building, 2nd Floor,
 1401 Bruce Road,
 Oreland, PA 19075

KERSCH, KATHERINE M. also known as**KATHERINE KERSCH, dec'd.**

Late of Worcester Township.
 Executors: JOHN R. PHILLIPS AND
 PAUL R. JOHNSON,
 c/o Joel S. Luber, Esquire,
 40 E. Airy Street,
 Norristown, PA 19404.
 ATTORNEY: JOEL S. LUBER,
 HIGH SWARTZ LLP,
 40 E. Airy Street,
 Norristown, PA 19404

LAPPE, EDNA M., dec'd.

Late of Horsham Township.
 Executrix: AUDREY J. SAVCHUCK,
 c/o Tatyana V. Gleyzer, Esquire,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: TATYANA V. GLEYZER,
 LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103

LEE, SILVIA ELIZABETH also known as**SILVIA E. LEE, dec'd.**

Late of Elkins Park, PA.
 Administrator: MICHAEL McMILLER,
 4732 New Kent Drive,
 Upper Marlboro, MD 20772.

LEHN, GLORIA E. also known as**GLORIA LEHN and****GLORIA ELIZABETH LEHN, dec'd.**

Late of Upper Hanover Township.
 Executrix: LINDA J. LEHN,
 c/o Grim, Biehn & Thatcher,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasio, PA 18944-0215

MAHONEY, JOANNE F., dec'd.

Late of Springfield Township.
 Executor: WILLIAM P. MAHONEY, III,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

MANN, ALFRED K. also known as**DR. ALFRED MANN, dec'd.**

Late of Borough of Jenkintown.
 Executors: BRIAN E. MANN AND
 CECILE MANN,
 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

MAYER, BRENT JOHN also known as**BRENT J. MAYER, dec'd.**

Late of Skippack Township.
 Executor: RAYMOND E. MAYER, JR.,
 350 West King Street,
 Pottstown, PA 19464.
 ATTORNEY: YOUNG AND YOUNG,
 P.O. Box 126,
 Manheim, PA 17545

McDONALD, RITA A., dec'd.

Late of Upper Dublin Township.
 Executrix: KAREN M. MATTIS,
 c/o Edward J. McGlinchey, Jr., Esquire,
 1401 Bruce Road, 2nd Floor,
 Oreland, PA 19075.
 ATTORNEY: EDWARD J. McGLINCHEY, JR.,
 Sovereign Bank Building, 2nd Floor,
 1401 Bruce Road,
 Oreland, PA 19075

NEWTON, JOHN SCOTT also known as**JOHN NEWTON, dec'd.**

Late of Upper Pottsgrove Township.
 Executrix: JESSICIA LAUREN NEWTON,
 c/o David M. Miller, Esquire,
 937 North Hanover Street,
 Pottstown, PA 19401,
 610-326-9333.
 ATTORNEY: DAVID A. MILLER,
 MILLER LAW CENTER PLLC,
 937 North Hanover Street,
 Pottstown, PA 19464

PERRY, ROBERT W., dec'd.

Late of Horsham Township.
 Executor: STEPHEN E. KENNEY,
 c/o Holmberg Law Offices,
 193 Easton Road,
 Horsham, PA 19044.
 ATTORNEY: GLEN R. HOLMBERG,
 HOLMBERG LAW OFFICES,
 193 Easton Road,
 Horsham, PA 19044

REMOLDE, DANIEL VINCENT also known as DANIEL V. REMOLDE, dec'd.

Late of Plymouth Township.
 Executrix: ANDREA F. REMOLDE,
 102 Valley Creek Road,
 Plymouth Meeting, PA 19462.

ROSENBERG, LILLIAN MAY also known as LILLIAN M. ROSENBERG, dec'd.

Late of Springfield Township.
 Executrix: SARA LEE GOREN, ESQUIRE,
 1904 Quill Lane,
 Oreland, PA 19075.
 ATTORNEY: SARA L. GOREN,
 1904 Quill Lane,
 Oreland, PA 19075

SCHMOYER, MABEL C. also known as MABEL GERTRUDE SCHMOYER, dec'd.

Late of East Norriton Township.
 Co-Executors: JEAN S. HILTNER AND
 SAMUEL W. HILTNER, JR.,
 1514 W. Marshall Street, Apt. 263,
 Jeffersonville, PA 19403.
 ATTORNEY: DAVID B. SPITOFSKY,
 516 Swede Street,
 Norristown, PA 19401

SCRITTORALE, LYDIA also known as LYDIA H. SCRITTORALE, dec'd.

Late of Hatfield Township.
 Executor: LOUIS QUAY,
 c/o Stephen M. Howard, Esquire,
 605 North Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 605 North Broad Street,
 Lansdale, PA 19446

SEGAL, MARY also known as MARY GATES SEGAL, dec'd.

Late of Montgomery Township.
 Executrix: ROSEMARY FERRERO,
 P.O. Box 82,
 Carversville, PA 18913.

WAGG, WILLIAM P., JR., dec'd.

Late of Upper Dublin Township.
 Co-Executors: WILLIAM P. WAGG, III AND
 KIMBERLY E. WALK,
 c/o Paul C. Vangrossi, Esquire,
 319 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: PAUL C. VANGROSSI,
 319 Swede Street,
 Norristown, PA 19401

WILLIAMS, JAMES M., dec'd.

Late of Borough of Conshohocken.
 Administrator: MARY ANN WILLIAMS.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER &
 ROEBERG, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

Third and Final Publication**AIKEN, JUEL B., dec'd.**

Late of Towamencin Township.
 Executrix: JOYANNE MUSSELMAN,
 c/o F. Craig La Rocca, Esquire,
 800 N. Broad Street,
 Lansdale, PA 19446.

BLUM, CAROLYN M., dec'd.

Late of Lower Salford Township.
 Administratrix: KATHLEEN A. HEAVENER,
 438 School Lane,
 Harleysville, PA 19438.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422

DRIPPS, H. GRAHAM also known as HAROLD G. DRIPPS, dec'd.

Late of Lower Merion Township.
 Executors: CAROLYN D. HERRICK AND
 CRAIG R. DRIPPS,
 c/o Larissa Renshaw Whitman, Esquire,
 One Logan Square, Suite 2000,
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 ATTORNEY: LARISSA RENSHAW WHITMAN,
 DRINKER BIDDLE & REATH LLP,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103-6996

EVANS, HARRY T., SR., dec'd.

Late of Borough of North Wales.
 Executor: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454

FERGUSON, IVA JANE, dec'd.

Late of Lower Merion Township.
 Administratrix: ELIZABETH A. KELLAM,
 c/o Michael J. Cunningham, Jr., Esquire,
 1066 Pontiac Road,
 P.O. Box 305,
 Drexel Hill, PA 19026.
 ATTORNEY: MICHAEL J. CUNNINGHAM, JR.,
 1066 Pontiac Road,
 P.O. Box 305,
 Drexel Hill, PA 19026

FUHRMAN, FLORENCE W. also known as FLORENCE FUHRMAN, dec'd.

Late of Hatfield Township.
 Co-Executors: BARBARA H. BROWN,
 4752 Sailors Retreat Road,
 Oxford, MD 21652,
 DOLORES F. NYCE,
 34 N. Fourth Street,
 Souderton, PA 18964.
 ATTORNEY: WILLIAM R. COOPER,
 COOPER & GREENLEAF,
 333 N. Broad Street,
 Lansdale, PA 19446

GOOD, CARMELA M., dec'd.

Late of Borough of Norristown.
 Executor: ANDREW J. GOOD,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004.
 ATTORNEY: APRIL CHARLESTON,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004

GOODWIN, SPENCER, dec'd.

Late of Upper Dublin Township.
 Administrator: DAVID A. NASATIR,
 c/o Nina B. Stryker, Esquire,
 One Penn Center, 19th Floor,
 1617 John F. Kennedy Boulevard,
 Philadelphia, PA 19103-1895.
 ATTORNEY: NINA B. STRYKER,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
 One Penn Center, 19th Floor,
 1617 John F. Kennedy Boulevard,
 Philadelphia, PA 19103-1895

GROSNICK, SUSAN M., dec'd.

Late of Cheltenham Township.
 Executor: DANIEL BOGENHAGEN,
 c/o Robert L. Katzenstein, Esquire,
 86 Buck Road,
 Holland, PA 18966.
 ATTORNEY: ROBERT L. KATZENSTEIN,
 86 Buck Road,
 Holland, PA 18966

HEIKIN, DOROTHY K., dec'd.

Late of Upper Dublin Township.
 Administratrix: CARLA J. HEIKIN,
 3916 Netherfield Road,
 Philadelphia, PA 19129.
 ATTORNEY: MORIA B. ROSENBERGER,
 BARBER SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

HENRY, DOROTHY M., dec'd.

Late of Douglass Township.
 Executor: CLAY T. HENRY,
 608 Caracle Court,
 Millersville, MD 21108.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

**KANE, MARY A. also known as
MARY KANE, dec'd.**

Late of Lower Merion Township.
 Executor: BRIAN P. KANE,
 c/o Thomas J. Burke, Jr., Esquire,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE,
 15 Rittenhouse Place,
 Ardmore, PA 19003

LANGTON, MARIE B. also known as

MARIE D. LANGTON, dec'd.
 Late of Borough of North Wales.
 Executrix: MARIE ELLISON,
 118 Lafayette Avenue,
 Oreland, PA.

**LIPSON, DAVID S. also known as
DAVID LIPSON, dec'd.**

Late of Lower Merion Township.
 Executor: MITCHELL A. KAYE,
 c/o Alan J. Mittelman, Esquire,
 Seven Penn Center, Seventh Floor,
 Philadelphia, PA 19103.
 ATTORNEY: ALAN J. MITTELMAN,
 SPECTOR GADON & ROSEN, P.C.,
 Seven Penn Center, Seventh Floor,
 1635 Market Street,
 Philadelphia, PA 19103

**MANDT, MARTHA R. also known as
MARTHA MANDT, dec'd.**

Late of Whitemarsh Township.
 Executrix: MARTHA DIANE LANGBERG,
 c/o Harry S. Rosenthal, Esquire,
 768 N. Bethlehem Pike, Suite 107,
 Ambler, PA 19002.
 ATTORNEY: HARRY S. ROSENTHAL,
 768 N. Bethlehem Pike, Suite 107,
 Ambler, PA 19002

**MANLOVE, FRANCIS R. also known as
DR. FRANCIS R. MANLOVE, dec'd.**

Late of Lower Merion Township.
 Executors: MARGARET P. MANLOVE AND
 CAROLINE M. CHRIST,
 c/o Arthur R.G. Solmssen, Jr., Esquire,
 Cira Centre,
 2929 Arch Street,
 Philadelphia, PA 19104-2808.
 ATTORNEY: ARTHUR R.G. SOLMSSEN, JR.,
 DECHERT LLP,
 Cira Centre,
 2929 Arch Street,
 Philadelphia, PA 19104-2808

MARKOVITZ, ISABEL, dec'd.

Late of Cheltenham Township.
 Executors: NATHAN MARKOVITZ AND
 JOSEPH MARKOVITZ,
 c/o Alan F. Markovitz, Esquire,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004.
 ATTORNEY: ALAN F. MARKOVITZ,
 150 Monument Road, Suite 603,
 Bala Cynwyd, PA 19004

MOCHEL, JANET B., dec'd.

Late of Worcester Township.
 Executor: J. TOBIAS MOCHEL,
 c/o 400 Maryland Drive,
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 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

**MONZO, FRANCIS J. also known as
FRANK MONZO and
FRANK J. MONZO, dec'd.**

Late of Upper Providence Township.
 Administratrix: KAREN P. MONZO,
 27 Belmont Drive,
 Collegeville, PA 19426.
 ATTORNEY: MARIA A. DARPINO,
 LEVANDOWSKI & DARPINO, LLC,
 17 Mifflin Avenue, Suite 202,
 Havertown, PA 19083

NEW, BEATRICE, dec'd.

Late of East Norriton Township.
 Executor: ROBERT NEW,
 P.O. Box 1488,
 Folly Beach, SC 29439.

PHILIPANICS, JEAN ANN, dec'd.

Late of Upper Providence Township.
 Executrix: LORRAINE KUCHARIK,
 c/o Elizabeth R. Howard, Esquire,
 301 Gay Street,
 P.O. Box 507,
 Phoenixville, PA 19460.

PIERCE, WILLIAM J., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: VICTORIA L. DIENER,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

REILLY, JOSEPH LEO also known as

**JOSEPH L. REILLY and
 JOSEPH L. REILLY, JR., dec'd.**
 Late of Upper Dublin Township.
 Executors: KATHLEEN REILLY NAUMOVICH AND
 DAVID REILLY,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

SCHMITT, JOSEPHINE K. also known as

JOSEPHINE SCHMITT, dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: JOANNE GIESE,
 1074 Overlook Drive,
 Pottstown, PA 19464.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street,
 P.O. Box 698,
 Pottstown, PA 19464

SCOTT, RUTH F., dec'd.

Late of Lower Gwynedd Township.
 Executor: RICHARD D. SCOTT,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

SEGESSENMAN, ANN E., dec'd.

Late of Lower Gwynedd Township.
 Executrix: JOYCE W. CASTER,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

SICILIANO, JOSEPH, dec'd.

Late of Borough of Pottstown.
 Executrix: MS. M. JANE JONES,
 2063 Hill Road, Suite A,
 Perkiomenville, PA 18074-9636.
 ATTORNEY: MATTHEW T. HOVEY,
 PRINCE LAW OFFICES,
 646 Lenape Road,
 Bechtelsville, PA 19505

SICKLES, JUDITH also known as

**JUDITH LYNN SICKLES,
 JUDITH L. SICKLES and
 JUDITH L. ASHWORTH, dec'd.**
 Late of Upper Dublin Township.
 Executrix: JENNIFER SICKLES,
 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

SOBECK, DONALD W., SR., dec'd.

Late of Montgomery County, PA.
 Administratrix: ELIZABETH SOBECK,
 310 Winterfall Avenue,
 Norristown, PA 19403.

STANISLAW, MICHAEL JOHN, dec'd.

Late of Cheltenham Township.
 Executrix: JILL M. STANISLAW,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

**WATERS, SHELTON also known as
 SHELTON BISHOP WATERS and
 SHELTON B. WATERS, dec'd.**

Late of Abington Township.
 Executrix: MARY T. COLLINS,
 7523 Turnstone Place,
 Philadelphia, PA 19153.

WICOFF, LILLIAN M., dec'd.

Late of Huntingdon Valley, PA.
 Administratrix: ANNE RYBICKI,
 c/o Howard M. Goldsmith, Esquire,
 Howard M. Goldsmith, PC,
 7716 Castor Avenue,
 Philadelphia, PA 19152.
 ATTORNEY: HOWARD M. GOLDSMITH,
 HOWARD M. GOLDSMITH, PC,
 7716 Castor Avenue,
 Philadelphia, PA 19152

WILLIS, NELLIE, dec'd.

Late of Lower Moreland Township.
 Administrator: ERIC STRAUSS, ESQUIRE.
 ATTORNEY: DAVID M. ROTH,
 123 North Fifth Street,
 Allentown, PA 18102

**WOLFE, ADELINE E. also known as
 ADELINE ELVERA WOLFE and
 ADELINE SWANSON WOLFE, dec'd.**

Late of Lower Salford Township.
 Administratrix: KRISTINE W. DEERY,
 c/o Grim, Biehn & Thatcher,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasie, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 South Sixth Street,
 P.O. Box 215,
 Perkasie, PA 18944-0215

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

Hand in Hand Video with its principal place of business at 514 Swamp Picnic Road, Gilbertsville, PA 19525.

The name and address of the person owning or interested in said business is: Joshua Konoza, 514 Swamp Picnic Road, Gilbertsville, PA 19525.

The application was filed on April 26, 2013.

ITS Good Online with its principal place of business at 201 Progress Drive, Montgomeryville, PA 18936.

The name and address of the entity owning or interested in said business is: Impact Thrift Stores, Inc..

The application was filed on May 29, 2013.

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Woodlea Consulting, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Douglas G. Thomas, Esquire
104 N. York Road
Hatboro, PA 19040
215-675-7300

MISCELLANEOUS

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on Tuesday, April 30th, 2013 at 10:00 A.M. at the Montgomery County Court House, Norristown, Pennsylvania, was presented to the Court of Common Pleas of Montgomery County and confirmed nisi on June 4th, 2013; filed in the Office of the Prothonotary No. 12362-2013.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from said date otherwise the return will be confirmed absolutely.

Northeast Revenue Service, LLC, agent for
Montgomery County Tax Claim Bureau

NOTICE OF AVAILABILITY OF ANNUAL RETURN OF

ELIZABETH B. ELLIS FOUNDATION TRUST

TAKE NOTICE that the annual return of Elizabeth B. Ellis Foundation Trust for the tax year ending May 31, 2013 as required by Section 6033 of the Internal Revenue Code is available for inspection at the principal office of:

Elizabeth Ellis Foundation Trust
540 Swede Street
Norristown, PA 19401
(610) 279-8700

during regular business hours by a citizen who requests it within 180 days after Publication of this notice of its availability. Requests should be made to the undersigned Trustees of the Elizabeth B. Ellis Foundation Trust at its principal office as above stated.

Dated: June 3, 2013

Amy W. Sosnov, Sergei Tsvetkov, Lynn Tsvetkov
and William C. Allen, Co-trustees of the Elizabeth B.
Ellis Foundation Trust

TRUST NOTICES

First Publication

JAMES G. HENDRICKS TRUST
Trust Under Agreement Dated 02/02/2001,
As Amended 09/23/2005, as amended 11/06/2008,
and last amended 11/23/2011
JAMES G. HENDRICKS, DECEASED 05/11/2013
Late of Franconia Township,
Montgomery County, PA

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: UNIVEST BANK AND TRUST CO.
14 NORTH MAIN STREET
P.O. BOX 64197
SOUDERTON, PA 18964

Trustee's Attorney: JEFFREY K. LANDIS, ESQUIRE
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964
215-723-4350

LeRoy E. Foulkrod and Jean W. Foulkrod
Living Trust dated June 9, 1993

LeRoy E. Foulkrod, DECEASED
Late of Springfield Township,
Montgomery County, PA

All persons having claims or demands against the LeRoy E. Foulkrod and Jean W. Foulkrod Living Trust dated 06/09/1993 and by First Amendment dated 02/09/07, LeRoy E. Foulkrod, deceased, are requested to make known the same, and all persons indebted to the trust or the decedent to make payment without delay to:

LeRoy E. Foulkrod, III, Successor TTEE
c/o Charles G. Cheleden, Esquire
21 A East Ashland Street
Doylestown, PA 18901
215-230-4300

TRUST OF DOROTHY FRIZ

Notice is hereby given of the administration of the Trust of Dorothy Friz, deceased, late of Upper Dublin Twp., Montgomery County, PA. Trust dated 11/30/2000, having been granted to the undersigned; all persons indebted to the decedent to make payment and those having claims will present them to:

Alene Whipple, Trustee
c/o Brett B. Weinstein, Esq.
705 W. DeKalb Pike
King of Prussia, PA 19406

Second Publication

THE ROBERT D. METZ AND DOROTHY S. METZ REVOCABLE LIVING TRUST

Notice of the death of Robert D. Metz, late of Towamencin Township, Montgomery County, Pennsylvania, Settlor of The Robert D. Metz and Dorothy S. Metz Revocable Living Trust, dated 12/4/03, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Trustees: Roberta L. Metz and Richard A. Metz
c/o Barry O. Bohmueller
Bohmueller Law Offices, P.C.
29 Mainland Road
Harleysville, PA 19438

TRUST OF WILLIAM J. PLUMMER, DECEASED

Notice is hereby given of the administration of the Trust of William J. Plummer, deceased, late of Montgomery Twp., Montgomery County, PA. Trust dated 03/01/2001, having been granted to the undersigned; all persons indebted to the decedent to make immediate payment and those having claims will present them to: William R. Plummer, Trustee, c/o Brett B. Weinstein, Esq., 705 W. DeKalb Pike, King of Prussia, PA 19406.

EXECUTIONS ISSUED

Week Ending June 4, 2013

The Defendant's Name Appears First in Capital Letters

AHN, DAVID: JENNIFER: 7300 OLD YORK ROAD ASSOCIATES, GRNSH. - Annie International, Inc.; 201313220; \$39,750.00.
ALLEN, JOSEPH - Chase Home Finance, LLC, et al.; 201014612; \$124,405.34.
ARENA, ADRIANA: ADRINA - Morequity, Inc., et al.; 201219097; \$138,480.06.
AUCKLAND, SUSAN: KULL, BRADLEY - Green Tree Consumer Discount Company; 201306563.
BAGBY, PATRICIA - Pottstown Borough; 201112494; WRIT/ EXEC.
BANMILLER, GALE - Bac Home Loans Servicing, L.P., et al.; 201305545; \$411,870.19.
BENUHAN, RALPH: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund Ccr Partners, et al.; 200725462; \$4,062.77.

BILDSTEIN, JAMES: JAMES: CHRISTINE, ET AL. - Saxon Mortgage Services, Inc., et al.; 201135660; \$252,206.62.
BLAKE, BEVERLY: BEVERLEY - Us Bank National Association, et al.; 201215859; \$232,419.14.
BOHL, STACEY: BANK OF AMERICA, GRNSH. - Palisades Collection, LLC, et al.; 200817166; \$9,195.22.
BRESLIN, MICHAEL: SUZANNE - Upper Moreland Township School District; 201001064; WRIT/EXEC.
BROWN, TERRENCE: PHILA FCU, GRNSH. - Td Auto Finance, LLC; 201211297; \$4,120.37.
BULAT, EDWARD: PNC BANK, GRNSH. - American Express Centurion Bank; 201222148; WRIT/EXEC.
BUTHDY, KELLY: PHATSADAVONG, SOURIVANH - Indian Valley Meadows Community Association; 201028805; WRIT/EXEC.
CANTWELL, DEREK: RICCIO, CARL: PNC BANK PENNSYLVANIA, GRNSH. - The Education Resources Institute; 201146883; \$731.37.
CHONG, CYNTHIA: HAN - Us Bank National Association, et al.; 201305117.
CONTRERAS, HECTOR: WELLS FARGO BANK, GRNSH. - Discover Bank; 201001622; \$44.06.
CURCIE, KYMBERLY: KITAO, GUILIO - Chase Home Fin, LLC, et al.; 200802337; \$329,542.14.
CURRY, KENNETH: BETH ANN - Abn Amro Mortgage Group, Inc., et al.; 201129604; \$177,934.29.
DIEZEL, KRISTINE: PNC BANK, GRNSH. - Unifund Ccr, LLC; 201230022; \$39,300.01.
DIMEZZA, JAMES - Lpp Mortgage Ltd; 201219494.
DOWDY, HEATHER: PNC BANK, GRNSH. - Main Street Acquisition Corp; 201215825; \$2,028.00.
DUNKLE, KEVIN: BANK OF AMERICA, GRNSH. - Unifund Corporation; 201226638; WRIT/EXEC.
ERTLE, KAREN: LONG-ERTLE, KAREN - Citimortgage, Inc.; 201231090.
FISHMAN, ERIC: HUNTINGTON NATIONAL BANK, GRNSH. - Discover Bank, et al.; 201216790; \$6,836.62.
FLOWERS, SHIRLEY: NAVY FEDERAL CREDIT UNION, GRNSH. - Colonial Credit Corporation, et al.; 201302592; 1.895.63.
GILLAN, REBECCA: WELLS FARGO ADVISORS, GRNSH. - Acc, LLC; 201019000; WRIT/EXEC.
GLAZE, DAVID: CITIZENS BANK, GRNSH. - Discover Bk; 200726478; \$12,698.89.
GREEN, ESTELLE: WELLS FARGO BANK, GRNSH. - Citibank Na; 201302096; \$3,329.63.
GREER, MARY: WELLS FARGO BANK, GRNSH. - Unifund Ccr, LLC; 201230021; \$12,915.43.
HAMBRICK, KEVIN - Springleaf Financial Services Of Pennsylvania; 201311332; WRIT/EXEC.
HAMILTON, MARLENA: BANK OF AMERICA, GRNSH. - Discover Bank, et al.; 201303381; \$5,666.69.
HECK, JON: COMTRUST FEDERAL CREDIT UNION, GRNSH. - American Express Bank Fsb; 201226966; WRIT/EXEC.
HURLEY, JOHN: BANK OF AMERICA, GRNSH. - Unifund Ccr, LLC; 201230020; \$13,605.82.

- KELLEY, SHANNA: TRUMARK FINANCIAL CU, GRNSH. - Portfolio Recovery Associates, LLC; 201309663; \$922.02.
- KELLY, DONNA: WELLS FARGO BANK, GRNSH. - Discover Bank, et al.; 201128089; \$10,702.55.
- KHAN, ALINOOR: ASM: TD BANK, GRNSH. - Portfolio Recovery Asso; 201212753; \$2,868.17.
- KIM, JAMES: TD BANK, GRNSH. - Unifund Ccr, LLC; 201230035; \$15,118.73.
- KOCHANOWICZ, ANTHONY - Hsbc Bank Usa National Association, et al.; 201123200; \$337,056.89.
- KOCHMER, TRISH: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Asset Acceptance, LLC; 201224234; \$10,282.41.
- KOSTEN, BRET: TD BANK, GRNSH. - Discover Bank; 201020895; \$17,909.66.
- LAI, RICHARD: WELLS FARGO BANK, GRNSH. - Unifund Ccr, LLC; 201230026; \$44,040.10.
- LATIMER, MARTIN: WELLS FARGO BANK, GRNSH. - American Credit And Collections, LLC; 201102997; WRIT/EXEC.
- LAWLESS, DANIELLE - Us Bank National Association; 201309376; \$59,316.27.
- LUTZ, FRANCIS: PNC BANK, GRNSH. - Discover Bank, et al.; 201304882; \$9,271.46.
- MAHONEY, ALPHONSO: WACHOVIA BANK, GRNSH. - Citibank South Dakota Na, et al.; 200932089; WRIT/EXEC.
- MAHR, SCOTT: INGRID - Us Bank National Association, et al.; 201308717; \$172,834.56.
- MCCANN, GERALD: CITIZENS BANK, GRNSH. - Unifund Ccr Partners, et al.; 201025546; WRIT/EXEC.
- MICHENER, DALE - Wells Fargo Bank Na; 201215321; \$171,876.70.
- MOOREHEAD, WILLIAM: BANK OF AMERICA, GRNSH. - Unifund Ccr Partners; 201305369; WRIT/ EXEC.
- NICKELSON, PATRICIA: NORSCO FEDERAL CREDIT UNION, GRNSH. - Unifund Ccr Partners; 200730797; \$3,991.33.
- ODONNELL, STANLEY: PNC BANK, GRNSH. - Discover Bank; 201111165; WRIT/EXEC.
- ONDO, TRACY: DECORATIVE PAVING SOLUTIONS: TD BANK, GRNSH. - Pnc Bank National Association; 201018550; \$21,538.28.
- ONEILL, FRANCIS - Jpmorgan Chase Bank Na, et al.; 201302673; \$177,799.37.
- PARKER, YOLANDA: PNC BANK, GRNSH. - Equable Ascent Financial, LLC; 201105345; WRIT/EXEC.
- PARTNERS FOR FAMILIES: DELIVERANCE EVANGELISTIC TEMPLE: WELLS FARGO, GRNSH. - Tbf Financial, LLC; 201112660; \$8,188.47.
- PASQUARELLO, GERALD: UNIVEST BANK, GRNSH. - Kay Jewelers; 201037641; \$503.06.
- PENNYPACKER, DOMINIC: WOODFOREST BANK, GRNSH. - Capital One Bank; 200732288; \$2,710.17.
- PHUONG, KIM: LA, LINH - Bank Of America Na, et al.; 201209356; \$131,520.80.
- PRAY-HARVEY, SABRINA - Cuddles N Care, Inc., et al.; 201312709; \$936.00.
- PUCCELLA, HOLLY: CITIZENS BANK, GRNSH. - Kay Jewelers; 201007806; WRIT/EXEC.
- PULLER, ROBERT - Bank Of America Na; 201306169; \$240,989.30.
- PURR, BARBARA - Pottstown Borough Authority, et al.; 201201827; WRIT/ EXEC.
- REYNOLDS-WILLS, HELEN: NORSCO FCU, GRNSH. - Td Auto Finance, LLC; 201211300; \$3,479.40.
- RILEY, OWEN: NATIONAL PENN BANK, GRNSH. - First Cornerstone Bank; 201212021; WRIT/EXEC.
- ROBINSON, MARCUS: MICHELLE - Martin Elfant, Inc.; 201313455; WRIT/EXEC.
- SUH, JUNG WON: JUNG: MOREBANK, GRNSH. - Discover Bk; 200521422; WRIT/EXEC.
- SYSTEMATIC CONTROLS, INC.: FIRST NIAGRA BANK, GRNSH. - Rumsey Electric Company; 201302602.
- TASMAN, JAMES: PNC BANK, GRNSH. - Unifund Ccr, LLC; 201230018; \$36,947.94.
- TRIDON HOLDINGS, LLC - Pottstown School District; 200927230; WRIT/EXEC.
- TURNER, ALEX: VALERIE: UNITED STATES OF AMERICA - Midfirst Bank; 201229531.
- UKINS, MARC: AMERICAN HERITAGE FCU, GRNSH. - Jared Galleria Of Jewelry; 201206565; \$1,741.43.
- WAJDA, JOHN: JOAN - Gmac Mortgage, LLC; 20122882.
- WILDE, EDWARD: EMMA - Wells Fargo Financial Pennsylvania, Inc.; 201304774; \$955,509.21.
- WILLS, BONNIE: ESTATE OF DIANNE WILLS: WILLS, DIANE, ET AL. - M&T Bank; 201304453.

JUDGMENTS AND LIENS ENTERED

Week Ending June 4, 2013

The Defendant's Name Appears First in Capital Letters

- ADAMS, TRACY - Capital One Bank Usa Na; 201312514; Judgment fr. District Justice; \$3002.21.
- ALEXANDER, KRISTEN: ROBERT - Cjs Llc; 201312668; Judgment fr. District Justice; \$1193.35.
- ALTERNATIVE COUNSELING ASSOCIATES INC - Fast Pro Restoration Inc; 201312462; Judgment fr. District Justice; \$4,697.23.
- ANTHONY, WAYNE - Capital One Bank Usa Na; 201312544; Judgment fr. District Justice; \$5803.26.
- BISHOP, JOAN - Pennwood Management Llc; 201312488; Judgment fr. District Justice; \$12,551.65.
- CASTILHO, MARGARET - Midland Funding Llc; 201311416; Judgment fr. District Justice; \$2044.03.
- CHOL, BYUNG - Db Servicing Corporation; 201312386; Judgment fr. District Justice; \$11,078.70.
- COCCIMIGLIO, DONALD - Capital One Bank; 201312495; Judgment fr. District Justice; \$5495.80.
- CONCANNON, CAROLE - Portfolio Recovery Associates Llc; 201312503; Judgment fr. District Justice; \$1,429.85.
- DAVIS, RICHARD - Asset Acceptance Llc; 201311401; Judgment fr. District Justice; \$5,000.00.
- DZWIL, HENRY - Bagiraneza, Joyce; 201312648; Judgment fr. District Justice; \$1,389.00.
- FARMER, SCOTT - Capital One Bank Usa Na; 201312516; Judgment fr. District Justice; \$3923.80.
- GIDZINSKI, KENNETH - Asset Acceptance Llc; 201312515; Judgment fr. District Justice; \$3005.55.

HAMMER, MICHAEL - Asset Acceptance Llc;
201312518; Judgment fr. District Justice; \$1884.31.

HESSE, NICOLE - Capital One Bank Usa Na;
201312584; Judgment fr. District Justice; \$9,657.50.

JEFFERIS, JULIE - Capital One Bank Usa Na;
201312602; Judgment fr. District Justice; \$9,464.96.

JOHNSON, DONNA - Asset Acceptance Llc;
201312553; Judgment fr. District Justice; \$10715.96.

MARCHESE, DAVID - Mccauley Associates Lp;
201312169; Complaint In Confession of Judgment;
\$1,353,662.49.

MAT YECK FLUSH HOLDINGS LLC -
A-Top Construction Inc; 201312666;
Mechanics Lien Claim; \$3,176.72.

MAYBERRY, CINDY - Pyod Llc; 201312369;
Judgment fr. District Justice; \$2444.06.

MIMS, BARBARA - Asset Acceptance Llc; 201312520;
Judgment fr. District Justice; \$2340.01.

PAPATHEODORE, PATRICIA - Horowitz, Franklin;
201312534; Mechanics Lien Claim; \$26,000.00.

PICONE, SALVATORE - Discover Bank; 201312384;
Judgment fr. District Justice; \$6,291.60.

RINGOLD, SHABRE - Capital One Bank Na;
201312517; Judgment fr. District Justice; \$2392.82.

ROQUE, CHERYL - Midland Credit Management Inc;
201312540; Judgment fr. District Justice; \$4,031.66.

SCHULZE, ROBERT - Capital One Bank Usa Na;
201309669; Judgment fr. District Justice; \$1,054.26.

SEWARD, WILLIAM - Capital One Bank Usa;
201312509; Judgment fr. District Justice; \$5,105.48.

SHEEHAN, MICHAEL - Capital One Bank;
201312546; Judgment fr. District Justice; \$2,381.36.

SPADAFORA, CARMEN - Capital One Bank Na;
201312555; Judgment fr. District Justice; \$1162.59.

VECCHIO, MELISSA - Capital One Bank Usa Na;
201312568; Judgment fr. District Justice; \$2209.92.

WOOD, TRACY; MOBLEY, JIM - Portfolio
Recovery Associates Llc; 201312564; Judgment fr.
District Justice; \$1,054.14.

WRIGHT, HELEN - Pennwood Management Llc;
201312449; Judgment fr. District Justice; \$10,606.77.

**HATFIELD BORO. -
entered municipal claims against:**

Jeffries, Christopher: Heather; 201311599; \$409.91.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

Buckman, Michael; 201312621; \$3510.21.
Corcoran, Mary Sue: Wagner, Henry; 201312612;
\$2023.01.
Fsbp Llc; 201312617; \$7271.11.

**LOWER POTTS GROVE TWP. MUN. AUTH. -
entered municipal claims against:**

Christian, Ryan; 201312580; \$1,074.08.
Coleman, James: Monica; 201312594; \$1225.74.
Goggins, Billy: Linda; 201312623; \$1074.07.
Grego, Jerry: Alison; 201312600; \$925.11.
House, Robert; 201312603; \$991.02.
National City Bank; 201312632; \$1225.74.
Nepomuceno, Errol; 201312609; \$1225.74.
Tucker, W.: Melanie; 201312615; \$906.35.
Walker, Guy: Jean: Rita; 201312620; \$895.97.

**PENNA. DEPT. OF REV. -
entered claims against:**

Agnew, John; 201360931; \$2670.27.
Avis, Michael: Dyer-Avis, Wendy; 201360897; \$6443.12.
Baez, Miguel; 201360907; \$1400.19.
Belanger, Arnold: Joanne; 201360917; \$6261.76.
Besdine, Ruth; 201360903; \$1045.88.
Brown, Matthew: Kathleen; 201360922; \$1592.06.
Buffy, Paul; 201360894; \$68947.83.
Cho, Daehyung: Dook; 201360881; \$5933.19.
Clark, Samuel: Effie; 201360888; \$1922.14.
Cohen, Andrew: Lee; 201360896; \$5453.62.
Cooke, Juliette: C; 201360880; \$4382.90.
Crew, Nancy; 201360839; \$4,039.20.
Csrs Hireach Goup Llc; 201360926; \$274556.80.
Decarvalho, Fabio; 201360923; \$1243.92.
Feldman, Louis; 201360895; \$7178.07.
Fogel, Jack; 201360924; \$13284.99.
Freedom Enterprise Inc: Seiberlich, Alfred;
201360928; \$15281.97.
Friedberg, Barry: Gallagher, Kimberly; 201360932;
\$1511.21.
Garcia, Andrea; 201360898; \$807.93.
Good Chois Seafood Inc; 201360939; \$303.04.
Grigos, George; 201360918; \$3948.41.
Gruener, Daniel: Karen; 201360934; \$305.29.
Guduru, Vamsi; 201360925; \$4367.73.
Henry, Vernal: Lori; 201360877; \$4369.95.
Herbine, Walter: Gina; 201360909; \$1077.57.
Holden, Cynthia; 201360879; \$3735.74.
Holloway, Tia: Talib; 201360916; \$303.95.
Illari, Peter; 201360935; \$5540.54.
Irizarry, Radmes: R & E Automotive Repair; 201360927;
\$4847.88.
Jalilvand, Mary; 201360911; \$830.64.
King, James: Virmae; 201360889; \$5447.18.
Laiss, Steven: Christina; 201360905; \$2442.36.
Lavanga, Daniel; 201360930; \$1612.09.
Le Bus Bakery Inc; 201360938; \$10715.76.
Lopez, Alonso; 201360838; \$6,603.36.
Muhr, Andrea; 201360933; \$63065.76.
Pailin, Joseph: Helen; 201360890; \$7431.15.
Parekh, Chandrakant; 201360893; \$2442.96.
Piccinini, Richard; 201360913; \$6213.76.
Picono, Pia; 201360901; \$46360.15.
Protevi, William: Monique; 201360891; \$1007.99.
Ridgely, Lasans; 201360910; \$2505.47.
Ritchie, Chester: Cr Bicycles Llc; 201360929; \$4949.10.
Robinson, Anthony: Kathy; 201360899; \$6637.55.
Roop, Kimberly; 201360892; \$22091.26.
Rosen, Ronald: Helene; 201360878; \$3358.92.
Roseys Bbq Ltd; 201360940; \$40692.47.
Ruback, Mitchell; 201360902; \$40662.17.
Russell, Carl: Lori; 201360882; \$2498.84.
Schantz, Troy: Lynn; 201360912; \$2496.62.
Shanley, Deborah; 201360904; \$1347.36.
Slomine, Kenneth: Gail; 201360914; \$490.06.
Soden, Gary: Cathy; 201360920; \$551.14.
Szlavik, Andrea; 201360936; \$1844.75.
Tarquini, Joseph; 201360915; \$60228.12.
Thornton, David: Donna; 201360937; \$869.29.
Young, Yoo; 201360906; \$1592.77.

**PENNA. UNEMPLOYMENT COMP. FUND -
entered claims against:**

Graham, Thomas: Thomas Graham Landsacping;
201360633; \$6,825.31.
Medical Rehabilitation Marketing Network Llc;
201360634; \$6,825.31.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Di Domenico, Lou: Chris; 201312423; \$4132.82.
Kratz, Gary: Gale; 201312604; \$5788.88.
Ozer, Stuart: Beth; 201312608; \$5329.64.
Rudderow, Richard: Gail; 201312597; \$1645.78.

**POTTSGROVE SCHOOL DIST. -
entered municipal claims against:**

Boice, Gregory: Jeanette; 201312715; \$4458.58.
Brensinger, Bruce: Karen; 201312719; \$5348.66.
Cross Road Development Corporation; 201312633;
\$2137.23.
Foose, Robin; 201312722; \$1148.21.
Gorr, John; 201312723; \$3912.41.
Hosgood, G.: Erica; 201312728; \$4481.26.
Lower Pottsgrove Associates; 201312705; \$881.07.
Mccully, Kenneth; 201312725; \$810.62.
Muthersbaugh, Brian; 201312573; \$672.50.
Renovations By Design; 201312713; \$1359.16.
Rgm Development Corporation; 201312710; \$805.08.
Robbins, Edward: Ervine, Bruce; 201312625;
\$837.13.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Hartman, Richard: Jessica; 201312431; \$613.03.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

432-440 High Street Partnership; 201312698; \$4507.03.
432-440 High Street Partnership; 201312701; \$4483.68.
62 High Street Inc; 201312704; \$16,524.83.
Affinity Prop Mgmt & Realty Llc; 201312707; \$3378.93.
Affinity Property Management; 201312637; \$5,157.75.
Aulenbach, Robert: Helen; 201312700; \$4193.55.
Bethel Ame Community Church; 201312590; \$1183.78.
Bethel Ame Community Church; 201312606; \$1237.46.
C & K Partners; 201312618; \$5123.73.
Cao, Ping: Wilmot, Kevin; 201312691; \$2581.11.
Cobrsyh Inc; 201312622; \$2867.94.
Manatawny Association; 201312686; \$16666.20.
Moyer, Dane: Vlahos, James; 201312688; \$2912.60.
Pottstown Plating Works Inc; 201312619; \$33,991.99.
Price Jefferies Co; 201312624; \$908.01.
Russell, Glen: Gary; 201312644; \$11,222.78.
Ryan Sean Llc; 201312694; \$25280.01.
Sabia Properties; 201312692; \$3417.45.
Schaefer, Elizabeth; 201312685; \$3,402.70.
Sika Corp; 201312696; \$1414.89.
Smith, Randy; 201312574; \$1843.51.
Ussler, Josephine; 201312682; \$9916.02.
Wells Fargo Bank Na; 201312697; \$3533.83.
Whittaker, George: Trustee Of The Whittaker 401K;
201312611; \$2,359.83.

**SPRINGFIELD TWP. -
entered municipal claims against:**

Curcio, Alfred; 201312459; \$4267.32.
Jones, Carolyn; 201312458; \$7603.70.
Lee, Michael: Chineta; 201312460; \$4881.64.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Arnold J Malerman Dds Pc; 201370581; \$4,326.26.
Begley, John: Carol; 201370573; \$62,460.19.
Bobo, Michael; 201370580; \$14,309.11.
Brower, Richard: Euphemia; 201370584; \$35,410.18.
Clotaire-Cerisier, Norma; 201370586; \$33,157.96.
Creative Steps Inc; 201370574; \$4,299.64.
Dave Alderfer Painting & Paperhanging Inc; 201370582;
\$2,113.35.
Dh Window Coverings Inc; 201370588; \$76102.78.
Dinenberg, David: Jennie; 201370579; \$68,055.79.
Ireland, Teri; 201370576; \$22,283.66.
Knapp, Stephen; 201370587; \$18726.33.
Mcdonald, Kevin: Kirsten; 201370585; \$4,473.81.
Reyes, Stephanie; 201370577; \$39,677.96.
Shafqat, Robina: Noel; 201370575; \$11,863.88.
Simeral, Christopher: Laetitia; 201370583; \$39,099.86.
Trapp, Tina; 201370578; \$35,890.87.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Brandenburger, James: Janet; 201312595; \$595.14.
Brandenburger, James: Janet; 201312613; \$597.98.
Brandenburger, James: Janet: Sheridan, Corrine,
Et.Al.; 201312629; \$9,254.38.
Brandenburger, Janet: James; 201312607; \$3496.11.
Burns, Jonathan: Sholly, Krista; 201312671; \$5115.68.
Dublin Estates Llc; 201312669; \$1014.36.
Girard Partnership Lp; 201312675; \$1332.25.
Gold View Properties Lp; 201312583; \$870.29.
Gold View Properties Lp; 201312571; \$783.53.
Gold View Properties Lp; 201312572; \$597.98.
Gold View Properties Lp; 201312585; \$679.99.
Gold View Properties Lp; 201312588; \$603.04.
Gold View Properties Lp; 201312591; \$1091.93.
Gold View Properties Lp; 201312593; \$597.98.
Gold View Properties Lp; 201312598; \$671.12.
Gold View Properties Lp; 201312599; \$596.08.
Gold View Properties Lp; 201312601; \$783.53.
Gold View Properties Lp; 201312626; \$1624.50.
Gold View Properties Lp; 201312634; \$870.29.
Gold View Properties Lp; 201312655; \$679.99.
Gold View Properties Lp; 201312647; \$679.99.
Gold View Properties Lp; 201312674; \$1750.52.
Kassar, Ami: Bethany; 201312673; \$10013.28.
Racquet Realty Partners Llp; 201312575; \$55734.86.
Sheridan, James; 201312677; \$430.06.
Tri Star Properties; 201312586; \$1117.57.
Volovar, Steven: Sims, Susan; 201312670; \$7948.21.

LETTERS OF ADMINISTRATION
Granted Week Ending June 4, 2013**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

- BROWNLEE, DONALD - ; Brownlee, James W.,
7585 Steinsburg Road Coopersburg, PA 18036.
- CAMPBELL, SCOTT J. - Upper Moreland Township;
Savory, Janet, 2120 Wallingford Cir
Hatboro, PA 19040.
- COLEMAN, LISA A. - New Hanover Township;
Coleman, Robert D., 573 Kulp Road
Perkiomenville, PA 18074.
- DEGRAZZIO, ANTONETTA T. -
Lower Providence Township; Digrazio, Juanita M.,
2830 3rd Street Norristown, PA 19403.
- DIPIERO, PEARL - Upper Merion Township;
Karol, Eliot, 2542 Tulip Street
Philadelphia, PA 19122.
- FISCHER, MARK - Upper Moreland Township;
Mcgrier, Linda, 827 Columbia Avenue
Linwood, PA 19061.
- KIM, RAYMOND A. - ; Kim, James D.,
6004 Denton Court Springfield, VA 22152-1207.
- NOECKER, AGNES R. - Pottstown Borough;
Deery, Mary, 279 N. Hanover St
Pottstown, PA 19464.
- OCONNOR, DENNIS J. - Lower Merion Township;
Guerin, Helen C., 144 Upland Ter
Bala Cynwyd, PA 19004.
- REMOLDE, DANIEL V. - Plymouth Township;
Remolde, Andrea F., 102 Valley Creek Rd
Plymouth Meeting, PA 19462.
- RYMER, BETTY - Abington Township;
Rymer, Samuel A., 1602 Crestview Avenue
Willow Grove, PA 19090.
- SHPIGEL, ANNA - Lower Moreland Township;
Shpigel, Yelena, 547 Long Ln
Huntingdon Valley, PA 19006.
- SWEENEY, MICHAEL P. - Cheltenham Township;
Sweeney, Dorothy R., 182 Lismore Avenue
Glenside, PA 19038.
- BOOKER, ANDREA - Portfolio Recovery
Associates Llc; 201312476; Civil Action;
Brown, Carrie A.
- BRADY, JOSEPH - Citibank Na; 201312646;
Civil Action; Suttell, Brittany J.
- CHANNEY, RANJIT - Channey, Harinder;
201312550; Complaint Divorce; Dubin, David I.
- CHECK, GLENN - Citibank Na; 201312403;
Civil Action; Suttell, Brittany J.
- CLARK, ANDRE - Shabazz, Faith; 201312339;
Complaint for Custody/Visitation.
- COHEN, DAMIAN - Mcentee, Kelly; 201312558;
Complaint for Custody/Visitation;
Dematteo, Christina M.
- CROOKS, JULIAN: BRIAN - Wells Fargo Bank Na;
201310563; Complaint In Mortgage Foreclosure;
Zuckerman, Allison F.
- DAVITA WYNCOTE DIALYSIS: DAVITA
HEALTHCARE PARTNERS INC: DAVITA INC,
ET.AL. - Heard, Rita; 201312549; Civil Action;
Martillotti, Gerald J.
- DELROSSI, FRANCES: FRANCES:
MICHAEL - Jpmorgan Chase Bank
National Association; 201312616; Complaint In
Mortgage Foreclosure; Krohn, John.
- DETHOMAS, ANTHONY: HEATHER -
Wells Fargo Bank Na; 201312592; Complaint In
Mortgage Foreclosure; Kolesnik, John M.
- DIXON, STACEY - Hedgepeth, Marlene; 201312559;
Defendants Appeal from District Justice.
- EASTERN STATES FINANCIAL CORP -
Corrado, Carmella; 201312477; Complaint in
Quiet Title; Iannozzi, John J.
- EDELMAN, PAUL: WENDY - Jpmorgan
Chase Bank Na; 201312749; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.
- ENDLICH, THOMAS - Citibank Na; 201312401;
Civil Action; Suttell, Brittany J.
- FLUIDMASTER INC - Nationwide Mutual Insurance Co;
201312676; Civil Action; Shaffer, John K.
- FRANK, PAMELA - Frank, Howard; 201312665;
Complaint Divorce; McBrien, Frederick W. Iii.
- GAMBONE, MARGARET: TRAIN, DAVID -
Wells Fargo Bank Na; 201305441; Complaint In
Mortgage Foreclosure; Wooters, Meridith H.
- GETZ, NANCY: NANCY: MEYER, ANDREW,
ET.AL. - Nationstar Mortgage Llc; 201312639;
Complaint In Mortgage Foreclosure;
Kolesnik, John M.
- GRAZIANO, PHILIP - Bank Of America Na;
201312443; Complaint In Mortgage Foreclosure;
Kolesnik, John M.
- GULLO, SERGIO - Portfolio Recovery
Associates Llc; 201312465; Civil Action;
Brown, Carrie A.
- GULOTTA, MICHAEL: CATHERINE -
Wells Fargo Bank Na; 201312569; Complaint In
Mortgage Foreclosure; Lobb, Jonathan.
- HOMSHER, PETER - Discover Bank; 201312474;
Civil Action; Dougherty, Michael J.
- JENSEN, THOMAS - Jensen, Toni; 201312664;
Complaint Divorce.
- JONES, GERALD: TRINA - Waterville Partners Lp;
201312470; Defendants Appeal from District Justice.
- KAPLAN, LAURENCE - Cutler, Ali; 201312562;
Civil Action; Turetsky, Mark D.

SUITS BROUGHT
Week Ending June 4, 2013**The Defendant's Name Appears
First in Capital Letters**

- ALI, KAMAN - Ali, Jamillah; 201312451;
Support/Exceptions.
- ALONZO, DEBORAH: WOODING, DEBORAH -
Bank Of America Na; 201312740; Complaint In
Mortgage Foreclosure; Krohn, John.
- AMERICAN FIRE & CASUALTY COMPANY -
Farber, Leonid; 201312565; Defendants Appeal
from District Justice.
- ASCENZI, CHARLES - Portfolio Recovery
Associates Llc; 201312554; Civil Action;
Garvey, Mark R.
- BINELLI, RAYMOND - Binelli, Frances; 201312521;
Complaint Divorce; Grater, Jessica R.

- KO, MYUNG - Gotham Collection Services Corp; 201312473; Civil Action; Watson, J. Scott.
- KRICZKY, ERICA - Lawrence, John; 201312627; Complaint for Custody/Visitation.
- LANKFORD TURNER, JACQUELINE - Turner, Theron; 201312467; Complaint Divorce; Lefkowitz, Larry H.
- LEARN, VALERIE - Learn, Keith; 201312659; Complaint Divorce.
- LIPINKI, KELSEY - Walker, Akil; 201312519; Complaint Divorce.
- LOBANOVA-HEASLEY, INNA - Flynn-Cook, Denise; 201312524; Civil Action; Kwartler, David E.
- MARTINELLI, GILBERT: SARAH - Bank Of New York Mellon; 201312479; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
- MCFARLAND, ANDREA - Capital One Bank Usa Na; 201312374; Civil Action; Ratchford, Michael F.
- MCINERNEY, RICHARD - Mertz Mcinerny, Kelliann; 201312501; Complaint Divorce; Bosniak, Hope Susan.
- MCLAUGHLIN, WILLIAM - Johnson, Andrew; 201312772; Civil Action; Rosenbaum, Jeffrey M.
- MURTAUGH, TARA: GERHART, ROBERT - Sutcliffe, Dawn; 201312556; Complaint for Custody/Visitation.
- NIEVES, FREDDY: NOVARTIS PHARMACEUTICALS - Alotta, James; 201312576; Civil Action; Wiles, Gladys E.
- OHARA, MICHAEL - Lorek-Sabatini, Karen; 201312496; Complaint Divorce; Lisgar, Scott A.
- OXENFORD, BARBARA - Wells Fargo Bank Na; 201312469; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- PADEN, TERESA - Paden, Ronald; 201312507; Complaint Divorce; Freeman, James R.
- PANDOLFI, STEPHEN - Lower Providence Community Center & Ambulance; 201312711; Plaintiffs Appeal from District Justice; Sidhva, Farzeen.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Venezia, Thomas; 201312563; Appeal from Suspension/Registration/Insp; Sager, Adam.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lebens, Nicole; 201312628; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Vinson, Robbin; 201312658; Appeal from Suspension/Registration/Insp.
- PHILOMENO & SALAMONÉ BUILDERS - Anthony & Sylvan Pools; 201312321; Petition; Sprenger, Michael.
- PIMENTAL, JUAN - Pennington, Heather; 201312447; Support/Exceptions.
- QUATTLEBAUM, ROBERT - Wells Fargo Bank Na; 201312513; Complaint in Ejectment; Ackerman, Jaime R.
- RIVERA, ROBERTO - Wells Fargo Bank Na; 201312475; Complaint In Mortgage Foreclosure; Ackerman, Jaime R.
- ROBERTS, RILEY: JEANETTE - Wells Fargo Na; 201312561; Complaint In Mortgage Foreclosure.
- SCHAEFER, RHONDA - Adaire, David; 201312672; Defendants Appeal from District Justice.
- SPINIEO INC - Steck, Joseph; 201312636; Defendants Appeal from District Justice.
- STAGLIANO, NICHOLAS - American Express Centurionbank; 201312251; Civil Action; Ratchford, Michael F.
- SUERMANN, JOSEPH - Suermann, Laura; 201312551; Complaint Divorce; Dillon, Francis X.
- SUGALSKI, CHRISTOPHER - Bank Of America Na; 201304961; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
- SUPER, SUSAN - U S Bank National Association; 201312614; Complaint in Ejectment; Davis, Adam.
- SWARTLEY BROTHERS: LAURENT, RUBEN: THOMPSON, JEREMY, ET.AL. - Txr Global Technology Services Inc; 201312652; Civil Action; Haurin, Robert J.
- TRESHMAN, JENNIFER - Portfolio Recovery Associates Llc; 201312448; Civil Action; Brown, Carrie A.
- VARGA, PAUL: NICOLE - Phh Mortgage Corporation; 201312445; Complaint In Mortgage Foreclosure; Zuckerman, Allison F.
- WELCH, JACK - Discover Bank; 201312452; Civil Action; Dougherty, Michael J.
- WEST, KATHRYN - West, Mark; 201312500; Complaint Divorce; Griffiths, Stephen H.
- WILLKOMM, SCOTT - Willkomm, Anne; 201312505; Complaint Divorce.
- WILLS, JOHN - Senderowitsch, Noga; 201312547; Complaint Divorce.
- WOLFF, JAQUELYN: JACQUELYN - Citimortgage Inc; 201312436; Complaint In Mortgage Foreclosure; Kolesnik, John M.

WILLS PROBATED

Granted Week Ending June 4, 2013

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ATLEE, EMILIE D. - Lower Merion Township; Atlee, Robert J., 4 Sunset Hill Lane Nantucket, MA 02554; Carapico, Elizabeth A., 27 Fairview Road Narberth, PA 19072.
- CAIRNS, ELIZABETH B. - West Norriton Township; Travis, Janet C., 506 American Drive Yardley, PA 19067.
- COSTA, SAMUEL W., JR. - New Hanover Township; Costa, Julia J., 2177 Colflesh Rd Perkiomenville, PA 18074.
- CRANMER, WILLIAM C. - Upper Merion Township; Oskoskie, Judith M., 337 Old Fort Road King Of Prussia, PA 19406.
- DALESSANDRO, ANNA - Abington Township; Dalessandro, Conrad, 2 Valencia Court Skillman, NJ 08558.
- DIEROLF, AMMON E. - Douglass Township; Dierolf, Ronald L., 4101 Shimerville Road Emmaus, PA 18049.
- DOLL, KATHLEEN J. - Horsham Township; Doll, Thomas J., 4017 Fairway Drive Lafayette Hill, PA 19444.
- FRANKEL, DORIS G. - Jenkintown Borough; Frankel, Robert P., Jr., 740 Mix Avenue Hamden, CT 06514-2283.
- GALLOWAY, ALTON D. - Upper Moreland Township; Galloway, Annette, 523 Sampson Avenue Willow Grove, PA 19090.

- GROSS, JAY M. - Lower Merion Township;
Gross, Sally S., 191 Presidential Blvd
Bala Cynwyd, PA 19004.
- HALL, LINDA G. - Upper Providence Township;
Hall, Edward C., 19 Cochise Lane
Royersford, PA 19468.
- HOFFMAN, LOUISE C. - Towamencin Township;
Hoffman, William R., Jr., 474 Ridge Road
Telford, PA 18969.
- HOPSON, FLOYD N. - Upper Moreland Township;
Arscott, Joseph R., 323 Galway Drive
West Chester, PA 19380; Mcdowell, Randal J.,
221 Noble Plaza Jenkintown, PA 19046.
- KELLER, ARDEN L. - Franconia Township;
Keller, Shirley G., 247 Finch Drive
Souderton, PA 18964.
- LADNER, RAYMOND C. - Lower Pottsgrove Township;
Ladner, R. M., 844 Brookdale Curve
Montgomery, AL 36117-4548.
- LAGAN, HELEN - Norristown Borough;
Lagan, James T. Iii, 7402 W Church Ranch Blvd
Westminster, CO 80021.
- LANGLEY, VIOLA E. - Lower Gwynedd Township;
Mcgettigan, Miriam, 1029 York Road
Willow Grove, PA 19090; Miller, Joan A.,
603 Willowmere Lane Ambler, PA 19002.
- LEVIN, CAROLINE - Lower Merion Township;
Levin, I. H, 3836 Ridgeview Rd
Huntingdon Valley, PA 19006; Levin, Jerome M.,
1222 Clubhouse Rd Gladwyne, PA 19035;
Levin, Mark S., 50 Belmont Ave
Bala Cynwyd, PA 19004.
- MAHONEY, JOSEPH W., JR. - Lower Merion Township;
Mahoney, Patricia M., 733 Waverly Road
Bryn Mawr, PA 19010.
- MANSUY, JANE W. - Worcester Township;
Mansuy, Bucky P., 3331 Custer Way
Collegeville, PA 19426.
- MARKOVICH, LOUISE B. - Montgomery Township;
Markovich, Daniel B., 633 Stream View Drive
North Wales, PA 19454.
- MCNELIS, DOROTHY M. - Whitpain Township;
Sonnen, Donna L., 3240 Water Street Rd
Collegeville, PA 19426.
- MONTGOMERY, KENNETH L. - Abington Township;
Montgomery, Angelina D., 2751 Galloway Avenue
Roslyn, PA 19001.
- NEWTON, JOHN S. - Upper Providence Township;
Newton, Jessica L., 91 Maple Leaf Lane
Pottstown, PA 19464.
- PERILLI, DANTE J. - Lower Merion Township;
Barbadoro, Nicholino J., 21 Cherry Hill Road
Stockbridge, MA 01262.
- PRETZELLO, ANTHONY - Cheltenham Township;
Acton, Patricia J., 625 Willow Grove Avenue
Glenside, PA 19038.
- RHEAUME, JOSEPH N. - Skipack Township;
Rheume, John, 654 Crosshill Rd
Royerford, PA 19466.
- SAYLOR, CHARLES D. - Lower Pottsgrove Township;
Saylor, Charles D., Jr., 507 Linden Street
Stowe, PA 19464; Saylor, Maurice H.,
2906 Federal Drive Gilbertsville, PA 19525.
- SHEETZ, FLORENCE - Cheltenham Township;
Sheetz, Mark S., 107 Hammond Street
Cambridge, MA 02138; Sheetz, Michael N.,
116 Laurel Drive Needham, MA 02492.
- STANEK, RUDOLPH E. - Towamencin Township;
Stanek, Marsha T., 1871 Rampart Ln
Lansdale, PA 19446.
- WALDRUM, JANE L. - Ambler Borough;
Mazess, Steven B., 64 Rembrandt Lane
Holland, PA 18966.
- WEAND, WILLIAM R., JR. - Douglass Township;
Weand, Gregory R., 491 Clearview St
Pottstown, PA 19464.
- WEBER, HERMAN A. - Lower Moreland Township;
Weber, Alice S., 3277 Pine Road
Huntingdon Valley, PA 19006.
- YANUSKO, BARBARA J. - Lower Pottsgrove Township;
Yanusko, David P., 1535 Kauffman Rd
Pottstown, PA 19464; Yanusko, Donald J.,
19 Meadow Springs Ln Oley, PA 19547.
- YOUNG, JOHN P. - Abington Township;
Young, Glenn W., 1734 Clinton Drive
Maple Glen, PA 19002.

RETURN DAY LIST

**June 24, 2013
COURT ADMINISTRATOR**

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Alvarado v. Liddy - Defendant’s Motion to Compel Plaintiff’s Answer to Defendants’ Interrogatories, Potential Lien Interrogatories and Request for Production of Documents Directed to Plaintiff (Seq. 11 D) - M. Defino - K. Frechette.BAC Home Loans Servicing, L.P. v. Burkhart - Motion for Reassessment of Damages (Seq. 31) - **M. Udren**.
2. Bank of America, N.A. v. Kim - Motion to Reassess Damages (Seq. 16) - **J. Etkowicz**.
3. Berger v. McKnight - Motion to Compel Discovery (Seq. 4 D) - **M. Zaid**.
4. Bernatos v. UHS of Pennsylvania, Inc. - Motion of Defendants to Compel Plaintiff’s Responses to Ostensible Agency Interrogatories (Seq. 28 D) - **W. Schaible - A. Friedlander**.
5. Bernatos v. UHS of Pennsylvania, Inc. - Motion of Defendants to Compel Plaintiff’s Full and Complete Discovery Responses (Seq. 29 D) - **W. Schaible - A. Friedlander**.
6. Bernatos v. UHS of Pennsylvania, Inc. - Motion of Defendants to Compel Plaintiff’s Responses to Request for Production of Documents (Seq. 30 D) - **W. Schaible - A. Friedlander**.
7. Black v. Bruno - Defendant’s Motion to Compel Plaintiff Rachel Black to Make Herself Available for Deposition (Seq. 7 D) - **G. Cutler - J. Godin**.
8. Blendpro, Inc. v. CMP Specialty Products, Inc. - Defendant’s Motion to Compel the Production of Formulas (Seq. 57 D) - **S. Lupin - J. Bresnan**.
9. Bryn Mawr Trust Company v. Marshall - Motion to Compel Answer to Discovery Set II Interrogatories (Seq. 18 D) - **M. Cantwell - W. Marshall**.

10. Bullard v. Chen - Defendant Steven Chen, DPM's Motion to Compel Plaintiff's Discovery Responses (Seq. 3 D) - **L. Solomon - R. Dillon.**
11. Burke v. Chung - Motion to Strike Defendant's Objections to Plaintiff's Interrogatories (Seq. 27 D) - **V. Vangrossi - J. Farrell.**
12. Butler v. Stafford - Motion to Compel Answer to Discovery (Seq. 6 D) - **R. Bily - A. Zabicki.**
13. C R Systems v. Johnson - Petition to Break and Enter (Seq. 6).
14. Carcarey v. Trzaska - Plaintiff's Petition to Substitute a Party (Seq. 31) - **S. Brassington - S. Trzaska.**
15. Carr v. Early Professional Transport, LLC - Motion to Compel Linda and Charles Carr's Interrogatories and Request for Production of Documents (Seq. 10 D) - **R. Keifer - B. Hoffman.**
16. Carver v. C. B. Richard Ellis - Motion to Compel Plaintiff's Response to Interrogatories (Seq. 36 D) - **C. O'Donnell - L. Hockman - K. Sykes.**
17. Citibank South Dakota, N.A. v. Gundlach - Motion to Strike Original Entries of Appearance (Seq. 13) - **D. Santucci.**
18. Citibank South Dakota, N.A. v. Ward - Motion to Compel Answer and Deem Admitted Requests for Admissions (Seq. 5-6 D) - **D. Santucci - J. O'Brien.**
19. Citimortgage, Inc. v. Kratz - Motion to Compel Defendant Jeffrey F. Kratz to Submit to Deposition (Seq. 48 D) - **C. Dunn - G. Barr - D. Gifford.**
20. Claims Recovery Systems v. Dunswell - Petition to Break and Enter (Seq. 14).
21. Coleman v. Chestnut Hill Lodge Health and Rehabilitation - Defendant's Motion to Compel Responses to Written Discovery Requests (Seq. 2 D) - **L. Solomon - P. Laughlin.**
22. Connell v. State Farm Insurance Companies - Defendant's Motion to Compel Jonathan Blackman/Chimney Express to Comply With a Valid Subpoena (Seq. 57 D) - **J. Feliciani -Y. Desipio-Konopac - P. Reilly.**
23. Coombs v. McNicholas - Motion to Compel Depositions of Defendants Andrew and Heidi Weyershauser (Seq. 34 D) - **R. Cole - J. Palmer.**
24. Countrywide Home Loans, Inc. v. Peterson - Petition to Strike Discontinuance and Reinstate (Seq. 92) - **J. Romano.**
25. Coyle v. 350 Haws Lane Operations, LLC - Motion to Compel Discovery (Seq. 28 D) - **E. Wilson.**
26. Dan Helwig, Inc. Realtors v. Gerardi - Motion to Compel Production of Documents (Seq. 8 D) - **B. Smith - F. Makos.**
27. Dean v. Soll - Motion to Compel Plaintiffs' Discovery Responses (Seq. 1 D) - **S. Corbman - J. Silli.**
28. Discover Bank v. Cameron - Motion to Withdraw as Counsel (Seq. 11) - **B. Lawrence - J. Cohen.**
29. Dragon Design, LLC v. Samar - Motion to Compel Defendant to File Responses to Interrogatories in Aid of Execution (Seq. 26 D) - **R. Klineburger.**
30. Estate of Lula Smith v. Suburban Woods Health and Rehabilitation Center - Plaintiff's Motion to Dismiss With Prejudice (Seq. 37) - **D. Lovitz - D. McGeady.**
31. Ferreri v. DB Blacktop Paving - Motion to Break and Enter (Seq. 4).
32. Fink v. J. Jou, Inc. - Petition to Amend Caption (Seq. 19) - **B. Neff - M. Logue.**
33. First Niagara Bank, N.A. v. Potok - Motion to Break and Enter (Seq. 34).
34. Firstrust Bank v. Teitelman - Motion for an Extension of Time to Conduct Discovery on Petition to Set Aside the Sheriff's Sale (Seq. 48 D) - **M. Weisberg - R. Margolis.**
35. Fisk Teachers Agency v. Graham - Motion to Compel Discovery (Seq. 15 D) - **M. Zaid.**
36. Forster v. Forster - Motion to Withdraw as Counsel (Seq. 49) - **M. Boyd - C. Meyer.**
37. Foster v. Roebuck - Petition to Withdraw as Counsel (Seq. 15) - **B. Witmer.**
38. Gadd v. Butler - Defendant's Motion to Compel Plaintiff's Answer to Premises Interrogatories, Lien Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 9 D) - **M. Etkin - T. Hartigan.**
39. Gagliano v. Brandywine Senior Living, LLC - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 84 D) - **R. Sachs - M. Granauo.**
40. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Motion to Compel Production of all Documents Responsive to Reassure's Second Request for Production of Documents (Seq. 164 D) Only Docket #200937480 - **H. Pass - S. Baker.**
41. GBR v. McConlogue - Motion for Leave to File an Amended Complaint (Seq. 9) - **J. Mulholland.**
42. Generation Mortgage Company v. Estate of Bertha K. Chestnut - Motion for Leave to Amend Complaint (Seq. 9) - **C. Pinto.**
43. Green Lane Marlborough Joint Authority v. Arro Group, Inc. - Motion to Compel Plaintiff's Responses to Defendants' Interrogatories and Production of Documents (Seq. 91 D) - **M. Kearney - R. Mosback.**
44. Grossman v. Municipality of Norristown - Motion to Compel Full and Complete and Verified Response to Plaintiff's First Request for Production of Documents (Seq. 17 D) - **M. Himsforth - A. McDonald.**
45. Gwynedd Club Condominium Association v. Greenidge - Motion to Compel Discovery (Seq. 9 D) - **H. Barrow - A. Tuttle.**
46. Halteman v. The Pathway Corporation - Motion to Compel Julie A. Halteman's Responses to Defendant's Request for Production of Documents and Interrogatories (Seq. 11 D) - **D. Sodano - C. Wright.**
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48. Hansplant v. Leone - Plaintiff's Motion to Quash Subpoena (Seq. 39 D) - **A. Cotlar.**
49. Hendersen 202 Associates v. Karkalas - Motion to Compel Discovery from Defendants and for Sanctions (Seq. 72-D) - **G. Lightman - M. Pearlstein - M. Haltzman.**
50. High Gate at Horsham Community v. Guhm - Motion for Reassessment of Damages (Seq. 4) - **S. Richter.**
51. Horizon Construction Builders v. Margolis - Motion to Compel Deposition (Seq. 35 D) - **C. Caliendo - D. Abramson.**

52. Horwitz v. Iannetta - Motion to Compel Plaintiff's Discovery Responses (Seq. 3 D) - **J. Dashevsky - J. DeFeo.**
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54. Huber v. Richardson - Motion to Compel Answer to Interrogatories Directed to Defendants (Seq. 12 D) - **M. Bleefeld - T. Stoner.**
55. Hunter v. McDonalds 26828 - Defendant's Motion to Compel Plaintiff's Answer to Discovery (Seq. 8 D) - **K. Steinberg - G. Voci.**
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60. JP Morgan Chase Bank National Association v. Les - Motion to Reassess Damages (Seq. 14) - **A. Zuckerman.**
61. Kaplan v. Hunt Auctions, Inc. - Motion to Amend Complaint (Seq. 56) - **A. Oehrle - A. Salem.**
62. Kaplin v. Cheltenham GP, LLC - Defendant Marilynn D. Manley's Motion to Compel Discovery (Seq. 55 D) - **D. Black - J. Christman - D. Utain - A. Bonekemper.**
63. Keidel v. Keidel - Petition to Withdraw as Counsel (Seq. 53) - **C. Sattin - D. Sager.**
64. Kinder v. Heritage Lower Salford, L.P. - Motion of Plaintiffs to Strike the Motion for Summary Judgment of Additional Defendant Wire Lathe, Inc. (Seq. 222) - **A. Duffy - M. Kracht - D. Onorato.**
65. Kinder v. Heritage Lower Salford, L.P. - Motion to Compel Additional Defendant Exterior Associates, Inc.'s Answer to Interrogatories and Request for Production of Documents (Seq. 220 D) - **A. Duffy - M. Kracht - D. Onorato.**
66. Lambros v. Achkar - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 23 D) - **S. Laynas.**
67. Lee v. Chung Dam Spa & Fitness Center - Motion to Compel Plaintiff's Response to Defendant's Request for Production of Documents (Seq. 52 D) - **R. Braker - C. Wright.**
68. Lobaugh v. Nungesser - Petition to Withdraw as Counsel (Seq. 50) - **R. Sundermier - C. Mullaney.**
69. Manno v. Manno - Petition to Withdraw as Counsel (Seq. 36) - **D. Ronca - G. Manno.**
70. McBride v. Westover Companies - Motion to Compel Interrogatories and Request for Production of Documents (Seq. 28 D) - **J. Ostroff.**
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74. Moore v. Jenkintown Plaza Associates - Motion for Preclusion Directed to Plaintiff (Seq. 326) - **D. Garcia - R. Siegel.**
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76. Moran v. Costco Wholesale Corporation - Motion to Determine Objections of Defendant to Plaintiffs' Interrogatories and Compel Full and Complete Answers (Seq. 13 D) - **S. Cohen - W. Sperling.**
77. Morris v. Appliance Distribution, Inc. - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 65 D) - **R. Freeburn - A. Hinkle - M. Conroy.**
78. Murland & Associates, LLC v. Spangler - Motion to Compel Discovery (Seq. 71 D) - **C. Suprenuk.**
79. Murray v. Philip Morris USA, Inc. - Motion to Compel Production of Documents (Seq. 137 D) - **S. Levensten.**
80. Nino v. George - Motion to Compel Plaintiff's Independent Medical Examination (Seq. 14-D) - **M. Clair - A. Zabicki.**
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89. Romanostednitz v. Sweisford - Defendant's Motion to Compel Plaintiff's Answer to Premises Interrogatories, Supplemental Lien Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 2-0 D) - **K. Cohen - T. Hartigan.**
90. Santangelo v. Abington Memorial Hospital - Motion to Compel Plaintiff's Answer/Responses to Discovery (Seq. 5 D) - **P. Bucci - E. Hosmer.**
91. Schwartz v. Nordstrom, Inc. - Motion to Compel Plaintiff's Discovery Responses to Defendants' Interrogatories (Set II and Supplemental) and Signed Authorization, et al. (Seq. 9-D) - **J. Turner - K. Fair.**
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93. Small v. Ryan - Motion to Compel Defendant's Deposition (Seq. 13 D) - **C. Shelly - B. Pancio.**
94. Squitiere v. Lynch - Motion to Compel Plaintiff's Discovery Responses (Seq. 35 D) - **S. McLaughlin.**

95. State Farm Mutual Automobile Insurance v. Cuadrado - Defendant's Petition for an Order to Allow Installment Payments on a Judgment (Seq. 26) - **P. D'Emilio - M. Goodman.**
96. Steamfitters Union Local 420 Piping Industrial Political and Educational Fund v. Indoor Quality Services, Inc. - Motion to Compel Discovery (Seq. 29 D) - **J. Meyer.**
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101. Tong-Summerford v. Abington Memorial Hospital - Plaintiff's Motion to Compel Deposition of Abington Memorial Hospital Radiology Technician (Seq. 100 D) - **M. Trunk - E. Hosmer.**
102. Townhouses of Twin Brooks Condominium Association v. Crawford-Case - Motion to Reassess Damages (Seq. 3) - **H. Barrow.**
103. U.S. Bank, N.A. v. Barber - Motion to Reassess Damages (Seq. 17) - **C. Fliakos.**
104. U.S. Bank National Association v. Purdy - Motion to Reassess Damages (Seq. 9) - **J. Kolesnik.**
105. Wells Fargo Bank, N.A. v. Mosko - Motion to Reassess Damages (Seq. 10) - **J. Kolesnik.**
106. Wells Fargo Bank, N.A. v. Faust - Motion to Reassess Damages (Seq. 8) - **J. Lobb.**
107. Wells Fargo Bank, N.A. v. Murphy - Motion to Reassess Damages (Seq. 10) - **M. Brushwood.**
108. Wells Fargo Bank, N.A. v. Wright - Motion to Reassess Damages (Seq. 9) - **J. Kolesnik.**
109. Whitehurst v. Plotts - Motion to Amend Complaint (Seq. 1) - **M. Weinberg.**
110. Wolk v. Branchcreek Community Church - Defendant's Motion to Compel More Specific Responses (Seq. 41 D) - **E. Rubin - J. Donnelly.**
111. Yellow Book Sales and Distribution Company, Inc. v. DGM Construction, Inc. - Motion to Amend Caption (Seq. 7) - **M. Lessa.**
112. Yoast v. Montgomery County Housing Authority - Motion to Strike New Matter (Seq. 102) - **J. O'Donoghue.**
113. Zawrotny v. Clark - Motion to Compel Answer to Plaintiff's Discovery Requests (Seq. 12 D) - **R. Watt - M. Mullaney.**