

SHERIFF’S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on January 29, 2014 at 1:00 o’clock P.M. prevailing time, in Court Room “A”, Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 26, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

07-19360

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

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

BEING Lot No. 61.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

08-12651

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, being a part of the premises bounded and described in accordance with a survey of Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated November 12th, 1935 and the additional boundary lines and courses and distances inserted therein by said Surveyor on December 2nd, 1935 and on July 15, 1936, as follows, to wit:

BEGINNING at a spike set for a corner of the middle line of Harts Lane (formerly Barren Hill Road) and land now or late of Jacob Rapine, which spike is opposite to and from 16.5 feet from a stone set in the Southeasterly side of said Road; thence South 42 degrees, 5 minutes East, 496.45 feet to a stone set for a corner of land of Jacob Rapine and land of George Missimer, Jr.; thence South 47 degrees, 33 minutes West, 364.74 feet to a point of curve marked by a stone; thence curving Westwardly along the arc of a circle having a radius of 491.73 feet, the arc distance of 167.81 feet the chord bearing South 57 degrees, 19 minutes, 36 seconds West the distance of 167 feet to a stone set for a corner of land of George Missimer, Jr. and land conveyed herein to Richard H. Meade and wife; thence North 23 degrees, 8 minutes East, 463.50 feet to a stone set for a corner; thence curving Northwestwardly along the arc of a circle having a radius of 244.90 feet the arc distance of 166.41 feet the chord bearing North 36 degrees, 9 minutes West, a distance of 163.23 feet to a stone; thence North 9 degrees, 58 minutes West, 135.07 feet through a stone set in the side of Harts Lane to a point in the middle of said Road; thence along the middle line of said Road, North 46 degrees, 49 minutes East, 20 feet to the place of beginning.

CONTAINING two and two hundred sixty-nine one-thousandths acres.

UNDER AND SUBJECT to a right-of-way and agreement as of record.

TITLE TO SAID PREMISES IS VESTED IN Arthur M. Tofani, Jr. by Deed from Nicholas T. Zervas and Thalia Zervas, husband and wife, dated April 1, 1966 and recorded April 5, 1966 in Deed Book 3421, Page 706.

AND the said Virginia Tofani departed this life on October 26, 2004, thus vesting title solely in the name of Arthur M. Tofani, Jr., by operation of law.

Parcel Number: 65-00-05182-00-9.

Location of property: 2092 Harts Lane, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Arthur M. Tofani, Jr.** at the suit of The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-18. Debt: \$702,572.67.

Marc S. Weisberg, Attorney.

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

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

08-25299

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made of General Hancock Partnership, drawn by Sclosser & Clauss, Colmar, Pennsylvania, Job No. 97043, dated 2-29-2000, last revised 1-24-2001 and recorded in Plan Book A-60, Pages 56-57, as follows, to wit:

BEGINNING at a point in the Southwesterly side of the ultimate right-of-way line of Horsham Road, S.R., 463, said point of beginning is being at a point a corner of Lot No. 4-2 as shown on said plan; thence extending from the said point of beginning and extending along the said Southwesterly side of the ultimate right-of-way line of Horsham Road, S.R., 463 South 48 degrees, 07 minutes, 37 seconds East, 245.53 feet to a point on the Northwesterly side of U.S. Route # 202 Expressway Corridor as shown on said plan; thence extending along the same South 43 degrees, 41 minutes, 01 seconds West, 515.51 feet to a point in line of other lands now or late of General Hancock Partnership; thence extending along the same, North 46 degrees, 18 minutes, 57 seconds West, 229.36 feet to a point a corner of Lot No. 4-2, aforesaid; thence extending along the line of said Lot No. 4-2, North 41 degrees, 52 minutes, 23 seconds East, 508.00 feet to a point on the Southwesterly side of the ultimate right-of-way line of Horsham Road, S.R. 463, aforesaid, being the first mentioned point and place of beginning.

BEING the same premises which General Hancock Partnership Enterprises, L.P. conveyed to K.A. Holdings, LLC, by Deed dated May 2, 2003, recorded on June 17, 2003, in Montgomery County Deed Book 5460, Page 0421.

BEING Lot No. 4-3 as shown on said plan.

Parcel Number: 46-00-01351-07-9; Block 13C, Unit 14.

Location of property: 1020 Horsham Road, North Wales, PA 19454.

The improvements thereon are: A one story commercial building with a stone and vinyl-sided exterior, with parking facilities.

Seized and taken in execution as the property of **K. A. Holdings, LLC** at the suit of TD Bank, N.A. Debt: \$942,774.33.

Jack M. Seitz, 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.

09-03246

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania. Described according to record Plan of Germantown Pike Tract, prepared by Woodrow & Associates, Inc., dated 07/24/1996 and last revised 07/13/1998, recorded in Plan Book A-58, Page 375, as follows, to wit:

BEGINNING at a point on the Southerly side right-of-way line of Germantown Pike, being a Common Corner with lands now of former of Richard and Amy Oller, which point is measured along lands of other 320 feet to a point, a corner of this lot and Lot No. 1 being the point of beginning, thence extending from said point of beginning along a line of Lot No. 1 North 83 degrees, 14 minutes East crossing a cul-de-sac and sanitary sewer easement (within said cul-de-sac is a private driveway easement for the benefit of all 4 lots) 174.92 feet to a point within said cul-de-sac; thence extending through said cul-de-sac, South 6 degrees, 46 minutes East, 447.89 feet to a point on the Northerly right-of-way line of Andorra Road (50 feet wide); thence along said Andorra Road, South 88 degrees, 09 minutes West, 175.59 feet to a point a concrete monument; thence along land now or formerly of Richard and Amy Oller, North 6 degrees, 46 minutes West, 432.84 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 4.

BEING known as Lot Number 4, Andorra Road, Assessed as Lot Number 4, Germantown Pike, Whitemarsh Township, Montgomery County.

UNDER AND SUBJECT to Declaration of Covenants, easements and restrictions as contained and set forth in Declaration of Summer Hill as Recorded in Deed Book 5281, Page 18.

BEING the same premises which Chestnut Manor Land Development, Inc., a Pennsylvania Corporation, by Deed dated 05/25/2011, recorded 06/19/2001 in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 5363, Page 2095, conveyed unto Edward M. Deleo and Theresa J. Deleo, h/w.

Parcel Number: 65-00-04513-05-7.

Location of property: 3 Summerhill Court, Lafayette Hill, PA 19444.

The improvements thereon are: Residential single family dwelling.

Seized and taken in execution as the property of **Edward M. Deleo and Theresa J. Deleo** at the suit of First Horizon Home Loans, et al. Debt: \$846,640.98.

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.

09-04908

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a re-subdivision made by John Lynch Estate, made by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania dated 10/16/79 and last revised 1/16/80, as follows, to wit:

BEGINNING at a point in the title line in the bed of Paper Mill Road (ultimate width 60 feet wide) a corner of Lot No. 1 on said plan; thence extending from said point of beginning along the title line in the bed of Paper Mill Road South 47 degrees, 30 minutes, 40 seconds East, 50 feet to a point a corner of Lot No. 3 on said plan; thence extending along said Lot No. 3 the three (3) following courses and distances, viz: (1) South 36 degrees, 36 minutes, 30 seconds West, 360 feet to an iron pin; (2) North 89 degrees, 21 minutes, 12 seconds West, 264.08 feet to an iron pin; and (3) South 36 degrees, 36 minutes, 30 seconds West 111.13 feet to a point, a corner in line of land now or late of Viola Deihl; thence extending along said land North 53 degrees, 15 minutes, 50 seconds West, 264 feet to a point, a corner; thence extending North 36 degrees, 36 minutes, 30 seconds East, 169.43 feet to a point, a corner of Lot No. 1 on said plan; thence extending along said lot the three (3) following courses and distances, viz: (1) South 53 degrees, 15 minutes, 50 seconds East, 260 feet to an iron pin; (2) South 89 degrees, 21 minutes, 12 seconds East, 207.58 feet to an iron pin; and (3) North 36 degrees, 36 minutes, 30 seconds East, 340 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO THE PREMISES IS VESTED IN Steven T. Ateek by Deed from Kimberly A. Yeager, now known as Kimberly A. Heffner and Gary Heffner, wife and husband, dated 08/31/1999 and recorded 09/21/1999 at the Recorder of Deeds Office in Montgomery County in Book 5288, Page 2215.

Parcel Number: 32-00-05105-81-2.

Location of property: 172 Papermill Road a/k/a 172 Paper Mill Road, Barto, PA 19504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven T. Ateek** at the suit of The Bank of New York as Successor to JP Morgan Chase Bank, N.A., as Indenture Trustee on Behalf of the Certificateholders, CWHEQ Revolving Home Equity Loan Trust Series 2006-H. Debt: \$25,231.43.

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.

09-05714

ALL THOSE THREE certain lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan of West Willow Grove Lots made by Ruddach, Civil Engineer, dated July 1909, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 544, Page 500, as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fleming Avenue (40 feet wide) said point being at the distance of 218.44 feet measured Northeastwardly along the Southeasterly side of Fleming Avenue from its point of intersection with the Northeastly side of Mount Vernon Avenue (40 feet wide).

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Fleming Avenue 75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Fleming Avenue 125 feet.

BEING Lots No. 373, 374 and 375 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward G. Eckert and Shana M. Eckert, by Deed from Julia F. Sands dated 03/13/2003, recorded 04/01/2003 in Book 5451, page 1795.

Parcel Number: 30-00-21768-00-9.

Location of property: 1821 Fleming Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward G. Eckert and Shana M. Eckert** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$153,346.50.

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

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

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

09-08865

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point on the Northwesterly side of Fairview Road (forty feet wide) at the distance of two hundred eighty-three feet, twenty-seven one-hundredths of a foot measured South thirty-nine degrees, thirty-seven minutes, fourteen seconds West along the said side of Fairview Road, from the point of the intersection of the said side of Fairview Road, as produced, with the Southwesterly side of Township Line Road, (forty feet wide) (as produced); thence extending along the said Northwesterly side of Fairview Road, South thirty-nine degrees, thirty-seven minutes, fourteen seconds West, one hundred feet and sixteen one-hundredths of a foot to a point; thence extending North forty-seven degrees, ten minutes West, two hundred forty-two feet and sixty-three one-hundredths of a foot to a point; thence extending North forty-two degrees, fifty minutes East, one hundred feet to a point; thence extending South forty-seven degrees, ten minutes East, two hundred thirty-seven feet and two one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paula Jackson, by Deed from Marlene M. Block, dated 12/29/2006, recorded 01/17/2007 in Book 5631, Page 2419.

Parcel Number: 31-00-09835-00-7.

Location of property: 8318 Fairview Road, Elkins Park, PA 19027-2121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Jackson** 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: \$641,512.25.

Meredith Wooters, Attorney. I.D. #307207

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

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

09-12968

ALL THAT CERTAIN property, situated in **Collegetown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 05/04/2001 and recorded 05/11/2001, among the land records of the county and state set forth above, in Deed Volume 5359 and Page 2435.

BEING the same premises granted and conveyed unto Kenneth S. Wolf and Sally A. Wolf by Deed from George McDermott, Jr. and Mary Ann Murphy, agents for Mary D. McCanick McDermott, a/k/a Mary D. McDermott dated 05/11/01 and recorded 05/11/01 in Book 359, Page 435.

Parcel Number: 04-00-01918-00-4.

Location of property: 42 10th Avenue, Collegetown, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sally A. Wolf and Kenneth S. Wolf** at the suit of BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$247,366.88.

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.

09-24115

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Suburban Home Builders by Charles E. Shoemaker, Registered Professional Engineer, dated March 01, 1956 last revised July 25, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tennis Avenue (50 feet wide) measured 120 feet, South 79 degrees, 47 minutes West from the Southwesterly side of Limekiln Pike (50 feet wide); thence extending from said beginning point South 79 degrees, 47 minutes West along the Southeasterly side of Tennis Avenue 30 feet to a point; thence continuing along Tennis Avenue South 37 degrees, 12 minutes West, 69.89 feet to a point; thence extending South 52 degrees, 48 minutes East, 92.66 feet to a point; thence extending North 29 degrees, 35 minutes, 20 seconds East, 29.30 feet to a point; thence extending North 10 degrees, 13 minutes West, 93 feet to a point on the Southerly side of Tennis Avenue the first mentioned point and place of beginning.

Parcel Number: 30-00-66312-00-6.

Location of property: 163 Tennis Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Anita Boulware-Smith and Timothy Jones Bey Reuben a/k/a Reuben Timothy Jones Bey** at the suit of Township of Abington and Abington School District. Debt: \$2,919.41.

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.

09-27690

ALL THAT CERTAIN lot or piece of ground, 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 Proposed Subdivision of Whitehall Estate II, made for The Gambone Organization, dated 2/18/1980, last revised 10/6/1980, and recorded in Plan Book A-46, Page 76, as follows:

BEGINNING at a point on the Southeasterly side of Faith Drive (50 feet wide), a corner of Lot No. 9 on said plan; thence extending from said point of beginning along said Lot No. 9 and through the bed of a 20 feet wide drainage easement, South 80 degrees, 22 minutes, 36 seconds East, 140.32 feet to a point, a corner of land now or late of Lyloe E. McCoy; thence extending along the same South 40 degrees, 23 minutes, 17 seconds East, crossing the Southeasterly side of said drainage easement, 70.57 feet to a point, a corner of Lot No. 24 on said plan; thence extending along the same South 49 degrees, 36 minutes, 43 seconds West, 148.00 feet to a point, a corner of Lot No. 11 on said plan; thence extending along the same North 53 degrees, 30 minutes, 09 seconds West, 134.92 feet to a point on the Southeasterly side of Faith Drive, aforesaid; thence extending along the same the two following courses and distances, viz: (1) North 27 degrees, 39 minutes, 55 seconds East, 40.48 feet; (2) along the arc of a circle curving to the left having a radius of 175.00 feet, recrossing the Southeasterly side of said drainage easement, the arc distance of 60.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said plan.

BEING the same premises which Julian V. Miraglia and E. Michael Bachurski by Deed dated 07/9/2001 and recorded 05/14/2002 in Montgomery County in Deed Book 5407, Page 2305 granted and conveyed unto Gary A. Demedio.

Parcel Number: 33-00-02574-17-4.

Location of property: 525 Faith Drive, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gary A. Demedio** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of Alternative Loan Trust 2007-5CB Mortgage Pass-Through Certificates, Series 2007-5CB. Debt: \$433,572.66.

Salvatore Filippello, Attorney, I.D. #313897

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

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

09-29710

ALL THAT CERTAIN lot or piece of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the West side of Glasgow Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Glasgow Street, at the distance of one hundred five feet Southwardly from the Southwest corner of Glasgow and Walnut Streets, in the middle of Lot No. 12; thence along said Glasgow Street Southwardly forty-five feet to Lot No. 10; thence Westwardly or Northwestwardly one hundred forty feet to a twenty feet wide alley; thence by the same Northwardly or Northeastwardly forty-five feet to the middle of Lot No. 12; thence by the same Eastwardly or Southeastwardly one hundred forty feet to the place of beginning.

BEING the whole of Lot No. 11 and the Southern half of Lot No. 12 on plan of lots of Samuel S. Hartline.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Flynn and Margaret R. Parson-Flynn husband and wife by Deed from Roger W. Flynn dated March 2, 1995 and recorded March 3, 1995 in Deed Book 5106, Page 2165.

Parcel Number: 64-00-01660-00-4.

Location of property: 549 Glasgow Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret Flynn a/k/a Margaret R. Parson-Flynn and Roger Flynn a/k/a Roger W. Flynn** at the suit of Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$246,725.94.

Celine P. DerKrikorian, Attorney.

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

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

09-32702

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William Magarity, Jr. Registered Professional Engineer and Surveyor, Upper Darby, Pennsylvania on 8/16/1954, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street 66 feet wide, at the distance of sixty-seven feet and ninety-three one-hundredths of a foot Northeastwardly from the Northeast side of Poplar Street 50 feet wide; thence extending along the Southeast side of Astor Street North 41 degrees, East, 16 feet and seventeen one-hundredths of a foot to a point; thence extending South 49 degrees, East the line for a portion of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises one hundred twenty-seven feet to a point; thence extending South 41 degrees, West 16 feet and seventeen one-hundredths of a foot to a point; and thence extending North 49 degrees, West the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises, one hundred twenty-seven feet to the place of beginning.

EXCEPTING thereout and therefrom a 12 feet wide strip along the rear of said premises as and for a private alley with the right of ingress, egress and regress by the owners of these premises and premises Nos. 1322, 1324, 1326, 1328 and 1333 Astor Street at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Alan Glover and Jimica Glover, by Deed from Sullivan J. Asko, Jr. and Rita M. Disante, Executors of the Estate of Helen McCoy, Deceased, dated 11/21/2003, recorded 12/29/2003 in Book 5487, Page 1742.

Parcel Number: 13-00-03032-00-6.

Location of property: 1330 Astor Street, Norristown, PA 19401-3251.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan Glover a/k/a Alan K. Glover and Jimica Glover a/k/a Jimica R. Glover** at the suit of JP Morgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC. Debt: \$109,500.02.

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.

09-41540

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Schurr and Scattan, Registered Land Surveyors, dated August 7, 1950 and recorded at Norristown in Deed Book 2169, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mill Creek Road (40 feet wide) at the distance of 388 feet Southwestwardly from a point of curve formed by the intersection of the Northwesterly side of Mill Creek Road and the Southwesterly side of Clover Lane (40 feet wide); thence extending along Mill Creek Road South 66 degrees, 13 minutes, 41 seconds West, 117.81 feet to a point; thence extending on a line North 23 degrees, 46 minutes, 19 seconds West, 12 feet to a point; thence extending on a line North 7 degrees, 4 minutes, 25 seconds East, 150.74 feet to a point; thence extending on a line North 37 degrees, 55 minutes 10 seconds East, 46.02 feet to a point; thence extending on a line South 23 degrees, 46 minutes, 19 seconds East, 98.25 feet to a point; and thence extending along said line through the center of a 9 feet wide driveway, 65 feet to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Glen E. Campbell, as Sole Owner deeded by Kevin M. Maiden, dated 3/28/02, recorded 5/10/02, Book 5407, Page 838.

Parcel Number: 49-00-07861-00-1.

Location of property: 209 Millcreek Road, Plymouth Meeting, PA 19462-2436.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glen E. Campbell** at the suit of GMAC Mortgage, LLC. Debt: \$214,190.61.

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.

09-44515

ALL THAT CERTAIN lot: or tract of land, situate on the North side of Lincoln Avenue, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated May 30, 1990 revised August 3, 1990 and recorded in Plan Book C-16, Page 145, and more fully described, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue (60 feet wide) said point being located on a line South 74 degrees, 50 minutes East, 108.00 feet from the Northeast corner of Lincoln Avenue and Sheridan Street (60 feet wide); thence from said point of beginning on a line leaving Lincoln Avenue and along lot No. 2 North 15 degrees, 10 minutes East, 135.00 feet to the side of a 20 foot wide alley; thence along the South side of said alley, South 74 degrees, 50 minutes East, 42.00 feet to a corner; thence leaving said alley and along lands of Bryan Smith, South 15 degrees, 10 minutes West, 135.00 feet to a corner on the North side of Lincoln Avenue; thence along the North side of Lincoln Avenue, North 74 degrees, 50 minutes West, 42.00 feet to the place of beginning.

CONTAINING 0.130 acres of land or 5,670 square feet.

BEING all of Lot, No. 1 of a lot subdivision plan prepared for Darrell C. Bragg and Julia A. Bragg and Robert C. McCoy dated May 30, 1990 revised August 3, 1990 consisting of 15,795 square feet or 0.363 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Bryan A. Smith and Melissa A. Smith by Deed from Phoenixville Federal Savings and Loan Association dated November 30, 2000 and recorded January 5, 2001 in Deed Book 5345, Page 1112.

Parcel Number: 16-00-19348-00-4.

Location of property: 761 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bryan A. Smith and Melissa A. Smith** at the suit of JP Morgan Chase Bank, N.A. Debt: \$139,747.89.

Marc S. Weisberg, Attorney.

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

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

10-01075

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a master plan "Summer Hill" made for Gambone Brothers Development Company by Burisch Associates, Inc., Pottstown, Pennsylvania, dated 07/27/1998 and last revised 12/05/2008 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 to 436, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Summer Hill Drive (50 feet wide) a corner of Lot 97 on said plan; thence extending along said Summer Hill Drive on the arc of a circle curving to the right having a radius of 2000.00 feet the arc distance of 122.07 feet to a point a corner of Lot 99 on said plan; thence extending along said Lot 99 South 46 degrees, 00 minutes, 57 seconds East, 155.77 feet to a point in line of Lot 95 on said plan; thence extending along said Lot 95, South 59 degrees, 42 minutes, 120 seconds West, 86.84 feet to a point a corner of Lot 96 on said plan; thence extending along said Lot 96, North 83 degrees, 55 minutes, 37 seconds West, 38.11 feet to a point a corner of Lot 97 on said plan; thence extending along said Lot 97, North 55 degrees, 29 minutes, 29 seconds West, 102.21 feet to a point on the Southeasterly side of Summer Hill Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brian Cliver, a/k/a Brian Richard Cliver and Jamie Cliver, a/k/a Jamie Lynne Cliver, a/k/a Jamie Lynne Clemmer, husband and wife, by Deed from John Dillon and Suzanne Dillon dated June 25, 2006 and recorded August 8, 2006 in Deed Book 5611, Page 1185.

Parcel Number: 32-00-02525-21-5.

Location of property: 110 Summer Hill Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Cliver, a/k/a Brian Richard Cliver and Jamie Cliver, a/k/a Jamie Lynne Cliver, a/k/a Jamie Lynne Clemmer** at the suit of HSBC Mortgage Service, Inc. Debt: \$397,911.68.

Celine P. DerKrikorian, Attorney.

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

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

10-02777

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described in accordance with a survey and plan thereof, made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, bearing date the 24th day of September, 1947 and last revised the 7th day of May, 1948, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jenkintown Road (forty-one and five-tenths feet wide) at the distance of one hundred three and twenty-seven one-hundredths feet measured South thirty-two degrees, seventeen minutes East, along the said side of Jenkintown Road from the Southeasterly side of Forrest Avenue (fifty feet wide) (if both were extended); thence extending South thirty-two degrees, seventeen minutes East, along the said side of Jenkintown Road sixty-eight and eight one-hundredths feet to a point; thence extending South fifty-five degrees, thirty minutes West, one hundred twenty-eight and eighty-eight one-hundredths feet to a point; thence extending North thirty-four degrees, thirty minutes West, sixty-eight and three one-hundredths feet to a point; thence extending North fifty-five degrees, thirty minutes East, one-hundred thirty-one and fifty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 50 and a portion of Lot No. 49, on the plan of Meadowbrook Corporation.

SUBJECT TO easements, restrictions, and reservations of record.

TITLE TO SAID PREMISES IS VESTED IN Marc Stasen, (a single person) and Adrienne Sullivan, (a single person), by Deed from Sue Ross, (a single person), dated 02/05/2008, recorded 07/16/2008 in Book 5700, Page 1448.

Parcel Number: 30-00-33152-00-1.

Location of property: 946 Jenkintown Road, Elkins Park, PA 19027-1652.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc Stasen and Adrienne B. Sullivan a/k/a Adrienne Sullivan** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$238,752.89.

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

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

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

10-08440

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Map of Property of "Washington Square Heights, Inc." Section "G" made by Yerkes Engineering Company, dated March 23, 1959 and revised April 27, 1959 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-5, Page 20, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Daws Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Clearview Avenue (50 feet wide): (1) leaving Clearview Avenue on the arc of a circle curving to the left having a radius of 13 feet the arc distance of

20.42 feet to a point of tangent on the Northeasterly side of Daws Road; and (2) South 49 degrees, 9 minutes East along the Northeasterly side of Daws Road 632 feet to the point of beginning; thence extending from said point of beginning North 40 degrees, 51 minutes East, 141.67 feet to a point; thence extending South 49 degrees, 15 minutes, 30 seconds East, 100 feet to a point; thence extending South 40 degrees, 51 minutes West, 141.86 feet to a point on the Northeasterly side of Daws Road aforesaid; thence extending North 49 degrees, 9 minutes West along the Northeasterly side of Daws Road 100 feet to the first mentioned point and place of beginning.

BEING Lot Number 266 as shown on the above mentioned plan.

BEING the same premises which David J. Byrne and Michele S. Byrne, his wife, by Deed dated March 20, 1992 and recorded in Deed Book 5003, Page 2124, granted and conveyed unto David J. Byrne and Michele M. Byrne, a/k/a Michele S. Marks.

Parcel Number: 66-00-01327-00-2.

Location of property: 1649 Daws Road, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David J. Byrne, Michele M. Byrne a/k/a Michele S. Marks and the United States of America** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC2, Asset-Backed Pass-Through Certificates, Series 2006-WMC2. Debt: \$411,081.59.

Kristine M. Anthou, Attorney.

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

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

10-08747

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for Ross E. Ritter and Philip B. Weller by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 10/10/1977, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-31, Page 47, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fernhill Road (40 feet wide), said point being measured the (5) following courses and distances from a point of curve on the Southwesterly side of Bradford Road (41.5 feet wide): (1) leaving Bradford Road on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Fernhill Road; (2) South 74 degrees, 27 minutes, 00 seconds West 85.17 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 280 feet the arc distance of 74.53 feet to a point of tangent; (4) South 59 degrees, 12 minutes, 00 seconds West, 95.94 feet to a point of curve; and (5) on the arc of a circle curving to the right having a radius of 320 feet, the arc distance of 37.24 feet to the point and place of beginning; thence extending from said beginning point, along line of Lot 2 on said plan, South 19 degrees, 38 minutes, 28 seconds East, 100 feet to a point in line of land of Philip R. Weller; thence extending along line of land now or late of Philip B. Weller, South 69 degrees, 5 minutes, 41 seconds West, 81.44 feet to a point; thence extending North 16 degrees, 00 minutes, 00 seconds West 101.02 feet to a point on the Southeasterly side of Fernhill Road; thence extending along the Southeasterly side of Fernhill Road, the (2) following courses and distances, to wit: (1) North 70 degrees, 21 minutes, 32 seconds East, 49.94 feet to a point of curve and; (2) on the arc of a circle curving to the left having a radius of 320 feet, the arc distance of 25.08 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Ki Chae Lee and Hong Ja Lee by Deed dated 2/27/2009 and recorded 03/12/2009 in Montgomery County in Deed Book 5724, Page 00363 granted and conveyed unto Brian Gallagher.

Parcel Number: 30-00-19949-00-1.

Location of property: 891 Fernhill Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brian Gallagher** 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: \$282,833.87.

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.

10-17867

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a site plan made for Whitpain Hills Homeowners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 22 East Side Drive. Being Unit Number 11 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73 known as Skippack Pike, said center line of said right-of-way is measured, the 2 following courses and distances from a point, a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike, North 49 degrees, 50 minutes West, a distance of three hundred fifty-three and forty-five one-hundredths feet to a point; and (2) North 48 degrees, 52 minutes West, one hundred twelve and fifty one-hundredths feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate, South 46 degrees, 47 minutes, 56 seconds West, seven hundred thirty and four one-hundredths feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

AND the grantees, for themselves, their heirs and assigns by the acceptance of this Deed, agree with the grantors their heirs and assigns that the said Declaration of Covenants, Restrictions, Easements, Charges, Liens and Terms and Conditions as set forth in Declaration by J. Franklin Meehan, Robert B. Meehan and Jasper DiSanto the Developers, dated 10/1/1976 and recorded 10/12/1976 in Deed Book 4148, Page 23, shall be covenant and running with the land and that in any Deed of Conveyance of the said premises or any part thereof to any person or persons said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this Deed and the receipt thereof as fully as the same are contained herein reserving unto the grantor the right to use East Side Drive.

TITLE TO SAID PREMISES IS VESTED IN Barry Fine, by Deed from Jasper DiSanto and Ruth DiSanto, his wife, dated 04/19/2006, recorded 04/26/2006 in Book 5598, Page 1194.

Parcel Number: 66-00-06409-53-6.

Location of property: 2211 Whitpain Hills, Blue Bell, PA 19422-1300.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry Fine** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$167,329.70.

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.

10-21149

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Subdivision made for L.W.T. Waller, Jr., by Russell S. Lyman, Registered Professional Engineer, dated June 30, 1966 and last revised November 15, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-10, Page 26, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac (of irregular width) at the end of Waller Road (50 feet wide) said point being the six following courses and distances from a point of curve on the Southwesterly side of Welsh Road (L.R. 46098) (46.50 feet wide): (1) leaving Welsh Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 41.15 feet to a point of tangent on the Northwesterly side of Waller Drive; (2) South 39 degrees, 09 minutes, 20 seconds West along the Northwesterly side of Waller Drive 517.75 feet to a point of curve; (3) Southwestwardly and Northwestwardly partly along the Northwesterly side of Waller Drive and partly along the Northeasterly side of Waller Drive (50 feet wide) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 198.68 feet to a point of tangent on the Northeasterly side of Waller Drive; (4) North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of Waller Drive 103.61 feet to a point of curve at beginning of said cul-de-sac; (5) Northwestwardly, Northwardly along the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.31 feet to a point of reverse curve; and (6) Northwardly and Northwestwardly still along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 19.50 feet to a point of beginning; thence extending from said point of beginning Northwestwardly and Southwestwardly along the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 98.19 feet to a point on the Northeasterly side of the future extension of Waller Drive; thence extending North 49 degrees, 46 minutes, 36 seconds West along the Northeasterly side of the future extension of Waller Drive 67.03 feet to a point; thence extending North 44 degrees, 02 minutes, 15 seconds East crossing the Southwesterly side of a certain 30 feet wide right-of-way for drainage 150.33 feet to a point in the bed of said right-of-way; thence extending South 49 degrees, 46 minutes, 36 seconds East through the bed of the aforesaid right-of-way 140.10 feet to a point; thence extending South 40 degrees, 13 minutes, 24 seconds West recrossing the Southwesterly side of said 30 feet wide right-of-way for drainage 122.22 feet to the first mentioned point and place of beginning.

TOGETHER with all of the grantor's right, title and interest in and to that portion of the future extension of Waller Drive abutting premises described above (as shown on said plan) bounded by the aforementioned cul-de-sac, (on the Southeast) the Northwesterly line of the above described Lot Number 12 as produced (on the Northwest), the center line of the said proposed extension of Waller Drive (on the Southwest) and the Northeasterly line of the proposed extension of Waller Drive (on the Northeast).

TOGETHER with the right (in common with the owners or occupiers of the other lots in the aforementioned Plan of Subdivision) to use all of the proposed extension of Waller Drive (as shown on said plan) for access to the premises conveyed hereby, provided however, that Grantees shall have no responsibility for the maintenance of the proposed extension of Waller Drive until such time as is made thereof.

TITLE TO SAID PREMISES IS VESTED IN Viktor Vasilenko, by Deed from Yuriy Mazik and Tatyana Mazik, dated 11/13/2009, recorded 11/17/2009 in Book 5750, Page 1746.

Parcel Number: 41-00-09322-00-6.

Location of property: 1269 Waller Drive a/k/a 1269 Waller Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tatyana Mazik, Yuriy Mazik and Viktor Vasilenko** 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: \$352,174.95.

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.

10-24100

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.

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

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

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

10-24107

ALL THAT CERTAIN unit in the property known, named and identified in the plats and plans referred to below as 'Montgomery Place at Welsh Village', a Condominium, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and state of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, Act No. 1980-82 (68 PA C.S. 310 I, et seq.), by the recording in the Office for the Recording of Deeds &c., in and for the county of Montgomery of a Declaration of Condominium dated 7/3/1990 and recorded 7/6/1990 in Deed Book 4951, Page 375, together with the plats and plans attached thereto and made a part thereof, and any and all amendments thereto, being and designated on such plats and plans as Unit No. 3207 together with a proportionate undivided interest in the common elements, as defined in such declaration and any and all amendments thereto, as the same may change from time to time.

BEING the same premises which Peter Altieri and Caryn Altieri, husband and wife, by Deed dated 06-26-03 and recorded 07-24-03 in the Office of the Record of Deeds in and for the County of Montgomery in Deed Book 5466, Page 96, granted and conveyed unto Michael A. Peers.

TITLE TO SAID PREMISES IS VESTED IN Sheila Hart-Refile, by Deed from Michael A. Peers, dated 07/29/2008, recorded 08/05/2008 in Book 5702, Page 2001.

Parcel Number: 46-00-01593-63-8.

Location of property: 3207 Hemmingway Drive, North Wales, PA 19454.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Sheila Hart-Refile** at the suit of First Horizon Home Loans, a Division of First Tennessee, etc. Debt: \$281,145.98.

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.

10-24346

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #2 Section 'A' on plan of Burnside Estates and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, of Norristown, Pennsylvania, recorded in the Office for the Recording of Deeds in for the County of Montgomery, of Norristown, Pennsylvania, in Deed Book 1384, Page 601, on the 26th day of March, A.D. 1948, as follows, to wit:

BEGINNING at a point at the radial intersection of the Northeast side of Marshall Street (50 feet wide) with the Northwest side of Liberty Avenue (50 feet wide), said point being at the distance of 25 feet Northwest from the intersection of the extended Northeast line of Marshall Street with the extended Northwest line of Liberty Avenue; thence along Northeast side of Marshall Street North 45 degrees, 52 minutes, 30 seconds West, 61.53 feet to a point; thence North 44 degrees, 8 minutes, 30 seconds East, 137.56 feet to a point; thence South 45 degrees, 51 minutes, 30 seconds East, 86.53 feet to a point on the Northwest side of Liberty Avenue; thence along North West side of

Liberty Avenue South 44 degrees, 8 minutes, 30 seconds West, 112.53 feet to the point of radial intersection of the Northwest side of Liberty Avenue with the Northeast side of Marshall Street; thence along said radial intersection on the arc of a circle curving to the right with a radius of 25 feet the arc distance of 39.27 feet to a point on the Northeast side of Marshall Street with the Northwest side of Liberty Avenue, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terese Brittingham, by Deed from Kevin Jeffers and Brenda Jeffers, dated January 30, 2007, recorded 02/14/2007 in Book 5635, Page 1844.

Parcel Number: 63-00-05005-00-8.

Location of property: 1961 West Marshall Street, West Norriton, PA 19403-3151.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terese Brittingham** at the suit of Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee for RAMP 2007RS2. Debt: \$325,670.68.

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.

10-25482

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a Subdivision Plan of Susquehanna Woods, Section 2-A, prepared for S.W.M. Associates, Inc., by C. Raymond Weir Associates, Inc., dated 4/25/78 and recorded in the Office for the Recording of Deeds in and for Montgomery County in Plan Book A-34, Page 98, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Southwind Way (50 feet wide) said point being the five following courses and distances from the point of intersection of the extended center line of Southwind Way with the center line of Candlebrook Drive (50 feet wide), viz: (1) North 74 degrees, 14 minutes, 20 seconds West, 110.58 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 84.54 feet to a point; (3) North 46 degrees, 53 minutes, 40 seconds West, 36.01 feet to a point; (4) South 43 degrees, 06 minutes, 20 seconds West, 25 feet to a point on the said Southwesterly side of Southwind Way; and (5) North 46 degrees, 53 minutes, 40 seconds West, 190.26 feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Southwind Way 110 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 200 feet.

BEING Lot No. 29 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Frank C. Ciliberto and Sylvia Ciliberto by Deed from Nicholas Dilello and Gilda Dilello, dated November 6, 1996 and recorded November 12, 1996 in Deed Book 5167, Page 1096.

Parcel Number: 54-00-14110-02-9.

Location of property: 1404 Southwind Way, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank C. Ciliberto and Sylvia Ciliberto** at the suit of JP Morgan Chase Bank, National Association. Debt: \$173,911.76.

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.

10-25574

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for Lester H. Beltz by Urwiler and Walter, Inc., dated March 19, 1980, last revised May 27, 1980 and recorded in Montgomery County in Plan Book A-40, Page 43, as follows, to wit:

BEGINNING at an interior point, said point being measured the 2 following courses and distances from an iron pin on the Northwesterly side of Ridge Road (TR 563), said point also being a corner of lands now or late of Dean Mair: (1) North 45 degrees, 29 minutes, 30 seconds West, 490.17 feet to an iron pin; and (2) South 33 degrees, 16 minutes, 30 seconds West, 312.61 feet to the point of beginning, said point also being a corner of Lot No. 3 as shown on the above mentioned plan and a common corner of lands now or late of Irvin Hartzell and Clarence Volk; thence extending from said point of beginning, along lands of Clarence Volk and Frank Forrest, South 33 degrees, 16 minutes, 30 seconds West, 398.20 feet to a point, a corner of Lot No. 1; thence extending along the same, North 45 degrees, 45 minutes, 55 second West, 651.33 feet to a point in line of lands now or late of Anne Reppert; thence extending along the same and along Lot No. 4, North 44 degrees, 22 minutes, 15 seconds East, 283.84 feet to a point, a corner of Lot No. 3; thence extending along the same the 2 following courses and distances: (1) South 58 degrees, 31 minutes, 50 seconds East, 487.93 feet to a point; and (2) South 45 degrees, 29 minutes, 30 seconds East, 150.00 feet to the first mentioned interior point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Timothy B. Beltz by Deed dated October 19, 2007 and recorded at Norristown, Pennsylvania in Deed Book 5672, Page 2214 et seq., granted and conveyed unto Kevin N. Freed, in fee.

Parcel Number: 44-00-01444-00-6.

Location of property: 627 Ridge Road, Telford, PA 18969.

The improvements thereon are: Buildings and hereditaments thereon erected.

Seized and taken in execution as the property of **Kevin N. Freed** at the suit of Timothy B. Beltz. Debt: \$195,498.91.

Francis X. Buschman, 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.

10-29874

ALL THAT CERTAIN lot or parcel of ground, together with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated May 14, 1974, last revised November 13, 1977, made by Serdy, Bursich & Ruth, Professional Engineers, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Woodmere Road (50 feet wide), which point of beginning is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Oakdale Drive (50 feet wide); thence extending from said point of beginning and extending along the said side of Woodmere Road South 69 degrees, 35 minutes, 22 seconds East, 165 feet to a point in line of Lot #42; thence extending along line of Lot #42 South 20 degrees, 24 minutes, 38 seconds West, 100 feet to a point in line of Lot #44; thence extending along line of Lot #44; thence extending along line of Lot #44 North 69 degrees, 35 minutes, 22 seconds West, 190 feet to a point on the Southeasterly side of Oakdale Drive aforesaid; thence along the said side of Oakdale Drive, North 20 degrees, 24 minutes, 38 seconds East, 75 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

CONTAINING 18,865 square feet and being Lot #42 on a plan of lots as laid out for David A. Swinehart, Inc., and known as Woodgate II.

BEING Lot #42 on a plan of lots as laid out for David A. Swinehart, Inc., and known as Woodgate II.

TITLE TO SAID PREMISES IS VESTED IN Leonard G. Walters and Donna M. Walters, his wife, by Deed from David A. Waldt and Vicki Jo Waldt, his wife, dated 03/31/1993, recorded 04/05/1993 in Book 5037, Page 1908.

DONNA M. WALTERS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Donna M. Walters's death on or about 11/15/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 42-00-03231-17-4.

Location of property: 1140 Woodmere Drive a/k/a 1140 Woodmere Road, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leonard G. Walters** at the suit of JP Morgan Chase Bank, N.A., s/b/m Chase Home Finance, LLC. Debt: \$253,903.08.

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.

10-31138

ALL THAT CERTAIN message and lot of land being Lot #137 in a plan of lots laid out by Issac Roberts on the Haws Farm, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner on the Northeast side of Marshall Street at the distance of four hundred eighty feet Northwesterly from the Northwest side of Walnut Street; thence by Lot #138 belonging to Catherine Jamison, Northeasterly parallel to said Walnut Street, one hundred forty feet to a corner at Blackberry Alley; thence along said alley Northwesterly twenty feet to a stake a corner David Cooper's land or Lot #136; thence by said Cooper's land Southwesterly one hundred forty feet to a corner of Marshall Street aforesaid; and thence along the Northeast side thereof Southeasterly twenty feet to the place of beginning.

BEING the same premises which Walter P. Kaufmann, Jr. a/k/a Walter Kaufmann a/k/a Walter Kaufmann, Jr. and Michael J. Hannon, III and Kenneth P. Pagurek, Jr. by Indenture bearing date of September 25, 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Commonwealth of Pennsylvania on October 24, 2003 in Book 5478, Page 2098 granted and conveyed unto HPK Properties, LLC, its Successors and/or Assigns in fee.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Guglielmucci and Richard J. Sites by Deed From MPK Properties, LLC dated 07/14/2005 Recorded 08/09/2005 in Deed Book 5565, Page 2304.

Parcel Number: 13-00-24708-00-2.

Location of property: 317 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph M. Guglielmucci and Richard J. Sites** at the suit of The Bank of New York Mellon, Successor in Interest to JP Morgan Chase Bank, as Trustee for the Registered Holders of NovaStar Mortgage Funding Trust, Series 2006-MTA1, NovaStar Home Equity Loan Asset-Backed Notes, Series 2006-MTA1. Debt: \$105,619.74.

David Neeren, Attorney. I.D. #204252

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

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

10-33247

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record Plan of Gwynedd Valley Estates prepared by Chambers Associates, Consulting Engineers and Surveyors dated April 7, 1980, last revised November 7, 1981 recorded in the Office for the recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-14, Page 111, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Florence Drive (50.00 feet wide) at a corner of Lot No. 69 as shown on said plan and which point is measured the 3 following courses and distances from a point of reverse curve on the Easterly side of Gwynedd Valley (50.00 feet wide) viz: (1) leaving the said Easterly side of Gwynedd Valley Drive on the arc of a curve curving to the right having a radius of 10.00 feet the arc distance of 16.06 feet to a point of tangent on the said Southeasterly side of Florence Drive; (2) thence extending South 88 degrees, 16 minutes, 53 seconds East along the said side of Florence Drive the distance of 314.62 feet to a point of curve on the same; and (3) thence extending in a general Northeastwardly direction along the said Southeasterly side of Florence Drive on the arc of a curve curving to the left having a radius of 200.00 feet, the arc distance of 235.36 feet to the point of beginning; thence extending from said point of beginning in a Northeastwardly to Northwardly to Northwestwardly direction along the Southeasterly, Easterly and Northeastly sides of Florence Drive aforesaid, on the arc of a curve curving to the left, having a radius of 200.00 feet the arc distance of 147.76 feet to a point a corner of Lot No. 66 as shown on said plan; thence extending North 71 degrees, 57 minutes, 44 seconds East, along Lot No. 66, the distance of 157.07 feet to a point a corner of lands now or formerly of North Pennsylvania Railroad Company as shown on said plan; thence extending South 23 degrees 39 minutes, 52 seconds East along said railroad lands, the distance of 323.96 feet to a point a corner of Lot No. 69 aforesaid; thence extending North 70 degrees, 07 minutes, 11 seconds West along Lot No. 69, the distance of 305.47 feet to the first mentioned point on the said Southeasterly side of Florence Drive and place of beginning.

BEING known as Lot No. 67 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kwan W. Kim, a/k/a Kwan Woo Kim and Jea Ryeun Kim, a/k/a Jea Ryfun Kim and Jea R. Kim by Deed from Samir Farrag and Iris Farrag dated August 15, 2000 and recorded September 1, 2000 in Deed Book 5329, Page 2037.

Parcel Number: 39-00-01233-10-5.

Location of property: 1416 Florence Drive, Gwynedd Valley, PA 19437.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jea R. Kim a/k/a Jea Ryfun Kim a/k/a Jea Ryeun Kim and Kwan W. Kim** at the suit of Bank of America, N.A. Debt: \$456,362.31.

Margaret Gairo, Attorney.

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

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

10-34225

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a plan of "Perkiomen Woods" by P.X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 12/21/1987 and recorded at Norristown, Pennsylvania in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Iron Bark Court, a corner of Lot No. 452 on said plan; thence extending from said beginning point along the Northwesterly side of Iron Bark Court, South 34 degrees, 0 minutes, 0 seconds West, 20 feet to a point, a corner of Lot No. 450 on said plan; thence extending along line of Lot No. 450, North 56 degrees, 0 minutes, 0 seconds west 100 feet to a point; thence extending North 34 degrees, 0 minutes, 0 seconds East, 20 feet to a point, a corner of Lot No. 452 on said plan; thence extending along line of Lot No. 452, South 56 degrees, 0 minutes, 0 seconds East, 100 feet to a point on the Northwesterly side of Iron Bark Court, the first mentioned point and place of beginning.

BEING Lot No. 451 as shown on said plan.

BEING the same premises which Edward A. Hazbun and Joan C. Hazbun, husband and wife, by Deed dated June 9, 2000 and recorded June 23, 2000 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5320, Page 2309, granted and conveyed unto David G. Wilson, a single man.

Parcel Number: 61-00-02667-31-4.

Location of property: 114 Iron Bark Court a/k/a 114 Iron Bank Court, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David G. Wilson, a single man** at the suit of Wells Fargo Bank, N.A. Debt: \$117,875.53.

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.

10-35541

ALL THAT CERTAIN brick message or dwelling house being the Southeast half of a double brick dwelling house known as No. 428 and lot or piece of land thereunto belonging, situate upon the Southwest side of Fifth Avenue, between Spruce Street and Pine Street in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Fifth Avenue 276 1/2 feet Northwest from the point of intersection of the center line of Fifth Avenue and Spruce Street, which said point is 600 feet Northwest from the center line of Chestnut Street; thence on the center line of Fifth Avenue North 41 degrees, West 24 feet; thence by the premises hereinafter described South 49 degrees, West 178 1/2 feet to the Northeast side of a 20 feet wide alley, passing in part of said course a distance on the center line on the middle along the Northeast side of said alley, South 41 degrees, East 24 feet to other lands of the said Nicholas B. Tuffillaro and Domenico Tuffillaro North 49 degrees, East 178 1/2 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Zubert, unmarried by Deed from Ada P. Umstead dated 05/30/2000 recorded 06/20/2000 in Deed Book 5320, Page 1141.

Parcel Number: 19-00-01260-00-8.

Location of property: 429 North Fifth Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Zubert** at the suit of Residential Credit Solutions, Inc. Debt: \$197,277.62.

David Jordan, 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.

10-35994

ALL THOSE FOUR CERTAIN lots or pieces of ground, with buildings and improvement thereon erected, marked and numbered 294 East, 295 East 296 East and 297 East, on a certain plan of lots of The Ogontz Land and Improvement Company, recorded in the Office for Recording of Deeds, in and for the County of Montgomery at Norristown in Deed Book 342, Page 500 situate on the Southwest side of Douglas Avenue, (formerly Summit Avenue) in **Abington Township**, Montgomery County, State of Pennsylvania.

BEGINNING at the distance of 26.91 feet Northwest of Tulpehocken Avenue, containing in front or breadth on the said Douglass Avenue 107.64 feet (each lot 26.91 feet) and extending in length or depth on the Northwesterly line thereof 111.15 feet and on the Southeasterly line thereof 150.99 feet the rear end thereof 100 feet width.

ALSO THAT CERTAIN lot or place of ground marked and numbered 293 on a certain plan of lots of The Ogontz Land and Improvement Company, recorded in Deed Book 342, Page 500, situate on the Southwest side of Douglass Avenue (formerly Summit Avenue), in **Abington Township**, Montgomery County, State of Pennsylvania.

BEGINNING at the distance of 334.55 feet Southward from the South side of Forrest Avenue, containing in front or breadth on the said Douglass Avenue 26.91 feet and extending of that width in length or depth on the North side 150.99 feet and on the South side along Tulpehocken Avenue, 160.96 feet.

ALSO THAT CERTAIN lot or place of ground marked and numbered 298 on certain plan of lots of The Ogontz Land and Improvement Company recorded in Deed Book 342, Page 500, situate on the Southwest side of Douglass Avenue (formerly Summit Avenue) in **Abington Township**, Montgomery County, State of Pennsylvania.

BEGINNING at the distance of 134.55 feet Northwest of Tulpehocken Avenue, containing in front or breadth on the said Douglass Avenue 26.91 feet and extending in length or depth on the Northwesterly line thereof 101.19 feet and on the Southeast line thereof 111.15 feet.

UNDER AND SUBJECT to certain rights granted unto the Philadelphia Electric Company and under and subject to certain building restrictions now of record.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Feldman and Robyn Kane Feldman by Deed from John Woolsey and Bette Woolsey, husband and wife, dated 8/1/2005 and recorded 8/10/2005 in Deed Book 5566, Page 93.

Parcel Number: 30-00-68052-00-3.

Location of property: 432 Tulpehocken Avenue a/k/a 432 Tulpehocken, Abington Township, Montgomery County, PA 19027.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Lawrence E. Feldman and Robyn Kane Feldman** at the suit of The Bancorp Bank. Debt: \$414,128.36 plus interest from August 14, 2013 until January 29, 2014 at a per diem rate of \$41.61 and costs.

Lyndsay E. Rowland, Attorney. I.D. #205520

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

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

10-37296

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 in accordance with a survey made by James Cressom, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Street, at the distance of two hundred eighty feet, six inches Southwestwardly from the West corner of Pine and Fomance Streets, said point also being one hundred twenty feet, six inches Southwestwardly from the West corner of Pine Street and a twenty feet wide alley laid

out and dedicated by William M. Wood for the use of the properties abutting thereon forever, and said also point being a corner of this property add property now or late of Willis Wolf; thence extending from said point of beginning along said property now or late of Wolf, North 35 degrees, 13 minutes West, parallel to Fornance Street, one hundred twenty feet to the Southeasterly side of a twenty feet wide alley laid out and dedicated by William M. Wood for the use of the properties abutting thereon forever; thence extending along said side of alley, South 54 degrees, 47 minutes West parallel to Pine Street, twenty feet, five inches to land now or late of John Deemer; thence extending along said land now or late of John Deemer, South 36 degrees, 13 minutes East, parallel to the first course, the line passing through the middle of the partition wall between this and the house now or late of John Deemer, one hundred twenty feet to the Northwesterly side of Pine Street, North 54 degrees, 47 minutes East, twenty feet, five inches to the first mentioned point and place of beginning.

BEING the same premises which Fortune Land, LLC, by Deed dated May 23, 2008 and recorded May 23, 2008 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5693, Page 2204, granted and conveyed unto Matthew Ottaviano and Wendy Ottaviano, husband and wife, as Tenants by the Entireties.

Parcel Number: 13-00-30488-00-9.

Location of property: 1327 Pine Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Wendy Ottaviano and Matthew Ottaviano, husband and wife, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$205,315.40.

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.

11-02061

ALL THAT CERTAIN unit, designated as Unit No. 123, being a unit in The Meadows Condominium, situate in **Upper Providence 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 The Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on 1/12/1984, and Plats and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766, and Amendment thereto in Deed Book 4971, Page 347 and Deed Book 5371, Page 1221.

TOGETHER with all right, title and interest, being a .33% undivided interest of, in and to the Common Elements set forth in the aforesaid Declaration of Condominium.

AND THE GRANTOR represents and warrants to the said Grantee(s) that the said Grantor has complied with the provisions of Section 3410 (b) of the said Pennsylvania Uniform Condominium Act.

TITLE TO SAID PREMISES IS VESTED IN John M. Kandrick, by Deed from Kimberley Dawn Sampsell, n/k/a Kimberley D. Wolf, dated 10/30/2006, recorded 11/09/2006 in Book 5623, Page 1458.

Parcel Number: 61-00-01659-22-4.

Location of property: 123 Meadowview Lane Condominium 123, Mont Clare, PA 19453-5123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jon M. Kandrick** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC3. Debt: \$128,007.90.

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

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

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

11-02106

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 37 on a plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows, to wit:

SITUATE in **West Norriton Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Northeasterly side of Marshall Street (50 feet wide) at the distance of 339.73 Southeastwardly from the point of tangent of the radius round corner of the Northeast side of Marshall Street and Whitehall Road, as laid out on said plan, a corner of Lot No. 38 on said plan; thence along Lot No. 38, North 41 degrees, 34 minutes East, 110 feet to a point in line of Lot No. 20 on said plan; thence along Lot No. 20 South 48 degrees, 26 minutes East, 55 feet to a point a corner of Lot No. 36 on said plan; thence along Lot No. 36 South 41 degrees, 34 minutes West, 110 feet to a point on the Northeasterly side of Marshall Street aforesaid; thence along said side of Marshall Street, North 48 degrees, 26 minutes West, 55 feet to the place of beginning.

BEING Lot No. 37.

BEING the same premises which David W. Eckman and Amy Eckman by Deed dated September 10, 2001 and recorded September 20, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5377, Page 645, granted and conveyed unto Amy Eckman, in fee.

Parcel Number: 63-00-04942-00-8.

Location of property: 1733 West Marshall Street, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Amy Eckman** at the suit of Household Finance Consumer Discount Company. Debt: \$207,319.16.

Andrew J. Marley, Attorney.

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

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

11-04847

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

David Neeren, Attorney. I.D. #204252

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

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

11-05482

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Numbered 9, 10, 11, 26, 27 and 28, and part of Lots Numbered 12, and 25, Section "A" on a plan of lots called "Lansdale Square" which plan is recorded in the Office for the Recording of Deeds at Norristown, in and for the County of Montgomery in Deed Book 862, Page 600, and described as one according to a plan thereof made by Francis W. Wack, Registered Surveyor, of Schwenksville, Pennsylvania, dated September 21, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Main Street, (forty feet wide) at the distance of one hundred and thirty-five feet and nine hundred twenty-five one-thousandths of a foot measured South forty-three degrees, two minutes East along the said Northeast side of Main Street from its point of intersection on the Southeast side of Second Avenue (forty feet wide); thence extending from said point of beginning North forty-six degrees, fifty eight minutes East, passing partly through the center of a party wall between this premises and the premises adjoining on the Northwest, two hundred and fifty feet to a point on the Southwest side of Harding Street (forty feet wide); thence extending along the said Southwest side of Harding Street South forty-three degrees, two minutes East, sixty-four feet and seventy-five one-thousandths of a foot to a point; thence extending South forty-six degrees, fifty eight minutes West, two hundred and fifty feet to a point on the Northeast side of Main Street aforesaid; thence extending along the said Northeast side of Main Street, North forty-three degrees, two minutes West, sixty-four feet and seventy-five feet one-thousandths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James R. Clunk and Eleanor K. Clunk, husband and wife, as Tenants by the Entireties by Deed from James R. Clunk and Eleanor K. Clunk, (formerly Eleanor R. Kelly), husband and wife dated 06/10/1987, recorded 07/19/1987 in Deed Book 4841, Page 1027.

Parcel Number: 35-00-11281-00-6.

Location of property: 1525 Welsh Road a/k/a 1525 West Main Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James R. Clunk and Eleanor K. Clunk a/k/a Eleanor K. Kelly** at the suit of OneWest Bank, FSB. Debt: \$133,451.87.

Jordan David, Attorney. I.D. #311968

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

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

11-05693

ALL THAT CERTAIN Lot or tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania being known as Lot #143 Albidale, Section 3 and a portion of Lot #95, Albidale, Section 2 as shown on the Minor Subdivision Plan of Lot #95, Albidale, Section 2 and Lot #143 Albidale, Section 3, dated 8/8/1997, and revised 9/12/1997 and last revised 2/27/1998, prepared by Tri-State Engineers and Land Surveyors, Inc. 801 West Street Road, Feasterville, Pennsylvania and recorded 4/16/1998 in Plan Book A-57, Page 362, bounded and described, as follows:

BEGINNING at an iron pin set for a corner at the intersection of the Northeasterly right-of-way line of Byberry Road (being 40.00 feet from center line on the Northeasterly side thereof) with the Northwesterly right-of-way line of Meadow Lark Drive (50.00 feet wide); thence from said point of beginning and along the Northeasterly right-of-way line of the said Byberry Road North 55 degrees, 09 minutes, 15 seconds West, 253.92 feet to an iron pin set for a corner of Lot #94, Albidale, Section 2; thence along the said Lot #94, Albidale, Section 2 North 01 degrees, 56 minutes, 42 seconds East, 6.19 feet to an iron pin set for a corner, thence passing through Lot #95, Albidale, Section 2 and along the new Lot Line North 70 degrees, 24 minutes, 49 seconds East, 168.90 feet to an iron pin set for a corner; thence continuing through the said Lot #95 continuing along the said new lot line passing over an iron pin set at a distance of 17.04 feet from the beginning of this line and along Lot #144 Albidale, Section 3 South 55 degrees, 09 minutes, 15 seconds East, 159.04 feet to an iron pin set for a corner on the Northwesterly right-of-way line of the aforementioned Meadow Lark Drive; thence along the Northwesterly right-of-way line of the said Meadow Lark Drive South 34 degrees, 50 minutes, 45 seconds West, 142.59 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cindy Pinkus by Deed from Scott Pinkus and Cindy Pinkus, husband and wife, dated December 20, 2006 and recorded January 18, 2007 in Deed Book 5631, Page 02649.

Parcel Number: 41-00-05620-00-9.

Location of property: 3512 Meadowlark Drive, Huntingdon Valley, PA 19007.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia Pinkus a/k/a Cindy Pinkus a/k/a Cynthia Rosenwald** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of Alternative Loan Trust 2003-20CB, Mortgage Pass-Through Certificates, Series 2003-51. Debt: \$755,331.45.

Celine P. DerKrikorian, Attorney.

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

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

11-06554

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey and Subdivision Plan thereof called "Whitemarsh Estates" made for Raymond L. Corper by William Magarity, Jr. Professional Engineer of Philadelphia, Pennsylvania, on May 19, as follows:

BEGINNING at a point on the Northerly side of Germantown Pike (fifty feet Wide) (Pennsylvania Highway Legislative Route No. 145) said point being at the distance of seven hundred seventy-three and eighty-four one-hundredths feet measured North seventy-seven degrees, fifty-seven minutes, thirty seconds East along said side of Germantown Pike from a point in the Easterly line of property of the Barren Hill Fire Company; said point of beginning being a corner of this and other land of the Grantor herein; thence along the same North twelve degrees, two minutes thirty seconds West, one hundred fifty (150) feet to a point a corner in line of other lands of Delaplaine McDaniel; thence partly along the same and partly along other lands of the Grantor herein North seventy-seven degrees, fifty-seven minutes, thirty seconds East, eighty-five (85) feet to a point a corner of this and Lot No. 4 on the aforesaid plan; thence along the said South twelve degrees, two minutes, thirty seconds East, one hundred fifty (150) feet to a point in the Northerly side of Germantown Pike; thence extending along the said side of Germantown Pike South seventy-seven degrees, fifty-seven minutes, thirty seconds West, the distance of eighty-five (85) feet to first mentioned point and place of beginning.

BEING Lot No. 3 on the aforesaid plan.

BEING the same premises which Azlen A. Oskanlan by Deed dated 7/30/2003 and recorded 8/12/2003 in Montgomery County in Deed Book 5468, Page 1530 conveyed unto Nicholas B. Serafin, in fee.

TITLE TO SAID PREMISES IS VESTED IN Peter Jaffe by Deed from Nicholas B. Serafin dated 11/30/2007 recorded 12/18/2007 in Deed Book 5675 Page 1657.

Parcel Number: 65-00-04255-00-9.

Location of property: 715 Germantown Pike, (Whitemarsh Township), Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter Jaffe a/k/a Peter S. Jaffe** at the suit of Residential Credit Solutions, Inc. Debt: \$427,051.98.

Nicole LaBletta, Attorney, I.D. #202194

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

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

11-10265

ALL THAT CERTAIN message and lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan "Greenbriar" made by Bursich Associates, Inc. dated August 26, 1993 last revised October 1, 1998 and recorded in Plan Book A-58, Page 76, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Hawthorne Avenue (50 feet wide) said point being at the distance of 15 feet measured on the arc of a circle curving to the right having a radius of 23.56 feet from a point of curve on the Southeasterly side of Lois Lane (50 feet wide); thence extending from said point of beginning along the Southwesterly side of Hawthorne Avenue, South 49°, 53', 44" East, 100 feet to a point a corner of Lot No. 76 as shown on the above mentioned plan; thence extending along the same South 40°, 6', 16" West, 200 feet to a point in line of Lot No. 74 as shown on the above mentioned plan; thence extending along the same North 49°, 53', 44" West, 115 feet to a point on the Southeasterly side of Lois Lane; thence extending along the same North 40°, 6', 16" East, 185 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area 22,952 square feet of land, more or less.

BEING Lot No. 75 as shown on the above mentioned plan.

BEING the same premises which Scott E. Noble, by Deed dated 4/28/2005 and recorded 5/5/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5553, Page 92, granted and conveyed unto Alexander P. Saulinas, Jr. and Patricia M. Saulinas, husband and wife.

Parcel Number: 32-00-07405-14-6.

Location of property: 70 Lois Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexander P. Saulinas a/k/a Alexander P. Saulinas, Jr. and Patricia Saulinas a/k/a Patricia M. Saulinas** at the suit of Citizens Bank of Pennsylvania. Debt: \$94,177.00.

Gregory Javardian, Attorney. I.D. #55669

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

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

11-13424

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a general plan of Witchwood Farms made by G. D. Houtman, Media, Pennsylvania, dated June 9th, 1952 and a plot made by Myers-Richardson Associates, Civil Engineers, Norristown, Pennsylvania, dated October 9th, 1954, as follows, to wit:

BEGINNING at point on the center the of Stump Road (proposed 60 feet wide) located by the following (2) courses from a concrete monument at a point of curve on the Northeasterly side of a proposed road (60 feet wide) near its intersection with the Northwesterly side of the aforesaid Stump Road: (1) South 45 degrees, 37 minutes, 55 feet to the center line of Stump Road; (2) along the center line of Stump Road, North 44 degrees, 23 minutes East, 775 feet to the place of beginning; thence by lands now or late of Philip J. Bauer the following (3) courses and distances: (1) North 45 degrees, 37 minutes West, 230 feet to a point; (2) North 44 degrees, 23 minutes East, 125 feet to a point; (3) South 45 degrees, 37 minutes East, 230 feet to a point on the center line: of Stump Road; thence along the center line South 45 degrees, 23 minutes West, 125 feet to the place of beginning.

BEING known as Lot No. 34 Witchwood Farms.

TITLE TO SAID PREMISES IS VESTED IN Norma R. Gigliotti by Deed from Josef Sentef and Waldtraud Sentef, his wife dated 08/30/1985 recorded 09/03/1985 in Deed Book 4777, Page 366.

Parcel Number: 46-00-03433-00-4.

Location of property: 207 Stump Road, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norma R. Gigliotti** at the suit of SRMOF 2009-1 Trust. Debt: \$154,903.41.

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

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

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

11-22897

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision for Montgomery Crossing, Phase IV, prepared for Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/1/1989 and last revised 3/24/1998, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-57, Page 466, as follows, to wit:

BEGINNING at a point of curve on the Northwest side of Tudor Drive (50 feet wide) said point of beginning being a point a corner of Lot 6 as shown on above plan; thence from said point of beginning and along said lot the two following courses and distances: (1) North 25 degrees, 33 minutes, 0 seconds West, 128.06 feet to a point; and (2) South 45 degrees, 6 minutes, 0 seconds West and passing through a certain utility easement a distance of 185 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot North 28 degrees, 31 minutes, 58 seconds West and crossing certain wetlands 176.82 feet to a point of lands of Philadelphia Electric Company;

thence along same North 87 degrees, 17 minutes, 26 seconds East, 250 feet to a point a corner of Lot 8 as shown on above plan; thence along said lot South 25 degrees, 33 minutes, 0 seconds East, crossing aforesaid easement 147.75 feet to a point of curve on the Northwest side of Tudor Drive; thence along same on an arc of a circle curving to the left having a radius of 200 feet and the arc distance of 50.54 feet to the first mentioned point of curve and place of beginning.

BEING Lot 7 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Tuan Nuyen by Deed from Joseph G. Steinheiser and Jamie D. Steinheiser, husband and wife dated July 16, 2003 and recorded July 21, 2003 in Deed Book 5465, Page 0988.

Parcel Number: 46-00-03873-82-4.

Location of property: 236 Tudor Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tuan Nuyen** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1. Debt: \$469,135.13.

Margaret Gairo, Attorney.

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

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

11-24420

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 11/6/1989 and recorded 3/30/1990 in Plan Book A-52, Pages 23 to 28.

BEING known as Lot No. 221 on the above captioned plan.

UNDER AND SUBJECT to the Covenants, Restrictions, Easements, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions as contained and set forth in certain Declaration of Easements, Conditions and Restrictions by Alpine Village Homeowners Association dated 4/15/1988 recorded 5/12/1988 in Deed Book 4872, Page 2206 and an Amendment recorded in Deed Book 4894, Page 1245 and a Second Amendment recorded in Deed Book 4964, Page 403 and any amendments to the said declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Fabien E. Ortelli and Marianne Ortelli, h/w, by Deed from John A. Bishop and Genise M. Bishop, dated 07/10/2003, recorded 07/25/2003 in Book 5466, Page 1008.

Parcel Number: 38-00-00001-39-3.

Location of property: 17 Aspen Way, Schwenksville, PA 19473-1788.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fabien E. Ortelli and Marianne Ortelli** at the suit of Mortgage America, Inc. Debt: \$98,623.88.

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.

11-26127

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a plan made thereof by Barton & Martin, Engineers of Philadelphia, Pennsylvania, dated July 23, 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Acorn Lane (40 feet wide) at the distance of 766.09 feet South and Westward along the said side of Acorn Lane on its various courses and distances from its intersection with the South side of Edge Hill Road; thence from said point of beginning, leaving said Acorn Lane and by Lot No. 15 South 18 degrees, 38 minutes East, 210.26 feet to a point; thence South 78 degrees, 51 minutes, 30 seconds West, 100.86 feet to a point; thence by Lot No. 13 North 18 degrees, 38 minutes West, 197.11 feet to a point on the said side of Acorn Lane; thence along the same North 71 degrees, 22 minutes East, 100 feet to the point and place of beginning.

BEING Lot No. 14 on said Plan of Meadowbrook Hills.

BEING the same premises which Dolores Hoban and Thomas Hoban, Executors of the Estate of Lucy V. Tyl, a/k/a Lucy Victoria Tyl, Deceased, by Deed dated September 29, 2004 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 05531, Page 0616, granted and conveyed unto Catherine Henry, in fee.

Parcel Number: 30-00-00348-00-9.

Location of property: 1901 Acorn Lane, Abington Township, Abington, Montgomery County, PA 19001.

The improvements thereon are: A ranch dwelling containing 6 rooms, 3 bedrooms and 2 baths on a lot size of 100 x 200 irregular.

Seized and taken in execution as the property of **Catherine Henry** at the suit of Hatboro Federal Savings. Debt: \$360,836.58.

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.

11-26409

ALL THAT CERTAIN unit in the property known, named and identified in the declaration referred to below as "Summit Mews Condominium" located on Farmington Avenue, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A., Section 3101, et seq. by the recording in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania of a Declaration recorded in Deed Book 4835, Page 1792, amended recorded in Deed Book 4836, Page 783, Second Amendment recorded in Deed Book 4838, Page 2471, Third Amendment recorded in Deed Book 4851, Page 2143, Fourth Amendment recorded in Deed Book 4887, Page 1729, Fifth Amendment in Deed Book 4911, Page 1804 and a Sixth Amendment recorded in Deed Book 4915, Page 923.

BEING and designated in such Third Amendment Declarations as Unit No. 21.

TOGETHER with a proportionate undivided interest in the common elements as same is set forth in said Declaration and Amendments thereto of 3.5714%.

BEING the same premises which Georgina Paulazzo, by Deed dated January 12, 2007 and recorded February 2, 2007 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5634, Page 638, granted and conveyed unto Michael F. DePaul and Michele R. Horning, as Joint Tenants With the Right of Survivorship.

Parcel Number: 16-00-28576-02-8.

Location of property: 700 Farmington Avenue, Unit C21, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael F. DePaul and Michele R. Horning, as Joint Tenants With Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$162,215.39.

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.

11-29608

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.

David Neeren, Attorney, I.D. #204252

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

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

11-30889

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Deed Book Plan of Lots entitled the Candlebrook Company made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on February 4, 1995 which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-2, Page 27 more particularly bounded and described, as follows, to wit:

BEGINNING at a point, on the Southwesterly side of Prince Frederick Street (60 feet wide) at the arc distance of ninety-eight feet and ninety-six one-hundredths feet measured in an Easterly direction along the said Southwesterly side of Prince Frederick Street on the arc of a circle curving to the right having a radius of four hundred twenty feet from a point of curve which point of curve is at the distance of seven feet and sixty-one one-hundredths feet measured North seventy-two degrees, no minutes East along the said Southwesterly side of Prince Frederick Street from a point of tangent which point of tangent is at the arc distance of twenty-two feet and sixty-four one-hundredths of a foot measured along the arc of a circle curving to the right having a radius of thirteen feet from a point on the Northeasterly side of Strawberry Lane (50 feet wide); thence extending along the said Southwesterly side of Prince Frederick Street along the arc of a circle curving to the right having a radius of four hundred twenty feet the arc distance of eighty-four feet and thirty-one-hundredths of a foot to a point; thence extending along Lot No. 142 on the said plan South seven degrees, no minutes West, one hundred thirty-two feet and twenty two one-hundredths feet to a point; thence extending along Lot No. 155 on the said plan North fifty-one degrees, thirty-six minutes West, seventy-eight feet and thirty-two one-hundredths feet to a point; thence extending along the center line of another ten feet wide utility easement and along Lot No. 140 on the said plan North four degrees, thirty minutes West, eighty-four feet and sixty-eight one-hundredths of a foot to the first mentioned point and place of Deed beginning.

BEING known as Lot No. 141.

BEING the same premises which Ann Foster, by Deed dated 12/11/98 and recorded at Montgomery County in Deed Book 5255, Page 1434, granted and conveyed unto John P. Dougherty.

Parcel Number: 58-00-15214-00-1.

Location of property: 255 Prince Frederick Street, King of Prussia, PA 19406.

The improvements thereon are: Residence.

Seized and taken in execution as the property of **John P. Dougherty** at the suit of Malvern Federal Savings Bank. Debt: \$109,750.04.

Elliot H. Berton, 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.

11-32468

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, of Souderton, Pennsylvania, dated September 21, 1954, as follows, to wit:

BEGINNING at a point situate in the Southwest side line of an eighteen foot wide driveway, said point being at the distance of three hundred feet and seventy-five one-hundredths of a foot Southeast of the center line of Oak Park Road, as laid out thirty-three feet wide, said point being a corner of this and land now or late of William Clayton; thence extending from said first mentioned point and place of beginning along the Southwest side line of the eighteen foot wide driveway aforesaid South forty-three degrees, ten minutes East, one hundred seventy-five feet to a point a corner of this and other lands of the said Raymond S. Landis and Eva M., his wife, of which this was formerly a part; thence extending along the same South forty-two degrees, eighteen minutes West, two hundred fifty-seven feet and sixty-four one-hundredths of a foot to a point a corner of this and land now or late of Winfield Thompson; thence extending along the same North forty-four degrees, thirty-three minutes West, one hundred seventy-four feet and seventy-one one-hundredths of a foot to a point a corner of this and land now or late of William Starrett, Jr.; thence extending along the same and land now or late of William Clayton North forty-two degrees, eighteen minutes East, two hundred sixty-one feet and eighty-eight one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Weidemoyer and Joanna Weidemoyer, h/w, by Deed from Janet R. Owens, dated 09/29/2006, recorded 10/11/2006 in Book 5619, Page 759.

Parcel Number: 35-00-05251-00-6.

Location of property: 1038 Landis Lane, Hatfield, PA 19440-3619.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Weidemoyer a/k/a Michael Weidemoyer and Joanna L. Weidemoyer a/k/a Joanna Weidemoyer** at the suit of Citimortgage, Inc. Debt: \$254,493.61.

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.

11-32487

ALL THAT CERTAIN message and two tracts of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on Winding Road bounded and described, as follows, to wit:

Tract No. 1 - Beginning at a point on the North side of Winding Road at the distance of 218 feet Southeast from the Northeastern intersection or corner of Wilson Road and Winding Road a corner of this and other land of Stanley Swinehart; thence by the same North 11 degrees, 46 minutes East, 97.5 feet to an iron pin a corner of this and other land of said Stanley Swinehart; thence by the same South 72 degrees, 34 minutes East, 127.45 feet to a point in the West line of Winding Road; thence by the same South 29 degrees, 38 minutes East, 89 feet to an iron pin in an angle in the said Winding Road; thence still by said Winding Road North 70 degrees, 14 minutes West, 99.6 feet to the place of beginning.

Tract No. 2 - Beginning at a point an iron pin on the North side of Winding Road at the distance of 218 feet Northeast from the Northeastern intersection of corner of Wilson Road and Winding Road a corner of this and other land of Harold B. Rohn, et ux.; thence along the North side of said Winding Road North 78 degrees, 14 minutes West, 5 feet to a point a corner of this and other lands now or late of Stanley Swinehart; thence by the same North 11 degrees, 46 minutes East, 97.5 feet to a point a corner; thence still by the same South 78 degrees, 14 minutes East, 5 feet to a point an iron pin a corner of this and other land aforesaid of Harold B. Rohn, et ux.; thence by the same South 11 degrees, 48 minutes West, 97.5 feet to the point or place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania on Winding Road bounded and described, as follows, to wit:

BEGINNING at a point an iron pin on the North side of Winding Road at a corner of this and other land of William J. Boden, Jr., et ux. which said point of beginning is 203 feet Southeast from the Northeastern intersection of corner of Wilson Road and Winding Road; thence by land of said William J. Boden, Jr. et ux. North 11 degrees, 46 minutes West, 97.5 feet to an iron pin a corner of this and land of Stanley Swinehart; thence by the same South 78 degrees, 14 minutes East, 10 feet to other land of the said Grantors; thence along the same South 11 degrees, 46 minutes West, 97.5 feet to the North side of Winding Road; thence by the same North 78 degrees, 14 minutes West, 10 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cesar A. Delgado, by Deed from Angelo F. Sacarello and Rhonda L. Sacarello, dated 05/27/2004, recorded 06/21/2004 in Book 5512, Page 1297.

Parcel Number: 16-00-33528-00-8.

Location of property: 34 Winding Road, Pottstown, PA 19464-4470.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cesar A. Delgado** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$130,494.19.

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

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

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

11-32649

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a final overall site plan as part of Acorn Hills prepared for Sal Lapio, Inc., by Stoot, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying, dated 12/18/2001 and last revised 2/15/2002 and recorded in Plan Book A-61, Page 28, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wagner Road (30.00 feet from the center line), said point being a corner of Lot No. 5 in Pod "F" (Phase 3) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 5 in Pod "F" (Phase 5) North 42 degrees, 32 minutes, 49 seconds East, 152.08 feet to a point in line Lot No. 9 in Pod "F" (Phase 3); thence extending along Lot No. 9 in Pod "F" (Phase 3) South 47 degrees, 27 minutes, 11 seconds East, 100.00 feet to a point, a corner of Lot No. 7 in Pod "F" (Phase 3); thence extending along Lot No. 7 in Pod "F" (Phase 3) South 42 degrees, 32 minutes, 49 seconds West, 152.08 feet to a point on the Northeasterly side of Wagner Road; thence extending on the Northeasterly side of Wagner Road, North 47 degrees, 27 minutes, 11 seconds west, 100.00 feet to a point, a corner of Lot No. 5 in Pod "F" (Phase 3) aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 6 in Pod "F" (Phase 3) as shown on the above mentioned plan.

BEING the same premises which Brian P. Vollrath and Kimberly L. Vollrath, by Deed dated July 30, 2009 and recorded August 4, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5739, Page 00454, granted and conveyed unto Michael McMann and Michele McMann.

Parcel Number: 47-00-07789-08-4.

Location of property: 2507 Wagner Road, Gilbertsville, PA 19525-0000.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael McMann and Michele McMann** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$324,954.05.

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.

11-33420

ALL THAT CERTAIN tract or piece of land with the buildings thereon erected being in Ringing Rocks Park, in **Lower Pottsgrove Township**, Montgomery County and State of Pennsylvania, said tract of land composed on Lots Nos. 20 and 21, in Block D, on map or plan of the property known as Ringing Rocks Park, laid out by Ringing Rocks Realty Company, said plan recorded in the Office for the Recording of Deeds, etc., for said Montgomery County, at Norristown, bounded and described, as follows:

STARTING at an iron pin being the Southwest corner of Lot No. 20; thence in an Easterly direction seventy-nine and three-tenths feet to an iron pin, being the dividing line between Lots Nos. 21 and 22; thence in a Northerly direction along line of Lot No. 22, a distance of seventy-five feet to a point on the Southerly side of Elm Lane; thence along the Southerly side of Elm Lane Westerly one hundred feet to an iron pin; thence in a Southerly direction thirty-five and six-tenths feet to a point, and further in a Southeasterly direction forty-four and five-tenths feet to the first mentioned iron pin and the place of beginning.

Parcel Number: 42-00-03712-00-8.

Location of property: 1737 North Keim Street, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Karl D. Kohler, Executor of the Estate of Clarence J. Kohler** at the suit of Pottsgrove School District. Debt: \$5,637.70.

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.

11-33503

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Cynwyd, in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Numbered 5 on the Plan of Cynwyd Realty Development, described, as follows, to wit:

BEGINNING at a point in the middle line of Bala Avenue at the distance of one hundred twenty feet Southwestwardly from the middle line of Kent Road.

CONTAINING in front or breadth on the said middle line of said Bala Avenue fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said middle line of Bala Avenue, one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Shani Asantewaa Strothers Thompson, by Deed from John Henry Thompson and Shani Asantewaa Strothers Thompson, h/w, dated 09/22/2006, recorded 03/15/2007 in Book 5639, Page 263.

Parcel Number: 40-00-03712-00-1.

Location of property: 351 Bala Avenue, Bala Cynwyd, PA 19004-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shani Asantewaa Strothers Thompson a/k/a Shani-Sheryl Karen Thompson** at the suit of Nationstar Mortgage, LLC. Debt: \$677,019.57.

Meredith Wooters, Attorney. I.D. #307207

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

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

11-33968

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 and described according to a survey and plan thereof made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, on the 28th day of February A.D., 1962, and last revised on the 20th day of October A.D., 1962, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street (sixty-six feet wide) at the distance of one hundred three and sixty one-hundredths feet Northeastwardly from the Northeastly side of Laura Lane (fifty feet wide). CONTAINING in front or breadth on the said side of Stanbridge Street sixteen feet and extending of that width in length or depth Southeasterly between parallel lines angles to the said Stanbridge Street, the Northeastly and Southeasterly lines thereof passing partly through the party walls of the building erected on this lot and the buildings erected on the lots adjoining to the Northeast and Southwest thereof ninety feet to the Northwestly side of a certain twenty feet wide alley.

TOGETHER with the free, and common use, right, liberty and privilege of the aforesaid twenty feet wide alley as, and for a passageway, and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the said alley in good order, condition and repair.

UNDER AND SUBJECT, nevertheless to certain agreements of record.

BEING the same premises which Marie E. McGarrity, Executrix of the Estate of Sara A. McAvoy also known as S.A. McAvoy, by Deed dated November 30, 2009 and recorded December 11, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5753, Page 01596, granted and conveyed unto Steven S. McAvoy and Paula J. McAvoy, husband and wife, as Tenants by the Entireties.

Parcel Number: 13-00-35124-00-8.

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Steven S. McAvoy and Paula J. McAvoy, husband and wife, as Tenants by the Entireties** at the suit of U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation Trust 2007-GEL1. Debt: \$107,287.43.

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.

11-34754

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania being known and designated as Lots Nos. 197 and 198 on a certain plan of lots known as Willow Grove Heights, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 380, Page 500.

BEING the same premises which Lorraine Bell Dennis, also known as Lorraine B. Dennis, by Deed dated January 23, 2009 and recorded February 2, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5720, Page 2212, granted and conveyed unto Iury Lima and Maria Do Carmo Lima, husband and wife, as Tenants by the Entireties.

Parcel Number: 30-00-60280-00-8.

Location of property: 2422 Rubican Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Iury Lima and Maria Do Carmo Lima, husband and wife, as Tenants by the Entireties** at the suit of Wells Fargo Bank, N.A. Debt: \$250,235.84.

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.

11-35049

ALL THAT CERTAIN message and lot of land, known as 1405 Markley Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 284 and one half of Lot 285 as laid out on a certain plan of lots of Amos V. Barnes, bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Markley Street at the distance of 51.75 feet Northeasterly from the Northeasterly side of Fomance Street, being a corner of this and #283 now the property of Richland T. Riley and wife; thence extending along the said Riley's property, Northwestwardly 127 feet to a point, a corner of this and land now or late of Byron K. Hunsberger; thence by the land of said Hunsberger and parallel to Markley Street Northeastwardly 37 1/2 feet to a corner; thence Southeastwardly at right angles to the last mentioned course 127 feet (the line for a portion of the distance passing through the middle of the partition wall of the garage erected on these premises and the garage on the adjoining premises now or late of Sidney Greenfall) and for the remaining distance along the middle of an 8 feet wide driveway to the said side of said Markley Street; and thence along the said side of said Markley Street Southwestwardly 37 1/2 feet to the place of beginning.

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

SUBJECT, however to the proportionate part of the expense of keeping the aforementioned driveway in good order, condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Jordon, by Deed from Robert A. Custer, married and Diane E. Custer, his wife, dated 05/29/2001, recorded 06/07/2001 in Book 5362, Page 1409.

Parcel Number: 13-00-23884-00-7.

Location of property: 1405 Markley Street, Norristown, PA 19401-2911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Jordon** at the suit of Wells Fargo Bank, N.A. Debt: \$119,480.49.

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.

11-35424

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made by M.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on 7/21/1950 and revised 7/28/1950, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley View Road (50 feet wide) which point is measured North 32 degrees and 23 minutes East, 167.24 feet from a point which point is measured on the arc distance of 18.03 feet from a point on the Northeasterly side of Gulf Road.

CONTAINING in front or breadth on said Valley Road 80 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Valley View Road 176 feet.

BEING Lot No. 6.

TITLE TO SAID PREMISES IS VESTED IN Thanh-Thuy T. Dam, Thanh-Truc Dam and Phap Nguyen by Deed from Paul Popov and Tara Popov, husband and wife dated September 2, 2008 and recorded February 5, 2009 in Deed Book 5721, Page 655.

Parcel Number: 58-00-19999-00-4.

Location of property: 315 Valley View Road, Upper Merion Township, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thanh-Thuy T. Dam, Thanh-Truc Dam and Phap Nguyen** at the suit of Real Estate Mortgage Network, Inc. Debt: \$335,528.39.

Joseph I. Foley, 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.

12-01721

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Revised Plan of Lots 7 and 8 on a Plan of "Beechwood Heights" made for Thomas R. Bally by George B. Mebus, Inc., Engineer, dated 9/3/1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-8, Page 140, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Waverly Road (formerly known as Bellevue Avenue) (40 feet wide) said point being at the distance of 71.07 feet measured North 44 degrees, 21 minutes East along the Northwesterly side of Waverly Road from its point of intersection with the Northeasterly side of Glenside Avenue (36.50 feet wide); thence extending from said point of beginning, North 45 degrees, 39 minutes West partly passing through a party wall of a building erected on these premises and the premises adjoining to the Southwest 150 feet to a point; thence extending North 44 degrees, 21 minutes East 24.33 feet to a point; thence extending South 45 degrees, 39 minutes East, 150 feet to a point on the Northwesterly side of Waverly Road aforesaid; thence extending South 44 degrees, 21 minutes West along the Northwesterly side of Waverly Road 24.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on the above mentioned plan, also being the Northeast portion of Lot No. 8 on Plan of Beechwood Heights.

BEING the same premises which Phillip F. Williams, Executor of the Estate of Frances S. Williams, a/k/a Frances Williams, Deceased, by Deed dated June 3, 2009 and recorded June 10, 2009 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5733, Page 00453, granted and conveyed unto Steve Green.

Parcel Number: 31-00-28024-00-7.

Location of property: 29 East Waverly Road, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Steve Green and MERS as Nominee for Weichert Financial Services** at the suit of Wells Fargo Bank, N.A. Debt: \$235,682.79.

Ashleigh L. Marin, 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.

12-03581

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County and State of Pennsylvania, bounded and described in accordance with a subdivision made for Alvin A. Clemens and Alvin H. Clemens by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated October 4, 1978 and last revised November 27, 1978, recorded in Plan Book A-36, Page 37, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Stornfield Drive (50 feet wide) said point is at the distance of 20.82 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of tangent on the Southwesterly side of Boggs Circle (50 feet wide); thence from said beginning point and along the Northwesterly side of Stornfield Drive South 26 degrees, 35 minutes West, 60.80 feet to a point a corner of Lot 23 as shown on the above mentioned plan; thence extending along the same North 63 degrees, 25 minutes West, 110 feet to a point in line of Lot No. 25 as shown on the above mentioned plan; thence extending along the same North 26 degrees, 35 minutes East, 68.49 feet to a point on the cul-de-sac of irregular width at the end of Boggs Circle; thence extending along the same Northeastwardly on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 30.52 feet to a point on the Southwesterly side of Boggs Circle; thence extending along the same the 3 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 36.14 feet to a point of tangent; (2) South 52 degrees, 57 minutes East, 34.28 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 14 feet the arc distance of 20.82 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 on said plan.

BEING the same premises which from Louis C. Lanett by Deed dated 9/29/2005 and recorded 1/8/2006 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5587, Page 322 granted and conveyed unto Louis C. Lanett and Jill M. Lanett.

Parcel Number: 50-00-00101-50-6.

Location of property: 349 Boggs Circle, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Louis C. Lanett and Jill M. Lanett** 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: \$338,562.82.

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

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

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

12-05386

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, State of Pennsylvania and dedicated according to a certain Plan of Lots made for Lansdale Construction Company by Herbert H. Metz, Registered Engineer, dated February 14, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edgemont Avenue (50 feet wide) at the distance of 224.82 feet measured on a bearing of South 46 degrees, 31 minutes, 20 seconds West along the said side of Edgemont Avenue from a point of tangent in the same, said point of tangent being at the distance of 76.79 feet Southwestwardly measured still along the said side of Edgemont Avenue on the arc of a circle curving to the right having a radius of 638.00 feet from a point of curve in the same, said point of curve being at the distance of 245.44 feet measured on a bearing of South 39 degrees, 38 minutes, 15 seconds West still along the said side of Edgemont Avenue from a point of tangent in the same, said point of tangent being at the distance of 248.45 feet Southeastwardly and Southwestwardly measured partly along the Northeasterly and partly along the Southeasterly sides of Edgemont Avenue on the arc of a circle curving to the right having a radius of 170 feet from a point of curve on the Northeasterly side of Edgemont Avenue, said point of curve being at the distance of 356.77 feet measured on a bearing South 44 degrees, 06 minutes East still along said Northeasterly side of Edgemont Avenue from a point of tangent in the same, said point of tangent being at the distance of 15.82 feet measured on the arc of a circle curving to the left having a radius of 10 feet from a point of curve on the Southeasterly side of Squirrel Lane (40 feet wide); thence extending from said point of beginning, South 43 degrees, 28 minutes, 30 seconds East, 120 feet to a point; thence extending South 46 degrees, 31 minutes, 30 seconds West crossing the bed of a certain 15 feet wide right-of-way for storm sewer 58.45 feet to a point on the Southwestly side of the aforesaid right-of-way; thence extending North 45 degrees, 34 minutes West partly along the said side of the aforesaid 15 feet wide right-of-way and re-crossing the bed of the aforesaid right-of-way 120 feet to a point on the Southeasterly side of Edgemont Avenue aforesaid; thence extending North 46 degrees, 31 minutes, 30 seconds East along the said side of Edgemont Avenue 62.83 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 57 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick E. Scampton, by Deed from Patrick E. Scampton and Tammy L. Scampton, dated 02/06/2007, recorded 02/20/2007 in Book 5636, Page 292.

Parcel Number: 11-00-04344-00-1.

Location of property: 515 Edgemont Avenue, Lansdale, PA 19446-1909.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick E. Scampton** at the suit of Wells Fargo Bank, N.A. Debt: \$228,813.16.

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.

12-05621

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by George C. Heilman, Registered Surveyor, on July 20, 1963, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Gary Lane (fifty feet wide) at the distance of three hundred ninety-six and thirty-nine one-hundredths feet measured the two following courses and distance from a point of curve on the Northwesterly side of Tremont Avenue (fifty feet wide): (1) on the arc of a curve curving to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northeasterly side of Gary Lane; and (2) North forty-nine degrees, fourteen minutes West along the same three hundred seventy-two and eighty-three one-hundredths feet to the place of beginning, a corner of Lot No. 94, as shown on said plan; thence from said point of beginning along the said side of Gary Lane North forty-nine degrees, fourteen minutes West, thirty-one, sixty-two one-hundredths feet to a point, a corner of Lot No. 96 as shown on said plan; thence along the same North forty degrees, forty-six minutes East (partly through the center line of the party wall erected between these premises and the premises adjoining to the Northwest) ninety-six and twenty-five one-hundredths feet to a point in line of Lot No. 70 as shown on the said plan; thence partly along the same and partly along Lot No. 71 as shown on said plan South forty-nine degrees, fourteen minutes East, thirty-one and sixty-three one-hundredths feet to a point a corner of Lot No. 94 on said plan; thence along the same South forty degrees, forty-six minutes West, ninety-six and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 95 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Keun Young Lee and Ai Kyeong Lee, h/w, by Deed from George Dippolito and Margaret Dippolito, his wife and Thomas F. Hennessey, dated 06/28/1990, recorded 06/29/1990 in Book 4950, Page 900.

Parcel Number: 13-00-12928-00-1.

Location of property: 623 Gary Lane, Norristown, PA 19401-3519.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keun Young Lee and Ai Kyeong Lee** at the suit of Ocwen Loan Servicing, LLC. Debt: \$115,976.24.

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.

12-06099

ALL THAT CERTAIN parcel of land, situate in **Upper Moreland Township**, County of Montgomery, State of Pennsylvania, being described according to a survey and plan thereof known as White Feather Farms, Section No. 3, made by George B. Mebus, Inc., dated September 18, 1956, as follows:

BEGINNING at a point on the Southwesterly side of Cathedral Road (50 feet wide) at the distance of 343.64 feet measured South 26 degrees, 59 minutes, 30 seconds East along the same side of Cathedral Road from a point in the same; said last mentioned point being at the arc distance of 193.29 feet measured on the arc of a circle curving to the right having a radius of 550 feet from a point of curve on the said Southwesterly side of Cathedral Road; said last mentioned point being at the distance of 257.09 feet measured South 47 degrees, 07 minutes, 40 seconds East along the said side of Cathedral Road from a point of tangent in the same; said point of tangent being at the arc distance of 31.83 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Tower Road (50 feet wide); thence extending from said beginning point South 66 degrees, 38 minutes, 30 seconds West, 234.88 feet to a point; thence extending South 23 degrees, 21 minutes, 30 seconds East, 203.73 feet to a point; thence extending North 67 degrees, 41 minutes, 49 seconds East, 248.15 feet to a point on the Southwesterly side of Cathedral Road (50 feet wide); thence extending along the said side of Cathedral Road North 26 degrees, 59 minutes, 30 seconds West, 208.72 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cimino and Victoria Cimino, his wife, by Deed from Jay Shapiro, widower, dated 08/25/1995, recorded 10/30/1995 in Book 5129, Page 2245.

Parcel Number: 59-00-02560-00-9.

Location of property: 1820 Cathedral Road, Huntingdon Valley, PA 19006-5004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter A. Cimino a/k/a Peter Cimino and Victoria Cimino** at the suit of Wells Fargo Bank, N.A. Debt: \$417,275.91.

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.

12-06573

PARCEL No. 1:

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

BEGINNING at a point, a corner in the middle of a public road leading from Gilbertsville to Englestown, a corner of lands late of Frederick Geyer; thence along the middle of said road South 32 degrees, 45 minutes West, 110 feet to a corner of other lands of Lester W. Godshall and Esther L. Godshall, his wife; thence along the same North 56 degrees, 45 minutes West, 193 feet, 6 inches to a corner; and continuing along the same North 32 degrees, 45 minutes East, 110 feet to a corner, a point in line of lands late of Frederick Geyer, thence along the same South 56 degrees, 45 minutes East, 193 feet, 6 inches to the place of beginning.

CONTAINING 78 perches of land.

PARCEL No. 2:

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

BEGINNING at a point, a corner at the Northwestern corner of the present lot of Leroy Updegrave and Regina Updegrave, his wife; thence along the rear line of said present lot of Leroy Updegrave and Regina Updegrave, his wife, South 32 degrees, 45 minutes West, 110 feet to a corner of lot of LeRoy D. Grofe and Pearl F. Grofe, his wife; thence along the same North 56 degrees, 45 minutes West, 80 feet to a point, a corner of other land of Lester W. Godshall and Esther L. Godshall, his wife; thence along the same North 32 degrees, 45 minutes East, 110 feet to a corner of land of Henry 1. Martin, late Jacob Hillegas; thence along the same South 56 degrees, 45 minutes East, 80 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brenda Landis-Madrill and Kevin P. Madrill, by Deed from Leslie Updegrave, dated 06/30/2005, recorded 07/14/2005 in Book 5562, Page 306.

Parcel Number: 32-00-04040-00-5.

Location of property: 65 Merkel Road, Gilbertsville, PA 19525-9541.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brenda Landis-Madrill and Kevin P. Madrill** at the suit of JP Morgan Chase Bank, National Association, s/b/m/t Chase Home Finance, LLC. Debt: \$258,318.29.

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

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

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

12-06727

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being known and designated as Lot No. 81 on Plan of Lots called "Edgewood Park" surveyed by Muldrew and Aucott, Engineers, Jenkintown, Pennsylvania, on the 19th day of October A.D. 1914, which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 676, Page 500, described according to plan, as follows, to wit:

BEGINNING at a point on the Southwest side of Ashmead Road now Meade Road (50 feet wide) at the distance of 249.91 feet measured South 80 degrees, 22 minutes East, from a point of curve said point of curve being measured on the arc of a circle curving to the right, with a radius of 77.74 feet the arc distance of 91.73 feet from a point on the Southeasterly side of Thompson Road (50 feet wide); thence extending from said beginning point, South 80 degrees, 22 minutes East, along the said Southwest side of Ashmead Road 100 feet to a point; thence extending South 9 degrees, 36 minutes West along Lot No. 82, 217.31 feet to a point; thence extending North 80 degrees, 22 minutes West, along Lot No. 87, 100 feet to a point; thence extending North 9 degrees, 38 minutes East along Lot No. 80, 217.80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony Disalvo and Sandra Oechslin deeded by Bruce Todd Sloan and Lisa A Sloan, dated 01/19/07, recorded 02/21/07, in Book 5636, Page 1041, Instrument #2007022288.

Parcel Number: 31-00-18508-00-1.

Location of property: 112 Meade Road, Elkins Park, PA 19027-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Oechslin and Anthony Disalvo** 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: \$430,713.14.

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.

12-06805

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania being Lot No. 1 as shown on the subdivision plan for Ed Guarnaccia, dated May 16, 1987 prepared by Joseph M. Mixner, Professional Engineer recorded in Map Book A-48, Page 428 and being bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Terrace Road said point being 62.50 feet from the intersection with Madison Road.

CONTAINING in front or breadth on the Southwest side of Terrace Road 62.50 feet and extending together of that width in length or depth Southwestward between parallel lines 100.00 feet.

BEING the same premises which Nancy Dorph and Leonard Etkin, by Deed dated April 3, 2006 and recorded May 3, 2006 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5599, Page 961, granted and conveyed unto Nancy Etkin and Leonard Etkin, her husband, as Tenants by the Entirety.

Parcel Number: 59-00-11701-00-3.

Location of property: 1102 Terrace Road, Willow Grove, PA 19090-2329.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Nancy Etkin and Leonard Etkin, her husband, as Tenants by the Entirety** at the suit of U.S. Bank National Association, not in its Individual Capacity, but solely as Legal Title Trustee for LVS Title Trust, I. Debt: \$202,883.19.

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.

12-07878

ALL THAT CERTAIN lot or piece of lands, situated along the South side of Orvilla Road extending Westward from Route #309 the Bethlehem Pike to the Orvilla Road, in **Hatfield Township**, Montgomery County, Pennsylvania, as more particularly described according to a recent survey and plan of building lots dated October 11, 1949 as prepared by Stanley F. Moyer Registered Engineer and Land Surveyor, Souderton, Pennsylvania, also being known as Lot Number One on said plan, as follows, to wit:

BEGINNING at an iron pin a corner of lands of Elizabeth McIlvaine and the within named grantor in the center line of Orvilla Road thirty-three feet wide; thence along the center line of the said Orvilla Road North forty-six degrees, three minutes East the distance of ninety and sixty-four one-hundredths feet to a corner of Lot Number Two; thence along Lot Number Two South forty-three degrees, fifty-seven minutes East the distance of three hundred fifty-nine and fifty-five one-hundredths feet to an iron pin a corner in line of land of Elizabeth McIlvaine; thence along the same the next two courses and distances, South sixty-three degrees, thirty minutes West the distance of one-hundred eighty-eight and fifty-one-hundredths feet to an iron pin a corner; thence North twenty-seven degrees, thirty-three minutes West the distance of three hundred fifteen and eighty-eight one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roger J. Collins, Jr., a married man, by Deed from Roger J. Collins, Jr. and Lauren Boccella, as Joint Tenants with the Right of Survivorship, dated 02/25/2005, recorded 03/11/2005 in Book 5546, Page 1065.

Parcel Number: 35-00-07642-00-9.

Location of property: 3223 East Orvilla Road a/k/a 3223 Orvilla Road, Hatfield, PA 19440-2051.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roger J. Collins, Jr.** at the suit of Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$143,713.74.

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.

12-08637

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Givenchy Cerisier, Marie Saradgine Clotaire, Norma Clotaire-Cerisier and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-CW2. Debt: \$454,450.64.

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.

12-09766

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

BEGINNING at a point on the Southeasterly side of Lismore Avenue at the distance of 618 feet Southwestwardly from the Southwestwardly side of Glenside Avenue.

CONTAINING in front or breadth on the said side of Lismore 28.35 feet and extending of the width in length or depth Southeastwardly between parallel lines at right angles to the said Lismore Avenue on the Northeasterly line thereof 146.01 feet and on the Southwestwardly line thereof 144.72 feet, the said Southwestwardly line thereof passing through the center of a party wall.

Parcel Number: 31-00-17707-00-1.

Location of property: 149 Lismore Avenue, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gary M. Oehrle and Deborah A. Oehrle** at the suit of Cheltenham Township School District. Debt: \$4,744.93.

James R. Wood, Attorney.

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

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

12-11097

ALL THOSE FOUR CERTAIN lots or pieces of ground, with the buildings thereon erected, situate in **Abington Township**, Montgomery County, State of Pennsylvania, described according to a plan and survey known as York Road Heights made thereof by Metz and Weir, Civil Engineers, on the 1st day of December, 1920, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Parkview Avenue (50 feet wide) at the distance of 50 feet Southeastwardly from the intersection of the Northeasterly side of Parkview Avenue with the Southeasterly side of Grove Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Parkview Avenue 100 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Parkview Avenue 123.38 feet.

BEING Lots 89, 90, 91 and 92 on said plan.

BEING the same premises which Kenneth E. Booth and Mary P. Booth, husband and wife, by indenture bearing date the 11th day of July A.D., 1962 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 25th day of July A.D., 1962 in Deed Book 3252, Page 583 &c. granted and conveyed unto George S. Collinson, Jr. and Janet Collinson, husband and wife, their heirs and assigns, in fee.

TITLE TO SAID PREMISES IS VESTED IN Russell Meulenberg by Deed from George S. Collinson, Jr. and Janet Collinson, husband and wife, dated September 28, 1993 and recorded October 20, 1993 in Deed Book 5058, Page 0779.

On December 24 2010 Russell Meulenberg departed this life leaving title solely vested to Melissa Meulenberg, Known Surviving Heir of Russell Meulenberg, Deceased Mortgagor and Real Owner, All Unknown Surviving Heir of Russell Meulenberg, Deceased Mortgagor and Real Owner and Heather Pelleccia, Known Surviving Heir of Russell Meulenberg, Deceased Mortgagor and Real Owner.

Parcel Number: 30-00-51848-00-7.

Location of property: 2139 Parkview Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Melissa Meulenberg, Known Surviving Heir of Russell Meulenberg, Deceased, Mortgagor and Real Owner, All Unknown Surviving Heir of Russell Meulenberg, Deceased Mortgagor and Real Owner and Heather Pelleccia, Known Surviving Heir of Russell Meulenberg, Deceased, Mortgagor and Real Owner** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$223,857.16.

Joseph F. Riga, Attorney.

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

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

12-12689

ALL THAT CERTAIN tract of land including brick dwelling house and Lot of land, situate on the South side of Queen Street, between Keim and Price Streets in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEING brick dwelling house and bungalow in rear of lot known as 1032 Queen Street.

BEGINNING at a point on the South side of Queen Street at the distance of 340 feet West of Price Street, at a corner of this and land late of Hutt and Knod; thence Southerly along the same 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the division or partition wall of this and house adjoining to the East; thence Westwardly by said alley 21 feet, 6 inches to a corner of this and land late of Emma S. Frick; thence Northwardly by the same 140 feet to the South side of Queen Street, aforesaid; thence Eastwardly 21 feet, 6 inches to the place of beginning.

Parcel Number: 16-00-23320-00-1.

Location of property: 1032 Queen Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen E. S. Travis** at the suit of Borough of Pottstown. Debt: \$1,715.03.

James R. Wood, Attorney.

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

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

12-12846

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 Northwesterly side of Violet Street at the distance of 30 feet Northeasterly from the Northerly corner of Oak and Violet Streets, a corner of lands of James DiGiovanni; thence Northwesterly along said land the line passing through the middle of the partition wall between the house erected hereon and the house on the adjoining Lot 44 feet, 6 inches to the Southeast side of a 4 feet wide alley; thence Northeasterly along the Southeast side of said 4 feet wide alley 15 feet to a point a corner of land conveyed to Nettie Thompson; thence along said land Southeastwardly the line passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, 44 feet, 6 inches to a point on the Northwest side of Violet Street, aforesaid; thence along the Northwest side thereof Southwestwardly 15 feet to the place of beginning.

AND thereafter James J. Owens departed on July 31, 2010.

THEREBY TITLE TO SAID PREMISES IS VESTED IN Larry T. Owens, Executor of The Estate of James J. Owens, Deceased Mortgagor and Real Owner by deed from James J. Owen and Lewis R. Owens, Jr. dated January 27, 2007 and recorded January 24, 2007 in Deed Book 5632, Page 02606.

Parcel Number: 13-00-37268-00-6.

Location of property: 805 Violet Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry T. Owens, Executor of The Estate of James J. Owens, Deceased Mortgagor and Real Owner** at the suit of U.S. Bank, National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$60,740.30.

Margaret Gairo, Attorney.

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

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

12-13096

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania described according to a survey thereof made by R. H. Bryan, Civil Engineer, Jenkintown, Pennsylvania for J. Walter Ruggach Estate and recorded December 10, 1910 at Norristown, Pennsylvania in Deed Book 635, Page 500. as follows:

SITUATE on the Southeasterly side of Ellis Road (as laid out fifty feet wide) at the distance of two hundred and twenty-five feet Northeasterly from the Northeasterly side of Bartram Road (as laid out fifty feet wide).

CONTAINING together in front or breadth on the said Ellis Road fifty feet (each lot being twenty-five feet in front) and extending together of that width in length or depth Southeastwardly between lines parallel with the said Bartram Road one hundred and twenty-five feet.

BEING Lots Numbered 525 and 527 on the above mentioned survey.

Parcel Number: 59-00-06229-00-3.

Location of property: 215 Ellis Road, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Reiser and Kristyann Reiser** at the suit of School District of Upper Moreland Township. Debt: \$3,112.86.

James R. Wood, Attorney.

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

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

12-13311

ALL THAT CERTAIN message and lot known as Lot #96 on a plan of 97 lots known as "The Ideal Bungalow Lots", situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at an iron pin, a corner of this, the land of now or late Mille Gatty and Lot #95; thence along Lot #95, North twenty-one degrees, thirty minutes West, ninety feet to a stake, a corner on the Southerly side of Fourth Avenue; thence along the said side of Fourth Avenue, North sixty-four degrees, thirty minutes East, eighty-six feet to a stake, a corner of Lot #97; thence along Lot #97, South twenty-two degrees, thirty minutes East, ninety feet to a stake, a corner; thence along the land of now or late Mille Gatty, South sixty-four degrees, thirty minutes West, eighty-six and seven-tenths feet to the place of beginning.

CONTAINING seven thousand, seven hundred and seventy-two square feet of land.

TOGETHER with the right of user in and to the dug water well located partly on the lot above described and partly upon the ground belonging to the adjoining piece of ground touching the said lot herein described as its Southwest corner in common with the right of user of the said dug well in common with the owners of the said adjoining lots or pieces of ground.

Parcel Number: 38-00-00265-00-3.

Location of property: 4 Fourth Avenue, Lower Frederick, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Harry Long** at the suit of Perkiomen Valley School District. Debt: \$4,388.90.

James R. Wood, Attorney.

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

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

12-13550

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Oakland Associates, called Norriton Knoll by Yerkes Associates, Inc. Consulting Engineers, Bryn Mawr, Pennsylvania, dated April 12, 1980 and revised November 14, 1984, Phase II recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-46, Page 68, as follows, to wit:

BEGINNING at a point in the cul-de-sac of Carousel Circle measured the two following courses and distances from a point curve on the Northerly side of Norriton Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point; thence extending from said point and place of beginning along Lot No. 28 South 89 degrees, 34 minutes, 30 seconds West, 94.58 feet to a point, a corner of 77.04 feet to a point; thence extending North 40 degrees, 36 minutes, 30 seconds East, 13.90 feet to a point a corner of Lot No. 30; thence extending along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 108.97 feet to a point curve in the cul-de-sac of carousel circle; thence extending along the arc of a circle curving to the left having a radius of 60 feet the arc distance of 15.99 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kent Donnelly, by Deed from Kent Donnelly and Bernard Donnelly, as Joint Tenants and not as Tenants in Common, with full Rights of Survivorship, dated 11/04/2002, recorded 04/17/2003 in Book 5453, Page 1930.

Parcel Number: 63-00-00908-20-8.

Location of property: 513 Carousel Circle, Norristown, PA 19403-5102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kent Donnelly and Bernadette M. Walsh** 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: \$207,744.19.

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.

12-13652

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Fifth Ward, Montgomery County, Pennsylvania.

BEGINNING at a point in the Northwesterly side of High Avenue (formerly Highland Avenue) (50 feet wide) at the distance of 105.78 feet measured South 44 degrees, 15 minutes West from the intersection which the said side of High Avenue meets with the Southwesterly side of Old Welsh Road; thence along the said Northwesterly side of High Avenue South 44 degrees, 15 minutes West, 50 feet to a point a common front corner of Lots Numbers 404 and 405 as shown on the plan of "Willow Grove Heights," dated 12/15/1986; thence along the Northeasterly side of Lot Number 404 North 45 degrees, 45 minutes West, 110.58 feet to a point, a common rear corner of Lots Number 35, 404, 405, and 505 as shown on the above mentioned plan; thence along the Southeasterly side of Lot Number 35, North 44 degrees, 15 minutes East, 25 feet to a point, a rear corner of Lots Numbers 34 and 404; thence along the rear of Southwesterly side of Lot Number 34 and partly along the rear of Southwesterly side of Lot Number 33 South 45 degrees, 45 minutes East, 33.66 feet to a point; thence partly through Lot Number 33 North 44 degrees, 15 minutes East, 30 feet to a point; thence partly crossing Lot Number 33 and crossing Lots Numbers 32 and 31 as shown on the above mentioned plan South 47 degrees, 14 minutes, 20 seconds East, 76.95 feet to the place of beginning.

BEING Lot Number 404 and parts of Lots Numbers 31, 32, 33 as shown on the plan of "Willow Grove Heights", dated 12/15/1986 and recorded in Montgomery County, Pennsylvania Recorder of Deeds Office at Norristown in Deed Book No. 380, Page 500.

BEING the same premises which Roosevelt S. Hinds, by Deed dated August 29, 2002 and recorded October 1, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5427, Page 0783, granted and conveyed unto Belinda A. Arthur, as Sole Owner.

Parcel Number: 30-00-28572-00-9.

Location of property: 1742 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Belinda A. Arthur, as sole owner** at the suit of Wells Fargo Bank, N.A. Debt: \$216,390.27.

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.

12-13721

ALL THAT CERTAIN unit named and identified in the Declaration of Condominium referred to below as The Grande at Riverview Condominium, located in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, of a Declaration of Condominium dated September 1, 2005 and recorded September 13, 2005 in Deed Book Volume 5570, Page 1950, being and designated in such Declaration as Unit No. 1414, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

THE GRANTEE(S), for and on behalf of the Grantee(s) and the Grantees' heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, except insofar as Section 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Louis I. Spivak, by Deed from D.R. Horton, Inc., New Jersey, dated 03/19/2007, recorded 04/19/2007 in Book 5643, Page 2475.

Parcel Number: 05-00-11867-34-6.

Location of property: 200 West Elm Street, Suite 1414, Conshohocken, PA 19428-4104.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis I. Spivak** at the suit of Wells Fargo Bank, N.A. Debt: \$276,575.07.

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

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

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

12-13835

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for Garis Enterprises, Inc., made by Urwiler and Walter, Inc., dated 2/15/2002 last revised 4/18/2002 and recorded in Plan Book A-60, Page 379, as follows, to wit:

BEGINNING at a point on the Northwest ultimate right-of-way line of Church Road, said point of beginning being a point a corner of Lot 2 as shown in above plan; thence from said point of beginning and along said side of Church Road South 60 degrees, 55 minutes, 14 seconds West and crossing a certain stone driveway and concrete walk 132.94 feet to a point a corner of lands now or late of Mark E. and Kathy J. Rober; thence along said lands North 46 degrees, 03 minutes, 48 seconds West, 136.96 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot the 2 following courses and distances: (1) North 44 degrees, 30 minutes, 00 seconds East and passing through an existing shed, an existing barn and existing stone driveway all marked to be removed 127.88 feet to a point; and (2) South 45 degrees, 30 minutes, 00 seconds East and recrossing existing stone driveway 172.72 feet to the first mentioned point and place of beginning.

CONTAINING in area 23,865 square feet (gross).

CONTAINING in area 20 square feet (net).

TITLE TO SAID PREMISES IS VESTED IN James J DiPadova, given by Garis Enterprises, Inc., Warranty Deed, dated 03/28/2003 and recorded 4/9/2003 in Book 5452, Page 1798.

Parcel Number: 34-00-00796-00-7.

Location of property: 65 Church Road, Telford, PA 18969-2138.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James J. DiPadova** 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 2004-BC4. Debt: \$248,624.51.

Jonathan Lobb, Attorney. I.D. #312174

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

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

12-14068

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 44 in a plan or draft of 65 town lots laid out in said Borough, bounded and described, as follows, to wit:

BEGINNING at a stake a corner on the Northeast side of Fourth Street at the distance of 284.00 feet Southeastward from the Southeast side of Broad Street, having a front on said Fourth Street of 47.00 feet and extending in length or depth of that width Northeastward, 158 feet, 3 inches to an alley 20 feet wide.

BOUNDED on the Southwest by said Fourth Street, Southeast by Lot No. 46, Northeast by said alley (20 feet wide) and Northwest by Lot No. 42.

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

TITLE TO SAID PREMISES IS VESTED IN Tammy Ferraro and Steven Salemno by Deed from Stephen Becker and Gail Becker, husband and wife, Henry D. Becker and John J. Becker, dated March 23, 2006 and recorded April 7, 2006 in Deed Book 05596, Page 1479.

Parcel Number: 11-00-06116-00-2.

Location of property: 27 East Fourth Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy Ferraro and Steven Salemno** at the suit of Deutsche Bank National Trust Company, as Trustee for Holders of The First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9 c/o Bank of America, N.A. Debt: \$249,772.42.

Joseph F. Riga, Attorney.

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

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

12-14288

ALL THAT CERTAIN Building Unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recorded in the Office of the Recording of Deeds of Montgomery County, a Declaration dated February 8, 1984 and recorded March 4, 1984 in Deed Book 3925, Page 308 and an Amendment thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387 and further Amendment thereto dated May 9, 1974 and recorded May 15, 1974 in Deed Book 3942, Page 64 and further Amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412 and further Amendment thereto dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 192 and further Amendment thereto dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215 and further Amendment thereto dated November 2, 1977 and recorded March 10, 1983 in Deed Book 4703 page 883 and further Amendment thereto dated March 17, 1987 and recorded April 1, 1987 in Deed Book 4833, Page 823 and the Declaration Plan of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 and Amendment thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as Amended by Amendment to Declaration Plan thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and Declaration Site Plan "Towamencin Condominium Section 1 and 2" dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72 and an Amended Declaration Site Plan of

“Towamencin Condominium Section 1 and 2” dated June 9, 1980 and recorded June 21, 1981 in Condominium Plan Book 8, Page 65 and Corrective Amendment to Declaration Plan dated September 9, 1982 and recorded January 7, 1983 in Deed Book 4699, Page 1204 and the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273 and Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83 and further Amendment thereto dated March 3, 1975, recorded March 3, 1975 in Deed Book 4009, Page 197.

BEING designated in such Declaration Plan as Building 10, Unit 168 as described in such Declaration Plan and Declaration.

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

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Collom and Sandra J. Collom, by Deed from Gerald G. Collom and Agnes G. Collom, dated 10/06/2003, recorded 11/28/2003 in Book 5483, Page 1271.

Parcel Number: 53-00-04946-20-3.

Location of property: 406 Monroe Drive, Unit 406 a/k/a 406 Monroe Drive, Building 10, Condominium 168, Harleysville, PA 19438-3918.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Stephen M. Collom and Sandra J. Collom** at the suit of JP Morgan Chase Bank, National Association. Debt: \$218,798.25.

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

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

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

12-15273

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

BEGINNING at a point on the Northerly side of Hector Street, at the distance of two hundred thirty-two and thirty one-hundredths feet Easterly from the East side of Poplar Street, at a point in the middle of the partition wall of the house on this lot and the one on the adjoining lot to the West, now or late of Thomas A. Bamhill; thence at right angles to said Hector Street and through the middle of said partition, North six degrees, fifteen minutes West, one hundred twenty feet to the middle of a sixteen feet wide alley; thence North eighty-three degrees, forty-five minutes East, twenty and fifty-six one-hundredths feet to a corner of land now or late of John S. Rex; thence along said land and along the Easterly side of the brick wall of the house on the lot, South six degrees, fifteen minutes East, one hundred twenty feet to the North side of Hector Street aforesaid; and along the same, South eighty-three degrees, forty-five minutes West, twenty and fifty-six one-hundredths feet to the place of beginning.

BEING the same premises which Joseph Petrone and Mary Petrone, his wife by Deed dated October 19, 1962 and recorded October 22, 1962 in Deed Book 3264, Page 3264, granted and conveyed upon Clarence Johnson and Ruth Johnson, his wife. The said Clarence Johnson departed this life, thereby vesting title in Ruth Johnson by operation of law. The said Ruth Johnson departed this life on August 5, 2011, thereby vesting title in Diane Weldon a/k/a Diane Wildin, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner, Clarence L. Johnson, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner, Daryl Johnson, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Ruth Johnson, Deceased Mortgagor and Real Owner.

Parcel Number: 05-00-05316-00-7.

Location of property: 326 East Hector Street, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane Weldon a/k/a Diane Wildin, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner and Clarence L. Johnson, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner, Daryl Johnson, Known Surviving Heir of Ruth Johnson, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Ruth Johnson, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB (d/b/a Financial Freedom, a Division of OneWest Bank, FSB). Debt: \$176,651.34.

Celine P. DerKrikorian, Attorney.

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

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

12-15337

ALL THAT CERTAIN piece or parcel of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Revision of Portion of “Hatboro Moreland Park” Section “K” and “M” made for Meade Lands, Inc., by Russell S. Lyman, Registered Professional Engineer dated 6/2/1961 and revised 4/3/1962, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-7, Page 42, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Horsham Road (40 feet wide) said point being the two following courses and distances measured along the Southwesterly side of Horsham Road from its point of intersection with the Southeasterly side of Skrobul Avenue (40 feet wide): (1) leaving Skrobul Avenue South 54 degrees, 40 minutes East, 59.43 feet to a point an angle; and (2) South 51 degrees, 23 minutes East, 198.44 feet to the point of beginning;

thence extending from said point of beginning South 51 degrees, 23 minutes East along the Southwesterly side of Horsham Road 87.50 feet to a point; thence extending South 38 degrees, 37 minutes West crossing the bed of a certain 15.00 feet wide drainage right-of-way, also crossing a stream in the bed thereof 100.00 feet to a point; thence extending North 51 degrees, 23 minutes West partly along the Southwesterly side of the aforesaid 15.00 feet wide drainage right-of-way 87.50 feet to a point; thence extending North 38 degrees, 37 minutes East recrossing the bed of the aforesaid 19.00 feet wide drainage right-of-way, also recrossing the aforesaid stream in the bed thereof 100.00 feet to the first mentioned point and place of beginning.

BEING Lot "H" as shown on the above mentioned plan.

BEING the same premises which Ernest Brown and Rebecca R. Brown, husband and wife, by Deed dated January 7, 2010 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5810, Page 01691, granted and conveyed unto Ernest Brown, in fee.

Parcel Number: 59-00-09526-00-9.

Location of property: 2516 Horsham Road, Upper Moreland Township, Hatboro, PA 19040.

The improvements thereon are: A ranch dwelling containing 5 rooms, 3 bedrooms and one bath on a lot size of 8,750 square feet.

Seized and taken in execution as the property of Ernest Brown, Real Owner at the suit of Hatboro Federal Savings. Debt: \$204,405.73.

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.

12-15893

ALL THAT CERTAIN lot or piece or land with the buildings and improvements thereon erected, situate in Upper Providence Township, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan made for Albert F. Bozzolli by Serdy-Bursich and Associates, Inc. dated August 30, 1973, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-22, Page 33, as follows, to wit:

BEGINNING at a point on the title line in the bed of Route 29 (33.00 feet wide) which point is measured North 46 degrees, 25 minutes East, 88.00 feet along the same from its point of intersection with the Northeasterly side of Spares Lane (produced) (25.00 feet wide); thence from said point of beginning, extending along Lot No. 4 on said plan, North 46 degrees, 44 minutes West, 165.00 feet to a point in line of Lot No. 5 on said plan; thence extending along the same and Lot No. 1, North 46 degrees, 25 minutes East, 70.00 feet to a point, a corner of said Lot No. 1; thence continuing along the same South 46 degrees, 44 minutes East, 165.00 feet to a point in the title line of Route 29 aforesaid; thence extending along the same, South 46 degrees, 25 minutes West, 70.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Loughin by Deed from Robert W. Loughin and Rebecca Lynn Burns, now known as Rebecca Lynn Loughin dated March 1, 2006 and recorded March 9, 2006 in Deed Book 05592, Page 2865.

Parcel Number: 61-00-00538-30-1.

Location of property: 707 Bridge Street, Mont Clare, PA 19453.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of Robert W. Loughin at the suit of MetLife Home Loans, a Division of MetLife Bank, N.A. Debt: \$149,339.37.

Celine P. DerKrikorian, Attorney.

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

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

12-16418

ALL THAT CERTAIN lot or piece of ground, situate in Lower Salford Township, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a final Plan of Subdivision made of Constantine Estate by Urwiler and Walter, Inc., Summeytown, Pennsylvania, dated March 27, 1970, as follows, to wit:

BEGINNING at a point in the center line of Moyer Road (thirty-three feet wide) a corner of Lot #2 on said plan; said point being at the distance of three hundred feet along Moyer Road from a corner of lands of Irvin Y. Alderfer; thence extending from said point of beginning along aforesaid center line of Moyer Road North forty degrees, twenty minutes East, one hundred fifty feet to a point a corner of Lot #4 on said plan; thence extending along Lot #4 South forty-nine degrees, forty minutes East, crossing the Southeasterly side of Moyer Road four hundred eighty-seven and ninety-seven one-hundredths feet to a point in line of Grace Butterwick; thence extending along said lands South for six degrees, eleven minutes, fourteen seconds West, one hundred fifty and seventy-nine one-hundredths feet to a pin a corner of Lot #2 on said plan; thence extending along Lot #2 North forty-nine degrees, forty minutes West recrossing the Southeasterly side of Moyer Road four hundred seventy-two and sixty one-hundredths feet to a pin in the center line of Moyer Road the first mentioned point and place of beginning.

BEING Lot #3 on said plan.

Parcel Number: 50-00-02902-30-6.

Location of property: 454 Moyer Road, Lower Salford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **William J. Kambia** at the suit of Souderton Area School District.
Debt: \$4,808.34.

James R. Wood, Attorney.

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

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

12-16879

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Warner Company Tract made by Yerkes Engineering Company, Consulting Engineers, Surveyors, Bryn Mawr, Pennsylvania, dated February 24, 1970, as follows, to wit:

BEGINNING at a point in the middle line of Rose Glen Road (50 feet wide), said point being measured at the distance of 1,293.21 feet South 28°, 43' East, from a point in the middle line of Monk Road (50 feet wide); thence continuing along the middle line of Rose Glen Road, the three following courses and distances: (1) Southwestwardly on a line curving to the left, having a radius of 175 feet, the arc distance of 125.74 feet (chord of said arc has a bearing and distance of South 48°, 48' West, 123.05 feet) to a point of tangent; (2) South 28°, 13' West, 118.57 feet to a point of curve; and (3) Southwestwardly on a line curving to the right, having a radius of 561.39 feet, the arc distance of 29 feet (chord of said arc has a bearing and distance of South 29°, 41', 47" West, 29 feet); thence leaving Rose Glen Road and extending along Lot No. 38, North 61°, 47' West, 229.50 feet to a point in line of Lot No. 35; thence extending partly along said lot and along Lot No. 36, North 32°, 21', 28" East, 422.08 feet; thence extending South 28°, 43' East, 290 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said plan.

TOGETHER with the right and use of water lines extending partly over Lots Nos. 35 and 36 into Beaumont Drive for the purpose of supplying water to Lots Nos. 35, 36 and 37, and subject to the right of the owners, tenants and occupiers to maintain said lines.

Parcel Number: 40-00-53024-00-9.

Location of property: 1350 Rose Glen Road, Gladwyne, PA 19035.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bret Vernekoff and Lisa Vernekoff** at the suit of RBS Citizens, N.A.
Debt: \$1,162,395.83.

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.

12-18034

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Woodhill Gardens" made by George B. Mebus, Registered Professional Engineer, dated November 1955, said plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 122, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Russell Road (50 feet wide) at the distance of four hundred seventeen and thirty-seven one-hundredths feet measured on a bearing of North 67 degrees, 26 minutes, 30 seconds West along the said side of Russell Road from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to right having a radius of 25 feet from a point of curve on the Northwesterly side of Andrea Drive (50 feet wide); thence extending from said point of beginning North 67 degrees, 26 minutes, 30 seconds West along the said side of Russell Road 61 feet to a point; thence extending North 22 degrees, 33 minutes, 30 seconds East, one hundred ninety-seven and thirty-nine one-hundredths feet to a point; thence extending South 67 degrees, 10 minutes East, 61 feet to a point; thence extending South 22 degrees, 33 minutes, 30 seconds West, one hundred ninety-seven and ten one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 139 as shown on the above mentioned plan.

Parcel Number: 59-00-15559-00-6.

Location of property: 35 Russell Road, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **David A. Martini and Teresa Martini** at the suit of School District of Upper Moreland Township. Debt: \$4,679.27.

James R. Wood, Attorney.

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

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

12-19071

ALL THAT CERTAIN tract or piece of land, with the messuage thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, as described as No. 63 on a plan of Van Buskirk's Addition to the Borough of Pottstown, now situate in the Borough of Pottstown, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the North side of Third Street at a corner of Lot No. 62; thence by the same Northerly one hundred forty feet to a twenty feet wide alley; thence by the same Westerly thirty feet to a corner of Lot No. 64, now or late owned by the said James F. Lessig; thence by the same Southerly one hundred forty feet to Third Street as aforesaid; thence by the same Easterly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Bonacquisti, by Deed from Samuel Testa and Mary E. Testa, dated 09/25/2007, recorded 10/31/2007 in Book 5670, Page 1427.

Parcel Number: 16-00-29336-00-6.

Location of property: 27 East 3rd Street, Pottstown, PA 19464-5207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent J. Bonacquisti** at the suit of JP Morgan Chase Bank, National Association. Debt: \$192,107.20.

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.

12-19089

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery county, Pennsylvania, described according to a survey and plan made for GreenRidge Farm Second No. 3 made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on November 30, 1957 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Plan Book No. A-4, Page 27 on December 21, 1957 and which said plan was revised on August 30, 1958 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book No. A-4, Page 80 on September 26, 1958 and more fully described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Byron Road (fifty feet wide) which point is measured South forty-one degrees, eighteen minutes, fifty-five seconds West, eight hundred fifty and thirty-five 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-five feet the arc distance of thirty-eight and ninety-two one-hundredths feet from a point on the Southwesterly side of Lawrence Road (fifty feet wide).

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

TITLE TO SAID PREMISES IS VESTED IN Kenny H. Kang and Jenny J. Kang, by Deed from Pyong Kuk Chon and Chong Ae Chon, his wife, dated 09/09/1993, recorded 09/27/1993 in Book 5055, Page 1662.

Parcel Number: 41-00-01840-00-9.

Location of property: 3868 Byron Road, Huntingdon Valley, PA 19006-2321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenny H. Kang and Jenny JH Kang a/k/a Jenny J. Kang** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$68,960.65.

Jonathan Lobb, Attorney. I.D. #312174

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

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

12-19298

ALL THAT CERTAIN lot or piece of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Final Subdivision Plan of Cobble Lane made by Bursich Associates, Inc., dated 2/3/1987, revised 3/5/1987 and recorded in Plan Book A-48, Page 211, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of School House Road, which point is measured North 52 degrees, 29 minutes, 00 seconds West, 30.02 feet from a point in the center line of said School House Road (33 feet wide), which point is measured along said center line of School House Road Northeasterly 622.05 feet from its point of intersection with the center line of Skippack Pike (50 feet wide); thence from said point of beginning extending along lands now or late of B. Frank Famous, the two following courses and distances, viz: (1) North 52 degrees, 29 minutes, 00 seconds West, 143.31 feet; (2) South 39 degrees, 12 minutes, 30 seconds West 143.55 feet to a point, a corner in line of lands now or late of Frank A. Ciocari and Elizabeth A., his wife; thence extending along the same and lands: now or late of Richard Pennington, North 20 degrees, 40 minutes, 30 seconds West, 452.56 feet to a point, a corner in line of lands now or late of Whitpain Township and a corner of Lot No. 2 on said plan; thence extending along said Lot No. 2, the four following courses and distances, viz: (1) South 67 degrees, 46 minutes, 12 seconds East, 209.18 feet; (2) South 50 degrees, 37 minutes, 32 seconds East, 85.00 feet; (3) South 39 degrees, 22 minutes, 28 seconds West, 100.00 feet; (4) South 52 degrees, 59 minutes, 00 seconds East, 250.12 feet to a point on the Northwesterly ultimate right-of-way of School House Road, aforesaid; thence extending along the same, South 39 degrees, 12 minutes, 30 seconds West, 49.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

CONTAINING 58,804 square feet of land, more or less, 1.350 acres, more or less.

BEING the same premises which Trueblood Construction Company, a Pennsylvania Corporation, by Deed dated June 17, 1987 and recorded June 22, 1987 in and for Montgomery County, Pennsylvania, in Deed Book Volume 4841, Page 1459, granted and conveyed unto Steven F. Sonstein and Carole P. Sonstein, his wife, as Tenants by Entireties.

Parcel Number: 66-00-05989-00-2.

Location of property: 699 School Road, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Steven F. Sonstein, Carole P. Sonstein and United States of America** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$313,052.50.

Ashleigh L. Marin, 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.

12-20039

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a Subdivision Plan for Burnside Village, made for Burnside Village, Inc., by Yerkes Associates Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated March 14, 1977 and recorded in the Office of the Recorder of Deeds, in Plan Book A-29, Page 63, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cardinal Circle, said point being measured the two following courses and distances from a point of curve on the Southeasterly side of Bishop Drive: (1) on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) South forty eight degrees, fifty-seven minutes, forty-five seconds East, three hundred ten feet to a point; thence extending from said point and place of beginning along the Southwesterly side of Cardinal Circle, South forty-eight degrees, fifty-seven minutes, forty-five seconds, forty-eight degrees, fifty-seven minutes, forty-five seconds East, one hundred ten feet to a point in the bed of a proposed twenty feet wide storm easement, said point also being a corner of Lot No. 54; thence extending along said lot and through said easement South forty-one degrees, two minutes, fifteen seconds West, one hundred sixty-one and seventy-one one-hundredths feet to a point in line of Lot No. 62; thence extending along said lot, North forty-eight degrees, fifty-seven minutes, forty five seconds West, one hundred ten feet to a point, a corner of Lot No. 56; thence extending along said lot, North forty-one degrees, two minutes, fifteen seconds East, one hundred sixty-one and seventy-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 55 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William J. Snyder and Amelia Snyder, h/w, by Deed from Paul J. Beshenich and Valerie Beshenich, his wife, dated 11/06/1986, recorded 11/07/1986 in Book 4818, Page 1840.

Parcel Number: 63-00-00882-16-2.

Location of property: 1900 Cardinal Circle, Eagleville, PA 19403-2846.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amelia Snyder and William J. Snyder** at the suit of JP Morgan Chase Bank, N.A., Successor in Interest by Purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$312,379.19.

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.

12-20060

BEGINNING at a point in the Southeasterly side of Heather Road (40 feet wide), situate in **Cheltenham Township**, at the distance of 476.40 feet Southwestwardly from the intersection of the said side of Heather Road with the Southwesterly side of Whitewood Road (50 feet wide) both lines produced.

CONTAINING in front or breadth on the said side of Heather Road 30 feet and extending of that width Southeastwardly on the Southwesterly line 128.34 feet and on the Northeasterly line (which extends through the center of a party wall) 128.02 feet.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 foot wide driveway, leading into and from Heather Road, extending to a point 20 feet from the rear line, which driveway is composed of 4 feet of the Southwesterly part of the above described lot or piece of ground and 4 feet of the Northeasterly part of the lot of ground, immediately adjoining the above described premises to the Southwest, as and for a passageway, watercourse and private driveway in common with the owners, tenants and occupiers of both these premises and the premises adjoining on the Southwest at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Shmukler, by Deed from Robert E. Stackhouse, Jr., dated 01/20/2000, recorded 02/11/2000 in Book 5306, Page 1841.

Parcel Number: 31-00-14023-00-4.

Location of property: 7927 Heather Road, Elkins Park, PA 19027-1207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven D. Shmukler a/k/a Steven David Shmukler** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services. Debt: \$115,560.01.

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

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

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

12-20425

ALL THAT CERTAIN condominium located on the property of Schwab Road Industrial Associates at 777 Schwab Road, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being shown as Unit "U" on a Declaration Plat prepared for Schwab Road Industrial Associates by Guy Engineering Associates, Inc, dated 11/20/2002, last revised 6/10/2003 and being more fully described, as follows:

BEGINNING at a point, a common corner of Unit "V" on the front exterior wall of the Schwab Road Flex Building, which point is measured the following three (3) courses and distances from a point of curvature of a radial corner on the Northern right-of-way line of Schwab Road (60 feet wide) at Industry Road (50 feet wide): (1) along said right of way line, South 40 degrees, 50 minutes, 30 seconds East, 55.30 feet to a point; (2) North 48 degrees, 07 minutes, 47 seconds East, 81.23 feet to a point, the West exterior corner of the Schwab Road Flex Building; (3) along the exterior face of said Schwab Road Flex Building, South 41 degrees, 52 minutes, 13 seconds East, 105.08 feet to the point and place of beginning; thence extending along the Southwesterly front wall of said building, the following five (5) courses and distances: (1) North 41 degrees, 52 minutes, 13 seconds West, 7.67 feet to a point; (2) North 48 degrees, 07 minutes, 47 seconds East, 2.00 feet to a point; (3) North 41 degrees, 52 minutes, 13 seconds West, 23.92 feet to a point; (4) South 48 degrees, 07 minutes, 47 seconds West, 2.00 feet to a point; (5) North 41 degrees, 52 minutes, 13 seconds West, 0.83 feet to a point, a common front corner of Unit "T"; thence extending along said Unit "T" line, North 48 degrees, 07 minutes, 47 seconds East, 49.00 feet to a point, a common corner of Unit "T"; thence extending along Unit "R" line, South 41 degrees, 52 minutes, 13 seconds, East, 32.42 feet to a point, a common corner of Unit "V"; thence extending along said Unit "V" line, South 48 degrees, 07 minutes, 47 seconds West, 49.00 feet to the first mentioned point and place of beginning.

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 from time to time by Amendments that will be recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania.

BEING Unit "U" on said plan.

BEING part of the same premises which Schwab Road Industrial Associates, L.P, a Pennsylvania Limited Partnership, by Deed dated 11/8/2004 and recorded 11/15/2004 at Norristown, Pennsylvania in Deed Book 5532, Page 2602, granted and conveyed unto Aesbar Properties, LLC, in fee.

Parcel Number: 35-00-04833-51-4; Block 20, Unit 140.

Location of property: 777 Schwab Road, Unit U, Hatfield, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aesbar Properties, LLC and United States of America** at the suit of Wells Fargo Bank, N.A., Successor to Wachovia Bank, National Association. Debt: \$321,061.78.

Phillip D. Berger, Attorney.

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

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

12-20483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Lot Revision of Development Plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania dated March 3, 1953 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania on 04/02/1953 in Deed Book 2339, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rowland Road (50 feet wide) at the distance of 795 feet measured Southwesterly along the Southeasterly side of Rowland Road from the Southwesternmost terminus of a radial round corner connecting the Southeasterly side of Rowland Road with the Southwesterly side of Parkview Road (50 feet wide); thence extending South 47 degrees, 52 minutes, 55 seconds East, 159.653 feet to the Northwesterly side of Tookany Creek Drive (100 feet wide); thence extending South 42 degrees, 7 minutes, 5 seconds West, along the Northwesterly side of Tookany Creek Drive 115.695 feet to a point; thence extending North 47 degrees, 52 minutes, 55 seconds West, 191.389 feet to the Southeasterly side of Rowland Road; thence along the Southeasterly side of Rowland Road, the 2 following courses and distances: (1) North 58 degrees, 13 minutes, 40 seconds East, 78.835 feet to a point of curve; (2) in a Northeasterly direction of the arc of a circle on a line curving to the left having a radius of 525 feet, the arc distance of 41.165 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 67 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Hamlett and Beverly M. Hamlett, his wife, as Tenants by the Entireties, by Warranty Deed from Max M. Koppel, M.D. dated 09/08/1995, recorded 09/26/1995 in Book 5126, Page 1290.

Parcel Number: 31-00-23722-00-7.

Location of property: 7503 Rowland Avenue, Cheltenham, PA 19012-1814.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly M. Hamlett and Robert J. Hamlett** 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: \$317,178.44.

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.

12-20501

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described in accordance with a Plan thereof made by George B. Mebus, Inc., Registered Professional Engineer of Glenside, Pennsylvania, on the 14th day of July A.D. 1966, as follows, to wit:

BEGINNING at a point on the original Southwesterly side of Ashbourne Road (formerly Cheltenham Avenue or Cheltenham Road) (thirty-three feet wide), a corner of land now or late of I. Budd Rockower, said point being at the distance of one hundred feet measured North fifty degrees, eight minutes West from a point of intersection which the said original Southwesterly side of Ashbourne Road makes with the Northwesterly side of West Avenue (forty feet wide); thence from the place of beginning and along land now or late of I. Budd Rockower and along land to be conveyed to Sheldon Teller South thirty-nine degrees, fifty-two minutes West, two hundred and eighty feet to a point; thence North fifty degrees, eight minutes West, one hundred and twenty-five feet to a point; thence North thirty-nine degrees, fifty-two minutes East, two hundred and eighty feet to a point on the aforementioned original Southwesterly side of Ashbourne Road; thence along the said original Southwesterly side of Ashbourne Road South fifty degrees, eight minutes East, one hundred twenty-five feet to the point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael N. Lazrus and Laura W. Harbeson, husband and wife, by Deed from Olive K. Riehs dated July 21, 1999 and recorded August 10, 1999 in Deed Book 5285, Page 1467, Instrument No. 018497.

Parcel Number: 31-00-01174-00-1.

Location of property: 422 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael N. Lazrus and Laura W. Harbeson** at the suit of M&T Bank. Debt: \$266,233.51.

Margaret Gairo, Attorney.

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

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

12-20790

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plot plan of part of Section No. 1 "Wenwood in Abington" made by Herbert H., Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated October 1, 1959, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Bluejay Road (fifty feet wide) at the distance of thirty feet measured South forty-two degrees, fifty-three minutes, thirty seconds West from a point of curve in the same which point of curve is at the arc distance of thirty-one and forty-two one-hundredths feet measured on the arc of a circle curving to the right direction in a Southwesterly direction having a radius of twenty feet from a point of tangent on the Southwesterly side of Senak Road (fifty feet wide); thence extending from said point of beginning along said side of Bluejay Road South forty-two degrees, fifty-three minutes, thirty seconds West, forty feet to a point in line of Lot No. 16-A on said plan; thence extending along the same North forty-seven degrees, six minutes, thirty seconds West, one hundred feet to a point; thence extending North forty-two degrees, fifty-three minutes, thirty seconds East, forty feet to a point in line of Lot No. 17-A on said plan; thence extending along the same South forty-seven degrees, six minutes, thirty seconds East, one hundred feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Penny Fitzgerald, sole owner, by Deed from Rosemary Samtmann and Charles M. Samtmann, dated 06/19/2009, recorded 06/29/2009 in Book 5734 and Page 02459.

Parcel Number: 30-00-04668-00-9.

Location of property: 1486 Bluejay Road, Abington, PA 19001-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Penny Fitzgerald** at the suit of Nationstar Mortgage, LLC. Debt: \$177,304.94.

Meredith Wooters, Attorney. I.D. #307207

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

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

12-21678

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

BEGINNING at a point on the Southeasterly side of Bradford Lane (50 feet wide) which point of beginning is common to this lot and Lot No. 126 as shown on said plan; thence extending from said point of beginning, North 36 degrees, 30 minutes, 00 seconds East along the Southeasterly side of Bradford Lane, 60.00 feet to a point a corner of Lot No. 124 as shown on said plan; thence extending along the same, South 53 degrees, 30 minutes, 00 seconds East, crossing the bed of a certain 20 feet wide Townhouse Access Easement, 150.00 feet to a point; thence extending South 36 degrees, 30 minutes, 00 seconds West, 60.00 feet to a point, a corner of Lot No. 126 aforesaid; thence extending along the same, North 53 degrees, 30 minutes, 00 seconds West, recrossing the said access easement, also partly through the bed of a certain 25 feet drainage easement, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 125 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN In Bo Sim, Young Ja Lee a/k/a YoungJa Lee and Seunghak Byun by Deed from Key Whan Park and Youn Sook Park, dated August 15, 2006 and recorded November 27, 2006 in Deed Book 5625, Page 01225.

Parcel Number: 56-00-00408-43-6.

Location of property: 353 Bradford Lane, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **In Bo Sim and Young Ja Lee a/k/a YoungJa Lee and Seunghak Byun** at the suit of Bank of America, N.A. Debt: \$258,258.04.

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.

12-21696

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Perkiomen Woods, made by F. X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 12/2/1987 and recorded at Norristown in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherrywood Court as shown on said plan a corner of Lot No. 274 on said plan; thence extending along the Southwesterly side of Cherrywood Court South 73 degrees, 37 minutes, 14 seconds East, 31 feet to a point; thence extending along open space on said plan South 16 degrees, 22 minutes, 46 seconds West, 90.00 feet to a point; thence still along the same North 73 degrees, 37 minutes, 14 seconds West, 31 feet to a point; thence extending along Lot No. 274 aforementioned North 16 degrees, 22 minutes, 46 seconds East, 90.00 feet to the point and place of beginning.

BEING Lot No. 275 Country Oaks.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-ways, easements and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Tirado, by Deed from Stephanie Lundy, dated 05/28/2004, recorded 07/01/2004, in Book 05514, Page 1678.

Parcel Number: 61-00-00895-77-2.

Location of property: 114 Cherrywood Court, Collegeville, PA 19426-3912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul J. Tirado** 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: \$273,720.27.

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.

12-22234

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of "East Race Street" made by Aston Surveyors Engineers, Boyertown, Pennsylvania dated September 12, 2002 last revised November 18, 2002 and recorded in Montgomery County in Plan Book A-61, Page 130, as follows, to wit:

BEGINNING at a point of intersection which the Southeasterly side of East Race Street (50 feet wide) meets with the Southwesterly side of Quinter Street (50.00 feet wide); thence extending from said point of beginning along the Southwesterly side of Quinter Street South 50 degrees, 37 minutes, 00 seconds East, 140.00 feet to a point on the Northwesterly side of 20 feet wide alley; thence extending along the same South 39 degrees, 23 minutes, 00 seconds West, 100.42 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending along the same North 50 degrees, 37 minutes, 00 seconds West, 140.00 feet to a point on the Southeasterly side of East Race Street; thence extending along the same North 39 degrees, 23 minutes, 00 seconds East, 100.423 feet to the first mentioned point of intersection and place of beginning.

CONTAINING in area of 14,059 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Duane S. Lawrence and Patricia A. Lawrence, by Deed from Robert E. Winters, dated 06/09/2003, recorded 06/25/2003 in Book 5461, Page 1815.

Parcel Number: 64-00-04339-02-5.

Location of property: 216 East Race Street a/k/a Lot #3 Race Street, Stowe, PA 19464-6726.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Duane S. Lawrence and Patricia A. Lawrence** at the suit of GMAC Mortgage, LLC. Debt: \$132,400.72.

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

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

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

12-22373

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situated in **Perkiomen Township**, Montgomery County, Pennsylvania bounded and described according to a Final Subdivision Plan of Fox Heath, Phase I and Phase II, made by Bursich Associates, Inc., Consulting Engineers made for David Marsh and Al Emma dated 6/19/1990 and last revised January 28, 1992, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Dartmoor Road (26.00. feet wide) (Private Road), said point of beginning being a point, a corner of Lot No. 129 as shown on the above mentioned plan; thence extending from said point of beginning along the said side of Dartmoor Road, South 10 degrees, 07 minutes, 36 seconds West and crossing two certain feet wide easements, the distance of 50.00 feet to a point, a corner of Lot No. 127 as shown on the above mentioned plan; thence extending along the aforesaid Lot, North 79 degrees, 52 minutes, 24 seconds West and crossing a certain 10 feet wide utility and maintenance easement, the distance of 105.00 feet to a point; thence extending from said point, North 10 degrees, 07 minutes, 36 seconds East and recrossing the two aforementioned 5 feet wide easements, the distance of 50.00 feet to a point; thence extending from said point, South 79 degrees, 53 minutes, 24 seconds East and recrossing the aforementioned 12 feet wide utility maintenance easement, the distance of 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 128 as shown on the above mentioned plan.

BEING the same premises which Brian P. Martin and Patty Martin by Indenture bearing date the 25th day of October A.D. 1999 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 5297, Page 1073 granted and conveyed unto. Ryan A. Estelle and Kristina J. Estelle, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Cianci and Margaret A. Nagle, as Joint Tenants With the Right of Survivorship and not as Tenants in Common by Deed from Ryan A. Estelle and Kristina J. Estelle, husband and wife dated 08/18/2006, recorded 08/22/2006 in Deed Book 5613, Page 1141.

Parcel Number: 48-00-00579-16-1.

Location of property: 406 Dartmoor Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Cianci and Margaret Nagle** at the suit of PNC Bank, National Association. Debt: \$268,695.42.

Nicole LaBletta, Attorney, I.D. #202194

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

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

12-22559

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Cedar Road Homes, Inc. and Grant Homes, Inc. made by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania dated 9/13/1972 and last revised 5/16/1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fitzwatertown Road (60 feet wide at this point) said point being the four following courses and distances from a point of curve on the Northeasterly side of Limekiln Pike (65 feet wide): (1) leaving Limekiln Pike on the arc of a circle curving to the left, having a radius of 40 feet and the arc distance of 79.87 feet to a point of tangent on the Northwesterly side of Fitzwatertown Road; (2) North 43 degrees, 30 minutes, 30 seconds East, 75 feet to a point; (3) South 46 degrees, 29 minutes, 30 seconds East, 10 feet to a point; and (4) North 43 degrees, 30 minutes, 30 seconds East, 578 feet to the point of beginning; said point of beginning being a point a corner of Lot No. 728 as shown on the above mentioned plan; thence extending along the aforesaid lot North 46 degrees, 29 minutes, 30 seconds West and crossing a certain sanitary sewer right-of-way easement 118.90 feet to a point a corner of Lot No. 733 as shown on the above mentioned plan; thence extending along the aforesaid lot North 54 degrees, 20 minutes, 00 seconds East, 118.10 feet to a point, a corner of Lot No. 737 as shown on the above mentioned plan; thence extending along the aforesaid lot South 46 degrees, 29 minutes, 30 seconds East, 86.72 feet to a point on the Northwesterly side of Fitzwatertown Road (70 feet wide at this point); thence extending South 43 degrees, 30 minutes, 30 seconds West, 44 feet to a point; thence extending South 46 degrees, 29 minutes, 30 seconds East, 10 feet to a point on the Northwesterly side of Fitzwatertown Road (60 feet wide at this point); thence extending along the same South 43 degrees, 30 minutes, 30 seconds West, 72 feet to the first mentioned point and place of beginning.

BEING Lot No. 732, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Hung B. Nguyen and Thoa Nguyen by Deed from Seung Hong Cho dated October 26, 2004 and recorded November 15, 2004 in Deed Book 5532, Page 2177.

Parcel Number: 54-00-06304-08-6.

Location of property: 732 Fitzwatertown Road, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thoa Nguyen and Hung B. Nguyen** at the suit of The Huntington National Bank. Debt: \$314,357.11.

Margaret Gairo, Attorney.

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

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

12-23235

ALL THOSE THREE CERTAIN lots or pieces of land, situate in Crestmont Willow Grove, **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 807, 808 and 809 on a certain plan of lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineer, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 403, Page 300, etc.

Parcel Number: 30-00-70556-00-1.

Location of property: 1509 Washington Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Venetta Larry** at the suit of Township of Abington. Debt: \$1,550.71.

James R. Wood, Attorney.

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

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

12-24624

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

BEGINNING at a point on the Westerly side of Ambler Road (40 feet wide) at the distance of 366.92 feet Southwardly from an iron pin marking the point of intersection of said side of Ambler Road with the Southerly side of Bannockburn Avenue (50 feet wide), a corner of this and land of John McIntyre and wife; thence along said side of Ambler Road, South 20 degrees, 57 minutes East, 23 feet, more or less, to a point, a corner; thence South 68 degrees, 58 minutes West, 109.91 feet to a point a corner in the center of an alley (10 feet wide); thence along the said center line, North 20 degrees, 57 minutes West, 23 feet, more or less, to a point, a corner; thence North 69 degrees, 3 minutes East, the line for a portion of the distance passing through the center line of the partition wall between the dwelling on this and the adjoining property, 109.91 feet to the point and place of beginning.

Parcel Number: 54-00-00433-00-8.

Location of property: 19 Ambler Road, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert C. Rose and Andrea D. Rose** at the suit of School District of Upper Dublin. Debt: \$3,211.10.

James R. Wood, Attorney.

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

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

12-24782

ALL THAT CERTAIN lot or piece of ground, with the brick dwelling and garage erected thereon, situate in **Cheltenham Township**, Melrose Park, Montgomery County, State of Pennsylvania described according to a survey and plan thereof made by William T. Muldrew, Esquire C. E. dated 1/14/24 and recorded in Montgomery County in Deed Book No. 898, Page 600, as follows:

BEGINNING at a point on the Southwesterly side of Fourth Street (40 feet wide) at the distance of 94.38 feet Northwesterly from the point of intersection of the said Southeasterly side of Fourth Street with the Northwesterly side of High Avenue (40 feet wide); thence along the said side of Fourth Street Northwardly 43 degrees, 29 minutes Eastwardly, 16.43 feet to a point an angle; thence still along the said side of Fourth Street Northwardly 59 degrees, 47 minutes Eastwardly, 54.19 feet to a point; thence Southwardly 30 degrees, 13 minutes Eastwardly, 139.66 feet to a point; thence Southwardly 61 degrees, 00 minutes Westwardly, 72.84 feet to a point; thence land of Marie Halley Sirms of which this is part Northwardly 28 degrees, 59 minutes Westwardly, 103.53 feet to a point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Efrain Roche and Priscila Curet, h/w, by Deed from Efrain Roche and Priscila Curet, h/w, dated 01/13/2005, recorded 02/22/2005 in Book 5544, Page 1381.

Parcel Number: 31-00-10303-00-7.

Location of property: 7503 4th Avenue, Melrose Park, PA 19027-3422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Priscila Curet and Efrain Roche** at the suit of Pennymac Loan Trust 2012-NPL1. Debt: \$201,065.09.

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.

12-24994

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania dated May, 1953, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of a sixteen feet wide right-of-way laid out along the Northwest side of the right-of-way of former Lehigh Valley Transit Company, now of Philadelphia Electric Company, said stake being at the distance of one hundred thirty-five and seventy-four one-hundredths feet measured along said side of said sixteen feet wide right-of-way on a course of North seventeen degrees, five minutes East from a stake, a corner of land of S.J. Yelitte; thence by other land of Richard V. Grimm and Alice D., his wife, of which this is part, and partly along land of Paul M. Thomas, North forty-eight degrees, ten minutes West, one hundred seventy and twenty-two one-hundredths feet to an old iron pin, marking a corner of land of Samuel Scamby; thence along said land, North forty-one degrees, East one hundred twenty-five and thirty one-hundredths feet to a point; thence by other land of the said Richard V. Grimm and Alice D., his wife, of which this is part, South forty-eight degrees, fifty minutes East, once hundred thirteen and seventy one-hundredths feet to a stake on the Northwest side of the aforesaid sixteen feet wide right-of-way; thence along the said side thereof, South seventeen degrees, five minutes West, one hundred thirty-nine and forty one-hundredths feet to the place of beginning.

Parcel Number: 66-00-02035-00-5.

Location of property: 1115 Fairview Road, Whitpain Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen A. Diclementi** at the suit of Wissahickon School District. Debt: \$2,960.46.

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

12-25074

ALL THAT CERTAIN message or tenement and contiguous lot or piece of ground, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a survey or plan thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, dated March 19, 1930, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Third Street; thence extending along the Northwesterly side of a certain alley (14.67 feet wide) shown on said plan, South 40 degrees, West 99.50 feet to a point on the Northeasterly side of another alley (9 feet wide) as shown on said plan; thence along the said Northeasterly side of said last mentioned alley, North 49 degrees, 45 minutes West, 22.32 feet to a point; thence extending North 40 degrees, East and through the partition wall of this and the adjoining brick dwelling house, 99.50 feet to the Southwesterly side of Third Street; thence along the same, South 49 degrees 45 minutes East, 22.32 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Juan C. Eslava by Deed from George C. Cole dated April 28, 2006 and recorded May 19, 2006 in Deed Book 05601, Page 1535, Instrument No. 2006061562.

Parcel Number: 14-00-03944-00-2.

Location of property: 250 North 3rd Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Juan C. Eslava** at the suit of Bank of America, N.A. Debt: \$137,910.55.

Margaret Gairo, Attorney.

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

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

12-25773

ALL THAT CERTAIN Unit 269, named and identified in Valley Glen Condominium, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted under the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. as designated in the Declaration of Condominium of Valley Glen, dated April 10, 1984 and recorded in the Office for the Recording of Deeds in and for Montgomery County on April 19, 1984 in Deed Book 4734, Page 732; a Curative and Corrective Amendment thereto, dated June 21, 1984 and recorded July 19, 1984 in Deed Book 4742, Page 1209; a First Amendment thereto dated June 28, 1984 and recorded July 19, 1984 in Deed Book 4742, Page 1224; a Second Curative and Corrective Amendment thereto dated August 20, 1984 and recorded August 28, 1984 and recorded in Deed Book 4746, Page 776; and a Second Amendment thereto dated August 29, 1984 and recorded October 12, 1984 in Deed Book 4750, Page 241; a Third Amendment thereto dated March 24, 1985 and recorded April 11, 1995 in Deed Book 4763, Page 2040; a Fourth Amendment thereto dated October 25, 1985 and recorded October 28, 1985 in Deed Book 4782, Page 1772, and a Fifth Amendment thereto dated March 3, 1986 and recorded March 8, 1986 and recorded June 10, 1986 in Deed Book 4801, Page 2201; and Plan for Declaration dated November 29, 1983 and listed as Exhibit 'D' on said Declaration.

TITLE TO SAID PREMISES IS VESTED IN Dana Lynn Pettinato, by Deed from Richard A. Kruger, dated 05/23/2008, recorded 06/02/2008 in Book 5694, Page 1000.

Parcel Number: 30-00-23977-26-6.

Location of property: 713 Valley Glen Road, Unit 269, Elkins Park, PA 19027-1747.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dana Lynn Pettinato** at the suit of JP Morgan Chase Bank, National Association. Debt: \$177,191.13.

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

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

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

12-25866

ALL THAT CERTAIN message and lot of land, situate in **Telford Borough** (formerly West Telford) County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Lincoln Avenue, 180 feet Eastward from an iron pin the intersection of the center line of said Lincoln Avenue and Second Street; and thence extending along the middle of said Lincoln Avenue, North 46 1/4 degrees, East 50 feet to a point; thence by the land of now or late of Ida F. Oberholtzer, South 43 1/4 degrees, East 180 feet to an iron pin on the middle of a 20 feet wide alley; thence along the middle of said alley, South 46 1/4 degrees, West 50 feet to an iron pin on a corner in line of other land of now or late of Ida F. Oberholtzer; thence by the same, North 43 1/4 degrees, West 180 feet to the place of beginning.

BEING the same premises which Thomas A Heckler and Alexis Heckler, husband and wife, by Deed dated 6/30/2003 and recorded 7/18/2003 in Montgomery County in Deed Book 5464, Page 298 conveyed unto Maricruz Sabori and Kinyacu Valle Sabori.

Parcel Number: 22-02-01183-00-8.

Location of property: 182 West Lincoln Avenue, Telford, PA 18969 a/k/a 182 Lincoln Avenue, Telford, PA 18969. The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maricruz Sabori and Kinyacu Valle Sabori** at the suit of Midfirst Bank. Debt: \$203,979.05.

Joshua I. Goldman, Attorney. I.D. #205047

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

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

12-26169

ALL THAT CERTAIN lot or piece of ground and message situate in the 10th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, numbered 822 North Washington Street, bounded, limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of Lot No. 5 on the Easterly side of Washington Street (50 feet wide); thence along Lot No. 5, South 30 degrees, 5 minutes East, 104 feet, 10 inches to a corner; thence along Lots No. 20 and 19 South 61 degrees, 42 minutes West, 49.55 feet to a corner; thence by a course passing through the middle of a joint brick partition wall of a double brick dwelling North 30 degrees, 5 minutes West, 103 feet, 2-1/2 inches to a corner; thence along the Easterly side of the aforesaid Washington Street North 59 degrees, 55 minutes East, 49.55 feet to the place of beginning.

BEING the larger portion of Lot No. 4 of a plan of lots as laid out by Kerstetter and Vesch.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Lawler, by Deed from Michael P. Lawler and Christine M. Lawler, dated 11/16/2007, recorded 03/04/2008 in Book 5684, Page 956.

Parcel Number: 16-00-32104-00-1.

Location of property: 822 North Washington Street, Pottstown, PA 19464-4339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Lawler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$136,346.77.

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

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

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

12-26223

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made March 9, 1946, by Herbert H. Metz, Registered Surveyor, of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of DeKalb Pike (40 feet wide), a corner of land of Harry R. Green and extending; thence along the said center line of DeKalb Pike, South 37 degrees, 6 minutes West, 150 feet to a point; thence extending by other land of the said David Evans the 2 following course and distances, to wit: North 52 degrees, 54 minutes East, 300 feet to an iron pin and North 37 degrees, 6 minutes East, 150 feet to an iron pin; thence extending by land of the said Harry R. Green, South 52 degrees, 54 minutes East, 300 feet to a point in the center line of the said DeKalb Pike, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Albert Wiggins and Amy Wiggins by Deed from Albert Wiggins and Amy Wiggins f/k/a Amy Sutcliffe, dated 10/15/2012, recorded 10/18/2012, Book 5852 and Page 00415. Instrument #2012105478.

Parcel Number: 39-00-00946-00-5.

Location of property: 909 DeKalb Pike, Lower Gwynedd, PA 19002-1923.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy Wiggins f/k/a Amy Sutcliffe and Albert Wiggins** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset-Backed Securities I, LLC, Asset-Backed Certificates, Series 2007-HE7. Debt: \$331,350.80.

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.

12-27324

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania as shown on Plan of Subdivision prepared for Thornhill (Phase I) by Urwiler and Walter, Inc., dated 2/15/1988, last revised 12/12/1992 and recorded in Plan Book A-53, Pages 226 and 227, described, as follows:

BEGINNING at a point on the Northeasterly side of Windsor Place (34.00 feet wide) a corner of Lot No. 142 on said plan; thence extending from said point of beginning and along Windsor Place South (inadvertently given as North in prior deed) 06 degrees, 30 minutes, 00 seconds East, 24.00 feet to a corner of Lot No. 144 on said plan; thence extending from Windsor Place and along said lot and crossing a 20 feet wide storm sewer easement North 83 degrees, 30 minutes, 00 seconds East, 95.00 feet to a point in line of Open Space; thence along the same South 06 degrees, 00 minutes West, 24.00 feet to a corner of Lot No. 142 on said plan; thence along the same and recrossing the aforesaid easement South 83 degrees, 30 minutes, 00 seconds West, 95.00 feet to a point on the Northeasterly side of Windsor Plan, being the first mentioned point and place of beginning.

BEING Lot No. 143 on said plan.

BEING the same premises which Joseph M. Crimmins, III by Deed dated 09/05/08 and recorded on 09/08/08 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania in Deed Book Volume 5706, Page 2313, granted and conveyed unto Damon Giangreco.

Parcel Number: 61-00-05588-62-4.

Location of property: 57 Windsor Place, Collegeville, PA 19426.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Damon Giangreco** at the suit of First Niagara Bank, National Association. Debt: \$176,852.56.

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.

12-28990

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

BEGINNING at a point in the Southeasterly side of Hilltop Lane (formerly Cliff Avenue) (20 feet wide) said point being at the distance of 52.37 feet Northeastwardly from a corner stone; said corner stone being 206.62 feet Northeastwardly from intersection which the said side of Hilltop Lane makes with the Northeasterly side of Woodland Avenue (40 feet wide, formerly 50 feet wide, but narrowed by the elimination of 5 feet on each side thereof); thence along the said side of Hilltop Lane, North 77 degrees, 35 minutes East, 17.71 feet to a point a corner of land now or late of J. Barton Benson, Inc.; thence along the same South 12 degrees, 34 minutes East, 78.29 feet to a corner of land now or late of Thomas Bernard; thence along the same South 71 degrees, 13 minutes West, 16.83 feet to a point; thence through land of the Estate of Sylvester V. Bates of which this was a part, North 13 degrees, 15 minutes, 30 seconds West, passing through the party wall of a twin house, 80.16 feet to the place of beginning.

Parcel Number: 31-00-14959-00-4.

Location of property: 144 Hilltop Lane, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Carol Lewis and Tracey Lewis** at the suit of School District of Cheltenham Township. Debt: \$3,869.53.

James R. Wood, Attorney.

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

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

12-29551

ALL THAT CERTAIN unit, designated as Unit No. 217, being a unit in the Chelbourne Plaza Condominium, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817 and 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 and a first Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated July 18, 1988 and as recorded as part of said Declaration, being and designated as Unit No. 217, together with a proportionate undivided interest in the common elements (as defined in such Declaration) as amended.

TITLE TO SAID PREMISES IS VESTED IN Susan Macaluso by Deed from Albert Borland and Susan Macaluso dated April 24, 2007 and recorded May 18, 2007 in Deed Book 5647, Page 02116, as Instrument No. 2007061139.

Parcel Number: 31-00-26564-08-1.

Location of property: 46 Township Line Road, Unit #217, Elkins Park, PA 19027.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Susan Macaluso** at the suit of Wells Fargo Bank, N.A. Debt: \$106,900.09.

Margaret Gairo, Attorney.

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

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

12-31998

ALL THOSE CERTAIN three lots or pieces of land with the improvements erected thereon situated in the 9th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, herein after described in one tract, bounded and described as follows, to wit.

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Clyde W. Ludwig; thence along said Glasgow Street, North 40 degrees 24 minutes East 148 feet to the West side of a proposed street 50 feet wide, thence along the same in an Eastwardly direction 161 feet 8 inches to the North side of a proposed alley; thence along said alley in a Southwesterly direction 67 feet to a point, a corner of this land of said Clyde W. Ludwig; thence along said Clyde W. Ludwig land Northwesterly 140 feet to the place of beginning.

CONTAINING in said description Lots #2, 3 and 4 in a plan of lots laid out by the Pottstown Iron Co., as surveyed in 1923 by Ralph E. Shanner, Engineer.

EXCEPT, HOWEVER, ALL THOSE CERTAIN two lots or pieces of land with the improvements erected thereon, situated in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, hereinafter described in one tract, bounded and described as follows:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Frank John; thence along said Glasgow Street, Northwardly 60 feet to a corner of land now or late of Clyde W. Ludwig; thence Eastwardly 140 feet to an alley, thence Southwardly along said alley 60 feet to a point and corner of the land now or late of Frank Jones; thence Westwardly 140 feet to the place of beginning.

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

Title to said premises is vested in Robert A. Bainbridge and Amanda L. Bainbridge, by deed from R.C. Plumbing & Heating, Inc., dated March 28, 2007 and recorded May 8, 2007 in Deed Book 5646, Page 00451.

Parcel Number: 16-00-11276-00-3.

Location of property: 528 Glasgow Street, Pottstown, PA 19464

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Robert A. Bainbridge and Amanda L. Bainbridge** at the suit of M&T Bank. Debt: \$393,112.68.

Margaret Gairo, Attorney.

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

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

13-00703

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lots Nos. 1019 and 1020 at "The Forrest" on a certain plan of lots recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 496, Page 500.

BEING the same premises which Catherine M. Beyer and Harper W. Beyer, her husband by indenture dated March 6, 1965 recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 3371 Page 767 granted and conveyed unto Harper W. Beyer and Catherine M. Beyer, his wife.

UNDER AND SUBJECT to conditions and restrictions of record.

Thereafter Catherine M. Beyer departed this life on April 15, 2012.

Thereby Title to said premises is vested in All Unknown heirs of Catherine M. Beyer, Deceased Mortgagor and Real Owner by deed from Harper W. Beyer and Catherine M. Beyer, his wife dated September 9, 1974 in Deed Book 3975, Page 76.

Parcel Number: 30-00-35056-00-5.

Location of property: 2144 Keith Road, Abington, PA 19001

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **All Unknown Heirs of Catherine M. Beyer, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$68,845.27.

Celine P. DerKrikorian, Attorney.

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

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

13-00800

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).

BEING part of the same premises which Huntingdon Valley Club Condominium Home Owners Association by Indenture bearing date 6-22-05 recorded 7-6-05 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5561, page 64 granted and conveyed unto Toll PA X, L.P.

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: Residential property.

Seized and taken in execution as the property of **Gary A. Sockwell, Sr.** at the suit of Wells Fargo Bank, N.A. Debt: \$275,121.78.

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.

13-01212

PREMISES "A"
ALL THAT CERTAIN lot or land, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

TRACT No. 1:

BEGINNING at a corner in a public road, (Bull Road) at the line of the First German Baptist Church of East Greenville; thence along said line said land North 46 degrees, East 160 feet, 10 inches to a corner; thence by land of Edwin Styer South 24 degrees, East 40 feet; thence along the line of Lot No. 3 (lately the property of Aaron Fox), South 55 1/2 degrees, West 152 feet to a corner in the aforesaid public road; thence along the same North 44 degrees, West 40 feet to the place of beginning.

TRACT No. 2:

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

BEGINNING at a stone, a corner in Bull Road; thence North 44 degrees, West 40 feet to a corner of Lot No. 2; thence North 55 degrees, East 150 feet to a stone a corner; thence by land of Edwin Styer South 24 degrees, East 40 feet to a stone, a corner; thence along the same South 55 1/2 degrees, West 138 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land together with the buildings thereon erected, known as the First German Baptist Church of East Greenville, situate in , County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone corner in a public road known as Church Street; thence by land of Elwood J. Mumbauer, North 44 degrees, 10 minutes East, 179.355 feet to a corner; thence by land now or late of Henry Weidenmoyer South 27 degrees, 30 minutes East, 47.85 feet to a stake a corner; thence by land of Edwin Reichelderfer South 44 degrees, 10 minutes West, 160.875 feet to a stone a corner in the aforesaid Church Road; thence along the same North 46 degrees, 50 minutes West, 44.88 feet to the place of beginning.

Parcel Numbers: 15-00-00007-00-5 and 15-00-00004-00-8.

Location of property: Church Street, Borough of Pennsburg, Montgomery County, PA 18073.

The improvements thereon are: Non-attached modular home and outbuildings.

Seized and taken in execution as the property of **Thomas A. Henry and Thomas M. Henry** at the suit of Richard M. Moser. Debt: \$130,807.40.

Andrew J. Monastra, 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.

13-01305

PREMISES A:

PARCEL "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being part of Lot No. 10 and part of Lot No. 11 on a Certain Plan of Lots of Grove Terrace Annex, recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery aforesaid, in Deed Book No. 388, Page 500 &c, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road (33 feet wide) in line of land now or late of Richard W. Holcombe, et ux., whereof this was a part; thence extending North 45 degrees, 4 minutes, 30 seconds West, 237.62 feet more or less to a point in line of the Northeast Pennsylvania Railroad; thence extending along the same, North 50 degrees, 36 minutes East, 35.56 feet to a point; thence extending South 45 degrees, 4 minutes, 30 seconds East, 234.48 feet to a point in the said side of Davisville Road; thence extending along the same South 44 degrees, 55 minutes, 30 seconds West, 35.4 feet to the place of beginning.

PARCEL "B"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, being part of Lot No. 1 and all of Lot No. 12 on a Certain Plan of Lots of Grove Terrace Annex, recorded in the Office for the Recording of Deeds, &c, in and for the County of Montgomery aforesaid, in Deed Book No. 388, Page 500, bounded and described according to a Survey and Plan thereof made by William T. Muldrew, Civil Engineer, on May 15, 1920, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road, (thirty-three feet wide) in line of land of Owen K. Hollowell, whereof this was a part; thence extending North forty-five degrees, four minutes, thirty seconds West, two hundred and thirty-four and forty-eight hundredths feet to a point in line of the Northeast Pennsylvania Railroad; thence extending along same, North fifty degrees thirty-six minutes East, forty and nineteen-hundredths feet to a point; thence extending South forty-five degrees, four minutes, thirty seconds East, two hundred and thirty and sixty-two hundredths feet to a point in the said side of the Davisville Road; thence extending along same, South forty-four degrees, fifty-five minutes, thirty seconds West, forty feet to the place of beginning.

PARCEL "C"

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

BEGINNING at a stone on the Northwesterly side of Davisville Road (thirty-three feet wide) at the distance of three hundred feet measured North 38 degrees, 4 minutes East from a point, a corner of Lot No. 1 at Western Limit of Grove Terrace Annex, said point being at the distance of one thousand six hundred seventeen feet and twenty-seven one-hundredths of a foot more or less measured Northeastwardly from the intersection which the said Northwesterly side of Davisville Road makes with the Northwesterly side of Old York Road (sixty feet wide); thence from the first mentioned point and along Lot No. 12, North 51 degrees, 15 minutes West, ninety-four feet and sixty one-hundredths feet to a point; thence crossing Lot No. 13 and partly through Lot No. 14, North 39 degrees, 18 minutes East, forty-five feet and fifty one-hundredths of a foot to a point; thence partly through Lot Nos. 14 and 15, South 88 degrees, 47 minutes East, twenty-three feet and eighty one-hundredths of a foot to a point; thence through Lot No. 15 and South 51 degrees, 15 minutes East, seventy-five feet and twenty-eight one-hundredths of a foot to a point in the said Northwesterly side of Davisville Road; thence along the same, South 38 degrees, 45 minutes West, sixty feet to the place of beginning.

BEING COUNTY PARCEL NOS. 59-00-04237-00-6 and 59-00-04240-00-3 and 59-00-04243-00-9.

BEING the same premises which Robert Paul and Jonathan Paul, by Deed dated 10-02-07 and recorded 10-10-07 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5668, Page 296, granted and conveyed unto CJS Enterprises, LLC, in fee.

PREMISES "B":

PARCEL 1 - ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Survey thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated August 9, 1948, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road (thirty-three feet wide) at the distance of three hundred sixty feet measured North thirty-eight degrees, forty-five minutes East from a point (which point is the Westerly boundary line of Grove Terrace Annex) said point being at the distance of one thousand six hundred seventeen and twenty-seven one-hundredths feet more or less from the intersection of the said side of Davisville Road and the Northeastly side of Old York Road (sixty feet wide); thence from said point of beginning extending along the other land now or late of Abner C. Mills, Deceased, the three following courses and distances: (1) North fifty-one degrees, fifteen minutes West, seventy-five and twenty-eight one-hundredths feet to the point; (2) thence extending North eighty-eight degrees, forty-seven minutes West, twenty-three and eighty one-hundredths feet to a point; (3) thence extending South thirty-nine degrees, eighteen minutes West, forty-five and fifty-one one-hundredths feet to a point; thence extending along line of Lot No. 12 North fifty-one degrees, fifteen minutes West, one hundred thirty-three and forty-four one-hundredths feet to a point; thence extending North forty-four degrees, eighteen minutes, six seconds East, seventy-five and thirty-three one-hundredths feet to a point; thence extending along line of Lot No. 16 South fifty-one degrees, fifteen minutes East, two hundred twenty and seventy-four one-hundredths feet to a point on the aforesaid side of Davisville Road; thence extending along the South thirty-eight degrees, forty-five minutes West, fifty feet to the first mentioned point and place of beginning.

BEING parts of Lot 13, 14, and 15 of Grove Terrace Annex recorded in Deed Book 386, Page 500.

BEING known as 506 Davisville Road.

BEING COUNTY PARCEL NO. 59-00-04249-00-3.

PARCEL 2 - ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania being Lots Nos. 16, 17 and 18 on a Plan of Lots of Grove Terrace Annex, recorded at Norristown, Pennsylvania, in Deed Book No. 388, Page 500 and bounded and described together as one lot according thereto, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road, it being a corner of Lot #15 on said plan; thence extending Northeastwardly along said side of said road 75 feet to a point in line of Lot #19; thence extending Northwestwardly along line of Lot #19, 213.47 feet to a point in the Easterly line of Northeast Penn Railroad; thence extending Southwestwardly along line of said railroad 75.33 feet to a point in line of Lot #15; thence extending Southeastwardly along line of same 220.75 feet to the place of beginning.

BEING known as 510 Davisville Road.

BEING COUNTY PARCEL NO. 59-00-04249-10-2.

PARCEL 3 - ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, (formerly Township of Moreland), County of Montgomery, and Commonwealth of Pennsylvania being Lots Nos. 19 and 20 on a Plan of Lots known as Grove Terrace Annex, which plan is duly recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 388, Page 500 and bounded and described together as one lot according thereto, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road, it being a corner of this and Lot No. 18 on said plan; thence extending along said Lot No. 18 Northwesterly 213.47 feet to a point in line of land of the Northeast Pennsylvania Railroad Company; thence extending along said land of said Northeast Pennsylvania Railroad Company, Northeastwardly 50.22 feet to a point in line of Lot No. 21 on said plan; thence extending along Lot No. 21, Southeastwardly 208.61 feet to a point on the Northwesterly side of the said Davisville Road; thence extending along said side of said road Southwestwardly 50.00 feet to the place of beginning.

BEING COUNTY PARCEL NO. 59-00-04252-00-9.

BEING 512 Davisville Road as 512-514 Davisville Road.

PARCEL 4 - ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, (formerly Moreland), County of Montgomery, and Commonwealth of Pennsylvania being Lots Numbers 21 and 22 on Plan of Lots known as Grove Terrace Annex, which plan is duly recorded at Norristown, in Deed Book No. 388, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Davisville Road, it being a corner of this and Lot Number 20 as shown on said plan; thence extending along said side of said road Northeastly 50 feet to a point in line of Lot Number 23; thence extending along said Lot Number 23 Northwesterly 203.75 feet to a point in the Easterly line of Northeast Pennsylvania Railroad; thence extending along said line of said Railroad Southwestwardly 50.22 feet to a point in line of Lot Number 20 aforesaid; thence extending along said Lot Southeastwardly 208.61 feet to the place of beginning.

BEING 514 Davisville Road.

BEING COUNTY PARCEL NO. 59-00-04255-00-6.

BEING AS TO 506 AND 510 DAVISVILLE ROAD - BEING the same premises which Marvin Krasny, Trustee of the Bankruptcy Estate of Eva Liptak, Deceased by Deed dated August 30, 2006 and recorded September 12, 2006 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5615, Page 2853, granted and conveyed unto CJS Enterprises, LLC, in fee.

BEING AS TO 512 DAVISVILLE ROAD - BEING the same premises which Marvin Krasny, Trustee of the Bankruptcy Estate of Eva Liptak, Deceased by Deed dated Form Revised 10/17/2005 "514 Davisville Road, Parcel No. 59-00-04255-00-6, is commonly incorporated with 512 Davisville Road, Parcel 59-00-04252-00-9, as 512-514 Davisville Road, August 30, 2006 and recorded September 1, 2006 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5614, Page 2062, granted and conveyed unto CJS Enterprises, LLC, in fee.

BEING AS TO 514 DAVISVILLE ROAD - BEING the same premises which Marvin Krasny, Trustee of the Bankruptcy Estate of Eva Liptak, Deceased by Deed dated August 30, 2006 and recorded September 1, 2006 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5614, Page 2065, granted and conveyed unto CJS Enterprises, LLC, in fee.

ALL THAT CERTAIN brick message or lot or piece of ground, situate in **Upper Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described, as follows, to viz:

SITUATE on the Southwesterly side of Cheltenham and Willow Grove Turnpike, at the distance of one hundred fourteen feet and forty-six one-hundredths of a foot Northwesterly from the Westerly corner of said Cheltenham and Willow Grove Turnpike and Cherry Avenue following the two course of said Cheltenham and Willow Grove Turnpike, first, one hundred ten feet and ninety-three one-hundredths of a foot to a stone; thence three feet and fifty-three one-hundredths of a foot to a point.

CONTAINING in front or breadth on said Cheltenham and Willow Grove Turnpike twenty-five feet and extending of that width in length or depth Southwestwardly between parallel lines one hundred and fifty feet.

BEING COUNTY PARCEL NO. 59-00-19507-00-9.

BEING the same premises which Jim Ridge and Judy Dautcher Ridge, formerly Judy Dautcher by Deed dated April 7, 2006 and recorded April 12, 2006 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5597, Page 118, granted and conveyed unto CJS Enterprises, LLC, in fee.

Parcel Numbers: 59-00-04237-00-6; 59-00-04240-00-3; 59-00-04243-00-9; 59-00-04249-00-3; 59-00-04249-10-2; 59-00-04252-00-9; 59-00-19507-00-9.

Location of property: 506 Davisville Road, 510 Davisville Road, 512 Davisville Road as 512-514 Davisville Road, 60 North York Road, Upper Moreland, PA.

The improvements thereon are: Commercial - retail, office, apartments - multi-use.

Seized and taken in execution as the property of **CJS Enterprises, LLC and Christian J. Sakelson** at the suit of Fox Chase Bank. Debt: \$1,713,483.21.

Peter N. Kessler, Attorney.

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

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

13-02116

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

BEGINNING at a point in the original center line (center line of the concrete paving) of Oak Lane Road (33 feet wide, but since widened 18.50 feet on the Southeasterly side to the present width of 51.50 feet) said beginning point being at the distance 276.36 feet measured North 62 degrees, 45 minutes East, from the intersection which the said center line of Oak Lane Road makes with the centerline of New Second Street (33 feet wide); thence from the first mentioned point and place of beginning North 27 degrees, 15 minutes West, 161.35 feet to a point in the aforesaid center line of New Second Street; thence along the same North 32 degrees, 28 minutes, 20 seconds East, 96.91 feet to a point; thence along land now or late of the Oak Lane Country Day School, adjoining to the Northeast, South 27 degrees, 50 minutes, 30 seconds East, 210.22 feet to a point in the aforesaid original center line of Oak Lane Road; thence along the same South 62 degrees, 45 minutes West, 85.86 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark J. Rysak and Patricia D. Rysak, h/w, by Deed from Joel S. Harnick and Tess S. Harnick, h/w, dated 07/24/1987, recorded 08/05/1987 in Book 4846, Page 1926. By virtue of the death of Mark J. Rysak on or about 6/11/2010, interest to said premises became vested solely in the Surviving Tenant by the Entirety.

Parcel Number: 31-00-21280-00-1.

Location of property: 7508 Oaklane Road a/k/a 7508 Oak Lane Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia D. Rysak** at the suit of GMAC Mortgage, LLC. Debt: \$273,177.36.

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.

13-02148

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of May Street Crossing, prepared for Genises Housing Corporation by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, dated 1-15-2004 last revised 6-7-2005 and recorded in Plan Book 25, Page 72, as follows, to wit:

BEGINNING at a point on the Northeasterly side of May Street (Paper) (50 feet wide), a corner of this and Lot No. 17 on said plan; thence extending from said point of beginning and along the Northeasterly side of May Street, aforesaid, North 47 degrees, 09 minutes, 43 Seconds West, 26.92 feet to a point, a corner of Lot No. 15 on said plan; thence extending along the same, crossing a 20 feet wide Access and Utility Easement, North 42 degrees, 50 minutes, 17 seconds East, 139.99 feet to a point in line of lands of Cathy Kuterbach; thence extending along the same, South 47 degrees, 09 minutes, 43 seconds East, 26.92 feet to a point, a corner of Lot No. 17, aforesaid; thence extending along the same, re-crossing the aforesaid 20 feet wide Access and Utility Easement, South 42 degrees, 50 minutes, 17 seconds West, 139.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Janet Rodriguez, by Deed from Marnie Miles, dated 10/27/2008, recorded 11/06/2008 in Book 5713, Page 856.

Parcel Number: 16-00-20940-02-1.

Location of property: 527 May Street, Pottstown, PA 19464-4769.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janet Rodriguez** at the suit of Fifth Third Mortgage Company. Debt: \$157,189.61.

Jonathan Lobb, Attorney, I.D. #312174

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

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

13-02198

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision made for Holly Acres dated 1/19/73, last revised 2/19/80 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide), viz: (1) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point; and (2) North 48 degrees, 34 minutes, 06 seconds West, 70.00 feet to the place of beginning.

CONTAINING in front or breadth Northwestwardly along the said Northeasterly side of Holly Drive 40.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 90.00 feet.

BEING Lot No. 83 as shown on said plan.

BEING the same premises which Alan F. Hurwitz by Deed dated December 12, 2002 and recorded December 19, 2002 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5439, Page 733, granted and conveyed unto Laura Washington.

Parcel Number: 64-00-02446-08-2.

Location of property: 705 Holly Drive, West Pottsgrove, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Laura Washington** at the suit of Wells Fargo Bank, N.A.
Debt: \$107,058.80.

Ashleigh Levy Marin, 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.

13-02341

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Guy C. and Shirley M. Blevins made by Ralph E. Shaner, P.E., Pottstown, Pennsylvania, dated 8/25/1986, last revised 11/13/1986 and recorded in Montgomery County in Plan Book C-16, Page 89, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hill Road (80 feet wide) (LR 46012) said point being a corner of Lot 2 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2 as shown on the above mentioned plan, the two following courses and distances: (1) South 49 degrees, 5 minutes, 25 seconds East, crossing the Southwesterly side of Hill Road 114.86 feet to a point; and (2) South 30 degrees, 12 minutes West, 245.57 feet to a point in line of lands now or late of Ralph Schoenly; thence extending along the same North 51 degrees, 48 minutes West (erroneously omitted) 143.79 feet to a point in line of lands now or late of Frank Fulmer; thence extending along the same North 30 degrees, 28 minutes East recrossing the Southwesterly side of Hill Road 371 feet to a point on the title line in the bed of Hill Road; thence extending along the title line in the bed of Hill Road the two following courses and distances: (1) South 62 degrees, 7 minutes East, 126.80 feet to a point; and (2) South 57 degrees, 42 minutes, 37 seconds East, 64.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.334 acres, more or less.

BEING Lot 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Terry L. Ryan, by Deed from Richard Parke and Michael Goldberg, dated 06/24/2009, recorded 07/13/2009 in Book 5736, Page 2061.

Parcel Number: 32-00-04752-00-4.

Location of property: 116 Hill Road, Barto, PA 19504-9227.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terry L. Ryan** at the suit of Wells Fargo Bank, N.A.
Debt: \$233,265.40.

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

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

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

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: \$515,270.98.

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.

13-02620

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

BEGINNING at a point on the North side of Lincoln Avenue, a distance of 15 feet Eastwardly from the Northeast corner of Sheridan Street, and Lincoln Avenue, a corner of this and land now or late of John Bliem; thence Northwardly along the same and through the middle of a partition wall dividing this premises and premises on the West, now or late of John Bliem aforesaid, a distance of 135 feet to a 20 foot wide alley; thence Eastwardly along said alley 18 feet to a point; a corner of this and land now or late of Arthur Schmoyer; thence southwardly along the same 135 feet to Lincoln Avenue aforesaid; thence Westwardly 18 feet to the point or place of beginning.

On December 11, 2007 Abraham Blakey departed this life leaving title solely vested to Emily Corum Blakey.

And thereafter the same Emily Corum Blakey departed this life on June 2, 2012.

Hereafter title to said premises is vested in Terri M. Blakey, Administratrix of the Estate of Emily Corum Blakey, Deceased Mortgagor and Real Owner, by deed from William C. Corum and Ruth E. Corum, his wife dated June 3, 1964 and recorded June 10, 1964 in Deed Book 3332, Page 203.

Parcel Number: 16-00-19332-00-2.

Location of property: 753 Lincoln Avenue, Pottstown, PA 19464

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Terri M. Blakey, Administratrix of the Estate of Emily Corum Blakey, Deceased Mortgagor and Real Owner** at the suit of OneWest Bank, FSB. Debt: \$84,271.49.

Celine P. DerKrikorian, Attorney.

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

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

13-02840

ALL THAT CERTAIN lot of land, situate in **Lower Providence Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the northeasterly side of Oakdale Avenue, at the distance of six hundred eighty six feet southeasterly from the middle line of Park Avenue, thence by land of Williams S. Felton, North thirty eight degrees twenty minutes east, three hundred thirty eight and five tenths feet, more or less to a point, a corner, thence by land now or late of Lizzie H. and Mary H. Pugh, South fifty two degrees thirty six minutes east, one hundred feet, more or less, to a point, a corner; thence by other land of Freas Styer of which this was a part, south thirty eight degrees twenty minutes west, three hundred thirty eight and six tenths feet to said Oakdale Avenue and along the northeasterly side thereof, north fifty two degrees forty two minutes west, one hundred feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph H. Turano and Kattia Liebers, husband and wife by Deed from Joseph H. Turano dated 01/31/2005 recorded 02/14/2005 in Deed Book 05543 Page 2284.

Parcel Number: 43-00-09592-00-4.

Location of property: 123 Oakdale Avenue, Eagleville, PA 19403

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Kattia Liebers and Joseph M. Turano** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Trust 2005-NC1 Mortgage Pass-Through Certificates, Series 2005-NC1. Debt: \$155,345.44.

Nicole LaBletta, Attorney, I.D. #202194

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

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

13-03223

ALL THOSE CERTAIN lots or pieces of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania known and designated as Lots Nos. ninety-one, ninety-two, ninety-three, ninety-four and ninety-five as shown and laid out on the plan of lots of West Conshohocken Heights recorded at Norristown, Pennsylvania in Deed Book No. 1565, Page 601 commonly known as 260 Kentucky Avenue, West Conshohocken, Montgomery County, Pennsylvania.

UNDER AND SUBJECT nevertheless, to the following covenants, conditions and restrictions; All such structures shall be built, erected or placed no less than 20 feet from the building line and any garage necessary to the said structure no nearer than 50 feet from the building line or any street upon which the same fronts; No Noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or becomes an annoyance or nuisance to the neighborhood no trailer, basement, tent, shack, garage, barn or other outbuilding erected in this development shall at any time be used as a residence, temporarily or permanently nor shall any structure of a temporary character be used as a residence no sign or advertising device more than three feet square shall be placed or erected on anyone lot, nor shall more than one sign or advertising device be erected upon anyone lot. That no structures other than residence or home shall be erected, altered, placed or permitted to remain on the said lots hereby conveyed unless the same shall cost \$2,500.00 or more.

TITLE TO SAID PREMISES IS VESTED IN James J. Ramsey, by Deed from James T. Smith, dated 09/20/2001, recorded 10/11/2001 in Book 5380, Page 465.

Parcel Number: 58-00-10570-00-1.

Location of property: 1215 Hillside Avenue, Conshohocken, PA 19428-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James J. Ramsey** at the suit of Wells Fargo Bank, N.A. Debt: \$143,381.16.

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

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

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

13-03343

ALL THAT CERTAIN brick message and lot or piece of land, situate in the **Lansdale Borough** (formerly in the Township of Hatfield), County of Montgomery and Commonwealth of Pennsylvania, being part of Lots Nos. 7 and 8 on a Plan of Clifton Farm Lots, and being bounded and described according to a Survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, dated July 29, 1926, as follows:

BEGINNING at an iron pin set for a corner of this and land now or late of Oscar S. and Edith A. Bittle, in the Southwesterly side line of Third Street (50 feet wide), distant 90 feet Northwestwardly from an iron pin set for a corner at the intersection of the Northwesterly side line of Cannon Avenue (48 feet wide) (originally known as Third Avenue and laid out 33 feet) with the Southwesterly side line of Third Street aforesaid; thence extending along said land now or late of Oscar S. and Edith A. Bittle, South 46 degrees 30 minutes West, 150 feet to an iron pin set in the Northeasterly side line of a 20 feet wide alley; thence extending along said alley, North 43 degrees 30 minutes West, 20.54 feet to an iron pin, a corner of this and land now or late of Irwin R. and Sallie M. Strawn; thence extending along the same North 46 degrees 30 minutes East and passing through the middle of the partition walls divided this and the adjoining message of the said Irwin R. and Sallie M. Strawn, 150 feet to an iron pin set in the Southwesterly side line of Third Street aforesaid; thence extending along the same, South 43 degrees 30 minutes East 20.54 feet to an iron pin the place of beginning.

BEING the same premises which Todd H. Umbenhauer and Teresa L. Umbenhauer, by Indenture bearing date 11/22/1991 and recorded 12/3/1991 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4993 Page 209 etc., granted and conveyed unto Todd H. Umbenhauer, in fee.

BEING the same premises which Todd H. Umbenhauer, by Indenture bearing date of May 3, 2004 and recorded May 4, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5510 and Page 1222, etc., granted and conveyed unto Wedgewood Properties, L.P., in fee.

Parcel Number: 11-00-16604-00-8.

Location of property: 708 W. Third Street, Lansdale, Montgomery County, PA.

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

Seized and taken in execution as the property of **Wedgewood Properties, L.P. c/o William P. Fretz, L.P.** at the suit of First Niagara Bank, N.A. Debt: \$150,437.28.

Jeffrey G. Trauger, Attorney.

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

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

13-03627

ALL THAT CERTAIN lot or piece of ground, situate **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Certain Plan thereof known as "Birchwood Farms" made by Donald H. Schurr, Civil Engineer and Surveyor, dated August 8, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birchwood Drive (fifty feet wide) said point being the four following courses and distance from a point of curve on the Northwestwardly side of Old Arch Road (forty-six and fifty one-hundredths feet wide) (1) leaving Old Arch Road on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to the point of curving on the Southwestwardly side of Birchwood Drive (2) North twenty-seven degrees no minutes West along the Southwestwardly side of Birchwood Drive One hundred forty and seventy-five one-hundredths feet to a point of curve on the same (3) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly sides of Birchwood Drive on the arc of a circle curving to the left having a radius of two hundred seventy-five feet the arc distance of three hundred ninety-nine and ninety-one one-hundredths feet to a point of tangent on the Southeasterly side of the same (4) South sixty-nine degrees forty minutes thirty seconds West along the Southeasterly side of Birchwood Drive two hundred sixty-five and six one-hundredths feet to the point of beginning; thence extending from said point of beginning South twenty degrees nineteen minutes thirty seconds East one hundred forty-nine and ninety-eight one-hundredths feet to a point; thence extending South sixty-eight degrees fifty-four minutes West one hundred and one one-hundredths feet to a point; thence extending North twenty degrees nineteen minutes thirty seconds West one hundred fifty-one and thirty-three hundredths feet to a point on the Southeasterly side of Birchwood Drive aforesaid; thence extending North sixty-nine degrees forty minutes thirty seconds East along the Southeasterly side of Birchwood Drive one hundred feet to the first mentioned point and place of beginning.

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

BEING the same premises which Rose Marie Peterson by Deed recorded on April 2, 2008 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5687, Page 1275 granted and conveyed unto Thomas Masucci.

Parcel Number: 33-00-00676-00-2.

Location of property: 2012 Birchwood Drive, East Norriton, PA 19403.

The improvements thereon are: A single family residential dwelling.
Seized and taken in execution as the property of **Thomas Masucci** at the suit of Nationstar Mortgage LLC.
Debt: \$241,172.40.

Lisa Lee, Attorney. I.D. #78020

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

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

13-04758

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 Subdivision, "The Hamlet" made for Hamlet Development Company, Inc., by Carroll Engineering Corporation, Consulting Engineers dated 11/25/1988 and last revised on 7/7/1992 and recorded in Plan Book A-53, Pages 373-378, as follows, to wit:

BEGINNING at a point on the Northwesterly side cul-de-sac of Victory Way (variable width) at a corner of this and Lot No. 32 as shown on the above mentioned plan; thence extending from said point of beginning and along the Northwesterly side cul-de-sac of Victory Way the two (2) following courses and distances, as follows, to wit: thence (1) South 39 degrees, 13 minutes, 30 seconds West, 34.74 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 80 feet the arc distance of 20.01 feet to a point a corner in line of Lot No. 30; thence extending along the same North 65 degrees, 06 minutes, 30 seconds West, 100.62 feet to a point a corner in line of Open Space; thence extending along the same North 39 degrees, 13 minutes, 30 seconds East, 79.45 feet to a point a corner in line of Lot No. 32; thence extending along the same South 50 degrees, 46 minutes, 30 seconds East, 95.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Norman Schmidt and Fenny Schmidt, husband and wife by Deed from Christopher H. Wise and Karen L. Wise, husband and wife dated 10/6/2004 and recorded on 10/21/2004 in the Montgomery County Recorder of Deeds in Instrument No. 2004207429.

Parcel Number: 37-00-05286-12-2.

Location of property: 70 Victory Way, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Norman Schmidt a/k/a Norman C. Schmidt and Fenny Schmidt** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21. Debt: \$350,955.72.

Patrick J. Wesner, Attorney.

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

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

13-05314

ALL THAT CERTAIN message, being No. 340 Jefferson Street, and tract of land, situate in **East Greenville Borough**, County of Montgomery and State of Pennsylvania at the distance of one hundred forty-one feet and three inches Southeasterly from the Southwesterly side of an alley, said point being opposite the partition wall of this and the adjoining dwelling.

CONTAINING in front or breadth on said Jefferson Street nineteen feet, eleven inches and of that width extending in length or depth between lines parallel with said alley Southwesterly two hundred feet to the Northeasterly side of Green Alley.

TITLE TO SAID PREMISES IS VESTED IN Paul Hockman and Cindy Hockman, his wife, by Deed from Lon Brinckman and Rosemary Brinckman, his wife, dated 01/17/1989, recorded 01/20/1989 in Book 4900, Page 983.

Parcel Number: 06-00-01952-00-4.

Location of property: 340 Jefferson Street, East Greenville, PA 18041-1627.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul S. Hockman a/k/a Paul Hockman, Sr. a/k/a Paul Hockman and Cindy Hockman** at the suit of Green Tree Servicing, LLC. Debt: \$74,307.85.

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

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

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

13-05874

ALL THAT CERTAIN frame dwelling and frame barn and tract of land, situate on the South side of North Penn Avenue in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to recent survey and plan dated May 27, 1962, by George R. Neville, Registered Surveyor, Perkasie, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a pipe on the South side of North Penn Avenue (forty-four feet wide) a corner of Lot No. 1 on said plan, said place of beginning, being 186.25 feet Northeast of the East curb line of School Lane (twenty-eight feet between curbs); thence along the South side of North Penn Avenue, North forty-three degrees, fifteen minutes East the distance of forty feet to a pipe, a corner of Lot No. 2; thence along the same, South forty-six degrees, forty-five minutes East the distance of one hundred eighty-seven feet to a pipe, a corner of the North side of Grant Street; thence along the same, South forty-three degrees, fifteen minutes West the distance of forty feet to a pipe, a corner of Lot No. 1 on said plan; thence along the same, North forty-six degrees, forty-five minutes West the distance of one hundred eighty-seven feet to the plat of beginning.

BEING Tract No. 1 on said plan.

CONTAINING 7,480 square feet, more or less.

BEING the same premises which Diane L. Keeler by Deed dated 7/30/2004 and recorded 8/12/2004 in Montgomery County in Deed Book 5523. Page 1115 granted and conveyed unto Brian F. Gimelson.

Parcel Number: 22-02-01753-00-5.

Location of property: 184 Penn Avenue, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brian F. Gimelson** at the suit of Everbank. Debt: \$363,465.18.

Alyk L. Oflazian, Attorney. I.D. #312912

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

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

13-05887

ALL THAT CERTAIN lot or piece of land with a dwelling and other improvements erected thereon, situate on the West side of South Hanover Street, in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottsgrove, Pennsylvania dated 10/13/1987 more fully described, as follows, to wit:

BEGINNING at a corner on the West side of North Hanover Street (80 feet wide) said point being located 59.0 feet Northerly from the Northwest corner of North Hanover Street and Mineral Street (50 feet wide); thence from said point of beginning on a line leaving North Hanover Street and along Lot No. 1 other lands of the Grantors, James D. Gibbons, North 51 degrees, 56 minutes West, 135.00 feet to a corner on the Easterly side of a 15 foot wide alley (not physically open); thence along the Easterly side of said alley, North 38 degrees, 04 minutes East, 61.00 feet to a corner; thence leaving said alley and along the lands of George Decker, South 51 degrees, 56 minutes East, 135.00 feet to a corner on the Westerly side of North Hanover Street; thence along the Westerly side of North Hanover Street South 38 degrees, 04 minutes West, 61.00 feet to the place of beginning.

AND THEREAFTER Ethel Lynn Iannozzi departed this life on March 27, 2012.

THEREBY TITLE TO SAID PREMISES IS VESTED IN Gabriel J. Iannozzi, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner Lauren R. Hess, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner Joseph J. Iannozzi, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner.

ALL UNKNOWN Surviving Heirs of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner by Deed from James A. Filopanti, Jr. and Brenda J. Filopanti, his wife dated June 29, 2007 and recorded July 12, 2007 in Deed Book 5655, Page 00276.

Parcel Number: 60-00-01312-00-5.

Location of property: 1015 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph J. Iannozzi, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner, Ethel Lynn Iannozzi and Lauren R. Hess, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner, Gabriel J. Iannozzi, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner, Lauren R. Hess, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner and Joseph J. Iannozzi, Known Surviving Heir of Ethel Lynn Iannozzi, Deceased Mortgagor and Real Owner** at the suit of EverBank. Debt: \$162,004.81.

Celine P. DerKrikorian, Attorney.

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

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

13-06142

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald M. Schurr, Registered Surveyor on May 31, 1959, as follows, to wit:

SITUATE at the intersection of the Southwest side of Old Elm Street (fifty feet wide) and the Northwest side of Light Street (fifty feet wide); thence extending South sixty-three degrees, West (along the Northwest side of Light Street) sixty-four and eighty one-hundredths feet to a point on the Southwest side of a certain three feet wide right-of-way; thence extending North twenty-eight degrees, twenty minutes West (along the Southwest side of said right-of-way) forty feet to a point; thence extending North sixty-three degrees, East sixty-five and seventy-three one-hundredths feet to a point on the Southwest side of Old Elm Street, thence extending South twenty-seven degrees, East forty feet to the Northwest side of Light Street, the first mentioned point and place of beginning.

BEING the same premises which Jeremiah P. Delaney, by Deed dated October 22, 1971 and recorded October 26, 1971 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3707, Page 267, granted and conveyed unto Philip Wayne Pertuch, Jr. and Darlene Joan Pertuch.

Parcel Number: 49-00-02947-00-1.

Location of property: 500 Old Elm Street, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Wayne Pertuch, Jr. and Darlene Joan Pertuch** at the suit of Nationstar Mortgage, LLC. Debt: \$126,965.01.

Jill Manuel-Coughlin, Attorney. I.D. #63252

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

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

13-06241

ALL THAT CERTAIN lot or tract of land situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a lot line adjustment plan dated July 30, 2003 and last revised November 24, 2003, as prepared as in Plan Book 26 Page 469 and recorded 5/16/2006 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Philmont Avenue (SR 0063) (85' wide at this point as widened by the addition of 35' on the Southeasterly side from its former width of 50'), said point also being at a distance of two hundred twenty-five and seventy-eight one-hundredths feet (225.78') measured south seventy-six degrees thirty-nine minutes nine seconds West (S 76 degrees 39 minutes 09 seconds W) from a point on line of lands now or formerly of 2507 Philmont Associates, L.P., said point also being at a distance of thirty-five and no one-hundredths feet (35.00') measured South twelve degrees fifty-nine minutes zero seconds East (S 12 degrees 59 minutes 00 seconds E) from a point on the Southeasterly PennDot legal right-of-way line of Philmont Avenue (50' wide at this point), said point being at a distance of eight hundred ninety-nine and thirty-eight one-hundredths feet (899.38') measured South seventy-six degrees forty-seven minutes zero seconds West (S 76 degrees 47 minutes 00 seconds W) from a point formed by the intersection which the Southeasterly PennDot legal right-of-way line of Philmont Avenue makes with the Southwesterly PennDot legal right-of-way line of Red Lion Road (SR 2013) (50' wide), thence along the proposed line dividing Lot No. 1 from Lot No. 2 as shown on the above referenced plan, South thirteen degrees twenty minutes fifty-one seconds East (S 13 degrees 20 minutes 51 seconds E) four hundred ninety-one and twenty-eight one-hundredths feet (491.28') to a point on line of lands now or formerly of Conrail, thence along said lands, South seventy-seven degrees two minutes two seconds West (S 77 degrees 02 minutes 02 seconds W) six hundred ninety-one and seventy-four one-hundredths feet (691.74') to a point, a corner of lands now or formerly of Philmont Avenue, L.P., thence along said lands the four following courses and distances, 1) North twelve degrees fifty-four minutes twenty-one seconds West (N 12 degrees 54 minutes 21 seconds W) ninety-three and no one-hundredths feet (93.00'); 2) North sixty-five degrees six minutes one second West (N 65 degrees 06 minutes 01 second W) one hundred twelve and eighty-seven one-hundredths feet (112.87'); 3) North twelve degrees thirty seven minutes fifty-one seconds West (N 12 degrees 37 minutes 51 seconds W) one hundred eighty and no one-hundredths feet (180.00'); 4) North fifty degrees two minutes twenty-one seconds West (N 50 degrees 02 minutes 21 seconds W) one hundred seventy-nine and thirty-five one-hundredths feet (179.35') to a point on the aforementioned Southeasterly ultimate right-of-way line of Philmont Avenue; thence along and right-of-way line North seventy-six degrees thirty-nine minutes nine seconds East (N 76 degrees 39 minutes 09 seconds E) eight hundred eighty four and fifty-six one-hundredths feet (884.56') to the first mentioned point and place of beginning.

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

Parcel Number: 41-00-06952-00-9.

Location of property: 2381 Philmont Avenue, Lower Moreland Township, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Philmont Avenue, Lower Moreland, L.P.** at the suit of Lower Moreland Township School District. Debt: \$101,052.72.

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.

13-06322

ALL THAT CERTAIN tract of land, designated as Lot No. 1 on a plan of lots as laid out by the Sellersville Building and Loan Association, situate on the Westerly side of Main Street, in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Westerly curb line of Main Street and in line of land late of Harry A. Gross; thence along said Westerly side curb line of Main Street South forty-three degrees forty-five minutes East one hundred feet to a point in line of Lot No. 2; thence along the same South forty-six degrees fifteen minutes West one hundred eight-five feet to a point in the Easterly side of a proposed twenty feet wide alley; thence along the Easterly side of said alley North forty-three degrees forty-five minutes West one hundred two and eighty-eight hundredths feet to a stake set for a corner in line of land of the aforesaid Harry A. Gross; thence along the same North forty-seven degrees nine minutes East one hundred eighty-five and three one-hundredths feet to the point and place of beginning.

CONTAINING sixty-eight and ninety-six one-hundredths square perches of land, more or less.

BEING the same premises which Edward A. Smith and Denise M. Smith, husband and wife by Deed dated 9/17/1993 and recorded 11/17/1993 in Montgomery County in Deed Book 5061 Page 719 granted and conveyed unto Edward A. Smith.

Parcel Number: 22-02-01513-00-2.

Location of property: 396 South Main Street, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Edward A. Smith** 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-AC2 Asset Backed Certificates, Series 2007-AC2. Debt: \$240,055.33.

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.

13-06518

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section Nos. 1 and 2, located on Bustard Road, **Towamencin Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County the Declaration of Towamencin Condominium, dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925 page 308, as amended in Amendment to Declaration thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929 page 387, and further amended thereto by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 64, and further amended thereto by Amendment dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983 page 412, and further amended thereto by Amendment dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009 page 192, and further amended thereto by Amendment thereto dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045 page 215, and further amended by Amendment dated 11/2/1977 and recorded 3/10/1983 in Deed Book 4703 page 882 and further amended by Amendment dated 3/17/1987 and recorded 4/1/1987 in Deed Book 4833 page 823 and the Declaration Plan of Towamencin Condominium dated February 28, 1974 and recorded March 4, 1974 in Condominium Plan Book 2 page 48 as amended by Amended Plan thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3 page 8 and as amended in Amendment to the Declaration Plan dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 55 and Declaration Site Plan Towamencin Condominium Section 1 and 2 dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3 page 72, and as amended by Amended Declaration Site Plan dated 6/9/1980 and recorded 1/21/1981 in Condominium Drawer 8 page 65 and as amended by Corrective Amendment to Declaration Plan dated 9/9/1982 and recorded 1/7/1983 in Deed Book 4699 page 1204 and Amendment thereto dated 3/17/1987 and recorded 4/1/1987 in Deed Book 4833 page 834 and the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925 page 273 and as amended by Amendment dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 83 and further amended thereto by Second Amendment dated March 3, 1975 and recorded March 3, 1975 in Deed Book 4009 page 197.

BEING designated in such Declaration Plan as Building 38 Unit 394 as more fully described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .31250 % which interest may be reduced to not less than an undivided interest within seven years from the date of Recordation of the Declaration of Condominium, by the execution and recording by Grantor of one or more amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section 7, of Declaration of Condominium, as amended.

TITLE TO SAID PREMISES IS VESTED IN Kim L. White by deed from Kim Lawson White and Desha Harris, dated September 24, 2001 and recorded October 22, 2001 in Deed Book 5381, Page 1733.

Parcel Number: 53-00-03253-56-4.

Location of property: 1001 Freedom Circle, Building 38, Unit 394, Harleysville, PA 19438.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Kim L. White** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA6, by First Horizon Home Loans, a Division of First Tennessee Bank National Association. Debt: \$137,131.37.

Marc S. Weisberg, Attorney.

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

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

13-06648

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Village Mall by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 30, 1971 and last revised February 2, 1972, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Village Way (fifty feet wide) which point is measured the four following courses and distances from a point of curve on the Northeasterly ultimate right-of-way line of Sunnyside Pike (75.06 feet wide): (1) thence extending 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; (2) thence extending North 43 degrees, 55 minutes East, 46.82 feet to a point of curve; (3) thence extending Northeastwardly on the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 179.47 feet to a point of tangent; (4) thence extending North 64 degrees, 29 minutes East, 29.53 feet to the point of beginning; thence extending from said beginning point and along Lot No. 59 on said plan North 25 degrees, 31 minutes West, 167.33 feet to a point on line of land now or late of Samuel Y. Landes and Norma W. Landes, his wife; thence extending along the same North 43 degrees, 35 minutes, 06 seconds East, 40.00 feet to a point a corner of Lot Number 57 on said plan; thence extending along the same the two following courses and distances: (1) thence extending South 31 degrees, 44 minutes, 47 seconds East, 125.67 feet to a point; and (2) thence extending South 37 degrees, 14 minutes, 55 seconds East, 53.61 feet to a point on the Northwesterly side of Village Way; thence extending along the same the two following courses and distances: (1) thence extending Southwestwardly on the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 40.95 feet to the point of tangent; and (2) South 61 degrees, 29 minutes West, 21.24 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael Tamaro and Cathleen M. Tamaro, husband and wife by Indenture dated October 7, 2002 and recorded on October 25, 2002 in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book No. 5431, Page 1358, granted and conveyed unto Michael J. Falco and Amy H. Falco, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Bryan Cortellini and Armie Cortellini, by Deed from Michael J. Falco and Amy H. Falco, h/w, dated 04/14/2006, recorded 05/03/2006 in Book 5599, Page 752.

Parcel Number: 53-00-09064-00-9; Map #53010A006.

Location of property: 1450 Village Way, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Amie Cortellini and Bryan Cortellini** at the suit of U.S. Bank National Association (as Successor in Interest to Bank of America, N.A., as Successor by Merger to LaSalle Bank, National Association), as Trustee, on Behalf of the Holders of the GSAMP Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4. Debt: \$230,525.75 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.

13-06728

ALL THAT CERTAIN frame message or tenement and lot of land, situate on the North side of Fourth Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake for a corner of this and Lot No. 63 now or late of Franklin Bell; thence Northwardly along the same 140 feet to a 20 feet wide alley; thence Eastwardly along the same 30 feet to Lot No. 65; thence Southwardly along the same 140 feet to Fourth Street aforesaid; thence Westwardly by the same 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda L. Smith, by Deed from John A. Klink and Kathleen S. Klink, h/w, dated 09/27/2002, recorded 10/22/2002 in Book 5430, Page 1577.

Parcel Number: 16-00-10016-00-3.

Location of property: 43 West 4th Street, Pottstown, PA 19464-5219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda L. Smith** at the suit of Wells Fargo Bank, N.A. Debt: \$84,267.59.

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.

13-06961

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, Record Plan, Club View at Indian Valley, prepared for W.B. Homes, Inc. by Schlosser & Claus, Consulting Engineers, Inc., dated 6/25/2003, last revised 1/31/2005 and recorded in Plan Book 25, Pages 76-79, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakmont Drive West (50.00 feet wide), a corner of this and Lot No. 14 on said plan; thence extending from said point of beginning and along the Northeasterly side of Oakmont Drive West, aforesaid, North 52°, 57', 52" West, 175.00 feet to a point, a corner of Lot No. 12 on said plan; thence extending along the same, North 37°, 02', 08" East, 350.00 feet to a point in line of lands N/F (Indian Valley Country Club) Franconia Realty Company; thence extending along the same, South 52°, 57', 52" East, 175.00 feet to a point, a corner of Lot No. 14, aforesaid; thence extending along the same and through the bed of a proposed 30 foot wide Utility Easement in favor of lands of Franconia Realty Company, South 37°, 02', 08" West, 350.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on the plan.

BEING the same premises which Atlantis Properties L.P., by and through Atlantis Properties Development Corporation, by indenture bearing date August 29, 2007 and recorded November 20, 2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5672, Page 1787 etc., granted and conveyed unto Andrea L. Maras and Anthony Maras, in fee.

Parcel Number: 34-00-02854-14-3.

Location of property: 587 Oakmont Drive West, Telford, Franconia Township, PA.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anthony Maras and Andrea Maras** at the suit of Devon Services, LLC, Successor by Assignment to Customers Bank, Successor to Berkshire Bank. Debt: \$291,631.35 plus interests and costs.

Phillip D. Berger, Attorney.

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

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

13-07033

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

SITUATE on the Northwest side of Cameron Road (as laid out 50 feet wide) at the distance of 100 feet Northeastward from the Northeast side of Sheldon Road (as laid out 50 feet wide).

CONTAINING together in front or depth on the said Cameron Road 50 feet (each lot being 25 feet in front) and extending together of that width in length or depth Northwestward between lines parallel with the said Sheldon Road 125 feet to line of Lots #426 and #425 on the said survey.

BEING Lots #443 and #442 on the said survey.

BEING the same premises which Joy Marlin, Executor Under the Will of Carl Belfatti by Deed dated 10-31-1984 and recorded 11-21-1984, in Montgomery County in Deed Book 4753, Page 552 conveyed unto Joy M. Marlin and Michael D. Marlin, Sr., wife and husband, in fee.

TITLE TO SAID PREMISES IS VESTED IN Chang Ryul Yang a/k/a ChangRyul Yang by Deed from Joy M. Marlin and Michael D. Marlin, Sr., dated September 12, 2005 and recorded September 19, 2005 in Deed Book 5571, Page 1446. Parcel Number: 59-00-02056-00-9.

Location of property: 110 Cameron Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chang Ryul Yang a/k/a ChangRyul Yang** at the suit of Federal National Mortgage Association. Debt: \$186,401.99.

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.

13-07093

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, as shown on that certain Subdivision Plan as part of "Oakwood at Plymouth", prepared for Gambone Brothers Development Company, by Stout, Tacconelli & Associates, Inc., Civil Engineers and Land Surveying, dated 8/31/1998, last revised 1/14/1999, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-58, Page 169, described herein according to an As-Built Unit 70, as part of "Oakwood at Plymouth", prepared for Gambone Brothers Development Company, by Stout, Tacconelli & Associates, Inc. aforesaid, dated 3/24/1999, endorsed hereto, as follows, to wit:

BEGINNING at an interior point in line of Open Space shown on said plan; thence along said Open Space the 6 following courses and distances: (1) North 23 degrees, 27 minutes, 33 seconds West, 19 feet to a point; (2) North 66 degrees, 32 minutes, 27 seconds East, 1.30 feet to a point; (3) North 23 degrees, 27 minutes, 33 seconds West, 6.70 feet to a point; (4) South 66 degrees, 32 minutes, 27 seconds West, 1.30 feet to a point; (5) North 23 degrees, 27 minutes, 33 seconds West, 30.70 feet to a point; and (6) North 66 degrees, 32 minutes, 27 seconds East, 25.30 feet to a point a corner of Unit 2 on said plan; thence partly along line of Unit 2 and partly along line of Open Space South 23 degrees, 27 minutes, 33 seconds East, 57.60 feet to a point line of Open Space; thence along line of Open Space the 3 following courses and distances: (1) South 66 degrees, 32 minutes, 27 seconds West, 11.80 feet to a point; (2) North 23 degrees, 27 minutes, 33 seconds West, 1.20 feet to a point; and (3) South 66 degrees, 32 minutes, 27 seconds West, 13.50 feet to the first mentioned interior point and place of beginning.

BEING the same premises which Yogender P. Garg and Deepa S. Garg, by Deed dated October 15, 2002 and recorded November 20, 2002 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5435, Page 1068 granted and conveyed unto Min Ji Kang.

Parcel Number: 49-00-03071-02-1.

Location of property: 306 Donna Drive, Plymouth Meeting, PA 19462-2850.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Min Ji Kang** at the suit of Wells Fargo Bank, N.A. Debt: \$336,167.65.

Jill Manuel-Coughlin, Attorney, I.D. #63252

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

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

13-08793

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

BEGINNING at a point on the South side of Cherry Street 135 feet, 5 inches West of the Westerly side of Franklin Street; thence Southwardly through the center of the partition wall between this and the three story brick dwelling house on the East a distance of 140 feet to the North side of a 20 feet wide alley; thence Westwardly along the same 16 feet, 1 inch to lands now or late of George Bogus; thence Northwardly along the same 140 feet to the South side of Cherry Street; and thence Eastwardly along the same, a distance of 16 feet, 1 inch to the place of beginning.

BEING the same premises which David Hoffman and Kimberly A. Hoffman, husband and wife by Deed dated 04/20/2006 and recorded 05/15/2006 in Montgomery County in Deed Book 5600, Page 2382 granted and conveyed unto Donald L. Morgan and Brenda L. Morgan.

Parcel Number: 16-00-04820-00-6.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brenda L. Morgan and Donald L. Morgan** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2006-4, Mortgage Pass-Through Certificates, Series 2006-4. Debt: \$86,937.86.

Michael McKeever, Attorney. I.D. #56129

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

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

13-09209

ALL THAT CERTAIN lot or piece of land, with the dwelling thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, dated 11/16/1954, as follows, to wit:

BEGINNING at a pin in the title line of Steinmetz Road, a corner of land now or late of George and Anna Bell Majewski; thence along the title line in the bed of Steinmetz Road the two following courses and distances: (1) North 31 degrees, 45 minutes East, 152 feet to a pin; (2) North 13 degrees, 15 minutes East, 45.75 feet to a pin; thence along remaining land now or late of Bruno Getek and Helen, his wife, of which this is part South 58 degrees, 15 minutes East, 164.4 feet to an iron pin in line of land now or late of George and Anna Bell Majewski, aforesaid; thence along said land South 64 degrees, 30 minutes West, 238.8 feet to an iron pin at or near the Southeast side of Steinmetz Road, aforesaid; thence extending North 45 degrees, West 17.5 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicolas M. Betegh and Lorand Farkas, by Deed from Donald J. Moore, dated 07/13/2006, recorded 07/18/2006 in Book 5608, Page 1929.

Parcel Number: 37-00-04786-00-1.

Location of property: 26 Steinmetz Road, Schwenksville, PA 19473-1423.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicolas M. Betegh and Lorand Farkas** at the suit of Wells Fargo Bank, N.A. Debt: \$121,258.13.

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.

13-09314

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 State of Pennsylvania, known as Lot No. 74 on plan of "Wonderland", dated the 15th day of January, A.D. 1952 and revised the 6th day of February, A.D. 1952, by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, and recorded at Norristown, in Deed Book 2219, Page 601, more particularly bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Nolen Road (50 feet wide), which point is at the distance of 359.77 feet measured North 42 degrees, 28 minutes East along said side of Nolen Road from the Southeasternmost terminus of a radial round corner connecting the said side of Nolen Road with the Northeasterly side of Turner Avenue (50 feet wide); thence extending along line of Lot No. 73, North 47 degrees, 32 minutes West, 140 feet to a point; thence extending along the rear line of Lot No. 119, North 42 degrees, 32 minutes East, 140 feet to a point on the Northwesterly side of Nolen Road, aforesaid; thence extending along the same, South 42 degrees, 28 minutes West, 61 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions as now of record.

BEING the same property conveyed unto Yuriy Mazik by Deed from Meena Akhtar, dated April 24, 2007 and recorded May 4, 2007 among the Deed Books of Montgomery County, Pennsylvania, in Deed Book 5645 page 2557. Also being the same property conveyed unto Meena Akhtar by Deed from Elizabeth Evertsz, Executrix under the Will of Margaret B. Closson, deceased, dated February 22, 1991 and recorded February 27, 1991 among the Deed Books of Montgomery County, Pennsylvania, in Deed Book 4970, Page 589.

TITLE TO SAID PREMISES IS VESTED IN Diane Smith by Deed from Monica Radisauskaite dated 12/30/2009 recorded 02/01/2010 in Deed Book 5757, Page 2879.

Parcel Number: 30-00-46196-00-7.

Location of property: 1256 Nolen Road, Abington, PA 19001.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Monika Radisauskaite and Diane Smith** at the suit of Bank of America, N.A. Debt: \$314,796.41.

Jordan Davis, 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.

13-09631

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, State of Pennsylvania, described in accordance with a Survey thereof made by Charles E. Shoemaker, Registered Professional Engineers of Abington, Pennsylvania on 10/2/1952 as follows, to wit:

BEGINNING at a point on the Southwest side of Springbrook Lane (50.00 feet wide) at the distance of 196.31 feet measured South 52 degrees 14 minutes East, along the Southwest side of Springbrook Lane from a point of tangent which last mentioned point is at the distance of 47.39 feet measured in an Easterly direction along a radial round corner having a radius of 30.00 feet from a point on the Southeast side of Maple Street Avenue (46.5 feet wide, said Southeast side of Maple Avenue 46.5 feet wide, being 30.08 feet Southeast of and parallel with the center line of the original 33.00 feet width of Maple Avenue), thence from said 1st mentioned point and place of beginning continuing along the Southwest side of Springbrook Lane, South 52 degrees 14 minutes East, 100.00 feet to a point extending South 37 degrees 46 minutes West, along Lot #4, 175.00 feet to a point, thence extending North 52 degrees 14 minutes West, 100.00 feet to a point, thence North 37 degrees 46 minutes East, along Lot #2, 175.00 feet to Southwest side of Springbrook Lane and place of beginning. Being Lot #3 on said Plan entitled, "Maple Gardens," said Plan Recorded at Norristown in Plan A-1 W, Page 11.

TITLE TO SAID PREMISES IS VESTED IN Thomas James Hoyle and Sepideh Jill Hoyle, husband and wife by Deed from Gladys K. Williams, by Louise E. Williams and Roland B. Williams, Agents Acting Under Power of Attorney dated 11/29/1999 dated 07/07/2000 recorded 08/09/2000 in Deed Book 5329 Page 2483.

Parcel Number: 36-00-10675-00-8.

Location of property: 423 Springbrook Lane, Hatboro, PA 19040.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Sepideh Jill Hoyle a/k/a Sepideh J. Hoyle and Thomas James Hoyle a/k/a Thomas J. Hoyle** at the suit of Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A13, Mortgage Pass-Through Certificates, Series 2005-M under the Pooling and Servicing Agreement dated September 1, 2005. Debt: \$487,268.47.

Nicole LaBletta, Attorney, I.D. #202194

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

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

13-09737

ALL THAT CERTAIN piece or parcel of land, with the messuage thereon erected, situate in **Lansdale Borough**, in the County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer on 12/1/1922, as follows, to wit:

BEGINNING at an iron pin in the Northeast side line of Fifth Street (48 feet wide) at the distance of 210 feet Southeasterly from the Southeast side line of Chestnut Street (48 feet wide) said beginning point being a corner of this and land now or late of John M. Boyton; thence along said side line of Fifth Street South 44 degrees, 15 minutes East, 25 feet to an iron pin a corner of this and land now or late of Nicholas Gimbel; thence extending of that width between parallel lines at right angles to said Fifth Street, North 45 degrees, 45 minutes East, 142 feet to iron pins in the Southwest side of a 20 feet wide alley herein and hereby dedicated to public use forever; the Southeast side line thereof passing through the middle of the partition wall dividing this and the adjacent premises.

BEING the same premises which Leigh Irvin by Deed dated 1/24/2003 and recorded 2/10/2003 in Montgomery County in Deed Book 5445, Page 1505 granted and conveyed unto Michael Wister.

Parcel Number: 11-00-05580-00-7.

Location of property: 117 East Fifth Street, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael C. Wister a/k/a Michael Wister** at the suit of Bank of America, N.A., s/b/m/ LaSalle Bank Midwest National Association. Debt: \$133,443.14.

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.

13-09880

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

BEGINNING at an iron pin in the southern line of Fourth Street and land about to be conveyed unto William B. Frank; thence along the same South 25 3/4 degrees East 127 feet 9 inches to an iron pin, a corner in the northern line of Cherry Alley; thence along the same South 63 1/4 degrees West 35 feet to an iron pin in the line of land formerly of Cevilla J. Reiff; thence by the same North 25 3/4 degrees West 127 feet 9 inches to an iron pin set for a corner in the southern line of Fourth Street; thence along the same North 63 1/4 degrees West 35 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua I. Aker by deed from Ralph S. Pusey, III and Colleen T. Pusey, husband and wife dated November 19, 1999 and recorded December 7, 1999 in Deed Book 5299, Page 763.

Parcel Number: 06-00-01404-00-3.

Location of property: 310 West 4th Street, East Greenville, PA 18041-1612.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Joseph I. Aker** at the suit of Wells Fargo Bank, N.A.
Debt: \$89,120.50.

Marc S. Weisberg, Attorney.

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

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

13-10561

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for G.S.B. Realty, Inc., by Urwiler & Walter, Inc., dated October 15, 1973, last revised August 28, 1974, 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 80, as follows, viz:

BEGINNING at a point on the Northwesterly side of Sandra Lane (fifty feet wide) said point being measured the four (4) following courses and distances along the said Northwesterly side of Sandra Lane from a point of tangent on the same, said point of tangent being at the arc distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a curve, curving to the-right, having a radius of twenty-five feet from a point of curve on the Southwesterly side of Germantown Pike (originally fifty feet wide, but since widened at this point to a width of seventy-five feet, by the addition of twenty-five feet on the Southwesterly side of said center line thereof) as shown on said plan, viz: (1) extending South twenty-seven degrees, forty-two minutes, twenty-four seconds West, the distance of three hundred thirty-eight and twenty-six one-hundredths feet to a point of curve; (2) thence extending on the arc of a curve, curving to the right, having a radius of two hundred seventy-five feet, the arc distance of one hundred eighty-seven and nineteen one-hundredths feet to a point of tangent; (3) thence extending South sixty-six degrees, forty-two minutes, twenty-four seconds West, the distance of one hundred eleven and forty-two one-hundredths feet to a point of curve; (4) thence extending on the arc of a curve, curving to the left, having a radius of eight hundred twenty-five feet, the arc distance of twenty and eighteen one-hundredths feet to a point, a corner of Lot No. 69 as shown on said plan; thence extending North thirty-two forty-one minutes, twenty-one seconds West along Lot No. 69, and also extending through the party wall of these premises with the premises adjoining to the Southwest, the distance of one hundred twenty-eight and seventy-three one-hundredths feet to a point, a corner in line of lands now or late of Henry Cresswell, as shown on said plan; thence extending North forty-six degrees, thirty-six minutes, twenty-six seconds East, along said land, the distance of twenty and thirty-five one-hundredths feet to a point, a corner of Lot No. 71, as shown on said plan; thence extending South thirty-two degrees, forty-one minutes, twenty-one seconds East, along Lot No. 71, also extending through the party wall of these premises with the premises adjoining to the Northeast, the distance of one-hundred thirty-nine and thirty one-hundredths feet to a point on the said Northwesterly side of Sandra Lane, being the first mentioned point and place of beginning.

BEING Lot No. 70, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew A. Loux, by Deed from 102 Wood Partners, LLC, a Pennsylvania Limited Liability Company, dated 05/20/2011, recorded 05/24/2011 in Book 5801, Page 2487.

Parcel Number: 33-00-07575-42-9.

Location of property: 804 Sandra Lane, Norristown, PA 19403-3918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew A. Loux** at the suit of Fifth Third Mortgage Company.
Debt: \$172,852.22.

Jonathan Lobb, Attorney, I.D. #312174

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

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

13-10657

ALL THAT CERTAIN piece or parcel of land, situate in **Hatfield Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, on the 19th day of April A.D., 1943, as follows, to wit:

BEGINNING at an iron pin in a Public Road leading from the Moyer Road to the Orville Road, said beginning point being a corner of this and land now or late of the Augustus Duncher Estate; thence extending along the said now or late of Duncher land, and land now or late of Walter Syben, North forty-five degrees, thirty-one minutes East, four hundred eighty-two feet to an iron pin a corner of this and land now or late of Cyril P. Dirks and Mary M. Dirks; thence extending along the same, South forty-two degrees, twenty-seven minutes East, one hundred thirty-five feet and fifteen one-hundredths of a foot to a point a corner of this and land to be conveyed to Norbert Traczewski and Katarzyna Traczewski; thence extending along the same, South forty-five degrees, three minutes, thirty seconds West, four hundred eighty-two feet to a point in the aforesaid Public Road; thence extending along the same, North forty-two degrees, twenty-seven minutes, West one hundred thirty-nine feet and seven-tenths of a foot to the first mentioned iron pin, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francesco Messina and Marianne Messina, by Deed from Estate of Wasyl Sawka, a/k/a William Sawka, dated 06/05/2008, recorded 06/09/2008 in Book 5695, Page 1430.

Parcel Number: 35-00-09877-00-6.

Location of property: 719 Schwab Road, Hatfield, PA 19440-3206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marianne Messina and Francesco Messina** 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: \$250,157.16.

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

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

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

13-10982

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Oak Hill 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 of Condominium, dated July 8, 1988 and recorded July 11, 1988 in Deed Book 4879, Page 484, a First Amendment thereto dated May 18, 1989 and recorded May 26, 1989 in Deed Book 4912, Page 594 and a Second Amendment thereto dated March 9, 1990 and recorded March 15, 1990 in Deed Book 4940, Page 2142, being designated in such Declaration as Unit Number W-215, as more fully described in such Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of .00220.

BEING the same premises which Oak Hill Joint Venture, a Pennsylvania Partnership, by Deed dated 05/27/1993 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery of 06/16/1993 in Deed Book 5044, Page 1225 granted and conveyed unto Albert M. Bernstein and Sylvia J. Bernstein, their heirs and assigns, in fee.

Parcel Number: 40-00-43167-36-2.

Location of property: 1640 Oakwood Drive West Building Condominium, 215 Penn Valley, PA 19072.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sylvia J. Bernstein** at the suit of Liberty Home Equity Solutions, Inc. formerly known as Genworth Financial Home Equity Access, Inc. Debt: \$182,711.75.

Alyk L. Oflazian, Attorney. I.D. #312912

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

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

13-11061

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Townhouse of Twin Brooks, located at 1901 Fitzwatertown Road, **Abington 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 June 18, 1974 and recorded on June 20, 1974 in Deed Book 3952, Page 83; and a Declaration Plan dated June 1, 1974 and recorded on June 20, 1974 in Condominium Plan Book 3, Page 38; and a Code of Regulations dated June 18, 1974 and recorded June 20, 1974 in Deed Book 3952, Page 93; being designated on Declaration Plan as Unit A-7 a s more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.3888%.

Parcel Number: 30-00-21304-00-5.

Location of property: 7 Twin Brooks Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Elaine Crawford-Case** at the suit of The Townhouses of Twin Brooks Condominium Association. Debt: \$8,289.00.

Hal A. Barrow, 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.

13-11271

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected or to be erected, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania and being Lot No. 88 according to a plan thereof made by George B. Mebus, R.P.E. on December 7, 1948 and last revised March 9, 1949, and being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Triebel Road, 40 feet wide, at a distance of 15 feet measured South 46 degrees, 45 minutes East from the intersection of said side of Triebel Road with the Southeasterly side of East Avenue, 40 feet wide (both lines produced); thence extending along the said side of Triebel Road, South 46 degrees,

45 minutes East, a distance of 85 feet to a point; thence South 43 degrees, 15 minutes West, a distance of 66 feet to a point, a corner of Lot No. 87; thence along the same, North 46 degrees, 45 minutes West, a distance of 100 feet to a point on the Southeasterly side of East Avenue; thence along the same, North 43 degrees, 15 minutes East, a distance of 51 minutes East, a distance of 51 feet to a point of curve; thence by a line curving to the right having a radius of 15 feet, the arc distance of 23.56 feet to the place of beginning.

UNDER AND SUBJECT to all exceptions, reservation, rights-of-way, conditions and easements as appear in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN William Sams, Jr. and Susan M. Sams, h/w, by Deed from William Sams, Jr., dated 08/24/2007, recorded 09/05/2007 in Book 5663, Page 448.

Parcel Number: 30-00-67584-00-3.

Location of property: 2340 Triebel Road, Roslyn, PA 19001-2419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Sams, Jr. and Susan M. Sams** at the suit of Suntrust Mortgage, Inc. Debt: \$174,073.45.

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

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

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

13-11413

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:

BEGINNING at a point on the Southeasterly side of Swede Street at the distance of 14.53 feet, Northeasterly from the Northeasterly side of Spruce (formerly Beech) Street, a corner of this and land now or late of Alice S. Koffel; thence extending along said land, the line passing through the middle of the partition wall of the house on this lot and the house on said Koffel's adjoining land Southeastwardly, parallel with Spruce Street 86.8 feet to the Northwesterly side of a 25-1/2 inch wide passageway or alley extending into Spruce Street, said alley to be forever kept open for the use of the owners and occupiers of the property abutting thereon; thence along said side of said alley Northeastwardly 14.62 feet to a point, a corner of this and land now or late of William C. Fontaine; thence along the said land, the line passing through the middle of the partition wall of the house on this lot and the house on Fontaine's adjoining land Northwestwardly 86.6 feet to a point on the Southeasterly side of Swede Street; thence extending along the Southeasterly side of Swede Street, Southwestwardly 14.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Butler, severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated 04/04/2008, recorded 05/02/2008 in Book 5691, Page 785.

Parcel Number: 13-00-36164-00-3.

Location of property: 1102 Swede Street, Norristown, PA 19401-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler a/k/a Michael T. Butler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$94,122.90.

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.

13-11470

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

BEGINNING at a point in the Northeasterly side of Woodland Road (formerly Tyson Lane) (thirty-six and five-tenths feet wide as widened three and five-tenths feet on the Northeasterly side from the original width of thirty-three feet) at the distance of one hundred fifty feet and one eighth inch Southeastwardly from the intersection which the said side of Woodland Road makes with the Southeasterly side of Reservoir Avenue (fifty feet wide); thence partly along the Southeasterly side of Lot Number 302, North forty-four degrees, East one hundred seventy-three feet, ten and five-eighths inches to a point; thence along Lot Number 310, South forty-six degrees, East twenty-five feet; thence extending along Lot number 292, South forty-four degrees, West twelve and fifty one-hundredths feet to a point; thence extending through Lot Number 292, South forty-six degrees, East twenty-five feet to a point; thence extending through Lots 292, 293 and along 299, South forty-four degrees, West one hundred sixty feet and eight and three-quarters inches to a point in the Northeasterly side of Woodland Road; and thence extending along the same, North forty-six degrees, forty-five minutes West, fifty feet and one-quarter inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Matusko, by Deed from Vivian E. Lamble, widow, dated 05/02/1980, recorded 05/06/1980 in Book 4524, Page 251. Louis Charles Lamble departed this life 03/03/1978 thereby vesting sole interest in Vivian E. Lamble.

Parcel Number: 30-00-73392-00-9.

Location of property: 2513 Woodland Road, Abington, PA 19001-1629.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lesley Ann Botte, in her Capacity as Executrix and Devisee of the Estate of Michael F. Matusko a/k/a Michael Matusko** at the suit of Citimortgage, Inc. Debt: \$36,839.41.

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.

13-11666

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, known and designated as Lots Nos. 325 and 326 on a certain revised Plan of Lots of the Edge Hill Land Association, which plan is recorded in the Office for the Recording of Deeds, in and for the said County, in Deed Book No. 360, Page 426.

SITUATE on the Southeastly side of Girard Avenue at a distance of one hundred feet Northeastwardly from the Northeastly side of Walnut Avenue.

CONTAINING in front of breadth on said Girard Avenue fifty feet and extending in length or depth Southeastwardly between parallel lines at right angles to the said Girard Avenue one hundred and ten feet.

BEING the same premises which Chester Green and Josephine F. Green, husband and wife, by Deed dated 11/12/1999 and recorded in the County of Montgomery on 11/22/1999 in Deed Book 5298, Page 0226, granted and conveyed unto Chester Green and Josephine F. Green, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Chester and Josephine F. Green, husband and wife by Deed from Chester Green and Josephine F. Green, husband and wife dated 11/12/1999 recorded 11/26/1999 in Deed Book 5298, Page 226.

Parcel Number: 54-00-07306-00-2.

Location of property: 309 Girard Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chester Green and Josephine F. Green** at the suit of Goldman Sachs Mortgage Company. Debt: \$27,194.70.

J. Eric Kishbaugh, Attorney. I.D. #33078

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

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

13-12239

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Upper Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Perkiomen Crossing", drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, Pa., Job No. 2099, dated 10/30/1990 last revised 2/27/1991 and recorded in Plan Book A-52 pages 439-443, as follows, to wit:

BEGINNING at a point on the Northeastly side of Pin Oak Drive, said point of beginning being at a point a corner of Lot No. 183 as shown on said plan; thence extending along the said Lot No. 183, North 34 degrees 51 minutes 18 seconds East, 110.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, South 55 degrees 08 minutes 42 seconds East, 21.00 feet to a point a corner of Lot No 181 as shown on said plan; thence extending along the line of said Lot No. 181, South 34 degrees 51 minutes 18 seconds West, 110.00 feet to a point on the Northeastly side of Pin Oak Drive, aforesaid; thence extending along the said Northeastly side of Pin Oak Drive, North 55 degrees 08 minutes 42 seconds West, 21.00 feet to a point a corner of Lot No. 183, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 182 on said Plan.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Restrictions, Easements and Charges of the Development known as "Perkiomen Crossing", by Gida, Inc., dated 7/11/1991 and recorded in Deed Book 4980 page 2196, and any Amendments that may be recorded from time to time.

TITLE TO SAID PREMISES IS VESTED IN Rodman G. Ferrier and Karen M. Ferrier, his wife, by Deed from Brookview, Inc. dated April 30, 1997 and recorded May 5, 1997 in Deed Book 5184, Page 1135.

Parcel Number: 55-00-01394-79-2.

Location of property: 1242 Pin Oak Drive, Perkiomenville, PA 18074

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Rodman G. Ferrier and Karen M. Ferrier** at the suit of Nationstar Mortgage, LLC. Debt: \$156,223.43.

Marc S. Weisberg, Attorney.

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

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

13-12405

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a survey by Charles F. Mebus, R. E. dated December 1939, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Meetinghouse Road (41.5 feet wide as widened 8.5 feet) on the Southeasterly side from the original 33 feet wide at the distance of 279.72 feet measured North 51 degrees, 41 minutes, 15 seconds East from a point of curve, which point is at the distance of 46.81 feet measured on the arc of a circle curving to the right having a radius of 50 feet from a point of tangent on the Easterly side Old York Road (70 feet wide as widened 10 feet on the Easterly side from the former width of sixty feet).

CONTAINING in front or breadth on the said Meetinghouse Road 65 feet measured North 51 degrees, 41 minutes, 15 seconds East and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Meetinghouse Road 132.5 feet.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James R. Smith, Jr., by Deed from Mark B. Weizer, dated 02/24/1999, recorded 03/15/1999 in Book 5263, Page 883.

Parcel Number: 31-00-18601-00-7.

Location of property: 654 Meetinghouse Road, Elkins Park, 19027-1512.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Smith, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$191,027.30.

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.

13-12445

ALL THAT CERTAIN lot or parcel of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described in accordance with a Subdivision Plan No. 3 of Penn Square Village, made by Donald H. Schurr, R.L.S. dated January 21, 1953 and recorded at Norristown in the Office for the Recording of Deeds &c in and for the county of Montgomery in Plan Book A-1, Page K-1, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bryans Road (50 feet wide) at the distance of three hundred fifty feet Southwestwardly from a point of curve formed by the intersection of the Southeasterly side of Bryans Road and the Southwestwardly side of Brookside Road (50 feet wide); thence extending Southwestwardly along Bryans Road on the arc of a circle on a line curving to the right with a radius of eleven hundred forty-seven and twenty-two one-hundredths feet the arc distance of seventy feet to a point; thence extending South 23 degrees, 09 minutes, 39 seconds East, one hundred ninety-five and seventy-five one-hundredths feet to a point; thence extending North 48 degrees, 34 minutes, 33 seconds East, eighty-four and sixty-nine one-hundredths feet to a point; and thence North 26 degrees, 39 minutes, 24 seconds West, one hundred seventy-one and sixty-seven one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to agreements and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Varga and Nicole Varga, his wife, by Deed from T.C. Properties, Inc., a Pennsylvania Corporation, dated 08/22/2008, recorded 09/03/2008 in Book 5706, Page 682.

Parcel Number: 33-00-01027-00-2.

Location of property: 210 Bryans Road, Norristown, PA 19401-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul J. Varga and Nicole Varga** at the suit of PHH Mortgage Corporation. Debt: \$215,049.40.

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.

13-12842

ALL THAT CERTAIN Western one-half of a double brick message or tenement and lot or piece of land situate on Vine Street, in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly property line of Vine Street (formerly known as 2nd Street) a corner of lands of Stanley G. Flagg & Company; thence along lands of the said Stanley G. Flagg & Company, South 14 degrees, 25 minutes East, 61.31 feet to a corner of other lands of the grantors; thence along the same North 75 degrees, 35 minutes East, 23.48 feet; and South 20 degrees, 42 minutes East, 76.50 feet to a point on the Northerly property line of a given 20 feet wide private alley, thence along the same North 69 degrees, 18 minutes East, 15 feet to a corner of property No. 18 West Vine Street, thence by a course at right angles to the same and on said course passing through the middle of a joint brick partition wall of a double brick dwelling North 20 degrees West, 140 feet to a point on the Southerly property line of the aforesaid West Vine Street (45 feet wide); thence along the same, South 69 degrees, 18 minutes West, 31 feet, 7-3/4 inches to the place of beginning.

BEING the same premises which Cheryl M. Lance by Deed dated February 10, 2006 and recorded July 28, 2006 in Montgomery County Recorder of Deeds Office at Deed Book 5609, Page 2334 granted and conveyed unto Norman Hill, in fee.

Parcel Number: 64-00-05059-00-7.

Location of property: 20 West Vine Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norman Hill** at the suit of Partners for Payment Relief DE III, LLC. Debt: \$82,220.07.

Stephen Hladik, 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.

13-13092

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery, and State of Pennsylvania, and described according to a Plan of Hatboro Gardens, made for Parkwood Homes Company, by George R. Mebus, Registered Professional Engineer, Glenside, Pennsylvania dated March 6, 1950 which said plan is recorded in the Office for the Recording of Deeds, etc., at Norristown, Pennsylvania, in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Northerly side of Park Avenue (fifty feet wide) which point is measured the seven following courses and distances along the Northerly sides of Park Avenue and Drexel Road (fifty feet wide) from a point formed by the intersection of the said Northerly side of Drexel Road with the Westerly side of Rorer Avenue (fifty feet wide) (both lines produced): (1) extending from said point of intersection North seventy-three degrees, thirty-nine minutes, thirty seconds West, seventy-five feet to a point; (2) on a line curving to the left having a radius of two hundred twenty-five feet the arc distance of one hundred thirty-five and fifteen one-hundredths feet to a point of reverse curve; (3) on a line curving to the right having a radius of twenty feet the arc distance of twenty-seven and fifty-four one-hundredths feet to a point of tangent; (4) North twenty-eight degrees, thirty-nine minutes, thirty seconds West, twelve and forty-one one-hundredths feet to a point of curve; (5) on a line curving to the left having a radius of two hundred twenty-five feet the arc distance of two hundred fifty-five and twenty-five one-hundredths feet to a point of tangent; (6) South eighty-six degrees, twenty minutes, thirty seconds West, one hundred ninety-two and forty-three one-hundredths feet to a point of curve; (7) on a line curving to the left having a radius of one hundred eighty feet the arc distance of ten and sixty-eight one-hundredths feet to the point and place of beginning; extending thence from said beginning point and place of beginning; extending thence from said beginning point along the said side of Park Avenue on a line curving to the left having a radius of one hundred eighty feet the arc distance of fifty-four and twenty one-hundredths feet to a point of reverse curve; thence extending on a line curving to the right having a radius of twenty feet the arc distance of thirty-four and seventy-four one-hundredths feet to a point of tangent on the Easterly side of Lehman Avenue (forty feet wide); thence extending along the same North fourteen degrees, forty-seven minutes West, two and thirteen one-hundredths feet to a point of curve in the same; thence extending still along said side of Lehman Avenue on a line curving to the left having a radius of two hundred seventy-three and seventy-one one-hundredths feet the arc distance of one hundred forty-four and eleven one-hundredths feet to a point of tangent, in the same; thence extending still along same North forty-five degrees, fifty seven minutes West, four and sixty-eight one-hundredths feet to a point; thence extending North forty-five degrees, fifty-six minutes, one second East (leaving said Lehman Avenue), sixty feet to a point; thence extending South forty-five degrees, eleven minutes, fifty-one seconds East, one hundred fifty feet to a point; thence extending South seven degrees, three minutes, twenty-eight seconds East, sixty-seven and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 78, as shown on said plan.

BEING the same premises which Christopher J. Foley and Elizabeth A. Foley, husband and wife by Deed dated 6/30/95 and recorded 7/13/95 in Deed Book 5118, Page 823 did grant and convey unto Mark D. Snyder and Nicole C. Fonarow. And the said Nicole C. Fonarow is now by marriage known as Nicole Snyder.

TITLE TO SAID PREMISES IS VESTED IN Albert W. Schmider, by Deed from Mark D. Snyder and Nicole C. Fonarow, now by marriage Nicole C. Snyder, h/w, dated 03/29/2000, recorded 04/13/2000 in Book 5313, Page 1257. Parcel Number: 08-00-04804-00-3; Map #08017C051.

Location of property: 3 Park Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Albert W. Schmider** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$172,405.29 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.

13-13260

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a map thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, dated October 5, 1950, as follows, to wit:

BEGINNING at the point of intersection which the center line of State Highway Route #113 makes with the center line of Meeting House Road; thence extending along the center line of State Highway Route #113, South forty-seven degrees, thirty minutes West, ninety feet to a point in line of land now or late of Clem H. Bean; thence along Bean's land and crossing State Highway Route No. 113 the next two following courses and distances, to wit: (1) North forty-one degrees, West, eighty-four feet to a point; and (2) South forty-seven degrees, thirty minutes West, seventy-two feet to a point in line of land now or late of Isaac Kulp; thence extending along said Kulp's land, North thirty-four degrees, thirty minutes West, forty-three and six-tenths feet to a point in line of land now or late of Sara K. Bean; thence extending along said Bean's land, and crossing Meeting House Road, North forty-eight degrees, thirty minutes East, one hundred fifty-nine feet to a point in the center line of Meeting House Road; thence extending along the said center line of Meeting House Road, South forty-two degrees, forty-five minutes East, one hundred twenty-four and thirty-two one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 0.306/1000 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Andrew Conner and Maureen Conner, by Deed from Vernon L. Hunsberger and Jacquelyn Moyer-Hunsberger, dated 04/29/2010, recorded 05/05/2010 in Book 5766, Page 138.

Parcel Number: 51-00-00421-00-5.

Location of property: 1049 Bridge Road, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maureen Conner and Andrew Conner** 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: \$233,490.46.

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

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

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

13-13305

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery, 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.

TITLE TO SAID PREMISES IS VESTED IN Ann K. Crouse, by Deed from David M. Cookson and Carol A. Cookson, dated 10/14/2005, recorded 11/14/2005 in Book 5579, Page 484.

Parcel Number: 38-00-02856-37-3.

Location of property: 87 Aspen Way, Schwenksville, PA 19473-2330.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann K. Crouse** at the suit of Citimortgage, Inc. Debt: \$150,911.72.

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.

13-13342

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

BEGINNING at a point on the Northwest side of Locust Street, at the distance of three hundred sixty feet Northeastwardly from Fornance Street and being also two hundred feet Northeastwardly from a twenty feet wide alley running parallel to Fornance Street from Locust Street to Pine Street; thence along Locust Street Northeastwardly twenty feet to land now or late of Mrs. Clark; thence Northwestwardly at right angles to Locust Street the line passing through the middle of the partition wall between this house and house now or late of Mrs. Clark, one hundred forty feet more or less to the Southeast side of an alley twenty feet in width running parallel to Locust Street; thence along said side of said alley Southwestwardly twenty feet to other land now or late of Joseph A. Bailey; thence along said Bailey's land Southeastwardly one hundred forty feet more or less to Locust Street the place of beginning.

BEING the same premises which Roy E. Zeber and Katharine A. Zeber, his wife by indenture bearing date 04/28/1950 and recorded 04/28/1950 at Norristown in the Office for the Recording of deeds in and for the County of Montgomery in Deed Book 2077, Page 160 etc. granted and conveyed unto Paul Baldassano and Angeline Baldassano, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Humbles, by Deed from Estate of Angeline Baldassano, Deceased, by Augustus Baldassano, Co-Executor and Mary Cloud, Co- Executor, dated 02/28/2007, recorded 03/08/2007 in Book 5638, Page 801.

Parcel Number: 13-00-20908-00-4; Map #13071 059.

Location of property: 1435 Locust Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher J. Humbles** at the suit of Federal National Mortgage Association. Debt: \$171,375.26 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.

13-13460

ALL THAT CERTAIN message, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R E, as follows, to wit:

BEGINNING at an iron pin, a corner at the Southwesterly property line intersection of School Lane (28 feet wide) and a 20 feet wide alley (not ordained); thence along the Southerly side of School Lane, North 48 degrees, 37 minutes West, 96 feet, 0 inches to an iron pin, a corner; thence South 38 degrees, 44 minutes West, 24 feet, 9 inches to a corner and South 25 degrees, 58 minutes West, 57 feet, 3 inches to a corner, other Lands of Anthony A. Confino; thence along the same, South 48 degrees, 57 minutes East, 80 feet, 7 1/2 inches to a corner on the Westerly side of the aforesaid 20 feet wide alley; thence along the same North 41 degrees, 03 minutes East, 80 feet, 0 inches to the place of beginning.

BEING the same premises by which Randall Raser by Deed dated 3/31/2005 and recorded 4/18/2005 in Montgomery County in Book 5550 on Page 1850 granted and conveyed unto Ronald Mansmann and Julia Mansmann, husband and wife, in fee.

Parcel Number: 64-00-04501-00-7.

Location of property: 226 School Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Julia Mansmann and Ronald Mansmann** 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: \$188,635.12.

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.

13-13710

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Survey of Subdivision made for Vinceaso DiSantis by Donald H. Schurr, Civil Engineer and Surveyor, of Norristown, Pennsylvania, dated March 30, 1970, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Front Street (50 feet wide) measured North 59 degrees, 39 minutes West, 12.07 feet from the intersections of the said side of Front Street with the Northwesterly side of Cherry Alley (24 feet wide); thence along Parcel No. 1 on said plan, the three following courses and distances, viz: (1) South 30 degrees, 21 minutes West, passing through a party wall, 29.18 feet to a point; (2) North 59 degrees, 39 minutes West, still through a party wall, 5.40 feet to a point; and (3) South 30 degrees, 21 minutes West, partly through a party wall, 44.42 feet to a point on the Southwesterly face of an 8 inch block wall and to line of land of Frank C. Tozczuk; thence along said land, North 59 degrees, 39 minutes West, partly along the Southwesterly face of the aforesaid 8 inch wall and partly along the Northeasterly face of another 8 inch block wall 10.53 feet to a point, a corner of land of Raymond J. Small; thence by said land and through a 8 inch block wall partly on these premises and partly on the premises situate to the Northwest and continuing along the Northwesterly face of another 8 inch wall North 30 degrees, 21 minutes East, 73.60 feet to a point on the Southwesterly side of Front Street, thence along the same, South 59 degrees, 39 minutes East, 15.93 feet to the first mentioned point and place of beginning.

BEING the same premises which Danielle Lawless, by Deed dated 8/15/05 and recorded 10/20/05 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5525, Page 497, granted and conveyed unto Danielle Lawless.

Parcel Number: 02-00-02956-00-3.

Location of property: 22 West Front Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle Lawless** at the suit of Citimortgage, Inc. Debt: \$83,751.38.

Jill Manuel-Coughlin, Attorney, I.D. #63252

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

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

13-13902

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described in accordance with a plan dated 7/16/1973, revised 11/27/1973 made by Serdy, Bursich and Associates, Inc. Registered Engineers, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Road (50 feet wide), which point of beginning is measured the following courses and distances from a point of curve on the Northeasterly side of an unnamed road: (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; (2) North 37 degrees, 42 minutes East, 273.10 feet to the beginning point, being a point in line of Lot No. 4; thence continuing along the said side of Valley Road North 37 degrees, 42 minutes East the distance of 80 feet, being the terminus of the Subdivision Plan of Valley Road Extension; thence South 58 degrees, 35 minutes East, 182 feet to a point; thence South 37 degrees, 42 minutes West, 80.90 feet to a point in line of Lot No. 4; thence extending a long line of Lot No. 4 North 52 degrees, 18 minutes West, 182 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on the Subdivision Plan known as Valley Road Extension prepared for David A. Swinehart, Inc.

TITLE TO SAID PREMISES IS VESTED IN Jason Allen, by Deed from Robin M. Leiby and Jeffrey A. Leiby, h/w, dated 04/25/2008, recorded 04/29/2008 in Book 5690, Page 1746.

Parcel Number: 42-00-05035-86-3.

Location of property: 1562 North Valley Road, Pottstown, PA 19464-2400.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Allen** at the suit of Nationstar Mortgage, LLC. Debt: \$251,350.75.

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.

13-13939

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon erected in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a plan of property for Albert Levin, made by Valley Forge Engineers, Inc., dated November 18, 1957, and last revised May 26, 1958, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Forge (40 feet wide), said point being the two following courses and distances, from a point of curve on the Southwesterly side of Fairview Road (40 feet wide): (1) leaving Fairview Road (40 feet wide), on the arc of a circle curving to the right, having a radius of 15.00 feet, the arc distance of twenty-five and forty-five one-hundredths feet to a point of tangent, on the Northwesterly side of Valley Forge Road; and (2) South 76 degrees, 03 minutes West along the Northwesterly side of Valley Forge Road, two-hundred seven and ninety-eight one-hundredths feet to the place of beginning; thence extending from said point of beginning. South 16 degrees, 03 minutes West along the Northwesterly side of Valley Forge Road, 70.00 feet to a point; thence extending North 13 degrees, 57 minutes West, crossing the Southeasterly side of a certain 10.00 feet wide Utility Easement, one hundred forty feet to a point in the bed of said Easement; thence extending North 87 degrees, 57 minutes, 08 seconds East through the bed of said Easement fifty-nine and eighty-nine one-hundredths feet to a point; thence extending South 21 degrees, 08 minutes, 54 seconds East re-crossing the Southeasterly side of the aforesaid Easement, ninety-one feet to a point; thence extending South 13 degrees, 57 minutes East, thirty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy Kim, by Deed from In Chang Kim and Tammy Kim, dated 07/29/2006, recorded 09/11/2006 in Book 5615, Page 2535.

Parcel Number: 58-00-19759-00-1.

Location of property: 190 East Valley Forge Road, King of Prussia, PA 19406-2053.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$194,536.84.

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

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

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

13-14016

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

BEGINNING at a point, being the intersection of the Southwesterly side line of Main Street (Cowpath Road, forty six feet wide) with the Northwesterly side line of proposed Vine Street (twenty eight feet wide); thence along the said Northwesterly side line of proposed Vine Street, South forty five degrees five minutes West two hundred forty nine and eighty five one hundredths feet to an iron pin in line of land now conveyed to Wilner Cressman; thence along the same North forty four degrees three minutes West sixty two and forty two one hundredths feet to an iron pin in line of land of Walter Boerner; thence along the same, North forty six degrees thirty nine minutes East two hundred twenty six and seventy six one hundredths feet to an iron pin in the Southwesterly side of Main Street (or Cowpath Road); thence along the same South forty four degrees three minutes East fifty six and twenty seven one hundredths feet to the place of beginning.

BEING the same premises which Sarah M. Kriebel, widow by Deed dated March 16, 1962 and recorded at Montgomery County in Deed Book 3236, Page 411, granted and conveyed unto Jay C. Kriebel and Rose M. Kriebel, his wife, in fee.

AND the said Jay C. Kriebel has since departed this life on December 27, 1975.

ALSO BEING THE SAME PREMISES which Rose M. Kriebel, widow, by Deed dated April 20, 1990 and recorded on April 24, 1990 in Montgomery County Deed Book 4944, Page 817, et seq., granted and conveyed unto Steven A. Klige and Kathleen E. Klige.

Parcel Number: 09-00-01114-00-2.

Location of property: 464 South Main Street, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Steven A. Klige and Kathleen E. Klige** at the suit of Univest Bank and Trust Company. Debt: \$77,671.21.

Jeffrey G. Trauger, Attorney.

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

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

13-14025

ALL THAT CERTAIN lot or piece of ground, with a building and improvement thereon erected, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Plan of the Maple Hill Development and recorded in the Montgomery County Court House in Plan Book Volume A-20, Page 70 on February 15, 1973 and more fully bounded and described, as follows:

BEGINNING at a point, the Northwesterly corner of Lot No. 6 at a distance of 59.62 feet, more or less measured North 76 degrees, 47 minutes, 28 seconds East from a point in the center line of Salem Road (50 feet wide); which point is measured South 13 degrees, 12 minutes, 32 seconds East, 155.62 feet, more or less, from a point, being the intersection of Salem Road and Concord Road (50 feet wide); thence from the point of beginning, along land of Lot No. 5 and through the party wall (the depth of Lot No. 6) the seven following courses and distances: (1) North 76 degrees, 47 minutes, 28 seconds East, 5.00 feet to a point (the front of the unit); (2) North 76 degrees, 47 minutes, 28 seconds East, 0.38 feet to a point; (3) North 13 degrees, 12 minutes, 32 seconds West, 0.80 feet to a point; (4) North 76 degrees, 47 minutes, 28 seconds East, 34.04 feet to a point; (5) South 13 degrees, 12 minutes, 32 seconds East 0.60 feet to a point; (6) North 76 degrees 47 minutes 28 seconds East, 0.15 feet to a point (the back of the unit); (7) North 76 degrees, 47 minutes, 28 seconds East, 25.00 feet to a point, a corner; thence extending South 13 degrees, 12 minutes, 32 seconds East, 20.01 feet to a point (the breadth or back of Lot No. 6); thence along land of Lot No. 7 and through the party wall (the depth of the lot) the five following courses and distances: (1) South 76 degrees, 47 minutes, 28 seconds West, 25.00 feet to a point, (the back of the unit); (2) South 76 degrees, 47 minutes, 28 seconds West, 0.15 feet to a point; (3) North 13 degrees, 12 minutes, 32 seconds West, 0.60 feet to a point; (4) South 76 degrees, 47 minutes, 28 seconds West, 34.42 feet to a point (the front of the unit); (5) South 76 degrees, 47 minutes, 28 seconds West, 5.00 feet to a point; a corner; thence extending parallel to aforementioned Salem Road North 13 degrees, 12 minutes, 32 seconds West, 19.21 feet (the breadth or front of Lot No. 6) to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian Clark and Meghan Clark, by Deed from Suzanne V. Williams, a/k/a, Suzanne V. Geier and Daniel V. Geier, dated 01/27/2006, recorded 02/03/2006 in Book 5589, Page 757.

Parcel Number: 48-00-01418-70-3.

Location of property: 41 Salem Road, Schwenksville, PA 19473-1205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Clark and Meghan Clark** at the suit of JP Morgan Chase Bank, N.A. Debt: \$144,411.90.

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

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

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

13-14048

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania being shown as Lot 2 on a Plan entitled "Final Subdivision Plan made for Dr. Joseph M. DeVivo" prepared by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated January 4, 1982 and last revised February 18, 1982, Sheet 1 of 2 and being more particularly described, as follows:

BEGINNING at the intersection of the title line in the bed of Waverly Road (45 feet wide) with the Southwesterly line of lands now or formerly of Charles L. Homer, said point being located Southwesterly 865.88 feet along the title line in

Waverly Road from the intersection of the title line in Waverly Road with the title line in the bed of Briarhill Road; thence from said point of beginning extending along the Southwesterly line of lands of said Charles L. Homer and lands now or formerly of Woodson F. Hancock, Jr., crossing the Southeasterly right-of-way of Waverly Road at a distance of 25.56 feet, South 35 degrees, 36 minutes East, 538.91 feet to a point on the Northwesterly right-of-way line of Abbey Lane (50 feet wide, not built); thence along said line, South 50 degrees, 52 minutes West, 320.60 feet to a corner of Abbey Lane; thence leaving the right-of-way of Abbey Lane along the Northeasterly line of lands now or formerly of Blakely W. Chandlee and lands now or formerly of Mary Rigtterink, North 30 degrees, 26 minutes, 15 seconds West, 267.34 feet to an iron pin set at a corner of Lot 1; thence along Lot 1 and partially along the Southeasterly side of a crossover easement on Lot 1 North 49 degrees, 36 minutes East, 276.91 feet to an iron pin set; thence continuing along Lot 1 and along the Northeasterly side of the said crossover easement and the Northeasterly side of a second crossover easement on Lot 1; rejoining the Southeasterly right-of-way line of Waverly Road at a distance of 239.44 feet, North 35 degrees, 36 minutes West, 265.00 feet to a point on the title line of Waverly Road; thence along said line, North 42 degrees, 24 minutes East, 20.45 feet to the first mentioned point and place of beginning.

CONTAINING 2.016 parts of an acre be the same more or less.

Parcel Number: 40-00-64710-00-5.

Location of property: 1411 Waverly Road, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony M. Rufo** at the suit of TD Bank, N.A. Debt: \$2,341,341.21 plus legal interest in the amount of \$94,762.35 for a subtotal of \$2,436,103.56.

Ron L. Woodman, 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.

13-14282

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision No. 5 of Sunset Valley Farms, prepared by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated April 17, 1956, as follows, to wit:

BEGINNING at a point on the Northeast side of Sunset Avenue (50 feet wide) at the distance of 155 feet measured along and side of Sunset Avenue on the arc of a circle curving to the right with a radius of 572.67 feet from a point of tangent of reverse curve which last mentioned point is at the distance of 23.66 feet measured on a line curving to the left with a radius of 15 feet from a point on the Southeast side of Mt. Kirk Avenue, (50 feet wide) said point being a corner of Lot No. 106 on said plan; thence extended along Lot No. 106, North 39 degrees, 04 minutes, 28 seconds East, 111 feet to a point; thence extending South 66 degrees, 26 minutes East, 136.50 feet to a point a corner of Lot No. 104; thence along said lot, South 44 degrees, 06 minutes West, 156.27 feet to a point on the Northwest side of Sunset Avenue, aforesaid; thence along said side of Sunset Avenue the 2 following courses and distances: (1) North 45 degrees, 54 minutes West, 67.99 feet to a point of curve; (2) Northwestwardly on a line curving to the left with a radius of 572.67 feet, the arc distance of 50.23 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Hamlin, by Deed from James Hamlin and Michelle Mateleska, Joint Tenants With Right of Survivorship, dated 05/11.2007, recorded 05/24/2007 in Book 5648, Page 1465.

Parcel Number: 43-00-14395-00-7.

Location of property: 3251 Sunset Avenue a/k/a 3251 West Sunset Avenue, Norristown, PA 19403-1718.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Hamlin** at the suit of Green Tree Servicing, LLC. Debt: \$237,506.47.

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.

13-14287

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Survey and Plan made by Edward A. Cardwell, Registered Surveyor. Hatboro, Pennsylvania, on June 12, 1951 and revised June 22, 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Blair Mill Road (forty-one and five-tenths feet wide) which point is measured North thirty-seven degrees, fifty-five minutes East, two hundred seventy-nine and ninety-six one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of thirty feet the arc distance of forty-seven and seventeen one-hundredths feet from a point on the Northeasterly side of Norwyn Road (forty feet wide); thence extending along the said side of Blair Mill Road North thirty-seven degrees, fifty-five minutes East, sixty feet to a point; thence extending South fifty-two degrees, ten minutes East, one hundred twenty feet to a point; thence extending South thirty-seven degrees, fifty-five minutes West, sixty feet to a point; thence extending North fifty-two degrees, ten minutes West, one hundred twenty feet to a point on the Southeasterly side of Blair Mill Road, the first mentioned point and place of beginning.

BEING the same premises which Donna M. Leone, Individually, and Donna M. Leone, Executrix of the Estate of Marie J. Minuti, Deceased, and Donna M. Leone, Administratrix of the Estate of Denise Malach, Deceased by Deed dated 09/16/2008 and recorded 10/6/2008 in Montgomery County in Deed Book 5710, Page 00053 granted and conveyed unto William Wilhite and Krysti Wilhite, husband and wife.

Parcel Number: 59-00-01150-00-6.

Location of property: 4321 Blair Mill Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William Wilhite and Krysti S. Wilhite** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$218,326.49.

Michael McKeever, Attorney. I.D. #56129

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

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

13-14578

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision prepared for Crockett Mortgage Company, by Yerkes Associates, Inc. dated 3/14/1980 and last revised 5/8/1981, said plan being recorded in Plan Book A-43, Page 18, as follows, to wit:

BEING at a point on the Southeasterly side of Panorama Road, said point being measured the 2 following courses and distances from a point of intersection formed with a point on the title line in the bed of Panorama Road with a point on the title line in the bed of Old Gulph Road: (1) through the bed of Panorama Road Northeastwardly 1056.22 feet to a point; and (2) South 31 degrees, 54 minutes East, 25 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly and Southerly sides of Panorama Road the 5 following courses and distances: (1) North 48 degrees, 06 minutes East, 61.47 feet to a point; (2) along the arc of a circle curving to the right, having a radius of 150 feet, the arc distance of 49.42 feet to a point of tangent; (3) North 66 degrees,

56 minutes, 36 seconds East, 116.75 feet to a point of curve; (4) along the arc of a circle curving to the right, having a radius of 158 feet the arc distance of 86.11 feet to a point of tangent; and (5) South 80 degrees, 08 minutes East, 19 feet to a point, a corner of Lot 2 as shown on the above-mentioned point plan; thence extending along the same South 00 degrees, 30 minutes West, 183.46 feet to a point; thence extending North 54 degrees, 53 minutes, 40 seconds West, 91.28 feet to a point; thence extending South 52 degrees, 10 minutes, 20 seconds West, 157.69 feet to a point; thence extending North 41 degrees, 54 minutes West, 145.21 feet to the first mentioned point and place of beginning.

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

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision prepared for Crockett Mortgage Company, made by Yerkes Associates, Inc., dated 3/24/1980 and last revised 5/8/1981, said plan being recorded in Plan Book A-43, Page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Panorama Road (50 feet wide), said point being at the distance of 1056.22 feet measured along the title line in the bed of Panorama Road and a point on the title line in the bed of Old Gulph Road; thence extending from said point of beginning along the title line in the bed of Panorama Road the 6 following courses and distances: (1) North 48 degrees, 06 minutes, East 61.47 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 175 feet the arc distance of 57.66 feet to a point of tangent; (3) North 66 degrees, 58 minutes, 36 seconds East, 116.75 feet to a point of curve; (4) along the arc of a circle curving to the right having a radius of 175 feet the arc distance of 100.46 feet to a point of tangent; (5) South 80 degrees, 08 minutes East, 14.88 feet to a point; and (6) South 00 degrees, 30 minutes West, 25.34 feet to a point on the Southerly side of Panorama Road; thence extending along the Southerly and Southwesterly sides of Panorama Road the 5 following courses and distances: (1) North 80 degrees, 08 minutes West, 19.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 150 feet the arc distance of 86.11 feet to a point of tangent; (3) South 66 degrees, 58 minutes, 36 seconds West, 116.75 feet to a point of curve; (4) along the arc of a circle curving to the left having a radius of 150 feet the arc distance of 49.42 to a point of tangent; and (5) South 48 degrees, 06 minutes West, 61.47 feet to a point; thence extending through the bed of Panorama Road North 41 degrees, 54 minutes West, 25.00 feet to the first mentioned point and place of beginning.

BEING a portion of the bed of Panorama Road adjoining Lot #1 as shown on the above mentioned plan.

BEING the same premises which Janet E. Spear, by her Agent Raine E. Spear, duly constituted and appointed by Power of Attorney dated 7/23/2001 and recorded herewith, granted and conveyed unto Monnica T. Williams by Deed dated August 10, 2007 and recorded September 20, 2007 in Montgomery County Deed Book 5665, Page 1655.

Parcel Number: 40-00-45628-00-7.

Location of property: 747 Panorama Road, Villanova, PA 19085.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monnica T. Williams** at the suit of Wells Fargo Bank, N.A. Debt: \$100,570.78 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.

13-14620

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to a Site Plan made for Whitpain Hills Home Owners Association dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 9 East Side Drive.

BEING Unit Number 3 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73 known as 'Skipack Pike' said center line of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skipack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Douglas William McFarland, by Deed from Thomas A. Sherry and Pamela W. Sherry, his wife, dated 10/30/1987, recorded 11/16/1987 in Book 4857, Page 1230.

The said Douglas William McFarland died on 11/6/2012, and upon information and belief, his heirs or devisees and personal representatives are unknown.

Parcel Number: 66-00-06407-60-1.

Location of property: 903 Whitpain Hills, Blue Bell, PA 19422-1352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Douglas William McFarland a/k/a Douglas W. McFarland, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$92,625.94.

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

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

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

13-14701

PARCEL No. 1:

ALL THAT CERTAIN lot or piece of land, being Lot No. 248 on plan of lots made by C. Raymond Weir, R.S. for Abraham Dektor on May 31, 1929 (being premises No. 250 Summit Street) situate on the Southeast side of Summit Street, **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner on the Southeast side of Summit Street (fifty feet wide) at the distance of two hundred twenty-nine feet Southwest from the intersection of the Southwest side of Third Street (fifty feet wide) with the Southeast side of Summit Street aforesaid; thence along said Southeast side of Summit Street, South forty-seven degrees, fifty-five minutes East, (incorrectly described in previous deed) between two parallel lines and crossing a ten foot private driveway the distance of one hundred twenty-five feet to other land formerly of Abraham Dektor.

BOUNDED on the Northwest by said Summit Street; on the Northeast by Lot No. 250; on the Southeast by land formerly of Abraham Dektor and on the Southwest by Lot No. 246.

BEING Lot No. 248.

EXCEPTING AND RESERVING thereout a private driveway of ten feet in width, the Northerly side of which is at the distance of eighty-five feet from the intersection of the Southwesterly side of Third Street with the Southeasterly side of Summit Street, and leading from Third Street to a private driveway ten and four one-hundredths feet in width which last mentioned alley leads into Summit Street, for the use and benefit of the owners and occupiers of the land abutting thereon.

ALSO EXCEPTING and reserving the private driveway ten and four one-hundredths feet in width leading from Summit Street and extending of that width one hundred twenty-five and forty-five one-hundredths feet along Lot No. 228, for the use and benefit of the owners and occupiers of the land abutting thereon.

BOTH of said alleys more fully described on the aforesaid plan.

THE AFORESAID plan dated May 31, 1929, was revised August 14, 1929, and said revised plan is recorded in the Recorder of Deeds Office at Norristown aforesaid in Deed Book 1051, Page 600.

PARCEL No. 2:

ALL THAT CERTAIN small building lot lying South of and to the rear of No. 250 East Summit Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to plan of properties dated February 9, 1943, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Parcel No. 11 on said plan, as follows, to wit:

BEGINNING at a point, a rear corner of Lot No. 250 East Summit Street, said point being South forty-two degrees five minutes East the distance of one hundred twenty-five feet from the South side of East Summit Street, fifty feet wide; thence along Parcel No. 12 on said plan South forty-two degrees five minutes East the distance of one hundred twenty-five feet to a corner of other land of now or late Jacob K. Krupp; thence along the same South forty-seven degrees fifty-five minutes West the distance of sixteen feet to a corner; thence along Parcel No. 10 on said plan North forty-two degrees five minutes West the distance of one hundred twenty-five feet to a corner of No. 248 and No. 250 East Summit Street on said plan; thence along the rear of No. 250 East Summit Street North forty-seven degrees fifty-five minutes East the distance of sixteen feet to the place of beginning.

CONTAINING two thousand square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Marvin M. Myers, Jr. and Karen L. Myers, h/w, by Deed from The Mennonite Foundation, Inc., an Indiana Nonprofit Corporation, dated 08/27/1992, recorded 09/03/1992 in Book 5017, Page 2040.

Parcel Number: 21-00-06992-00-7.

Location of property: 250 East Summit Street, Souderton, PA 18964-1341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marvin M. Myers, Jr. and Karen L. Myers** at the suit of Wells Fargo Bank, N.A. Debt: \$163,291.85.

Meredith Wooters, Attorney. I.D. #307207Above Property to be sold by **EILEEN WHALON BEHR, SHERIFF**.

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

13-14749

ALL THAT CERTAIN lot or tract of land, together with the improvements erected thereon, situate in **Douglass Township**, County of Montgomery and State of Pennsylvania, bounded and described according with a survey of George F. Shaner, Registered Engineer dated 4/14/1950, as follows, to wit:

BEGINNING at a corner lands Merlin L. Fronheiser, said point being in the middle of the former Limerick and Colebrookdale Turnpike now a County Road (40 feet wide); thence along the middle of said road South 19 degrees, 43 minutes East, 100 feet to a corner; thence crossing said road and along the Northerly side of a given 60 feet wide street known as Werstler Avenue South 70 degrees, 17 minutes West, 180 feet to a corner; thence by other lands of James J. Moore North 19 degrees, 43 minutes West, 100 feet to a corner lands Merlin F. Fronheiser; thence along the same North 70 degrees, 17 minutes East, 180 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian K. McClure, by Deed from Cary Lee Moyer, Executor, Estate of James I. Moyer, Deceased, dated 11/23/2007, recorded 12/07/2007 in Book 5674, Page 808.

Parcel Number: 32-00-06836-00-8.

Location of property: 1532 Swamp Pike, Gilbertsville, PA 19525-9401.

The improvements thereon are: Residential property.
Seized and taken in execution as the property of **Brian K. McClure** at the suit of Wells Fargo Bank, N.A. Debt: \$220,008.19.

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.

13-14933

ALL THAT CERTAIN unit in the property known, named and identified as Light Foundry Condominiums, located at Walnut and York Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania which was heretofore submitted to the provisions of the Uniform Condominium Act, 68 C.S.A. 310 1 et seq. by the recording in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania of a Declaration dated 4/17/1991 and recorded in Deed Book 4973, Page 1612 &C, and Amendment thereto dated 9/3/1991 and recorded in Deed Book 4992, Page 184&c.

BEING designated as Townhouse Unit #6.

TOGETHER with a proportionate undivided interest in the Common Elements as defined in the Declaration of 0.0620%.

TITLE TO SAID PREMISES IS VESTED IN Peter M. Gantert, by Deed from Marc Rubino, dated 03/31/2005, recorded 04/11/2005 in Book 5549, Page 2478.

Parcel Number: 16-00-30508-28-3.

Location of property: 107 Walnut Street #6, Pottstown, PA 19464-5446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter M. Gantert** at the suit of Green Tree Servicing, LLC. Debt: \$57,441.36.

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.

13-14965

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

BEING the same land and premises more particularly described in Deed Book 5617, Page 1971.

BEING the same premises which NVR, Inc., a Virginia Corporation t/a Ryan Homes by Deed dated 8/31/2006 and recorded 9/27/2006 in Montgomery County in Deed Book 5817, Page 1971 granted and conveyed unto Cynthia Ann Brody.

Parcel Number: 50-00-00408-16-3.

Location of property: 919 Clubhouse Drive, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cynthia Ann Brody** at the suit of JP Morgan Chase Bank, N.A. Debt: \$486,971.79.

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.

13-15010

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Pennsylvania, bounded and described according to a Map of Property of Earl Huston, made by M.R. and J.R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania being more particularly described, as follows, to wit:

BEGINNING at an interior point, which point is a corner of other land of Herbert E. Ferguson and a corner of land of H. Earl Huston, of which this is a part; at the distance of eight hundred twenty and nineteen one-hundredths feet measured North sixty-seven degrees, twenty-two minutes East, along said land of M. Earl Huston from a point in the middle line of County Line Road (thirty-three feet wide) which last mentioned point is at the distance of two-hundred twenty feet measured Northwestwardly along the middle line of said County Line Road from its intersection with the middle line of Mastonford Road; thence from the beginning point and extending along said land of Herbert S. Ferguson, North sixty-seven degrees, twenty-two minutes East, two-hundred feet to a stone monument; thence extending North twenty-two degrees, thirty-eight minutes West along land now or late of Thomas H. Kelley, five hundred sixty-six and forty-four one-hundredths feet to a stone monument in line of land now or formerly of S. Griewald Flagg, III; thence extending along same, the two following courses and distances: (1) South forty-seven degrees, twelve minutes West, thirty-seven and eighty-nine one-hundredths feet to a point; (2) on the arc of a circle curving right, with a radius of nine-hundred sixty-seven and seven one-hundredths feet, the arc distance of one-hundred sixty-six and twenty-seven one-hundredths feet, the chord of which arc bears South, fifty-nine degrees, twenty-one minutes, thirty-six seconds West, one hundred sixty-six and seven one-hundredths feet as a point, a corner of land of said H. Earl Huston; thence extending along same South twenty-two degrees, thirty-eight minutes East, five-hundred thirty and twenty-three one-hundredths feet to the first mentioned point and place of beginning.

ALSO ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Pennsylvania, bounded and described together as one lot according to a Map of Property of Thomas A. Kelly, made M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, March 26, 1951, as follows, to wit:

BEGINNING at a point in the middle line of Mastsonford Road, (thirty-two feet wide) at the distance of eight-hundred twenty feet, measured Northeastwardly along the middle line of said Matsonford Road, from its intersection with the middle line of County Line Road (thirty-three feet wide); thence leaving Matsonford Road, and extending North twenty-two degrees, thirty-eight minutes West, two-hundred twenty feet to a point; thence extending North, sixty-seven degrees, twenty-two minutes East, two hundred feet to a point; thence extending South twenty-two degrees, thirty-eight minutes East, two-hundred twenty feet to a point in the middle line of Matsonford Road; thence extending along same South sixty-seven degrees, twenty-two minutes West two-hundred feet to the first mentioned point and place of beginning.

BEING Lots No. 9 and No. 10 on the above mentioned plan.

EXCEPTING AND RESERVING ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Pennsylvania, bounded and described according to a Subdivision Plan of "Tory Turn" made by Kissane, Leddy & Associates, Inc., Engineers, Surveyors and Planners dated January 16, 1976 and last revised June 14, 1976, as follows, to wit:

BEGINNING at an interior point, a corner of Lot No. 13 on said plan, said point being measured North 22 degrees, 38 minutes, 00 seconds West, 398.00 feet from a point in the center line of Matsonford Road, said point being measured Northeastwardly 200.00 feet along said road from a point, a corner of lands now or late of John H. Loosd; thence extending from said point of beginning along Lot No. 13 the three following courses and distances: (1) South 73 degrees, 19 minutes, 00 seconds West, 115.08 feet to a point; (2) North 22 degrees, 38 minutes, 00 seconds West, 4.00 feet to a point; and (3) South 73 degrees, 19 minutes, 00 seconds West, 86.00 feet to a point in line of lands now or late of John W. Rickard; thence extending along the last mentioned lands and also lands now or late of Edward N. Bruce, North 22 degrees, 38 minutes, 00 seconds West crossing the terminus of a 10 feet wide drainage easement 168.00 feet to a point, a corner of Lot No. 11 on said plan; thence extending along the last mentioned Lot North 73 degrees, 19 minutes, 00 seconds East, 201.06 feet to a point; thence South 22 degrees, 38 minutes, 00 seconds East for a portion of the distance passing along Lot No. 5 on said plan recrossing the aforesaid drainage easement 172.00 feet more or less to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at an interior point, a corner of Lot No. 12 on Plan of Tory Turn, made for Jared Corporation, which point is measured North 22 degrees, 38 minutes West, 590.84 feet from a point in the center line of Matsonford Road; thence from said point of beginning, extending along lands now or late of Edward N. Bruce, North 22 degrees, 38 minutes West, 159.39 feet, crossing over a 20 feet wide easement, to a point in line of lands now or late of The Church Foundation; thence extending along the same, on the arc of a circle, curving to the left, having a radius of 967.07 feet, the arc distance of 166.27 feet to a point in the same; thence continuing along the same North 47 degrees, 12 minutes East, 37.89 feet to a point, a corner of Lot No. 6 on Final Plan made for Jared Corporation, recorded in Plan Book A-25, Page 5; thence extending along the same South 22 degrees, 38 minutes East, 216.44 feet more or less, recrossing the aforesaid 20 feet wide easement, to a point, and angle, in line of Lot No. 13 on the aforesaid Plan of Tory Turn; thence extending along the same North 73 degrees, 19 minutes West, 201.08 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 11 on the aforementioned Plan Tory Turn.

BEING the same premises which Margot R. Fredericks, a widow by Deed dated 1/26/2004 and recorded 3/5/2004 in Montgomery County in Deed Book 5498, Page 2277 granted and conveyed unto Margot R. Fredericks.

Parcel Number: 58-00-13585-00-1.

Location of property: 375 Matsonford Road, Wayne, PA 19087.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Margot R. Fredericks** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$237,223.36.

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

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

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

13-15813

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Providence Greene, made by Yerkes Associates Inc. dated 10/9/89 and last revised 2/14/1995 said plan being recorded in Plan Book A-55, Page 403, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Greene's Way Circle (private) (50 feet wide) said point of beginning being a corner of Lot 153 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 153 North 49 degrees, 28 minutes West, 109.87 feet to a point in line of open space; thence along the same North 40 degrees, 32 minutes East, 24 feet to a point a corner of Lot 151; thence extending along the same South 49 degrees, 28 minutes East, 109.45 feet to a point on the Northwesterly side of Greene's Way Circle; thence extending along the same South 39 degrees, 31 minutes West, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,632 square feet more or less.

BEING Lot 152 as shown on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN David M. Goodridge and Dorine C. Goodridge, by Deed from Daniel W. Cosgrove and Jennifer M. Cosgrove, h/w, dated 09/19/2000, recorded 10/25/2000 in Book 5336, Page 1114. Parcel Number: 43-00-05861-65-7.

Location of property: 4005 Greene's Way Circle a/k/a 4005 Greenes Way Circle, Collegetown, PA 19426-3177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Goodridge a/k/a D. Goodridge and Dorine C. Goodridge** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$135,161.75.

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

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

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

13-15832

ALL THAT CERTAIN lot or tract of land together with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made June 6, 1953, by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows:

BEGINNING at a point formed by the intersection which the center line of Penn Avenue (formerly Avenue "F") (forty feet wide) makes with the center line of Jenkintown Road (fifty feet wide); thence along the center line of Jenkintown Road South twenty-three degrees, thirty-seven minutes East, eighty-five and three one-hundredths feet to a point; thence South forty-six degrees, thirty-five minutes East, one hundred sixty-four and sixty one-hundredths feet to a point; thence North forty-three degrees, twenty-five minutes West, eighty feet to a point in the aforementioned center line of Penn Avenue; thence along the same North forty-six degrees, thirty-five minutes East, one hundred ninety-three and twenty-one one-hundredths feet to a center line of Jenkintown Road and place of beginning.

BEING Lots Numbered 1996-1999 and 2000 on Plan of Ferguson's North Glenside.

TITLE TO SAID PREMISES VESTED IN Felix Ayala and Yamilet Ayala by Deed from Joann Frances Timmons, Executrix of the Estate of Leon Cahill, Deceased, dated 3/31/2008 and recorded on 4/10/2008 in the Montgomery County Recorder of Deeds in Book 5688, Page 01709, as Instrument No. 2008036751.

Parcel Number: 30-00-52828-00-8.

Location of property: 555 Penn Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Felix Ayala and Yamilet Ayala** at the suit of Citimortgage, Inc. Debt: \$198,109.95.

Patrick J. Wesner, Attorney.

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

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

13-15890

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Mill Stream Condominium, located in **Horsham 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 Recording of Deeds at Montgomery County, a Declaration dated January 9, 1979 and recorded on February 22, 1979 in Deed Book 4388, Page 31, and amended August 30, 1979 in Deed Book 4388, Page 317, and amended August 30, 1979, recorded on September 10, 1979 in Deed Book 4451, Page 148, further amended in Deed Book 4733, Page 403, and Declaration Plan dated January 25, 1979 and revised July 12, 1979 and recorded on September 10, 1979 in Condominium Plan Book 6, Page 57, and a Code of Regulation dated January 9, 1979 and recorded February 22, 1979 in Deed Book 4388, Page 344, and amended August 30, 1979, recorded September 10, 1979 in Deed Book 4451, Page 142, further amended in Deed Book 4733, Page 408, being and designated on Declaration Plan as Unit "K", as more fully described in such Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 6.66%.

UNDER AND SUBJECT to all conditions and restrictions as of record.

BEING the same premises which Jai Hen D. Lualhati and Celedonia Lualhati by Deed dated 7/15/2005 and recorded 8/9/2005 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5585, Page 2088 granted and conveyed unto Christopher Wolcott and Danielle Wolcott, by her agent Christopher Wolcott.

Parcel Number: 36-00-03603-21-3.

Location of property: 404 Dresher Road, Condominium K, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher Wolcott and Danielle Wolcott** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$153,318.16.

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

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

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

13-16213

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

BEGINNING at a point on the Southeasterly side of Green Street at the distance of 72 feet, 11 inches Southwesterly from the South corner of Marshall and Green Streets, containing in front or breadth on said Green Street 13 feet, 4 inches and extending back of that width between parallel lines at right angles to said Green Street in length or depth Southeastwardly 100 feet to Quarry Alley, bounded Northeastwardly by premises now or late of Adam Neidig, the line passing through the middle of an alley for common use between the house hereby granted and said now or late Neidig's house and through the partition wall above said alley Southeastwardly by said Quarry Alley, Southwestwardly by premises now or late of Charles Green, the line passing through the middle of the partition wall between the house hereby granted and said Green's house and Northwestwardly by Green Street aforesaid.

BEING the same premises which Accursio DiGiovanna and Guiseppe DiGiovanna, his wife, by Deed dated December 10, 1969 and recorded December 11, 1969 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3580, Page 571, granted and conveyed unto Daisy L. Slater, widow, in fee.

Parcel Number: 13-00-14040-00-5.

Location of property: 544 Green Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **The Unknown Heirs, Executors, Administrators and Devises of the Estate of Daisy Slater, Deceased** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$35,994.89.

Christina C. Viola, Attorney.

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

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

13-16429

ALL THAT CERTAIN new brick message or tenement and lot of land, situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, known as Premises #631 West Lafayette Street, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Lafayette Street at the distance of one hundred and seventy-five feet Southeasterly from the Northeasterly corner of Haws Avenue and said Lafayette Street; thence North thirty-three degrees, forty minutes East, one hundred and fifty-one and twenty-five hundredths feet to Rich Alley, twenty feet wide, the line passing through the middle of the partition wall between this and the adjoining message; thence along the Southwesterly side of said alley South fifty-six degrees, twenty minutes East, twenty feet to other land of said Roberts; thence along the same South thirty-three degrees, forty minutes West, one hundred and fifty-one and twenty-five hundredths feet to the Northeasterly side of Lafayette Street, and along the same North fifty-six degrees, twenty minutes West, twenty feet to the place of beginning.

BEING part of the same premises which Gary Bruce Thacker and Linda Doris Thacker, his wife, by Deed dated July 28, 1978 and recorded in Montgomery County, in Deed Book 4327, Page 258 granted and conveyed unto Nathaniel Rhodes and Francyne L. Rhodes, in fee.

Parcel Number: 13-00-19952-00-6.

Location of property: 631 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Single family 2 story twin.

Seized and taken in execution as the property of **Francyne L. Rhodes and USA** at the suit of Springleaf Financial Services of Pennsylvania, Inc., f/k/a American General Consumer Discount Company. Debt: \$78,374.39.

Craig H. Fox, Attorney.

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

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

13-21421

ALL THOSE CERTAIN three lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, known and designated as Lot Nos. 5, 6, 7, and part of Lot No. 8, in Block 'K' on plan of Fairview Park, bounded and described in accordance with a survey thereof made by James Cresson C. E. in the month of May 1924, as follows to wit:

BEGINNING at a point on the Southwest side of Ninth Street at the distance of two hundred feet Southeasterly from the Southeast side of Ford Street, a corner of this and Lot No. 4 in Block 'K'; thence extending along said side of Ninth Street, Southeasterly fifty-nine feet to a point on the Northwest side of Bush Street; thence extending along said side of Bush Street, Southwesterly one hundred and twenty feet to a point, a corner of this and Lot No. 9 in Block 'K'; thence extending along a part of said Lot No. 9 Northwestly fifty-nine feet to a point, a corner of this and said Lot No. 9; thence extending Northeasterly through and across Lot No. 8 in Block 'K' and continuing along the line of the aforesaid Lot No. 4, one hundred and twenty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leonard F. Wisniewski, by Deed from Leonard F. Wisniewski, Surviving Tenants by the Entirety, dated 08/04/2008, recorded 09/04/2008 in Book 5706, Page 1331. Leonard F. Wisniewski died on 11/01/2010, leaving a Last Will and Testament dated 09/26/2005. Letters Testamentary were granted to Peter C. Wisniewski on 11/16/2010 in Montgomery County, No. 46-10-3663. The Decedent's surviving heirs at law and next-of-kin are Peter C. Wisniewski and Daniel R. Wisniewski.

Parcel Number: 02-00-04476-00-4.

Location of property: 122 East 9th Street, Bridgeport, PA 19405-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter C. Wisniewski, in His Capacity as Executor and Devisee of the Estate of Leonard F. Wisniewski and Daniel R. Wisniewski, in His Capacity as Devisee of the Estate of Leonard P. Wisniewski** at the suit of Ocwen Loan Servicing, LLC. Debt: \$225,477.54.

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.

13-21427

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Perkiomen Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan-Phase 2, Cranberry PRD, prepared by Greenview Estates, Inc., by Pennoni Associates, Inc., dated 7/1/1989 last revised 5/5/1992 and recorded in Plan Book B-41, Page 263, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brandywine Road (40 feet wide), a corner of this and Lot No. 194 on said plan; thence, extending from said point of beginning and along the Southwesterly side of Brandywine Road, aforesaid; the two (2) following courses and distances, viz: (1) along the arc of a circle curving to the left having a radius of 170.00 feet, the arc distance of 37.16 feet to a point of tangent therein; and thence, (2) South 42 degrees, 20 minutes, 33 seconds East, 8.14 feet to a point, a corner of Lot No. 196 on said plan; thence, extending along the same, South 47 degrees, 39 minutes, 31 seconds West, 130.00 feet to a point in line of remaining lands now or late of Greenview Estates, Inc.; thence, extending along the same, North 42 degrees, 20 minutes, 29 seconds West, 45.00 feet to a point, a corner of Lot No. 194 aforesaid; thence, extending along the same, North 47 degrees, 39 minutes, 31 seconds East, 134.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph D. Carr and B. Kristen Carr, h/w, by Deed from Deborah A. Goida, dated 10/30/2008, recorded 11/05/2008 in Book 5712, Page 2805.

Parcel Number: 48-00-00226-16-7.

Location of property: 223 Brandywine Road, Collegeville, PA 19426-1705.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph D. Carr and B. Kristen Carr** at the suit of JP Morgan Chase Bank, N.A. Debt: \$329,796.41.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-21529

ALL THAT CERTAIN lot or piece of ground, situate in **Marlborough Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision made for Herman Hays by Urwiler & Walter, Inc., Summeytown, Pennsylvania, dated December 3, 1969, as follows, to wit:

BEGINNING at a point in the center line of McLean Station Road, 33 feet wide at a corner of land now or formerly of Leonard A. Wardle and Laurabelle Wardle, his wife; thence along the center line of McLean Station Road North 53 degrees, 45 minutes East, 196.31 feet to a point, a corner of Lot No. 2; thence along Lot No. 2 South 36 degrees, 00 minutes, 49 seconds East, 669.98 feet to a point in line of land now or formerly of I. Barshinger; thence along the same South 54 degrees, 27 minutes, 19 seconds West, 194.22 feet to a point, a corner of land now or formerly of Leonard A. Wardle and Laurabelle Wardle, his wife; thence along said land North 36 degrees, 11 minutes, 42 seconds West, 667.71 feet to the first mentioned point and place of beginning.

LEGAL DESCRIPTION taken from Mortgage Book 11679, Page 1112.

TITLE TO SAID PREMISES IS VESTED IN David L. Jones and Anthea R. Jones, husband and wife, as Tenants by the Entireties by Deed from Jeffrey M. Gray dated 11/23/2005 recorded 12/19/2005 in Deed Book 5583, Page 1377.

Parcel Number: 45-00-01763-00-1.

Location of property: 5518 McLean Station Road, Green Lane, PA 18054.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthea R. Jones and David L. Jones** at the suit of PNC Bank, National Association. Debt: \$256,384.13.

Jordan David, Attorney. I.D. #311968

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

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

13-21566

ALL THAT CERTAIN lot or piece of ground, together with all improvements thereon, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan and Survey by Warren H. Keaton, Registered Surveyor of Ambler, Pennsylvania, dated December 15, 1973, as follows:

BEGINNING at an iron pin set in the Northerly line of Springfield Avenue (40 feet wide), which iron pin lies the four following courses and distances along said line from its intersection with the Easterly line of Bethlehem Pike (60 feet wide); (1) North 77 degrees, 46 minutes East, 46.16 feet; (2) North 66 degrees, 14 minutes East, 69.99 feet to a point of curvature; (3) along the arc of a curve to the right with a radius of 1472.05 feet, a distance of 149.86 feet to a point of tangency; (4) North 72 degrees, 04 minutes East, 50.00 feet to the point of beginning; thence along the line of Lot No. 5, lands now or late of the Anthony W. Olkewicz and Ann Olkewicz, husband and wife, North 17 degrees, 56 minutes West, 149.25 feet to an iron pin; thence along the line of lands now or late of Bethlehem Pike Shopping Center, Inc., North 71 degrees, 30 minutes East, 50.00 feet; thence along the line of Lot No. 7, South 17 degrees, 56 minutes East, 149.74 feet; thence along the Northerly line of Springfield Avenue (40 Feet wide), South 72 degrees, 04 minutes West, 50.00 feet to the point of beginning.

BEING Lot No. 6.

CONTAINING 7,475 square feet of land, more or less.

BEING the same premises which Mark F. Hannings and Tara Hannings, by Deed dated August 20, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5478, Page 1352, granted and conveyed unto Sheila J. Rust.

Parcel Number: 52-00-16213-00-7.

Location of property: 15 Springfield Avenue a/k/a 15 Springfield Road, Flouertown, PA 19031-1622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila J. Rust** at the suit of Consumer Solutions, LLC. Debt: \$273,342.32.

Jill Manuel-Coughlin, Attorney. I.D. #63252

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

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

13-21626

TRACT NO. 1:

ALL THAT CERTAIN message, tenement and two tracts of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows:

BEGINNING at a point from a corner on the Western side of Evans Street at a distance of 67 feet, 6 inches Northwardly from the Northwest corner of Evans and Oak Streets; thence Westwardly through the middle of the division wall of a double brick dwelling house, 140 feet to a twenty feet wide alley; thence Northwardly 22 feet, 6 inches more or less to lot now of late of Charles Wien; thence by the same Eastwardly and parallel with said first line 140 feet to Evans Street; thence by the same Southwardly 22 feet, 6 inches more or less to the place of beginning.

TRACT NO. 2:

BEGINNING at a point 229 feet, 7-1/2 inches South from the Southwest corner of West and Evans Streets, a corner of this and Lot No. 18; thence extending along Lot No. 18, Westwardly 140 feet to an alley; thence along said alley Southwardly 30 feet to Lot No. 20; thence along said Evans Street 30 feet Northwardly to the place of beginning.

BEING Lot No. 19 in a plan of lots as laid out by Franklin T. Weller.

BEING the same premises which David L. Garber and Virginia M. Garber, by Deed dated August 27, 2009 recorded in the Montgomery County Recorder of Deeds Office in Deed Book 5742, Page 668 as Deed Instrument No. 2009094535, granted and conveyed unto Lan My Luu.

Parcel Numbers: 16-00-08228-00-9 and 16-00-08227-00-1.

Location of property: 457 North Evans Street assessed as 457-459 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lan My Luu** at the suit of JP Morgan Chase Bank, National Association. Debt: \$176,912.86.

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.

13-21824

ALL THAT CERTAIN tract of land, situate along the Northerly side of Smith Road in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Survey and Subdivision Plan by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania dated 6/10/88, last revised 9/21/88 and recorded in Plan Book A-51, Page 68, as follows, to wit:

BEGINNING at a point in the center line of Smith Road (Legal Right-of-Way 33 feet wide Ultimate Right-of-Way 60 feet wide) a corner of this and other lands of Andrew P. Chuck Estate and referred to as Lot No. 1; thence from the place of beginning along the said other lands of Andrew P. Chuck Estate and referred to as Lot No. 1 North 45 degrees, 24 minutes, 54 seconds West, 263.18 feet to a corner in line of land of Gordon and Sally Odell; thence along the same North 45 degrees, 48 minutes, 40 seconds East, 259.07 feet to a corner and North 24 degrees, 18 minutes, 47 seconds East, 43.99 feet to a corner of still other lands of Andrew P. Chuck Estate and referred to as Lot No. 3; thence along the same South 45 degrees, 24 minutes, 54 seconds East, 272.76 feet to a corner in the aforementioned center line of Smith Road; thence along the same South 44 degrees, 35 minutes, 08 seconds West, 300.00 feet to the place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Glen W. Russell and Kimberly A. Russell by Indenture bearing date the 1st day of April A.D. 2002 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5405, Page 616 granted and conveyed unto Glen W. Russell, in fee.

Parcel Number: 37-00-04642-10-9.

Location of property: 59 Smith Road, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Glenn W. Russell** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee Under the Indenture Relating to IMH Assets Corporation Collateralized Asset-Backed Bonds, Series 2004-9, c/o Ocwen Loan Servicing, LLC. Debt: \$200,322.81.

Michael McKeever, Attorney. I.D. #56129

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

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

13-21933

ALL THAT CERTAIN lot or tract of land, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey thereof made by C. Raymond Weir, Registered Professional Engineer, on the 3rd day of September, A.D., 1952.

BEGINNING at a point on the Southeasterly side of DeKalb Street Pike (State Highway Route No. 202) (40 feet wide) at the distance of 101.72 feet on a course measured North 22°, 58', 30" East from the point of intersection day of the Easterly side of Plymouth Road (40 feet wide) and the Southeasterly side of DeKalb Street Pike aforesaid; thence extending from said beginning point North 22°, 58', 30" East (along Southeasterly side of DeKalb Street Pike) 157.28 feet; thence extending South 63°, 7', 30" East, 418 feet to a point, a stone; thence extending South 22°, 54' West, 260 feet to a point; thence North 69°, 38' West, 214.82 feet to a point; thence extending North 22°, 58', 30" East, 150.16 feet to a point; thence extending North 69°, 38' West, 203 feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM ALL THE CERTAIN area taken by the Commonwealth of Pennsylvania to widen DeKalb Street Pike (State Highway Route No. 202) from 40 feet to its present width.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT: ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Plan and Survey thereof made by C. Raymond Weir, Registered Professional Engineer, on the 8th day of September, A.D., 1952 and revised January 24, 1956.

BEGINNING at a point which point is the following two courses and distances from a point of intersection of the Easterly side of Plymouth Road (40 feet wide) and the Southeasterly side of DeKalb Street Pike (State Highway Route No. 202) (formerly 40 feet wide): (1) South 1°, 57' West, 51 feet to a point on the Easterly side of Plymouth Road; (2) South 69°, 38' East, 184.68 feet; thence extending from said beginning point along other land now or late of Roland Gerhart and Ida A. Gerhart, his wife, herein, North 22°, 58', 30" East, 150.16 feet to a point; thence South 69°, 38' East, 40 feet to a point; thence South 22°, 58', 30" West, 150.16 feet to a point in land now or late of Walter Brost; thence along said land now or late of Walter Brost, North 69°, 38' West, 40 feet to the first mentioned point and place of beginning.

BEING the same premises which Ines A. Bawduniak, by Deed dated 10/14/1999 and recorded 10/27/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5294, Page 1154, granted and conveyed unto Vivek Kothari.

Parcel Number: 39-00-00874-00-5.

Location of property: 1004 DeKalb Pike, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vivek Kothari** at the suit of Citizens Bank of Pennsylvania. Debt: \$305,013.46.

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.

13-22000

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Map of Property of Samuel H. Bell made by Yerkes Engineering Company, Consulting Engineers and Surveyors dated the 27th day of June A.D. 1966 and last revised the 24th day of October A.D., 1967, as follows, to wit:

BEGINNING at a point of reverse curve in the center line of Stone Ridge Lane - North (50 feet wide) said point being the 2 following courses and distances measured along the center line of Stone Ridge Lane - North from its point of intersection with the extended center line of Saybrook Road (50 feet wide): (1) North 41 degrees, 00 minutes West, 99.47 feet to a point of curve; and (2) Northwestwardly on the arc of a circle curving to the right having a radius of 725 feet the arc distance of 215.54 feet to the point of beginning; thence extending from said point of beginning South 63 degrees, 52 minutes West crossing the Southwesterly side of Stone Ridge Lane - North 269.78 feet to point a point; thence extending North 5 degrees, 37 minutes, 55 seconds West recrossing the same; thence extending Eastwardly and Southeastwardly along the center line of same; thence extending Eastwardly and Southeastwardly along the center line of Stone Ridge Lane - North on the arc of a circle curving to the right having a radius of 270 feet the arc distance of 334.12 feet to the first mentioned point of reverse curve and place of beginning.

CONTAINING in area 1.056 acres.

BEING Lot Number 5 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Michael Louis Goldstein and Michelle L. Goldstein, husband and wife by Deed from the Authorized Signator(y)/(ies) for, 2201 Stoneridge, LLC dated 11/17/2006 and recorded on 11/17/2006 in the Montgomery County Recorder of Deeds in Instrument No. 2006155907.

Parcel Number: 40-00-59348-00-3.

Location of property: 2201 North Stone Ridge Lane, Villanova, PA 19085.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Louis Goldstein and Michelle L. Goldstein** at the suit of Citimortgage, Inc. Debt: \$576,604.03.

Robert W. Williams, 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.

13-22399

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

BEGINNING at a point on the Southwesterly side of Arbor Road (40 feet wide) at the distance of 125 feet Northwestwardly from the intersection of the Northwestery building line of Walden Road (40 feet wide) with the Southwesterly building line of Arbor Road (both projected).

CONTAINING in front or breadth on the said Arbor Road 25 feet and extending of the width in length or depth Southwestwardly between parallel lines at right angles to the said Arbor Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Staci Morgan by Deed from Lois Brucker, formerly known as Lois B. Polsky, by and through her duly appointed Attorney-in-Fact, Shirley Melvin, by Power of Attorney, dated December 26, 2002 and recorded February 14, 2003 in Deed Book 5446, Page 1367.

Parcel Number: 31-00-00334-00-4.

Location of property: 610 Arbor Road, Cheltenham, PA 19012.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Staci L. Morgan a/k/a Staci Morgan** at the suit of JP Morgan Chase Bank, National Association. Debt: \$115,608.33.

Marc S. Weisberg, Attorney.

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

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

13-22410

ALL THAT CERTAIN lot, piece, parcel of land, buildings thereon having been since erected, situate on the West side of North Charlotte Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Charlotte Street distant 145 feet Southwardly from the Southwest corner of Charlotte and Mervine Streets, at a corner of Lot No. 13 in a plan of lots laid out by Jacob C.S. Bliem; thence along the line of Lot No. 13; thence along the line of Lot No. 13 Westwardly a distance of 150 feet to other lands of Doris V. Bodnar; thence along said land Northwardly 60 feet to Lot No. 15 in said plan; thence along said Lot No. 15, Eastwardly 150 feet to the West side of Charlotte Street aforesaid; thence Southwardly along said Charlotte Street 60 feet to the point or place of beginning.

BEING the Easterly 1/2 of Lot No. 15 in said Plan of Lots laid out by Jacob C.S. Bliem.

TITLE TO SAID PREMISES IS VESTED IN Fredie D. Eddy, Sr. and Fredie D. Eddy, Jr., by Deed from Richard S. Piroshak, Individually and Richard S. Piroshak, as Personal Representative of the Will of Dolores G. Piroshak a/k/a Dolores G. Piroshak and Helen R. Rodgers, a/k/a Helen Rogers by her Agent Georgia M. Zeleznick under POA dated 4/19/2006 to be recorded, dated 06/19/2006, recorded 07/21/2006 in Book 5609, Page 961.

Parcel Number: 16-00-04364-00-3.

Location of property: 1211 North Charlotte Street, Pottstown, PA 19464-3964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Fredie D. Eddy, Sr. and Fredie D. Eddy, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$169,498.94.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-22444

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, described according to a Plan of Subdivision of "The Orchard" for H. Hassan Builder, Inc., dated April 21, 1984 and last revised February 22, 1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Northwest side of Damson Lane (50 feet wide) said point also being a corner of Lot 344 and place of beginning; thence from said place of beginning and along Lot 344 North 35 degrees, 45 minutes, 00 seconds West, 140.00 feet to a point a corner of Lot 360; thence along Lot 360 North 54 degrees, 15 minutes, 00 seconds East, 36.50 feet to a corner of Lot 346; thence along Lot 346 South 35 degrees, 45 minutes, 00 seconds East, 140.00 feet to a point on the Northwest side of Damson Lane; thence along the Northwest side of Damson Lane South 54 degrees, 15 minutes, 00 seconds West, 36.50 feet to a point a corner of Lot 344 and first mentioned point and place of beginning.

BEING Lot No. 345 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Woo Jong Ki by Deed from Jian F. Lin and Hui Chen, husband and wife, dated July 9, 2007 and recorded July 16, 2007 in Deed Book 5655, Page 02342.

Parcel Number: 46-00-00695-36-6.

Location of property: 108 Damson Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Woo Jong Ki** at the suit of Bank of America, N.A. Debt: \$241,764.35.

Marc S. Weisberg, Attorney.

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

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

13-22482

ALL THAT CERTAIN message and lot or piece of ground, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, and numbered according to the plan of numbering houses in said Borough as No. 48 Front Street, and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Front Street at the distance of thirty-one and ninety-five one-hundredths feet Southeasterly from the Southeast corner of Front and Mill Streets said point of beginning being in the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said John J. Stamp; thence Southwesterly the line passing through the middle of the partition wall between the premises hereby conveyed and said John J. Stamp's adjoining premises one hundred thirty-seven and five-tenths feet to the Northeasterly side of Second Street; and thence along said side of said Second Street Southeasterly thirteen and five-tenths feet to a point a corner of this and land recently conveyed by Charles J. Quillman to Raffaele Naccarelli, et ux.; thence along the line of said Raffaele Naccarelli, et ux.'s land Northeasterly and passing through the middle of the partition wall between the premises hereby conveyed and said Naccarelli's adjoining premises one hundred thirty-seven and forth-three one-hundredths feet to the Southwest side of Front Street and along said side of said Front Street Northwesterly fourteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David E. O'Donnell and Doreen O' Donnell, h/w, by Deed from James Terpoilli and Mary Iacovino and Charles Terpoilli and Sadie Terpoilli and The Estate of Emma Terpoilli, dated 12/31/1992, recorded 07/23/1993 in Book 5048, Page 715.

Parcel Number: 02-00-02996-00-8.

Location of property: 46 West Front Street a/k/a 46 W. Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David E. O'Donnell and Doreen O'Donnell** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Bear Stearns Asset-Backed Securities, Inc., Asset-Backed Certificates, Series 2000-2. Debt: \$107,393.25.

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

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

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

13-22792

ALL THAT CERTAIN stucco message or tenement and lot of land situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Walnut Street, between Manatawny and York Streets, being known as No. 1-1/2 Walnut Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Walnut Street at the distance of 20 feet Eastwardly from the Northeast corner of Walnut and Manatawny Streets, a corner of this and land now or late of Richard Rhoda, thence by the same Northwardly 77 feet 3 inches to land now or late of William Detra, et us; thence by the same and parallel with Walnut Street Eastwardly 22 feet 7 inches to land now or late of Olla M. Lachman; thence by the same Southwardly 77 feet 3 inches to the North line of Walnut Street, aforesaid; thence by the same Westwardly 22 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sherrie L. Horchak and Ethan Gebhard by deed from Phoenixville Federal Savings and Loan Association dated March 31, 1997 and recorded April 9, 1997 in Deed Book 5182, Page 385.

On March 27, 2009, Ethan Gebhard departed this life leaving title solely vested to Sherrie L. Horchak.

Parcel Number: 16-00-30412-00-1.

Location of property: 1 1/2 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Sherrie L. Horchak** at the suit of JP Morgan Chase Bank, N.A., s/b/m to Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$51,854.47.

Celine P. DerKrikorian, Attorney.

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

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

13-22870

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots entitled ‘Woods’ Edge’ made by Russell S. Lyman, Registered Professional Engineer, Surveyor dated December 4, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Holly Drive (50 feet wide) at the distance of 945.00 feet measured North 40 degrees, 15 minutes East along the said side of Holly Drive from a point of tangent in the same, which point of tangent is at the distance of 39.27 feet measured along the arc of a circle curving to the left having a radius of 25.00 feet from a point of curve on the Northeasterly side of Cotton Wood Drive (50 feet wide); thence extending North 49 degrees, 45 minutes West, 190.00 feet to a point; thence extending North 40 degrees, 15 minutes East, 86.74 feet to a point; thence extending South 47 degrees, 45 minutes East, 190.23 feet to a point on the Northwesterly side of Holly Drive aforesaid; thence extending along the said side of Holly Drive in a Southwesterly direction on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 6.11 feet to a point of tangent in the same; thence extending still along the said side of Holly Drive South 40 degrees, 15 minutes West, 74.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 132 on the said plan.

BEING the same premises which Carl E. Cutler and Doris V. Cutler, his wife, by Deed dated June 7, 1983 and recorded June 9, 1983 in Montgomery County in Deed Book 4709, Page 729 conveyed unto William K. Polis and Mary L. Polis, husband and wife, in fee.

MAP #36017C007.

TITLE TO SAID PREMISES IS VESTED IN William K. Polis and Mary I. Polis, h/w, by Deed from Carl E. Cutler and Doris V. Cutler, h/w, dated 06/07/1983, recorded 06/09/1983 in Book 4709, Page 729.

Mary L. Polis Deceased as of 9/8/2012.

Parcel Number: 36-00-05251-00-5.

Location of property: 22 Holly Drive, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Laura Aquino, in Her Capacity as Executrix and Devisee of the Estate of Mary L. Polis, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$283,028.10 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.

13-22959

ALL THAT CERTAIN message or tenement and two tracts of land, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1:

BEGINNING at a corner of this and the said now or late of John K. Anderson’s land, at the distance of eight and two tenths perches from Skippack Pike; thence by land of said now or late Jacob John K. Anderson, Northeast, eighty and seven-tenths feet to a corner; thence still by the same Southeast seventy-one and six-twelfths feet to a corner of now or late Jacob G. Reiff’s land; thence by the same Southwestward parallel with the first mentioned line eighty and seven-twelfths feet to a corner of now or late Jacob G. Reiff’s land; thence by the same Southwestward parallel with the first mentioned line eighty and seven-twelfths feet to the said now or late Jacob M. Saylor’s land; thence by the same to within eight and three-tenths perches from a corner in the aforesaid Skippack Pike; thence Northwest along the said now or late Jacob M. Saylor’s land; thence Northwest along the said now or late Jacob M. Saylor’s land, seventy-one and six-twelfths feet to the place of beginning.

TRACT NO. 2:

BEGINNING at a corner stone in Skippack Pike; thence by land of now or late John K. Andersen, North forty-three and three-quarter degrees East, eight and two-tenths perches to a stone corner; thence by lands of now or late Jacob M. Saylor, South forty-five and three-quarter degrees East, four and three-tenths perches to a stone corner in a line of now or late Jacob S. Reiff’s land; thence by the same South forty-three and three-quarter degrees West, eight and two-tenths perches to a stone corner in said road on the East side of said road; thence by the same and by now or late Abraham Bomenen’s Estate, North forty-five and three-quarter degrees West, four and three-tenths perches to the place of beginning.

Parcel Number: 51-00-03157-00-5.

Location of property: 4397 Skippack Pike, Skippack Township, Montgomery County, PA 19474.

The improvements thereon are: Commercial office building.

Seized and taken in execution as the property of **RM Group Properties, LLC** at the suit of First Priority Bank. Debt: \$442,482.91.

J. Timothy Arndt, 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.

13-22982

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Jeffrey Rogovin and Virginia Rogovin by John T. Aston, Registered Surveyor, dated 7-1-1983 and recorded in Plan Book A-45, Page 42, as follows, to wit:

BEGINNING at a point in the center line of Perkiomenville Road, at the intersection with Traffic Route 73, Big Road, a corner of this and the land of Dennis L. and Diane Faust; thence from the point of beginning, leaving Perkiomenville Road, in the bed of Traffic Route 73, Big Road, along the land of Dennis L. and Diane Faust, the land of Gerald R. and Rita Wright, and partly along the land of Frank W. and Laura R. Richard, North 45 degrees, 04 minutes, 35 seconds West, 516.68 feet to a point in the center line of Traffic Route 73, Big Road, a corner of this and the land of Douglas and Sharon Killough; thence along the land of Douglas and Sharon Killough and along the land of Louis A. Zilinski, leaving Traffic Route 73, Big Road, North 44 degrees, 41 minutes, 652.79 feet to an iron pin set a corner of this and Lot 1 of the same plan. The line passing over an iron pin found 44 feet from the last mentioned point and 296.57 feet from the last mentioned point. The line running partly along a tree line; thence along Lot 1 South 47 degrees, East 509.90 feet to a spike set the center line of Perkiomenville Road, a corner of this in Lot 1 and in the line of the land of Harry and Florence M. Law. The line passing over an iron pin set 30 feet from the last mentioned point. Thence along the center line of Perkiomenville Road, along the land of Harry and Florence M. Law, the land of Roy C. and Janet Miller, the land of Francis G. Keating, the land of Albert T. and Day E. Kopack, and by the land of Earl and Virginia Renninger, South 44 degrees, 05 minutes, 19 seconds West, 669.93 feet to the point of beginning.

CONTAINING 7.792 acres.

TITLE TO SAID PREMISES IS VESTED IN Nina Schlack, by Deed from Jeffrey H. Rogovin and Virginia Rogovin, h/w, dated 09/24/1997, recorded 10/06/1997 in Book 5202, Page 634.

Parcel Number: 55-00-00172-00-7.

Location of property: 3045 Big Road, Zieglerville, PA 19492-9707.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nina Schlack** at the suit of PHH Mortgage Corporation. Debt: \$157,295.90.

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.

13-23021

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County Pennsylvania described according to a Townhouse Residential Layout and Paving Plan Area 'B' of Hillcrest Glen made by D.S. Winokur Associates, Inc. dated 7/26/2001 last revised 4/30/2003 and recorded in Plan Book A-61, Page 254 and 255, as follows, to wit:

BEING Lot 31 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Marcia Robinson, by Deed from Hillcrest Glen, L.P., a Pennsylvania Limited Partnership, dated 03/24/2005, recorded 04/07/2005 in Book 5549, Page 1577.

Parcel Number: 49-00-03091-56-8.

Location of property: 105 Cricket Drive, Conshohocken, PA 19428-1195.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcia Robinson** at the suit of Citimortgage, Inc. Debt: \$290,265.98.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-23869

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, 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 3/17/1995 and recorded in Plan Book A-56, Page 241, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Deer Run Court (of variable width) said point being a corner of Lot No. 41 as shown on the above mentioned plan; thence extending from said point of beginning and along the aforesaid Lot North 41 degrees, 48 minutes, 15 seconds West and crossing a certain 2.5 feet wide force main Easement 100 feet to a point on line of open space; thence extending along the same North 48 degrees, 11 minutes, 45 seconds East, 20 feet to a point a corner of Lot No. 43 as shown on the above mentioned plan; thence extending along the same South 41 degrees, 48 minutes, 15 seconds East and recrossing the aforesaid 2.5 feet wide force easement 100 feet to a point on the Northwesterly side of Deer Run Court; thence extending along the same South 48 degrees, 11 minutes, 45 seconds West 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the above mentioned plan.

BEING the same premises which Trim Development Company by Indenture dated April 1, 1998 and recorded in the Recorder of Deeds in and for the County of Montgomery, aforesaid, in Deed Book 5268 and Page 751 &c. granted and conveyed unto Andrea Dippolito-Merone, in fee.

Parcel Number: 37-00-06561-32-3.

Location of property: 420 Deer Run Court, Royersford, PA 19468-1457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William F. Maule, Jr.** at the suit of Citimortgage, Inc., as Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$220,841.97.

Daniel C. Fanaselle, Attorney, I.D. #312292

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

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

13-24286

ALL THAT CERTAIN lots or pieces of ground, with the buildings and Improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known as Lots Nos. 161 and 162 on a certain plan of lots called Oaklane Terrace surveyed for Wood Harmon Real Estate Association by Joseph W. Huster, Civil Engineer recorded at Norristown, Pennsylvania, in Deed Book 420, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Avenue at the distance of sixty-four and eight one-hundredths feet Northeastwardly from the Northeastly side of Central Avenue.

CONTAINING in front or breadth on the said Oak Avenue fifty feet (each lot being twenty-five feet) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Winslow D. Spady, Jr. by Deed from Dilbagh Singh Sandher and Balvinderjit Kaur Sandher, dated November 30, 2000 and recorded December 20, 2000 in Deed Book 5343, Page 0917.

Parcel Number: 31-00-20803-00-1.

Location of property: 7307 Oak Avenue, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Winslow D. Spady, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$144,994.92.

Joseph I. Foley, 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.

13-24357

ALL THAT CERTAIN half of a double frame message and lot or piece of land, situate in Mount Hope Addition to **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the East side of Monroe Street, two hundred and twenty-eight and one-half (288 1/2) feet north from the Northeast corner of Elm and Monroe Streets; thence from said stake Eastwardly along Lot Number 12 one hundred and twenty-four (124) feet to land now or late of Fred Mest; thence Southwardly along the same seventeen and one-half (17 1/2) feet to land now or late of Harry B. Levengood; thence Westwardly along the same one hundred and twenty-four (124) feet to Monroe Street, passing in part of said course and distance through the middle of the partition wall of a double frame dwelling; thence Northwardly along Monroe Street, seventeen and one-half (17 1/2) feet to the place of beginning.

BEING the Northern half of Lot Number 13 in plan of lots laid out by H.N. Guldin and Company.

PREMISES "B":

ALL THAT CERTAIN lot or piece of land and the buildings thereon erected, situated on the East side of Monroe Street North of Elm Street in Mount Hope Addition, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the East side of Monroe Street at a street at a distance of two hundred twenty-eight and one-half (228 1/2) feet to the Northeast corner of Elm and Monroe Streets, and in the division line of this and Lot Number 13; thence along said division line South fifty-two (52) degrees, East one hundred twenty-four (124) feet to a point a corner; thence North thirty-eight (38) degrees, East twelve (12) feet, three (3) inches to a point a corner of this and other land of Ralph L. Dematteo; thence along said other land of Dematteo North fifty-two (52) degrees, West one hundred twenty-four (124) feet to the Easterly side of Monroe Street; thence along side of Monroe Street South thirty-eight (38) degrees, West twelve (12) feet three (3) inches to the place of beginning.

BEING twelve (12) feet, three (3) of Lot Number Twelve as laid out in plan of lots by Horace M. Guldin et al.

TITLE TO SAID PREMISES VESTED IN Jaime L. Campbell by Deed from Kathy Hawkins dated 3/31/2009 and recorded on 4/2/2009 in the Montgomery County Recorder of Deeds in Book 5726, Page 00029, Instrument No. 2009030803.

Parcel Numbers: 64-00-03685-00-4 and 64-00-03682-00-7.

Location of property: 824 Monroe Avenue, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jaime L. Campbell** at the suit of Citimortgage, Inc. Debt: \$147,089.72.
Robert W. Williams, 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.

13-24572

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, described according to a survey and thereof made by Stanley F. Moyer, Registered Engineer dated August 8, 1957, as follows, to wit:

BEGINNING at the point of intersection of the center line of Sumneytown Pike (Route #63), (forty feet wide) and the center line of Thompson Road (thirty-three feet wide); thence extending along the center of Thompson Road North forty-four degrees, nineteen minutes East, one hundred forty-five feet to an iron pin; thence extending South forty-one degrees, thirty-one minutes East crossing the Southeastly side of said road and extending along land of Henry Guentz four hundred nineteen and ninety one-hundredths feet to an iron pin; thence extending South thirty-eight degrees, fifty-three minutes West along land of Elmer S. Maltman, and crossing the Northeastly side of Sumneytown Pike (Route #63) one hundred forty-five and ninety-four one-hundredths feet to a point in the center line of the said Sumneytown Pike (Route #63) aforesaid; thence extending along the same North forty-one degrees, thirty-seven minutes West, four hundred thirty-six and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.42 acres more or less.

BEING the same premises which Leroy Sacks and Florence Sacks, h/w, by Deed dated September 15, 2003 and recorded September 25, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5475, Page 1429, granted and conveyed unto Leroy Sacks.

Parcel Number: 62-00-02092-00-6.

Location of property: 1270 Sumneytown Pike, Harleysville, PA 19438.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Leroy Sacks** at the suit of Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$281,050.30.

Andrew J. Marley, Attorney.

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

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

13-24937

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County Pennsylvania and described according to a Certain Plan thereof known as "Plan of Huntingdon Park" made by George B. Mebus, Registered Professional Engineer, dated January 22, 1953 and revised November 29, 1954 said plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-1, as follows, to wit:

BEGINNING at a point of tangent on the Southeastly side of Huntingdon Pike (sixty-five feet wide), said point of tangent being the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty-five feet from a point of curve on the Northeastly side of Linton Road (fifty feet wide); thence extending from said point of beginning North forty-one degrees, twenty one minutes East along the said side of Huntingdon Pike one hundred and twenty and three one-hundredths feet to a point; thence extending South forty-eight degrees, thirty-nine minutes East, one hundred twenty-one and eighty-three one-hundredths feet to a point; thence extending South two degrees, twenty-three minutes, twenty seconds East, one hundred and fifteen feet to a point on the Northeastly side of Linton Road aforesaid; thence extending Northwestwardly along the said side of Linton Road on the arc a circle curving to the right having a radius of two hundred and fifty feet the arc distance of one hundred and seventy feet to a point of tangent in the same; thence extending North forty-eight degrees, thirty-nine minutes West still along the said side of Linton Road eleven and ninety-five one-hundredths feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Holly J. Riggs and Brenda J. Klein, by Deed from Marguerite Diplacido, Executrix of the Estate of Charles J. Brimmer, dated 11/30/2009, recorded 12/09/2009 in Book 5753, Page 649.

Parcel Number: 30-00-38992-00-2.

Location of property: 665 Linton Road, Huntingdon Valley, PA 19006-8432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Holly J. Riggs and Brenda J. Klein** at the suit of Wells Fargo Bank, N.A. Debt: \$335,018.50.

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.

13-24991

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Valley High West" made by Showalter and Associates, Chalfont, Pennsylvania dated 3/26/1993 last revised 3/4/2002 and recorded in Montgomery County in Plan Book A-60, Page 344, as follows, to wit:

BEGINNING at a point on the Northeastly side of Lane 9 (East Autumn Court) said point being a corner of Lot 126 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeastly side of Lane 9 on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 55.26 feet to a point

a corner of Lot 128 as shown on the above mentioned plan; thence extending along the same North 23 degrees, 52 minutes, 44 seconds East, 170.00 feet to a point in line of Open Space No. 11 as shown on the above mentioned plan; thence extending along the same South 39 degrees, 44 minutes, 12 seconds East, 204.42 feet to a point a corner of Lot 126 as shown on the above mentioned; thence extending along the same South 76 degrees, 38 minutes, 52 seconds West, 170.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 19,401.73 square feet.

BEING Lot Number 127 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Annette Akaolisa, by Deed from Valley High, LLC, a Pennsylvania Limited Liability Company, dated 05/24/2005, recorded 06/06/2005 in Book 5556, Page 1775.

Parcel Number: 43-00-00953-06-6.

Location of property: 1207 East Autumn Court, Collegetown, PA 19426-3371.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annette Akaolisa** at the suit of Wells Fargo Bank, N.A. Debt: \$283,137.03.

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.

13-25014

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan of Revision of Lot #12 on Plan of Sylvan S. Levy Subdivision made for Theodore I. Goodman by George B. Mebus, Inc. Engineers, Glenside, Pennsylvania, dated October 25, 1954, as follows, to wit:

BEGINNING at a point a drill hole on the Northeasterly side of Juniper Avenue (50 feet wide) at the distance of 1,133.40 feet measured North 54 degrees, 28 minutes, 40 seconds West along the said side of Juniper Avenue from its intersection with the Westerly side of Old York Road (80 feet wide); thence from said beginning point and along the said Northeasterly side of Juniper Avenue North 54 degrees, 28 minutes, 40 seconds West, 80.19 feet to a point a drill hole; thence leaving the said side of Juniper Avenue and extending along the Southeasterly side of 25 feet wide driveway North 42 degrees, 32 minutes, 50 seconds East, 176.32 feet to a point; thence extending South 54 degrees, 28 minutes, 40 seconds East, 58.63 feet to a point, in a line of Lot #11; thence extending along the said Lot #11 South 35 degrees, 31 minutes, 20 seconds West, 175 feet to the said Northeasterly side of Juniper Avenue the point and place of beginning.

TOGETHER with the free and common use, of the above mentioned 25 feet wide driveway as and for a driveway and passageway at all times hereafter, forever, under and subject to a proportionate part of the expense of the maintenance of the said driveway and passageway in common with all owners, abutting thereon or having the use thereof.

BEING the same premises which Samuel J. Moore, by Deed dated October 31, 1997 and recorded February 9, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5215, Page 2082, granted and conveyed unto Samuel J. Moore and Delores B. Moore, husband and wife, as Tenants by the Entireties. Samuel J. Moore has since departed this life on 04/03/2000 and Delores B. Moore a/k/a Delores Lorraine Moore departed this life on 03/15/2005.

Parcel Number: 31-00-15853-00-1.

Location of property: 1609 Juniper Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Reginald C. Rosemond, Solely in His Capacity as Executor of the Estate of Delores Lorraine Moore a/k/a Delores B. Moore** at the suit of Deutsche Bank National Trust Company, as Trustee for the GSAMP Trust 2002-NC1, Mortgage Pass-Through Certificates, Series 2002-NC1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$489,936.35.

Andrew J. Marley, Attorney.

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

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

13-25033

ALL THAT CERTAIN tract or piece of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made by Stanley F. Moyer, R.S. in February 1939, as follows:

BEGINNING at an iron pin in the Northern side line and sixteen and five-tenths feet from the center line of Creamery Road, a public road running from Morwood to Vernfield, said pin being a corner of Lot No. 5; thence along the latter, North forty-five degrees, forty-five minutes West, one hundred sixty-nine and five-tenths feet to an iron pin a corner in line of other lands now or late of Herbert K. Clemens; thence along the same, North forty-four degrees, fifteen minutes East, eighty-seven and seventy-five one-hundredths feet to an iron pin a corner in the center of Lot No. 3; thence through Lot No. 3, South forty-five degrees, forty-five minutes East, one hundred sixty-nine and five-tenths feet to an iron pin in the side of the aforementioned Creamery Road; thence along the same, South forty-four degrees, fifteen minutes West, eighty-seven and seventy-five one-hundredths feet to the point of beginning.

BEING all of Lot No. 4 and the Western half of Lot No. 3 on said plan.

CONTAINING fourteen thousand eight hundred seventy-four square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Howard C. Ellinger, **III** and Olga B. Ellinger, h/w, by Deed from Gordon G. Keller, Executor of the Estate of Betty B. Keller, Deceased, dated 05/14/2010, recorded 05/19/2010 in Book 5767, Page 1041.

Parcel Number: 34-00-03766-00-7.

Location of property: 735 Morwood Road, Telford, PA 18969-2321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Olga B. Ellinger and Howard C. Ellinger, III** at the suit of Wells Fargo Bank, N.A. Debt: \$212,114.99.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-25076

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Stonybrook Condominiums", a Condominium located at 333 North York Road, Hatboro, Pennsylvania 19040, in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, which heretofore has been submitted to the Provisions of the Unity Property Act of Pennsylvania Act of July 3rd, 1963 P.L. 196, by the Recording in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, a Declaration dated April 21, 1978 and recorded on April 24, 1978 in Deed Book No. 4295, Page 360, an Amendatory Declaration dated May 16, 1978 and recorded May 24, 1978 in Deed Book 4301, Page 550, a Declaration Plan dated April 14, 1978 and recorded in Condominium Plan Book 6, Page 9 on April 24, 1978 and a Supplemental Declaration Plan last revised May 16, 1978 and recorded May 24, 1978 in Plan Book C-6, Page 10, and a Code of Regulations dated April 21, 1978 and recorded April 25, 1978 in Deed Book 4296, Page 1, being Designated on such Declarations Unit No. 17-C as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Amendatory Declaration and as shown on such Supplemental Declaration Plan) to wit:

EACH unit in Stonybrook Condominium shall be possessed of and have appurtenant to it a percentage interest in the Common Elements of the Condominium equal to .15921 percent.

EACH parking unit in Stonybrook Condominium shall be possessed of and have appurtenant to it a percentage interest in the Common Elements of the Condominium equal to .15921 percent.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Boileau and Mercedes C. Boileau, husband and wife, by Deed from Thomas E. Boileau and Mercedes C. Sandoval, now known as Mercedes C. Boileau, husband and wife dated March 10, 2003 and recorded May 14, 2003 in Deed Book 5456, Page 382.

Parcel Number: 08-00-00782-16-4.

Location of property: 17 Concord Place, Unit 17, Hatboro, PA 19040.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Thomas E. Boileau and Mercedes C. Boileau** at the suit of JP Morgan Chase Bank, National Association. Debt: \$186,744.84.

Margaret Gairo, Attorney.

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

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

13-25160

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

BEGINNING at a point on the Southeasterly side of Centre Street (30 feet wide) at the distance of 80 feet measured on a course, North 58 degrees East from the Northerly side of Weldon Avenue (formerly Michener Avenue), a corner of land now or late of Victoria Chick; thence along said land, South 32 3/4 degrees East 70 feet to a point; thence extending North 58 degrees, East 69 feet, 7 inches to a point; thence extending North 32 3/4 degrees, West 70 feet to a point on the Southeasterly side of Centre Street; thence extending along the Southeasterly side of Centre Street, South 58 degrees, West 69 feet, 7 inches to the first mentioned point and place of beginning.

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

BEING the same premises which David C. Guido and Christopher R. Meile, by Deed dated August 11, 2006 and recorded September 13, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5616, Page 471, granted and conveyed unto David C. Guido.

Parcel Number: 30-00-17940-00-3.

Location of property: 457 Elk Avenue a/k/a 457 Elk Street, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David C. Guido** at the suit of HSBC Bank USA, National Association as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$312,743.80.

M. Troy Freedman, Attorney.

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

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

13-25299

ALL THAT CERTAIN message and lot, piece of land, situate and known as Lot No. 121 King Street, **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described according to a survey thereof made by George F. Shaner, 7/5/1948, as follows, to wit:

BEGINNING at a point on the North side of King Street, a corner of lands about to be conveyed by Helen Irene Fenstermacher Sessions to John Kirby, Jr. and wife, said point being distance 200 feet, 4 3/4 inches East of York Street; thence along said Kirby's land North 15 degrees, 30 minutes East 150 feet 4 7/8 inches; thence South 74 degrees 45 minutes East, a distance of 19 feet, 7 1/4 inches; thence South 15 degrees, 30 minutes West, 150 feet, 5 inches to the North side of King Street; thence North 74 degrees, 45 minutes West, 19 feet, 7 1/4 inches to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy Makowski, by Deed from Jacob Kratz, dated 06/21/2007, recorded 10/18/2007 in Book 5669, Page 331.

Parcel Number: 16-00-17696-00-9.

Location of property: 121 King Street, Pottstown, PA 19464-5414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Makowski** at the suit of Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$147,201.57.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-25387

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Earle F. and Jacqueline W. Kerber, prepared by John A. Berger Assoc., Inc., Consulting Engineers, dated November 2, 1979, last revised January 14, 1980, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book C-15 Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Franklin Avenue (fifty feet wide) and which point is at the distance of one hundred twenty-five feet, measured South fifty-one degrees, two minutes East, along the said Southwesterly side of Franklin Avenue from its point of intersection with the Southeasterly side of Elm Avenue (no width given); thence extending from said point of beginning South fifty-one degrees, two minutes East, along the said side of Franklin Avenue, the distance of thirty-five feet to a point, a corner of Lot Number 1 as shown on said Plan; thence extending South thirty-eight degrees fifty-eight minutes West, along Lot Number 1, the distance of one hundred fifty-two feet to a point, a corner; thence extending North fifty-one degrees, two minutes West, the distance of thirty-five feet to a point, a corner; thence extending North thirty-eight degrees fifty-eight minutes East, and for a portion of the distance extending through the party wall of the dwelling erected on these premises with the dwelling erected on the premises adjoining to the Northwest, as shown on said Plan, the distance of one hundred fifty-two feet to a point on the said Southwesterly side of Franklin Avenue, being the first mentioned point and place of beginning.

BEING Lot Number 2, as shown on the above mentioned Plan. House No. 328 Franklin Avenue.

TITLE TO SAID PREMISES IS VESTED IN John P. Wilson and Sandra L. Wilson, husband and wife, by deed from James J. Dowling and Mary Ellen Dowling, husband and wife, dated May 15, 2007 and recorded May 29, 2007 in Deed Book 5648, Page 2212.

Parcel Number: 31-00-10681-00-7.

Location of property: 328 Franklin Avenue, Cheltenham, PA 19102.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **John P. Wilson and Sandra L. Wilson** at the suit of Federal National Mortgage Association. Debt: \$225,709.18.

Margaret Gairo, Attorney.

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

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

13-25410

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Montgomery Mews Condominium, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Recorder of Deeds Office of a Declaration dated July 26, 1979 and recorded on September 26, 1980 in Deed Book 4563, Page 538, and a First Amendment thereto dated November 1, 1980 and recorded August 3, 1981 in Deed Book 4648, Page 135 and Declaration Plan dated January 8, 1979 and revised May 1, 1979 and recorded on September 26, 1980 in Condominium Plan Book 8, Page 40; and a Code of Regulations dated July 26, 1979 and recorded on September 28, 1980 in Deed Book 4563, Page 554, and a First Amendment thereto dated November 1, 1980 and recorded August 3, 1981 in Deed Book 4648, Page 151, being and designated on Declaration Plan as Unit No. 'H' as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.6923080%.

BEING Block 2G, Unit 449.

TITLE TO SAID PREMISES IS VESTED IN Sherle Goldman and Nellie Goldman, by Deed from Sherle Goldman, f/k/a Sherle Toole, dated 11/06/2006, recorded 11/24/2006 in Book 5625, Page 811.

Parcel Number: 40-00-38188-40-9.

Location of property: 20 Montgomery Avenue Unit H, Bala Cynwyd, PA 19004-2945.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nellie R. Goldman a/k/a Nellie Goldman and Sherle Goldman** at the suit of Wells Fargo Bank, N.A. Debt: \$316,215.57.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-25556

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Providence Greene, made by Yerkes Associates, Inc., dated 10-9-89 and last revised 2-14-95, said plan being recorded in Plan Book A-55, Page 403, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Greens Way Circle (Private) (50 feet wide) said point of beginning being a corner of Lot 153 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 153 North 49 degrees, 28 minutes West, 109.87 feet to a point in line of Open Space; thence along the same North 40 degrees, 32 minutes East, 24 feet to a point a corner of Lot 151; thence extending along the same South 49 degrees, 28 minutes East, 109.45 feet to a point on the Northwesterly side of Greens Way Circle; thence extending along the same South 39 degrees, 31 minutes West, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,632 square feet more or less.

BEING Lot 152 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN David M. Goodridge and Dorine C. Goodridge, by Deed from Daniel W. Cosgrove and Jennifer M. Cosgrove, h/w, dated 09/19/2000, recorded 10/25/2000 in Book 5336, Page 1114.

Parcel Number: 43-00-05861-65-7.

Location of property: 4005 Greens Way Circle, Colledgeville, PA 19426-3177.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorine C. Goodridge and David M. Goodridge** at the suit of Wells Fargo Bank, N.A. Debt: \$73,121.65.

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

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

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

13-25560

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

BEGINNING at a point on the Northwesterly side of Hamilton Street, at the distance of 90 feet Northeasterly from the Northerly corner of Hamilton and Airy Streets, a corner of this and land now or late of B.F. Rittenhouse; thence along said land of said Rittenhouse, the line passing through the middle of the partition wall between the house erected hereon and the house of the said Rittenhouse, Northwesterly 150 feet to the Southeasterly side of an alley 20 feet in width; thence extending along said side of said alley Northeasterly 31 feet to a point in line of land now or late of Bessie B. Platte; thence extending along said land Southeasterly 150 feet to a point on the Northwesterly side of Hamilton Street aforesaid; thence extending along said side of said street Southwesterly 31 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marlene Harris, a single woman by Deed from Marlene Harris-Peter dated 09/14/2009 recorded 01/19/2010 in Deed Book 5756, Page 2106.

Parcel Number: 13-00-15028-00-7.

Location of property: 509 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marlene Harris** at the suit of Bank of America, N.A. Debt: \$134,260.87.

Nicole LaBletta, Attorney. I.D. #202194

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

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

13-25561

ALL THAT CERTAIN lot known as Unit No. A-1, in Building No. 1008, situate in **Lower Moreland Township**, in the Village at Huntingdon Valley Condominium together with an undivided interest in the common elements (1.25% at full proposed buildout of 60 Units) appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of the Village at Huntingdon Valley Condominium Association dated June 26, 2001 and recorded on November 5, 2001 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown, Pennsylvania in Deed Book 5384, at Page 00589, and filed in the Department of Records in and for Philadelphia County, Pennsylvania on August 31, 2001 at Philadelphia, Pennsylvania as Document No. 50318869, as amended from time to time.

BEING the same premises which K. Hovnanian at Lower Moreland, I, LLC, by Deed dated 7/1/2002 and recorded 7/16/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5416, Page 790, granted and conveyed unto Anthony Merenda.

Parcel Number: 41-00-10631-13-7.

Location of property: 3399 Woodland Circle, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Merenda** at the suit of Citizens Bank of Pennsylvania. Debt: \$228,261.37.

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.

13-25757

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as "High Park" made of George B. Mebus, Registered Professional Engineer, dated October 11, 1948, and revised April 26, 1949, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 1981, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Preston Lane (fifty feet wide) ninety-five and twenty-two one-hundredths feet measured South forty-six degrees, fifty-two minutes, forty seconds East along the said side of Preston Lane from a point of tangent in same which point of tangent is at the distance of ninety-three and sixty-one-hundredths feet measured along the arc of a circle curving to the right having a radius of two hundred feet from a point of curve in said side of Preston Lane which said point of curve is at the distance of two hundred seventy-six and twenty-four one-hundredths feet measured South seventy-three degrees, forty-one minutes, thirty seconds East along said side of Preston Lane from a point of tangent in the same which point of tangent is at the distance of eighty-two and forty-five one-hundredths feet measured on a line curving to the right having a radius of seventy-five feet from a point of curve in the Southeasterly side of Preston Lane from a point of tangent in same which point of tangent is at the distance of thirty-one and forty-two one-hundredths feet measured on a line curving to the right having a radius of twenty feet from a point of curve on the Northeasterly side of Corinthian Avenue (fifty feet wide); thence from said beginning point South forty-six degrees, fifty-two minutes, forty seconds East along the Southeasterly side of said Preston Lane sixty feet to a point; thence extending South forty-three degrees, seven minutes, twenty seconds West, one hundred forty-five feet to a point; thence extending North forty-six degrees, fifty-two minutes, forty seconds West, sixty feet to a point; thence extending North forty-three degrees, seven minutes, twenty seconds West, one hundred forty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 66 on said plan.

BEING the same premises which Myrtle M. Kiesling by Deed dated 10/6/2006 and recorded 10/17/2006 in Montgomery County in Deed Book 5620, Page 432 granted and conveyed unto Joseph M. Apold and Helen M. Apold. Parcel Number: 59-00-14608-00-3.

Location of property: 422 Preston Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Helen M. Apold and Joseph M. Apold** at the suit of Green Tree Servicing, LLC. Debt: \$299,389.33.

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.

13-25822

ALL THAT CERTAIN lot or piece of ground with buildings and improvements to be thereon erected situated in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Mallard Pond Plan of Subdivision prepared for DeLuca Enterprises, Inc., made by Urwiler & Walter, Inc., Summeytown, Pennsylvania dated May 30, 1986 and last revised October 9, 1987, said plan being recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-49 page 387, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Mallard Drive West (50 feet wide) said point being measured the 4 following courses and distances from a point of curve on the Southeasterly side of Swallow Court (50 feet wide): (1) leaving Swallow Court on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 36.14 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West; (2) thence extending along the Southwesterly and Southeasterly sides of Mallard Drive West on the arc of a circle curving to the left having a radius of 375.00 feet and the arc distance of 326.83 feet to a point of tangent; (3) North 78 degrees, 42 minutes, 58 seconds East, 100 feet to a point of curve; and (4) thence extending along the Southeasterly, Southwesterly, and Northwesterly side of Mallard Drive West on the arc of a circle curving to the right having a radius of 297.50 feet and the arc distance of 570.00 feet to the point of beginning; said point of beginning being a point a corner of Lot #84 as shown on the above mentioned plan; thence extending from said point of beginning along the Northwesterly side of Mallard Drive West on the arc of a circle curving to the right having a radius of 297.50 feet and the arc distance of 196.81 feet to a point a corner of Lot #86 as shown on the above mentioned plan; thence extending along the aforesaid lot North 42 degrees, 49 minutes, 58 seconds West, 218.06 feet to a point a corner of Lot #175 as shown on the above mentioned plan; thence extending along the aforesaid lot North 43 degrees, 00 minutes, 00 seconds West, 41.46 feet to a point on a corner of Lot #84 as shown on the above mentioned plan; thence extending along the aforesaid lot South 84 degrees, 52 minutes, 37 seconds East, 209.88 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 25.357 square feet.

BEING Lot #85 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kae Song Jang and Jung Ran Jang, husband and wife, by deed from DeLuca Enterprises, Inc. dated February 23, 1990 and recorded May 4, 1990 in Deed Book 4945, Page 1462 Instrument No. 006813.

Parcel Number: 46-00-02579-34-5.

Location of property: 120 Mallard Drive West, North Wales, PA 19454.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Kae Song Jang and Jung Ran Jang** at the suit of Bank of America, N.A. Debt: \$326,494.54.

Margaret Gairo, Attorney.

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

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

13-25860

526 West Chestnut Street

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision, made for Majestic Corporation by Joel C. Defreytas, Jr., P.E., Wayne, Pennsylvania, dated December 10, 1982, and last revised April 8, 1983, and recorded in Plan Book A-45, Page 364, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of H Street a corner of this and Lot No. 1 on the above mentioned plan; thence extending along said H Street North 34 degrees, 00 minutes East, 27.17 feet to a point a corner of Lot No. 3 on the above mentioned plan; thence extending along Lot No. 3 South 56 degrees, 00 minutes East, 100.00 feet to a point on the Northwesterly side of a 20 feet wide alley; thence extending along the same South 34 degrees, 00 minutes West, 27.17 feet to a point a corner of Lot No. 1 aforesaid; thence extending along Lot No. 1 North 56 degrees, 00 minutes West, 100.00 feet to a point on the aforesaid side of H Street, the first mentioned point and place of beginning.

528 West Chestnut Street

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision, made for Majestic Corporation by Joel C. Defreytas, Jr., P.E., Wayne, Pennsylvania, dated December 10, 1982, and last revised April 8, 1983, and recorded in Plan Book A-45, Page 364, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of H Street a corner of this and land now or late of Gordon Astheimer; thence extending along H. Street North 34 degrees, 00 minutes East, 161.13 feet to a point a corner of Lot No. 2 on the above mentioned plan; thence extending along Lot No. 2 South 56 degrees, 00 minutes East, 100.00 feet to lands of Astheimer aforesaid; thence extending along said lands South 65 degrees, 49 minutes, 20 seconds West, 189.62 feet to a point on the aforesaid side of H Street the first mentioned point and place of beginning.

Parcel Numbers: 16-00-12138-24-8 and 16-00-18348-00-5.

Location of property: 526 West Chestnut Street, Pottstown Borough, Montgomery County, PA and 528 West Chestnut Street, Pottstown Borough, Montgomery County, PA.

The improvements thereon are: Commercial dwellings.

Seized and taken in execution as the property of **Community Housing Services, Inc. and The United States of America** at the suit of National Penn Bank. Debt: \$155,561.86.

Kurt Althouse, 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.

13-25911

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, County of Montgomery, State of Pennsylvania and described according to a plan thereof made by William T. Muldrew, Civil Engineer, dated the 5th day of November A.D., 1927, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Chandler Street (40 feet wide) at the distance of 110.02 feet Southeastwardly from the Southeasterly side of Church Road (50 feet wide); thence extending North 41 degrees, 36 minutes East, 143.51 feet to a point; thence extending South 47 degrees, 41 minutes East, 28.41 feet to a point; thence extending South 42 degrees, 41 minutes West partly through the center of a party wall 143.67 feet to a point on the Northeasterly side of Chandler Street; thence extending along said Northeasterly side of Chandler, North 47 degrees, 19 minutes West, 25.70 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian P. Veitz and Lauren M. Kauffman, by Deed from Gertrude E. Miller, by her agent Amy L. Scism, POA Book 224, Page 2625, dated 08/28/2006, recorded 12/04/2006 in Book 5626, Page 1667.

Parcel Number: 18-00-00718-00-2.

Location of property: 41 Chandler Street, Jenkintown, PA 19046-4311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lauren M. Kauffman and Brian P. Veitz** at the suit of Ocwen Loan Servicing, LLC. Debt: \$147,059.62.

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.

13-25928

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, being Lot No. 76 on Plan of Sherwood made by George B. Mebus, Registered Professional Engineer dated 4/6/53 and recorded in Montgomery County Deed Book 2347, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sherwood Lane (50 feet wide) at the distance of 575.59 feet measured Northwestwardly from the point of intersection which are the said Southwesterly side of Sherwood Lane makes with the Northwesterly side of Maple Avenue (41.5 feet wide) (both produced); thence extending South 30 degrees, 45 minutes West, 303.27 feet to a point; thence extending North 49 degrees, 54 minutes West, 81.08 feet to a point; thence extending North 30 degrees, 45 minutes East, 290.10 feet to a point on the Southwesterly side of Sherwood Lane; thence extending along the Southwesterly side of Sherwood Lane South 59 degrees, 15 minutes East, 80.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Antonio Buccafuri, Jr., by Deed from Francis G. Rynn and Donna M. Rynn, h/w, dated 12/29/2006, recorded 01/03/2007 in Book 5629, Page 2233.

Parcel Number: 36-00-10600-00-2.

Location of property: 515 Sherwood Lane, Hatboro, PA 19040-1306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Antonio Buccafuri, Jr.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$326,332.42.

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

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

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

13-25929

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

BEGINNING at a point, the Northwesterly corner of Lot #131 being 10.45 feet from the front of the building erected thereon and 545 feet from the Northeasterly corner of Lot #130; thence from the point of beginning North 70 degrees, 17 minutes, 28 seconds East, 20.00 feet to a point, (the front or breadth of the lot); thence extending along land of Lot #132 and through the party wall (the depth of the lot) the four following courses and distances: (1) South 19 degrees, 42 minutes, 32 seconds East, 10.45 feet to a point (the front of the unit); (2) North 70 degrees, 17 minutes, 28 seconds East, .29 of a foot to a point; (3) South 19 degrees, 42 minutes, 32 seconds East, 34.51 feet to a point, (the back of the unit); (4) South 19 degrees, 42 minutes, 32 seconds East, 25.00 feet to a point; thence extending South 70 degrees, 17 minutes, 28 seconds East, 19.99 feet to a point, (the breadth or back of the lot); thence along land of Lot #130 and through the party wall (the depth of the lot) the (6) following courses and distances: (1) North 19 degrees, 42 minutes, 32 seconds West, 17 feet to a point (the back of the unit); (2) North 19 degrees, 42 minutes, 32 seconds West, 8 feet to a point; (3) South 30 degrees, 17 minutes, 28 seconds West, 34 of a foot to a point; (4) North 19 degrees, 42 minutes, 32 seconds West, 34.51 feet to a point; (5) South 70 degrees, 17 minutes, 28 seconds West, .26 of a foot to a point (the front of the unit); (6) North 19 degrees, 42 minutes, 32 seconds West, 10.45 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonnie L. Fulton and Robert G. Triebig, by Deed from Matthew Lewandoski, incorrectly identified as, Matthew Lewandowski and Erin Lewandoski, incorrectly identified as, Erin Lewandowski, dated 05/12/2005, recorded 05/24/2005 in Book 5555, Page 496.

Parcel Number: 48-00-01417-47-9.

Location of property: 112 Salem Road, Schwenksville, PA 19473-1208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bonnie L. Fulton and Robert G. Triebig a/k/a Robert G. Triebig** at the suit of Citimortgage, Inc. Debt: \$228,047.18.

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.

13-25987

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot #12 on a Plan of Lots of Whitehall Park, Surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on August 3 and October 5, 1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle 50 feet wide, at the distance of 75 feet Southwest from the point of tangent of the radius round corner of Oxford Circle and Lynn Drive, 60 feet wide, a corner of Lot #11 on said plan; thence along the Northwest side of Oxford Circle South 43 degrees 08 minutes, 30 seconds West, 54 feet to a point, a corner of Lot #13 on said plan; thence along Lot #13 North 46 degrees, 51 minutes, 30 seconds West, 100 feet to a point, a corner of Lot #9; thence along Lot #9 North 43 degrees, 03 minutes, 30 seconds East, 54 feet to a point, a corner of Lot #11 aforesaid; thence along Lot #11 South 46 degrees, 51 minutes, 30 seconds East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald Leister, Jr. and Donald B. Wallace, Jr., by Deed from Kate Mendez and Melinda Joseph, dated 08/10/2010, recorded 09/27/2010 in Book 5780, Page 1112.

Parcel Number: 63-00-05695-00-2.

Location of property: 66 Oxford Circle, Norristown, PA 19403-2939.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald B. Wallace, Jr. and Donald Leister, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$181,839.76.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-26031

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania bound and described according to a Record Plan of Enclave at Gwynedd made by Chambers Associates, Inc. dated 8/25/2004 last revised 1/3/2006 and recorded in Plan Book 26, Page 336, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate right-of-way line of Sumneytown Pike said point being a corner of land now or late of Foulkeways at Gwynedd; thence extending from said beginning point along the same North 45 degrees, 19 minutes, 00 seconds East, 206.74 feet to a point corner of Lot 2 as shown on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 44 degrees, 41 minutes, 00 seconds East, 280 feet to a point; and (2) South 45 degrees, 19 minutes, 00 seconds West, 205.28 feet to a point on the Northeasterly ultimate right-of-way line of Sumneytown Pike; thence extending along the same the two following courses and distances: (1) North 44 degrees, 59 minutes, 03 seconds West, 100 feet to a point; and (2) North 44 degrees, 58 minutes, 51 seconds West, 180 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank Pileggi and Serafina Pileggi, by Deed from Ridge Acquisitions, L.P., a Pennsylvania Limited Partnership, dated 09/19/2006, recorded 10/27/2006 in Book 5621, Page 2467.

Parcel Number: 39-00-03973-00-2.

Location of property: 1421 Sumneytown Pike, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Serafina Pileggi and Frank Pileggi** at the suit of Wells Fargo Bank, N.A. Debt: \$408,421.94.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-26214

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Plan of Part of Horsham Heights, made by Russell S. Lyman, Registered Professional Engineer, dated 8/1/1956, as follows, to wit:

BEGINNING at a point in the center line of Summer Avenue (40 feet wide) at the distance of 211.26 feet measured Northeastwardly along said center line of Summer Avenue from its intersection with the center line of Upland Avenue (40 feet wide); thence extending along said center line of Summer Avenue North 40 degrees, 43 minutes, 30 seconds East, 84 feet to a point; thence extending South 49 degrees, 16 minutes, 30 seconds East crossing the Southeasterly side of Summer Avenue and passing through Lot No. 614 on the above-mentioned plan; 132 feet, thence extending South 40 degrees, 43 minutes, 30 seconds West, 84 feet to a point; thence extending North 49 degrees, 16 minutes, 30 seconds West passing through Lot No. 619 on the above-mentioned plan and crossing the Southeasterly side of Summer Avenue (40 feet wide) 132 feet to a point in the center line of Summer Avenue the first mentioned point and place of beginning.

BEING part of Lot No. 614 and all of Lots 615, 616, 617, 618 and part of Lot No. 619 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Earl W. Steinmetz, Jr. and Meagan M. Steinmetz, by Deed from James R. Shaw and Phoebe B. Shaw, dated 10/16/2009, recorded 10/23/2009 in Book 5748, Page 545.

Parcel Number: 36-00-10885-00-5.

Location of property: 261 Summer Avenue, Horsham, PA 19044-2607.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earl W. Steinmetz, Jr. a/k/a Earl Steinmetz and Meagan M. Steinmetz a/k/a Meagan Walsh Steinmetz** at the suit of Wells Fargo Bank, N.A. Debt: \$190,411.87.

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.

13-26330

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 stake on the Northern side of Moore Street at the distance of one hundred feet Easterly from High Street, a corner of this and land now or late of Isaac T. Bedford; thence by the same, Northerly at right angles to Moore Street, two hundred feet to a stake on the Southern side of Marshall Street; thence by the same, Easterly twenty feet to a corner of this and Lot #79, belonging now or late of Isaiah W. Moore; thence by the same, Southerly two hundred feet to Moore Street aforesaid, and along the Northerly side thereof, Westerly twenty feet to the place of beginning.

BEING the same premises which Eva L. Ricci, n/k/a Eva Lare by right-of-survivorship, by Deed dated January 4, 2005 and recorded February 2, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5542, Page 1492, granted and conveyed unto Linda K. Glover.

Parcel Number: 13-00-24368-00-9.

Location of property: 608 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda K. Glover** at the suit of Deutsche Bank National Trust Company, as Trustee for The Registered Holder of Morgan Stanley ABS Capital I, Inc. Trust 2007-HE1 Mortgage Pass-Through Certificates, Series 2007-HE1, by its Servicer, Ocwen Loan Servicing, LLC. Debt: \$148,843.15.

M. Troy Freedman, Attorney.

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

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

13-26427

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania as Lot Number 94 as shown on Andorra Woods Title Plan made by Czap/Spector, Inc. dated April 24, 1984 last revised September 4, 1986 and recorded in Plan Book A-48, Page 26, and revised later plan of Andorra Woods Title Plan made by Czap/Spector, Inc. dated and last revised June 12, 1998 and recorded in Plan Book A-54, Page 271, as shown on Andorra Woods, Cherry Court, Title Plan made by Czap/Spector, Inc. dated 6/6/1994 and last revised 1/16/1995 and recorded in Plan Book A-66, Page 280 and late Plan of Andorra Woods Cherry Court Title Plan made by Czap/Spector, Inc. dated and last revised September 12, 1996 and recorded in Land Site Plan Book L3, Page 380.

BEING Lot Number 71 as shown on the above mentioned plan.

BEING the same premises which David L. Solomon and Lillian J. Solomon, husband and wife by Deed dated 3/29/2002 and recorded 4/10/2002 in Montgomery County in Deed Book 5402, Page 2416 conveyed unto Joseph H. Meltzer and Wendi S. Meltzer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason Cohen by Deed from Joseph Meltzer and Wendi Meltzer dated 09/29/2006, recorded 10/05/2006 in Deed Book 5618, Page 01708.

Parcel Number: 65-00-02034-09-7.

Location of property: 26 Cherry Court, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Cohen a/k/a Jason M. Cohen and United States of America** 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-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$463,163.76.

Jordan David, Attorney. I.D. #311968

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

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

13-26462

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company called 'Regents Park' Phase V, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 4/20/1980 and last revised 9/17/1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-47, Page 41, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Norrington Drive measured the three following courses and distances from a point of curve on the Southeasterly side of Rafter Road: (1) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 27.35 feet to a point of compound curve; (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 230.67 feet to a point of tangent; (3) South 40 degrees, 36 minutes, 30 seconds West, 61.00 feet to a point; thence extending from said point and place of beginning along said side of Norrington Drive, South 40 degrees, 36 minutes, 30 seconds West, 41.00 feet to a point, a corner of Lot #332; thence extending along said lot North 49 degrees, 23 minutes, 30 seconds West, 170.44 feet to a point of curve on the Southeasterly side of Rafter Road; thence extending along said side thereof on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 43.97 feet to a point, a corner of Lot #330; thence extending along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 154.89 feet to the first mentioned point and place of beginning.

BEING Lot #331 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Cynthia L. Weiler, by Deed from Felix C. Milano and Kristen J. Milano, h/w, dated 12/15/1999, recorded 12/22/1999 in Book 5301, Page 713.

Parcel Number: 63-00-06612-26-4.

Location of property: 1028 Rafter Road, West Norriton, PA 19403-5146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia L. Weiler** at the suit of Ocwen Loan Servicing, LLC. Debt: \$151,502.48.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-26465

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and described as No. 31 East Second Street, as follows, to wit:

BEGINNING at a stake on the North line of Second Street, at a point marking the middle of the division or partition wall of the hereby granted brick message and the brick message adjoining on the West; thence Northwardly 140 feet to a 20 feet wide alley said course and distance passing in part through the middle of the partition or division wall of the hereby granted brick message adjoining on the West; thence Eastwardly along said alley 20 feet to a point in Lot No. 28; thence Southwardly and parallel with the first described line 140 feet to Second Street aforesaid; thence Westwardly along said Second Street 20 feet to the place of beginning.

BEING the greater part of Lot No. 27 and a small part of Lot No. 28 in Plan of Van Buskirk's Addition to Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Marlene H. Gehris, by Deed from David E. Bradley and Pamela L. Walker-Bradley, h/w, dated 01/30/2007, recorded 02/15/2007 in Book 5635, Page 2181.

Parcel Number: 16-00-25288-00-4.

Location of property: 31 East 2nd Street, Pottstown, PA 19464-5203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marlene H. Gehris** at the suit of JP Morgan Chase Bank, National Association. Debt: \$102,688.33.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-26572

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania and described according to a Plan of Clearbrook, Section No. 1 made on January 29, 19__ by Charles E. Shoemaker, Registered Professional Engineers, Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (46-1/2 feet wide) at the distance of 415 feet, North 46 degrees, 32 minutes, 40 seconds West along the same, from its intersection with the Northwesterly side of St. David's Place (60 feet wide) (both lines produced).

CONTAINING in front or breadth on the said side of County Line Road 80 feet measured North 46 degrees, 32 minutes, 40 seconds West from said beginning point and extending of that width in length or depth, South 43 degrees, 27 minutes, 20 seconds West, between parallel lines at right angles to said County Line Road 150 feet.

BEING Lot Number 4 as shown on said plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Estate of John J. DeLucas and Charlotte Mohr a/k/a Charlotte Bready, by Deed dated February 19, 2004 and recorded in the Montgomery County Recorder of Deeds Office on March 2, 2004 in Deed Book 5498, Page 757 as Deed Instrument No. 2004042938, granted and conveyed unto Lisa DeLucas.

Parcel Number: 36-00-02671-00-2.

Location of property: 223 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lisa Delucas a/k/a Lisa J. Delucas** at the suit of OneWest Bank, FSB. Debt: \$185,996.96.

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.

13-26628

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, and Commonwealth of Pennsylvania, being known as Lot No. 86 on a Subdivision of Prussian Woods Townhouses made for Basile and Associates by Pennoni Associates, Inc., dated March 31, 1976 and last revised September 22, 1977 and recorded in Plan Book A-30, Page 80.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Tornatela and Carrie L. Tornatela, by Deed from Mia Lee, dated 07/08/2005, recorded 07/27/2005 in Book 5583, Page 2819.

Parcel Number: 58-00-12708-12-2.

Location of property: 1705 Linden Way, King of Prussia, PA 19406-3238.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carrie L. Tornatela and Michael P. Tornatela** at the suit of Wells Fargo Bank, N.A. Debt: \$158,371.67.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-26696

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Overall Site Plan (Phase 4, 5, & 6 & previous phases) as part of Acorn Hills prepared for Sal Lapio, Inc. by Stout, Tacconelli & Associates, Inc., Civil Engineers and Land Surveying, dated 10/15/2002 and last revised 2/25/2003 and recorded in Plan Book A-61, Pages 335-339, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Santa Maria Drive (52 feet wide) at a corner of this and Lot No. 29 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 29 South 42 degrees, 55 minutes, 42 seconds East, 115 feet to a point in line of open space; thence extending along the same, South 47 degrees, 04 minutes, 18 seconds West, 75 feet to a point a corner of Lot No. 31; thence extending along Lot No. 31, North 42 degrees, 55 minutes, 42 seconds West, 115 feet to a point on the Southeasterly side of Santa Maria Drive; thence extending along the Southeasterly side of Santa Maria Drive North 47 degrees, 04 minutes, 18 seconds East, 75 feet to a point, a corner of Lot No. 29, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 30 in POD C, as shown on the above mentioned plan.

TOGETHER with and under and subject, inter-alia to the Covenants, Restrictions, Easements, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions as contained and set forth in that certain Declaration of Covenants, Easements and Restrictions of Acorn Hills Residential Community, dated 12/5/2003 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5502, Page 1162 and any Amendments to the said Declaration as the same may be duly adopted from time to time.

The Grantees, for and on behalf of the Grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of Acorn Hills Residential Community Association and is in the best interest and for the benefit of all owners of lots thereon; and Covenant agree, as a Covenant running with the land, to abide by each and every provision of the aforesaid Declaration as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Kostiuik and Judith Smith-Kostiuik, by Deed from Daniel J. Kostiuik, dated 10/06/2008, recorded 10/15/2008 in Book 5710, Page 2265.

Parcel Number: 47-00-07586-06-2.

Location of property: 2916 Santa Maria Drive, Gilbertsville, PA 19525-9322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Kostiuik and Judith Smith-Kostiuik** at the suit of Wells Fargo Bank, N.A. Debt: \$302,949.43.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-26801

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as "Benson House" located at 930 Montgomery Avenue, corner of Montgomery Avenue and Roberts Road in **Lower Merion 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 Recording of Deeds of Montgomery County, a Declaration dated April 1, 1974 and recorded September 13, 1974 in Deed Book 3976, Page 77, Amendment thereto dated March 28, 1995 and recorded June 30, 1995 in Deed Book 5116, Page 2039 and First Amendment to the Amended Declaration of Condominium dated 12/9/1996 and recorded in Deed Book 5175, Page 1567 and Second Amendment to the Amended Declaration of Condominium dated 11/30/1996 and recorded in Deed Book 5288, Page 1611 and Third Amendment to the Amended Declaration of Condominium dated 4/4/2003 and recorded in Deed Book 5460, Page 1478 and Declaration Plan dated April 9, 1974 and recorded on September 13, 1974 in Condominium Plan Book 3, Page 56 and First Amendment to Declaration Plan dated March 28, 1995 and recorded June 30, 1995 in Deed Book 5116, Page 2085 and Code of Regulations dated April 1, 1974 and recorded September 13, 1974 in Deed Book 3976, Page 96, being and designated on Declaration Plan as Unit Number T08 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.

Unit was formerly recorded as #G08, however, Amendment to the Declaration of Condominium changed the unit to T08.

BEING the same premises which Steven Katchman and James Hausman, by Deed dated April 13, 2004 recorded in the Montgomery County Recorder of Deeds Office on May 20, 2004 in Deed Book 5508, Page 813, granted and conveyed unto Harry Willner and Judith Willner.

Parcel Number: 40-00-38980-00-4.

Location of property: 930 West Montgomery Avenue, Unit #T08, Bryn Mawr, PA 19010.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Harry Willner and Judith Willner** at the suit of EMC Mortgage, LLC. Debt: \$328,112.11.

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.

13-26982

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery place at Welsh Village Condominium, located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the 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 recorded 7/6/1990 in Deed Book 4951, Page 375, and any Subsequent Amendments thereto, being and designated as Unit 2102, 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.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Hill, by Deed from Daniel J. Avanzato, dated 02/15/2008, recorded 02/28/2008 in Book 5683, Page 2556.

Parcel Number: 46-00-02807-67-5.

Location of property: 2102 Noras Court a/k/a 2102 Noras Court, Unit 2102, North Wales, PA 19454-2015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Hill** at the suit of Wells Fargo Bank, N.A. Debt: \$114,177.85.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-27081

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Hiltner and Hitchcock in March 1917, as follows, to wit:

BEGINNING at a point, a corner on the Southwesterly side of Main Street at the distance of 104.96 feet Southeasterly from the Southerly corner of said Main Street and Chain Street; thence extending along the said side of Main Street, South 46 degrees, 30 minutes East, 32 feet, 6 1/2 inches, more or less, to a stone, a corner of this and land now or late of Bertha E. Tuson; thence extending along the same South 31 degrees, 44 minutes West, 137.72 feet to a point, a corner on the Northeasterly side of a 15 feet wide alley; thence extending along the said side of said alley North 62 degrees, 32 minutes West, 22.6 feet, more or less, to a point, a corner on the Southeasterly side of a 5 feet wide alley; thence extending partly along the said side of said alley and partly along land of William Weikel, the line for a portion of the distance passing through the middle of the partition wall dividing the house on this lot from the one on the adjoining lot of William Weikel, North 28 degrees, 12 minutes East, 146.4 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-22600-00-4.

Location of property: 408 West Main Street, Norristown Borough, Montgomery County, PA 19401.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **R.O.D. Properties, LLC** at the suit of First Priority Bank. Debt: \$125,015.94.

J. Timothy Arndt, 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.

13-27102

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of Brookshire Farms, prepared by Urwiler & Walter, Inc., dated May 20, 1988, last revised May 31, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51, Page 109, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Potter Drive (50.00 feet wide), a corner of this and Lot No. 25 as shown on said plan, which point is measured the five following courses and distances from a point of curve on the Northwesterly side of Overlook Drive (50.00 feet wide), as follows, to wit: (1) leaving Overlook Drive on the arc of a curve, curving to the left in a Northeastwardly to Northwestwardly direction, having a radius of a 20.00 feet, the arc distance of 30.90 feet to a point of tangent, marked by a monument, on the Southwesterly side of Potter Drive; (2) North 44 degrees, 06 minutes, 22 seconds West, 43.04 feet to a point of curve, marked by a monument;

(3) on the arc of a curve, curving to the left, in a Northwestwardly to Southwestwardly direction, having a radius of 125.00 feet, the arc distance of 144.72 feet to a point of tangent on the Southeasterly side of Potter Drive; (4) South 60 degrees, 33 minutes, 28 seconds West, 231.45 feet to a point of curve, marked by a monument, and; (5) on the arc of a curve, curving to tile right, in a Southwestwardly to Northwestwardly direction, haying a radius of 175.00 feet, the arc distance of 185.23 feet to the point of beginning; thence extending from said point of beginning South 40 degrees, 12 minutes, 07 seconds West along the line of Lot No. 25, 255.69 feet to a point a corner in line of Lot No. 72, as shown on said plan; thence extending North 82 degrees, 57 minutes, 34 seconds West along line of Lot No. 72, 19.82 feet to a point a corner in line of Lot No. 80, as shown on said plan; thence extending North 05 degrees, 00 minutes, 00 seconds West along line of Lot No. 80, 189.93 feet to a point a corner of Lot No. 23, as shown on said plan; thence extending North 66 degrees, 21 minutes, 39 seconds East along line of Lot No. 23, 167.92 feet to a point a corner on the Southwesterly side of Potter Drive, aforesaid; thence extending along the Northwestly side of Potter Drive on the arc of a curve, curving to the left, in a Southwestwardly to Southeastwardly direction, having a radius of 175.00 feet, the arc distance of 80.00 feet to a point a corner of Lot No. 25, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 24, as shown on said plan.

TITLE TO SAID PREMISES VESTED IN James J. Sein-Lwin by Deed from James J. Sein-Lwin dated 2/17/2004 and recorded on 2/25/2004 in the Montgomery County Recorder of Deeds in Instrument No. 2011071704.

Parcel Number: 42-00-03670-50-9.

Location of property: 1626 Potter Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James J. Sein Lwin** at the suit of Citimortgage, Inc. Debt: \$271,449.04.

Robert W. Williams, 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.

13-27141

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey made thereon April 27, 1927, as follows, to wit:

BEGINNING at a point in the middle of Wister Road at the distance of three hundred and six-tenths feet, measured north fifty-four degrees, three minutes, nineteen seconds West from the intersection of the said middle line of Wister Road with the middle line of Montgomery Avenue; thence extending from the said point of beginning along the middle line of Wister Road, on the arc of a circle curving to the right with a radius of two thousand thirty-four and twenty-nine one-hundredths feet, the arc distance of sixty feet with a bearing of North fifty-four degrees, three minutes, nineteen seconds West; thence extending and leaving the middle line of Wister Road North thirty-six degrees, East one hundred eighty-three and seventy-nine one-hundredths feet to a point in the line of land now or late of Mrs. Charles F. Keith; thence extending along the said land South fifty degrees, forty-three minutes East, seventy feet to a point; thence extending South thirty-nine degrees, ten minutes West, one hundred eighty feet to the middle line of Wister Road.

BEING the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenn B. Kramer and Barbara Kramer, his wife, as Tenants by Entirety by Deed from Samuel B. Sturgis And Katharine R. Sturgis, his wife dated 10/17/1979 recorded 10/22/1979 in Deed Book 4464 Page 555.

Parcel Number: 40-00-66708-00-5.

Location of property: 349 Wister Road, Wynnewood, PA 19096-1707.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara Kramer and Glenn Kramer a/k/a Glenn B. Kramer a/k/a Glenn Andrew Kramer** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT2, Asset-Backed Certificates, Series 2006-OPT2. Debt: \$639,954.25.

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.

13-27179

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Springfield Township**, in the County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Orlando Land and Improvements Company, Section II, as follows, to wit:

BEGINNING at a point on the Northwestly side of Integrity Avenue (50 feet wide), said point being 325 feet Southwesterly from the intersection of the said side of Integrity Avenue and the Southwesterly side of Walnut Avenue (50 feet wide), said point also being a corner of Lot #128 as shown on said plan; thence extending Southwesterly along the said side of Integrity Avenue 50 feet to a point, a corner of Lot #122 as shown on said plan; thence extending Northwestly along line of said Lot #122, 110 feet to a point a corner of Lots #24 and #26 on said plan 50 feet to a point a corner of Lots #28 and #128 on said plan; thence extending Southeasterly along line of Lot #128 aforesaid 110 feet to the Northwestly side of Integrity Avenue aforesaid the first mentioned point and place of beginning.

BEING Lots #124 and #126 on said plan.

BEING the same premises which Federal Home Loan Mortgage Corporation, by its Attorney-in-Fact, Christopher J. Fox, of the Law Offices of Mark J. Udren, (power of attorney recorded August 16, 2000 in Deed Book 0203, Page 2296), by Deed dated June 4, 2004 and recorded on August 24, 2004, in the Montgomery County Recorder of Deeds Office in Deed Book 5522, Page 2714, granted and conveyed unto Michael Wainwright.

Parcel Number: 52-00-09349-00-4.

Location of property: 221 Integrity Avenue, Oreland, PA 19075.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Wainwright** at the suit of JP Morgan Chase Bank, National Association. Debt: \$187,716.99.

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.

13-27217

ALL THAT CERTAIN, tract or piece of land, hereditaments and appurtenances, situate partly in **Hatfield Township** and partly in Hatfield Borough, Montgomery County, Pennsylvania being known and designated as Lot No. 18 on a Certain Plan of Lots of the Estate of Howard Heckler, descend made by Herbert H. Metz, Civil Engineer and Surveyor of Lansdale, Pennsylvania on November 1941, as follows, to wit:

BEGINNING at a point on the Northeast side of proposed road (33 feet wide) at the distance of 710.04 feet measured on a course South 45 degrees, 2 minutes East from the Northeast side of a 40 feet road; thence extending North 44 degrees, 58 minutes East, 251.62 feet to a point in line of land now or late of Abraham C. Allabech; thence extending along the same South 45 degrees, 57 minutes East, 80.01 feet to a point in line of Lot No. 17 on said plan; Thence extending along line of lot No. 17 South 44 degrees, 58 minutes West, 252.90 feet to a point on the Northeast side of said proposed road; thence extending along the same North 45 degrees, 2 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward C. Stockel and Darlene A. Stockel, husband and wife, by Indenture dated 11/30/2006 and recorded 12/14/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5627, Page 2028, granted and conveyed unto Hector M. Davila and Gina Lynn Davila, husband and wife.

Parcel Numbers: 35-00-03511-00-9 and 09-00-01674-00-9.

Location of property: 2321 Farview Avenue, Hatfield, PA 19440.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gina Lynn Davila and Hector M. Davila** at the suit of JP Morgan Chase Bank, National Association. Debt: \$235,813.67.

Alyn L. Oflazian, Attorney. I.D. #312912

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

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

13-27248

ALL THAT CERTAIN lot or place of land, (with the dwelling erected), situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, and more particularly described in accordance with a survey made by George F. Shaner, as follows, to wit:

BEGINNING at a point in the center line of Kauffman Road distant North 39 degrees, 30 minutes East from the center line intersection with Buchert Road (fifty feet wide) distant 451.38 feet said point of beginning being at the Northeasterly corner of Lot No. 11; thence from said point of beginning continuing along the middle of Kauffman Road North 39 degrees, 30 minutes East, 100 feet to a corner of Lot No. 9; thence along the same South 50 degrees, 30 minutes East, 225 feet to a corner on line of other lands of Grantors; thence along the same South 39 degrees, 30 minutes West, 100 feet to a corner of Lot No. 12; thence along the same North 50 degrees, 30 minutes West, 225 feet to the place of beginning.

UNDER AND SUBJECT to all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

TITLE TO SAID PREMISES IS VESTED IN Gary W. Black, Jr., by Deed from Larry H. Harp, dated 08/23/2011, recorded 09/01/2011 in Book 5812, Page 412.

Parcel Number: 42-00-02080-00-2.

Location of property: 1260 Kauffman Road, Pottstown, PA 19464-2302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary W. Black, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$180,227.01.

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.

13-27279

ALL THAT CERTAIN lot or piece of land, with the frame tenement thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 356 in a plan of lots laid out on farm of Isaac Jones, Deceased, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Ninth Avenue, at the distance of one hundred sixty feet Northwesterly from Hallowell Street, a corner of this and Lot No. 355; thence by and along said Lot No. 355, Southwesterly through the middle of the partition wall between this and the adjoining house and parallel with the said Hallowell Street, one hundred forty feet to a twenty feet wide alley; thence by and along said alley, Northwesterly twenty feet to a stake, a corner of this and Lot No. 357; thence by and along said Lot No. 357 Northeasterly and parallel with said Hallowell Street, one hundred forty feet to the Southwest side of Ninth Avenue, aforesaid; thence Southeasterly along said side of Ninth Avenue aforesaid, twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen G. Steinhauer and Susan E. Steinhauer, by Deed from Carmen S. Gambone and Stephanie Gambone, h/w, dated 09/06/1996, recorded 09/10/1996 in Book 5160, Page 1666. Parcel Number: 05-00-06972-00-7.

Location of property: 135 East 9th Avenue, Conshohocken, PA 19428-1503.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen G. Steinhauer and Susan E. Steinhauer** at the suit of Ocwen Loan Servicing, LLC. Debt: \$81,720.08.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-27287

ALL THAT CERTAIN brick message or tenement and lot, or tract of land, situate in **Pottstown Borough**, Montgomery County and Commonwealth of Pennsylvania, West of Warren Street, bounded and described, as follows, to wit:

BEGINNING at a point, on the North side of King Street, at a corner of lands, now or late, of James Grace; thence, Northwardly, along the line of the same, 146 feet, more or less, to a twenty (20) feet wide alley; thence, along said alley, Westwardly, 29 feet, more or less, to lands, now or late, of Harry Hoffman, et ux.; thence, Southwardly, along the line of the same, 146 feet, more or less, to King Street, passing in part of said course along the party wall between this and premises of the aforementioned Hoffman; thence, Eastwardly, by the same, 29 feet, more or less, to the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Mark Rechkemmer, by Deed from Karen Chillano, dated 11/13/2007, recorded 12/21/2007 in Book 5676, Page 397.

Parcel Number: 16-00-17984-00-9.

Location of property: 555 King Street, Pottstown, PA 19464-5623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Rechkemmer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$100,535.67.

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.

13-27354

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon situated, in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being a Plan of Clover Leaf Apartments dated 2/7/1970, last revised 9/19/1970 made by Ralph E. Shaner Engineering Company, Pottstown, Pennsylvania, recorded at Norristown, Pennsylvania, in Plan Book A-18, Page 10, and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Jay Street (50 feet wide) which point is measured North 37 degrees, 39 minutes East, 196.63 feet from a point of curve which last mentioned point of curve is measured along the arc of a circle curving to the right having a radius of 10 feet the arc distance of 11.52 feet from a point on the Northeast side of North Vine Street (50 feet wide); thence extending from said point of beginning along said side of Jay Street North 37 degrees, 39 minutes East, 26.00 feet to a point a corner of Lot #11 on said plan; thence extending along the same South 52 degrees, 21 minutes East, 140 feet to a point on the Southwest side of a 20 feet wide alley; thence extending along the same South 37 degrees, 39 minutes West, 26.00 feet to a point a corner of Lot No. 9; thence extending along the same passing in part through the middle of a partition wall of this house and the one adjoining North 52 degrees, 21 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot 10 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Via, by Deed from Norcastle Corporation, dated 11/24/2008, recorded 12/01/2008 in Book 5715, Page 1344.

Parcel Number: 64-00-02827-72-7.

Location of property: 202 Jay Street, Pottstown, PA 19464-3718.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Via** at the suit of JP Morgan Chase Bank, National Association. Debt: \$152,961.30.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-27451

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 certain Plan of a Portion of "Wedgewood Park" for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated January 22, 1962 and revised March 16, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Drive (sixty feet wide) said point being the six following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road, (forty-six and fifty one-hundredths feet wide): (1) leaving Moyers Road on the arc of a circle curving to the left having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of tangent on the Southwesterly side of Wedgewood Drive (eighty feet wide); (2) North forty-three degrees, thirty-three minutes, thirty seconds West along the Southwesterly side of Wedgewood Drive (eighty feet wide) one hundred forty-six and ninety-five one-hundredths feet to a point of curve on the same; (3) on the arc of a circle curving to the left having a radius of thirty feet the arc distance of thirty-eight and thirty-three one-hundredths feet to a point of reverse curve on the Southeasterly side of Wedgewood Drive (sixty feet wide); (4) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of Wedgewood Drive (sixty feet wide) on the arc of a circle curving to the right having a radius of two hundred feet the arc distance of two hundred fifty-eight and four one-hundredths feet to a point of tangent on the Southwesterly side of same; (5) North forty-two degrees, fifty minutes West along the Southwesterly side of Wedgewood Drive (sixty feet wide) two hundred forty-two and fifty-six one-hundredths feet to a point of curve on the same; and (6) Northwestwardly still along the Southwesterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of three hundred ninety-five feet the arc distance of thirty-three and six one-hundredths feet to the point of beginning; thence extending from said point of beginning, South fifty-one degrees, fifty-seven minutes, forty-six seconds West partly through a party wall between these premises and premises adjoining to the Southeast crossing the bed of a certain fifteen feet wide driveway (which extends Southeastwardly connecting with a certain fifteen feet wide driveway and sewer easement extending Northeastwardly connecting with another certain fifteen feet wide driveway extending Southeastwardly into Moyers Road and Northwestwardly into Wedgewood Drive) one hundred thirty-seven and ninety-three one-hundredths feet to a point on the Southwesterly side of the aforesaid first above mentioned fifteen feet wide driveway; thence extending North forty-two degrees, fifty minutes West along the Southwesterly side of said driveway sixteen and twenty-three one-hundredths feet to a point; thence extending North fifty-one degrees, fifty-seven minutes, forty seconds East recrossing the bed of the aforesaid first above mentioned fifteen feet wide driveway partly through a party wall between these premises and premises adjoining to the Northwest one hundred thirty-nine and sixty-one one-hundredths feet to a point on the Southwesterly side of Wedgewood Drive (sixty feet wide); thence extending Southeastwardly along the Southwesterly side of Wedgewood Drive (sixty feet wide) on the arc of a circle curving to the left having a radius of three hundred ninety-five feet the arc distance of sixteen and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 37.

UNDER AND SUBJECT to Restrictions as of Record.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways and sanitary sewer easements as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher F. Wise and Annette C. Cupid, by Deed from John Michael Durkin, dated 11/22/2000, recorded 12/11/2000 in Book 5341, Page 1720.

Parcel Number: 11-00-18684-00-7.

Location of property: 870 Wedgewood Drive, Lansdale, PA 19446-1833.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher F. Wise and Annette C. Cupid** at the suit of JP Morgan Chase Bank, N.A., as Attorney-in-Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A., Successor in Interest to PNC Mortgage Corporation of America. Debt: \$203,532.62.

Jonathan Lobb, Attorney. I.D. #312174

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

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

13-27539

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

BEGINNING at a point on the South side of Walnut Street and other lands of said Grantors about to be conveyed unto John K. Klink; thence by the same Southwardly 140 feet to Rowan Alley, recently laid out as a public alley; thence Westwardly by said Rowan Alley 21 feet according to a survey by Ralph E. Shaner, Civil Engineers, A.D. 1930, to lands now or late of Louis Calasanti; thence Northwardly along the same 140 feet to Walnut Street aforesaid and; thence Eastwardly along the same 21 feet to the point and place of beginning.

SUBJECT, nevertheless, to the free and uninterrupted use, liberty and privilege of and passage in and along a certain alley or passage of 3 feet in breadth by 70 feet in depth, extending out of and from Walnut Street Southerly along the East side of these premises and the West side of premises to the East, said alley being 1-1/2 feet in width along the West line of premises on the East and 1-1/2 feet in width along the East line of premises in question making 3 feet in width in alley.

TOGETHER with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, tenants or occupiers and subject nevertheless to the moiety or equal half part of all necessary charges and expenses which shall from time to time accrue in paving, amending, repairing and cleansing said alley.

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

BEING the same premises which Rollin D. Hoskins, by Deed dated March 8, 2010, and recorded April 14, 2010, in the Montgomery County Recorder of Deeds in Book 5764, Page 74, as Instrument No. 2010030283, granted and conveyed unto David Franqui, as sole owner, in fee.

Parcel Number: 16-00-29712-00-8.

Location of property: 16 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **David Franqui** at the suit of Freedom Mortgage Corporation. Debt: \$112,287.99.

Christina C. Viola, Attorney.

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

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

13-27548

ALL THAT CERTAIN brick message and lot of land, situate on the North side of South Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of South Street at the distance of 390 feet Eastwardly from the Northeast corner of Mt. Vernon and South Streets, a corner of this and other land now or late of Stanley Swinehart; thence by the same Northwardly 140 feet to a 20 feet wide alley known as New Alley; thence by the same Eastwardly 30 feet to other land of Swinehart; thence by the same Southwardly 140 feet to the North line of South Street aforesaid passing in part of said course and distance through the middle of the division or partition wall of this and message immediately adjoining to the East; thence by the same Westwardly 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenn P. Rimel and Joan M. Rimel, his wife, by Deed from Glenn P. Rimel and Joan M. Rimel and Faye A. Cutting, dated 06/03/2003, recorded 07/16/2003 in Book 5464, Page 1512.

Parcel Number: 16-00-27244-00-1.

Location of property: 1329 South Street, Pottstown, PA 19464-5069.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn P. Rimel and Joan M. Rimel** at the suit of Citimortgage, Inc. Debt: \$115,648.41.

Meredith Wooters, Attorney. I.D. #307207

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

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

13-28077

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, more particularly known and described as Lots Nos. 20 and 21 in Block L as shown on a Certain Plan or Map of Roslyn Heights surveyed and prepared by J. Owen Carter, C.E., dated November, 1927 and filed and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 1033 and Page 600.

SITUATE on the Southeast side of Hawthorne Avenue (now Birchwood Avenue) (60 feet wide), 100 feet Southwest from the Southwest side of Patane Avenue (50 feet wide).

CONTAINING in front or breadth on Birchwood Avenue 50 feet (each lot 25 feet) and extending of that width in length or depth Southeast between parallel lines at right angles to said Birchwood Avenue, 110 feet.

Parcel Number: 30-00-04496-00-1.

Location of property: 1439 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise E. Williams and John D. Williams** at the suit of Wells Fargo Bank, N.A., as Trustee on Behalf of Lake Country Mortgage Loan Trust 2006-HE1. Debt: \$152,575.86.

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.

13-28165

ALL THAT CERTAIN tract or parcel of land, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.S., as follows, to wit:

BEGINNING at a corner of lands of Chester A. Badgley; said point beginning in the middle of Township Line Road (33 feet legal width and 50 feet given width) otherwise known as State Rural Route No. 46191 leading from the William Penn Highway (Traffic Route No. 422) to Sanatoga Station; thence continuing along the middle of said road South 45 degrees, 45 minutes West, 385.05 feet to a corner of lands of Alice H. Kurtz widow of Rolland Kurtz; thence along the same South 65 degrees, 30 minutes East, 253.37 feet South 29 degrees, 50 minutes West, 150.20 feet to an iron pin a corner on the Northerly right-of-way of the former Pottstown and Phoenixville Railroad; thence along the same South 46 degrees, 37 minutes East, 154.84 feet to a corner of other lands of Vernon Happ; thence along the same North 21 degrees, 05 minutes East, 593.28 feet to a corner; thence continuing along other lands of the same and the Northerly side of lands of Chester A. Badgley South 86 degrees, 37 minutes West, 146.08 feet and continuing along the latter North 44 degrees, 15 minutes West, 99.48 feet to the place of beginning.

CONTAINING 3 acres and 00 perches of land.

BEING the same premises which John P. Ploshay and Nancy O. Ploshay, husband and wife by Deed dated December 18, 2003 and recorded in the Montgomery County Recorder of Deeds Office on February 13, 2004 in Deed Book 5495, Page 1771, granted and conveyed unto John P. Ploshay Jr. and Janel Ploshay, husband and wife.

Parcel Number: 37-00-00685-00-7.

Location of property: 280 Evergreen Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John P. Ploshay, Jr. and Janel Ploshay** at the suit of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A Under the Pooling and Servicing Agreement dated March 1, 2007. Debt: \$285,773.59.

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.

13-28631

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described, according to a Subdivision 'Stonewood', made by Aston Surveyors/Engineers, Inc., dated January 28, 2004, last revised June 14, 2004, and recorded in Montgomery County, in Plan Book 25, Page 142, as follows, to wit:

BEGINNING at a point, on the title line, in the bed of Grebe Road, 50 feet wide, said point being a corner of Lot 2, as shown on the above mentioned plan; thence, extending from said point of beginning, along Lot 2, as shown on the above mentioned plan, the two (2) following courses and distances: (1) South 47 degrees, 21 minutes, 25 seconds East, crossing the Southeasterly side of Grebe Road, 126.82 feet, to a point, and; thence, (2) South 06 degrees, 07 minutes, 25 seconds East, 253.75 feet, to a point, in line of lands, now or late, of Ralph C. Alessandrini and Celesta E. Alessandrini; thence, extending along the same, South 32 degrees, 48 minutes, 54 seconds West, 353.80 feet, to a point, a corner of lands, now or late, of Horst K. Rinke and Anna F. Rinke; thence, extending along the same, North 48 degrees, 00 minutes, 42 seconds West, 339.16 feet, to a point, in line of lands, now or late, of Robert G. Mitchell and Elizabeth V. Mitchell; thence, extending along the same, North 38 degrees, 13 minutes, 48 seconds East, 353.86 feet, to a point, on the title line, in the bed of Grebe Road; thence, extending along the title line, through the bed of Grebe Road, North 38 degrees, 38 minutes, 30 seconds East, 167.33 feet, to the first mentioned point and place of beginning.

CONTAINING in area of 3.438 acres of land, be the same, more or less.

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

BEING known as Lot 1, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Peter Kerch, by Deed from Joseph A. Boccella and Linda D. Boccella, dated 04/20/2006, recorded 05/09/2006 in Book 5600, Page 684.

Parcel Number: 37-00-01105-00-1.

Location of property: 74 Grebe Road, Schwenksville, PA 19473-1444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Kerch** at the suit of U.S. Bank National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE2, Asset-Backed Certificates, Series 2006-FRE2. Debt: \$318,560.24.

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.

13-28676

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Mary S. Fuchs, made by Alva L. Rogers, Civil Engineer and Surveyors, Ardmore, Pennsylvania, dated December 11th, 1956 and revised April 8th, 1957, as follows, to wit:

BEGINNING at a point on the Northeast side of a proposed road (fifty feet wide) said point being at the distance of twenty feet and thirty one-hundredths feet measured South ten degrees, fifty four minutes, fifteen seconds East, from a point which point is at the distance of one hundred seven feet and thirty-seven one-hundredths feet measured along the arc of a circle curving to the right having a radius of one hundred fifty feet which said point is at the distance of seventy-five feet and fifteen one-hundredths feet measured South fifty-one degrees, fifty-four minutes, fifty seconds East from a point in the center line of Mulberry Lane (forty feet wide) which last said point is at the distance of fifty-one feet and seventy-six one-hundredths feet measured along the arc of a circle curving to the left having a radius of five hundred twenty-seven feet and fifty-four one-hundredths feet from a point, which said point is at the distance of one hundred thirty-seven feet and ninety-two one-hundredths feet measured North seventy-two degrees, fifty-three minutes East from a spike marking the center line of Mulberry Lane with the center line of Link Road; thence extending along the Northeast side of said proposed road South ten degrees, fifty-four minutes, fifteen seconds East, forty-four feet and two one-hundredths feet to a point of curve; thence on the arc of a circle curving to the left having a radius of three hundred and fifty feet to a point of tangent; thence South thirty-three degrees, thirty-three minutes East, seventy-one feet and sixty one-hundredths feet to a point; thence North sixty-nine degrees sixteen minutes East, one hundred forty-one feet and thirty-six one-hundredths feet to an iron pin; thence along land now or late of William Kasey, Jr. et ux. North twenty degrees, forty-four minutes West, two hundred fifty-two feet and fifty one-hundredths feet to a corner of Lot 83; thence along same South sixty-nine degrees, sixteen minutes West, one hundred fifty-three feet and thirty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 84 on said plan.

TOGETHER with the perpetual easements in under and over Lot Number 5 as shown on said Map and described thereon as "Proposed Road" in common with other abutting lot owners for (1) ingress, egress and regress to and from Mulberry Lane to the North, including the right to construct, maintain, repair and use driveways as may be necessary and further to connect to any road which the owner of said Lot 5 of Lower Merion Township shall ever construct on said Lot Number 5; and (2) The construction, maintenance, repair and use of water pipe, sanitary covers, store covers, gas pipe, electric and telephones lines (below of above surface) and poles, and other utilities in order to service the premise conveyed hereunder.

BEING the same property conveyed to Benedict A. Casey and Mary H. Casey husband and wife from Adeline F. Gay, by Deed dated December 15, 1987, and recorded on December 22, 1987, in Book 4330, Page 2334.

Parcel Number: 40-00-63689-31-5.

Location of property: 495 Waldron Park Drive, Haverford, PA 19041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Benedict A. Casey** at the suit of Green Tree Servicing, LLC. Debt: \$459,867.56.

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

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

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

13-29148

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Northwest corner of West and Hale Streets, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwest corner of Hale and West Streets; thence Northerly along the West side of said Hale Street, 140 feet to a 20 feet wide alley; thence Westerly along the same, 30 feet, 3 inches to other property of the said Joseph Christ; thence Southerly along the same, 140 feet to the North side of said West Street; thence Easterly along the same, 23 feet, 11 inches to the place of beginning.

BEING Lot No. 35 in the Plan of Lots laid out by Gulding and Bossert.

AND ALL THAT CERTAIN Eastern one-half of the double frame dwelling and lot of land upon which the same is situate, hereditaments and appurtenances, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner or stake on the North side of West Street between Hale and Washington Streets; thence along in a Northwardly direction, 140 feet to a 20 feet wide alley; thence along said alley, 15 feet to a point, a corner of this and other land formerly of the said Grantors; thence Southwardly 140 feet to the aforesaid West Street, passing in part of said course and distance through the middle of the partition wall of this and property immediately adjoining to the West, formerly of the Grantors; thence along said West Street Eastwardly, 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Domenic Vecchione, Jr., by Deed from Janet M. Scandle, dated 07/28/1994, recorded 08/01/1994 in Book 5086, Page 202.

Parcel Number: 16-00-32760-00-2.

Location of property: 539 West Street, Pottstown, PA 19464-4745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Domenic Vecchione a/k/a Domenic Vecchione, Jr.** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$44,066.17.

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.

13-29629

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

BEGINNING at a spike in the center line of Vaughn Road (ultimate right-of-way 50.00 feet wide), at a corner of this and lands of Rolen F. Bechtel, the said spike being also South 46 degrees, 47 minutes West, 776.53 feet, more or less from the intersection of the said center line, and the center line of Lewis Road; thence from the place of beginning, continuing along the center line of the said Vaughn Road, South 46 degrees, 53 minutes, 48 seconds West, 381.15 feet to a spike (found), a corner of lands of Franklin Cinciripino; thence along the same three following courses and distances, crossing an iron pin on line 25.00 feet distance, North 37 degrees, 41 minutes, 15 seconds West, 175.00 feet to an iron pin in concrete (found) South 46 degrees, 48 minutes, 45 seconds West, 100.00 feet to an iron pin in concrete (found) and South 15 degrees, 24 minutes, 18 seconds East, 178.64 feet to an iron pin in concrete (found), within the aforementioned ultimate right-of-way of Vaughn Road, the last mentioned pin being also a corner of lands of Charles H. Shapell; thence along the same four following courses and distances, North 42 degrees, 49 minutes, 30 seconds West, 339.89 feet to an iron pin, North 20 degrees, 49 minutes, 30 seconds East, 582.35 feet to an iron pin, South 34 degrees, 24 minutes, 30 seconds East, 391.47 feet on an iron pin (found) and North 46 degrees, 47 minutes East, 81.64 feet to an iron pin (found) a corner of the aforementioned lands of Rolen F. Bechtel; thence along the same, South 43 degrees, 13 minutes East, 225.00 feet to the place of beginning, having crossed an iron pin on a line 25.00 feet distant from the last mentioned place of beginning.

BEING the same premises which Charles B. Taylor and Colleen C. Taylor, husband and wife, by Deed dated June 15, 2001 and recorded in the Montgomery County Recorder of Deeds Office on July 31, 2001 in Deed Book 5369, Page 1509, granted and conveyed unto Thomas A. Quinn, Agent for Thomas Quinn and Quinn Real Estate Holding, LLC.

Parcel Number: 61-00-05260-00-7.

Location of property: 615 Vaughn Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas A. Quinn, Individually and as Agent for Quinn Real Estate Holdings, LLC** at the suit of JP Morgan Chase Bank, National Association. Debt: \$448,123.97.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 26, 2014 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**

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-29420

NOTICE IS HEREBY GIVEN that on September 25, 2013, the Petition of Michael Patrick Grady, for minor child, Joseph David Baker, was filed in the above named Court, praying for a Decree to change his name to JOSEPH DAVID BAKER-GRADY.

The Court has fixed January 29, 2014, 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.

Cynthia L. Bashore, Esquire
2300 Computer Avenue, Suite G-30
Willow Grove, PA 19090

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.

HV Bancorp, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Stark & Stark, P.C.
777 Township Line Road, Suite 120
Yardley, PA 19067

PK Harris Advisors, 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.

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
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
CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673
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. 2013-26468-0

Sun West Mortgage Company, Inc.,
Plaintiff

vs.

Mary E. Humay, Eugene Humay, Known Surviving Heir of Mary E. Humay, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Mary E. Humay, Deceased Mortgagor and Real Owner,
Defendants

TO: Unknown Surviving Heirs of Mary E. Humay, Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

**PREMISES SUBJECT TO FORECLOSURE:
381 KINGWOOD ROAD, KING OF PRUSSIA,
PENNSYLVANIA 19406**

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

DISSOLUTION

Notice is hereby given that the shareholders and directors of **JHPWD Enterprises**, a Pennsylvania corporation, with an address of 150 E. Wynnewood Road, Apt. 18J, Wynnewood, PA 19096, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BREYER, CHARLES H., dec'd.

Late of Marlborough Township.
 Executor: ALAN C. BREYER,
 c/o Mullaney Law Offices,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street,
 P.O. Box 24,
 Red Hill, PA 18076-0024

DARAME, ESTER GREDEI, dec'd.

Late of Lower Merion Township.
 Administratrix: DANIELLE DARAME,
 c/o David B. Sherman, Esquire,
 1628 John F. Kennedy Boulevard, Suite 2200,
 Philadelphia, PA 19103.
 ATTORNEY: DAVID B. SHERMAN,
 SOLOMON SHERMAN & GABAY,
 1628 John F. Kennedy Boulevard, Suite 2200,
 Philadelphia, PA 19103

FINE, PATRICIA S. also known as PATRICIA FINE, dec'd.

Late of Lower Merion Township.
 Executrix: M. FINE LEVY,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin Baum DeVito Kaplan Schaeer & Toddy, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPLAN
 SCHAER & TODDY, PC,
 1818 Market Street, 13th Floor,
 Philadelphia, PA 19103

FRIEL, ANNE R., dec'd.

Late of Abington Township.
 Executrix: VIRGINIA F. ANTHONY,
 c/o Kathleen M. O'Connell, Esquire,
 Schubert, Gallagher, Tyler & Mulcahey, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533.
 ATTORNEY: KATHLEEN M. O'CONNELL,
 SCHUBERT, GALLAGHER, TYLER &
 MULCAHEY, P.C.,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533

GENNARO, ALFONSO R., dec'd.

Late of Upper Dublin Township.
 Co-Executors: JOHN P. GENNARO AND
 RICHARD A. GENNARO,
 c/o 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JAMES M. JACQUETTE,
 TIMONEY KNOX, LLP,
 400 Maryland Drive,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

KLEIN, LAWRENCE R. also known as LAWRENCE KLEIN, dec'd.

Late of Lower Merion Township.
 Executrix: BLANDINA KLEIN,
 c/o Jonathan D. Sokoloff, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: JONATHAN D. SOKOLOFF,
 DIAMOND POLSKY & BAUER, P.C.,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

MERLIN, LOTTI H., dec'd.

Late of Lower Merion Township.
 Executor: HANNO M. MERLIN,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

MINTZER, MARION, dec'd.

Late of Lower Merion Township.
 Executor: DAVID M. MINTZER,
 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

MOMORELLA, LYDIA L. also known as LEE MOMORELLA, dec'd.

Late of Upper Moreland Township.
 Executrix: ANNE M. STIEBER,
 1405 Glen Echo Lane,
 Dresher, PA 19025.

NUGENT, TERESA E. also known as TERESA NUGENT, dec'd.

Late of Lower Merion Township.
 Executrix: ANGELA NUGENT,
 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

PALENSCAR, ROBERT J., dec'd.

Late of Borough of Ambler.
 Administratrix: LYNN P. LEIS,
 c/o George P. Luskus, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: GEORGE LUSKUS,
 GEORGE LUSKUS, P.C.,
 745 Yorkway Place,
 Jenkintown, PA 19046

REESE, THOMAS SCOTT, dec'd.

Late of Borough of Norristown.
 Administratrix: MARGARET REESE,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

RINALDO, LILLIAN D. also known as

LILLIAN RINALDO, dec'd.
 Late of Upper Merion Township.
 Executrix: CHRISTINE PETTINE,
 c/o Bridget M. Whitley, Esquire,
 17 South Second Street, 6th Floor,
 Harrisburg, PA 17101-2039.
 ATTORNEY: BRIDGET M. WHITLEY,
 SKARLATOS ZONARICH LLC,
 17 South Second Street, 6th Floor,
 Harrisburg, PA 17101-2039

Second Publication**COPENHAFFER, RUTH E., dec'd.**

Late of Borough of Pottstown.
 Executor: KARL A. COPENHAFFER,
 98 Edgewood Road,
 Boyertown, PA 19512.
 ATTORNEY: RICHARD E. WELLS,
 635 East High Street,
 P.O. Box 657,
 Pottstown, PA 19464

DELLIPONTI-BAMBI, ANNE, dec'd.

Late of West Norriton Township.
 Executrix: CAMILLE REILLY,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

GIUSTI, HELEN M., dec'd.

Late of Whitpain Township.
 Executor: MARK GIUSTI,
 1533 Erbs Mill Road,
 Blue Bell, PA 19422.

HUNSINGER, LOLA M. also known as

LOLA MAY HUNSINGER, dec'd.
 Late of Franconia Township.
 Executor: TERRY L. HUNSINGER,
 112 Beckett Court,
 Souderton, PA 18964.
 ATTORNEY: DOUGLAS M. JOHNSON,
 BUSCHMAN & JOHNSON,
 228 North Main Street,
 Souderton, PA 18964

KULP, ROSE MARIE, dec'd.

Late of Borough of Lansdale.
 Executor: FRANK H. KULP,
 736 Westhill Way,
 Lansdale, PA 19446.

WEINSTOCK, ANDREW I., dec'd.

Late of Lower Merion Township.
 Co-Executors: BETH COHEN AND
 BRADY WEINSTOCK,
 c/o Janet E. Amacher, Esquire,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454

WELCH, KATHRYN M., dec'd.

Late of Lower Salford Township.
 Executor: BARRY O. BOHMUELLER,
 29 Mainland Road,
 Harleysville, PA 19438.
 ATTORNEY: BARRY O. BOHMUELLER,
 29 Mainland Road,
 Harleysville, PA 19438

WOLFE, EDITH A. also known as

**EDITH ADAMS WOLFE and
 EDITH L. WOLFE, dec'd.**
 Late of West Norriton Township.
 Executrix: ROBERTA E. ROGERS,
 47 Rich Hill Road,
 Sellersville, PA 18960.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 28 North Main Street,
 Souderton, PA 18964

Third and Final Publication**ANGELINI, FRANK, dec'd.**

Late of West Norriton Township.
 Executrix: JOHANNA CAIKOSKI,
 Box 87,
 Fairview Village, PA 19409.
 ATTORNEY: HARRIET R. LITZ,
 3881 Skippack Pike,
 P.O. Box 1368,
 Skippack, PA 19474

BARBIERI, CARMINE THOMAS, JR., dec'd.

Late of Lower Salford Township.
 Executrix: CAROL A. GEDMAN,
 464 Churchill Court,
 Harleysville, PA 19438.
 ATTORNEY: JAMES E. EGBERT,
 EGBERT & BARNES,
 1494 Old York Road, Suite 200,
 Abington, PA 19001

BRUNI, GERTRUDE, dec'd.

Late of Borough of North Wales.
 Executor: FRÉDERICK R. BRUNI,
 318 S. 9th Street,
 North Wales, PA 19454.
 ATTORNEY: RICHARD A. BRUNI,
 3058 Leechburg Road, Suites 10 & 11,
 Lower Burrell, PA 15068

CLARK, FREDERIC WILLIAM also known as

FREDERIC W. CLARK, dec'd.
 Late of Lower Merion Township.
 Executrix: VIRGINIA B. CLARK,
 c/o Richard M. Schwartz, Esquire,
 3000 Two Logan Square,
 Philadelphia, PA 19103-2799.
 ATTORNEY: RICHARD M. SCHWARTZ,
 PEPPER HAMILTON LLP,
 3000 Two Logan Square,
 Eighteenth and Arch Streets,
 Philadelphia, PA 19103-2799

COHEN, ALVIN MATTHEW also known as**MATTHEW COHEN, dec'd.**

Late of Plymouth Township.
 Executrix: EVE R. COHEN,
 c/o Arthur G. Krevitz, Esquire,
 4230 Bensalem Boulevard,
 Bensalem, PA 19020.
 ATTORNEY: ARTHUR G. KREVITZ,
 KREVITZ & ASSOCIATES,
 4230 Bensalem Boulevard,
 Bensalem, PA 19020

CROME, SOPHIE, dec'd.

Late of Whitmarsh Township.
 Executor: STEPHEN A. CROME,
 c/o David S. Workman, Esquire,
 200 S. Broad St., 6th Fl.,
 Philadelphia, PA 19102.
 ATTORNEY: DAVID S. WORKMAN,
 ASTOR, WEISS, KAPLAN & MANDEL, LLP,
 200 S. Broad St., 6th Fl.,
 Philadelphia, PA 19102

DEITZ, GLORIA, dec'd.

Late of Cheltenham Township.
 Executors: ALISON PAUL AND
 ALBERT POLEKOFF,
 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

DEYSHER, MARY M., dec'd.

Late of Borough of Pottstown.
 Administrator: JAMES B. DEYSHER,
 25 Hickory Heights,
 Lansdale, PA 19446.
 ATTORNEY: EDWARD A. SKYPALA,
 224 King Street,
 Pottstown, PA 19464

DOUGHERTY, DAVID P., dec'd.

Late of Upper Providence Township.
 Executrix: TRACY L. DOUGHERTY,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

GALLAGHER, ANNA J. also known as**NANCY J. GALLAGHER and
NANCY GALLAGHER, dec'd.**

Late of Borough of Royersford.
 Executrices: NANCY GALLAGHER AND
 ROSE A. NEAL,
 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

GEORGE, SAMUEL J., SR., dec'd.

Late of Upper Merion Township.
 Executrix: MARY ANNE BLACKBURN,
 c/o E. William Hevenor, Esquire,
 2019 Walnut Street,
 Philadelphia, PA 19103.
 ATTORNEY: E. WILLIAM HEVENOR,
 2019 Walnut Street,
 Philadelphia, PA 19103

GULD, LORETTA ELIZABETH, dec'd.

Late of Springfield Township.
 Executor: ANTHONY J. GULD, JR.,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

KAVALUSKY, KAORU T., dec'd.

Late of Plymouth Township.
 Executrix: MARY T. BLACK,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

KELLY, ANNE M., dec'd.

Late of Borough of Collegeville.
 Executrix: BARBARA A. GRIMLEY.
 ATTORNEY: DAVID G. GARNER,
 221 East High Street, Suite 1,
 Pottstown, PA 19464

KOCHER, ALICE ANNE also known as

ANNE A. KOCHER, dec'd.
 Late of Upper Merion Township.
 Executor: WILLIAM J. KOCHER,
 191 Anderson Road,
 King of Prussia, PA 19406.

McCOOL, ELSIE MARIE, dec'd.

Late of Borough of Souderton.
 Executor: DAVID McCOOL,
 70 W. Lincoln Avenue,
 Hatfield, PA 19440.
 ATTORNEY: HARRIET R. LITZ,
 3881 Skippack Pike,
 P.O. Box 1368,
 Skippack, PA 19474

McTAMNEY, DAVID, JR. also known as

DAVID P. McTAMNEY, dec'd.
 Late of Plymouth Township.
 Administrator: COLETTE M. McTAMNEY,
 200 Township Line Road,
 Blue Bell, PA 19422.
 ATTORNEY: DANIEL T. McGRORY,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 East DeKalb Pike, Suite 300,
 King of Prussia, PA 19406,
 610-992-1300

**NEIDERHISER, LIDA G. also known as
LIDA GERALDINE NEIDERHISER, dec'd.**

Late of Worcester Township.
 Executor: CHARLES F. NEIDERHISER,
 c/o Herbert F. Rubenstein, Esq.,
 25 West Skippack Pike, Suite 107,
 Broad Axe, PA 19002-5152

OLLEY, ELIZABETH D., dec'd.

Late of Borough of Collegeville.
 Executor: DENNIS W. OLLEY,
 P.O. Box 731,
 Ennis, MT 59729.
 ATTORNEY: ROBERT L. MARKS,
 MARKS, McLAUGHLIN & DENNEHY,
 P.O. Box 179,
 Danville, PA 17821

RAPP, PHILIP P., dec'd.

Late of Worcester Township.
 Executor: PHILIP PETER RAPP, III,
 c/o Smith, Aker, Grossman & Hollinger, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 East Penn Street,
 P.O. Box 150,
 Norristown, PA 19404-0150

REICHERT, BEATRICE K. also known as

**BEATRICE KATHRYN TILLEY REICHERT and
 BEATRICE KATHRYN REICHERT, dec'd.**

Late of Borough of Collegeville.
 Executrix: MELISSA M. REICHERT,
 77 Frank Lord Road,
 Shrewsbury, VT 05738.
 ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

SCHNECK, ROBERT W., dec'd.

Late of Springfield Township.
 Executrix: ELIZABETH M. SCHNECK,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

SOUDERS, MIRIAM B., dec'd.

Late of Lower Moreland Township.
 Executrix: KAREN M. NARISI,
 c/o John G. Younglove, Esquire,
 25 West Moreland Avenue,
 Hatboro, PA 19040.
 ATTORNEY: JOHN G. YOUNGLOVE,
 25 West Moreland Avenue,
 Hatboro, PA 19040

**STAATS, WINSTON R. also known as
 WINSTON STAATS, dec'd.**

Late of Borough of Conshohocken.
 Executor: WILLIAM L. STAATS,
 c/o Michael J. Moyer, Esquire,
 101 Greenwood Avenue, 5th Floor,
 Jenkintown, PA 19046.
 ATTORNEY: MICHAEL J. MOYER,
 FRIEDMAN SCHUMAN,
 101 Greenwood Avenue, 5th Floor,
 Jenkintown, PA 19046

SWAVELY, IVY also known as

IVY H. SWAVELY, dec'd.
 Late of Upper Frederick Township.
 Co-Executors: LEON C. SWAVELY AND
 JOAN L. BENFIELD,
 c/o E. Kenneth Nyce Law Office LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

TROUT, HOWARD J. also known as

HOWARD J. TROUT, JR., dec'd.
 Late of Lower Pottsgrove Township.
 Executor: PAUL G. TROUT,
 210 Warwick Furnace Road,
 Elverson, PA 19520.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 East High Street,
 Pottstown, PA 19464-5426

WEIDMAN, RAYMOND F., dec'd.

Late of Lower Merion Township.
 Executor: STUART R. LUNDY, ESQ.,
 c/o Lundy Beldecos & Milby, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.
 ATTORNEYS: LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

MISCELLANEOUS**FOREIGN WITHDRAWAL**

Notice is hereby given that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Remington Arms Company, Inc.**, a corporation of the State of Delaware, with principal office located at 870 Remington Dr., Madison, NC 27025, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Montgomery County, which on November 22, 1993, was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Department of State.

TRUST NOTICES**Second Publication**

**EDWARD A. NEIDERHISER
 TRUSTEE OF THE TRUST OF
 LIDA G. NEIDERHISER
 DATED SEPTEMBER 22, 1998
 LIDA G. NEIDERHISER A/K/A
 LIDA GERALDINE NEIDERHISER,
 DECEASED**

Notice is hereby given of the death of Lida G. Neiderhiser a/k/a Lida Geraldine Neiderhiser, late of Worcester Township, Montgomery County, Pennsylvania, on October 27, 2013. During her lifetime, she established a Revocable Trust dated September 22, 1998. All persons indebted to the Decedent or the Trust are requested to make immediate payment, and those having legal claims, to present the same without delay to Edward A. Neiderhiser, Trustee, in care of his attorney:

Herbert F. Rubenstein, Esquire
 25 West Skippack Pike, Suite 107
 Broad Axe, PA 19002-5152

Third and Final Publication

**THE MARGUERITE B. BENNETT
REVOCABLE LIVING TRUST
DATED FEBRUARY 2, 2005
AMENDED MARCH 29, 2011**

**MARGUERITE B. BENNETT, DECEASED
LATE OF LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

All persons having claims or demands against The Marguerite B. Bennett Revocable Living Trust dated February 2, 2005, amended March 29, 2011, are requested to make known the same, and all persons indebted to the said decedent are requested to make payment without delay to:

TRUSTEE

Charles S. Bennett, Jr.
P.O. Box 671
Dennisport, MA 02639

OR

HIS ATTORNEY

Rebecca A. Hobbs, Esquire
O'Donnell, Weiss & Mattei, P.C.
41 East High Street
Pottstown, PA 19464-5426

EXECUTIONS ISSUED

Not available during time of print.

JUDGMENTS AND LIENS ENTERED

Week Ending December 19, 2013

**The Defendant's Name Appears
First in Capital Letters**

HUFFMAN, SANDRA - Moyer, Scott; 201335303; Judgment fr. District Justice; \$2992.45.
MACMULLEN, KENNETH - Boyertown Area School District; 201335246; Certification of Judgment; \$7,158.53.
NOLAN, BRIAN - Conestoga Title Insurance Co; 201335291; Certification of Judgment; \$14419.63.
NOLAN, BRIAN - Conestoga Title Insurance Co; 201335294; Certification of Judgment; \$12091.82.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Fit Essentials Inc; 201363148; \$8,486.61.
Marias Nails Inc: Ginas Top Nails; 201363147; \$16,819.20.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Watkins, Nathaniel; 201335153; \$1,594.56.
Watkins, Nathaniel; 201335174; \$3,176.49.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

White, Harvey: Kahlill: Kyanna; 201335270; \$842.04.
Young, Kevin; 201335275; \$591.56.

**POTTSTOWN BORO. -
entered municipal claims against:**

Walton, Dale: David: Russell; 201335221; \$637.31.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Thomas, Janice; 201335214; \$1,168.71.

**UPPER POTTS GROVE TWP. -
entered municipal claims against:**

Barnes, Daniel; 201335196; \$849.05.

LETTERS OF ADMINISTRATION

Not available during time of print.

SUITS BROUGHT

Week Ending December 19, 2013

**The Defendant's Name Appears
First in Capital Letters**

BOARD OF ASSESSMENT APPEALS OF MONTGOMERY COUNTY - Hanjani, Farzodd; 201335107; Appeal from Board of Assessment.
CARTER, JOSEPH - Carter, Stephanie; 201335276; Complaint Divorce.
COLLINS, TRACY: EWING, DENNIS - Collins, Thomas; 201334715; Complaint for Custody/Visitation.
DETWEILER, JONATHAN - Heisey, Carolyn; 201334840; Complaint for Custody/Visitation.
DIMEO, ROSEMARY - Midland Funding Llc; 201335280; Civil Action; Lashin, Arthur.
DRUMHELLER, TAMMY: CHRISTOPHER: CRISTOPHER - Wells Fargo Bank Na; 201335052; Complaint In Mortgage Foreclosure; Wooters, Meridith H.
FISHER, VON: TRACY - Curtis, Robert; 201334724; Complaint for Custody/Visitation.
GUARDINO, BILL - Ozorowski, Gregory; 201335278; Defendants Appeal from District Justice.
JAMISON, GEANINE: JOHN: JOHN - Wells Fargo Bank Na; 201335068; Complaint In Mortgage Foreclosure; Marin, Ashleigh Levy.
KABULSKY, JOSEPH - Kobulsky, Marion; 201335277; Complaint Divorce.
MANERA, HEATHER - Petka, Edward; 201334063; Support/Exceptions.
MCCASTLE, SONIA: GREGORY - Bank Of America Na; 201335042; Complaint In Mortgage Foreclosure; Lobb, Jonathan.
MEJIA, SAYDA: BENAVIDEZ, CINTHIA - State Farm Mutual Automobile Insurance Company; 201335279; Civil Action; Gluck, James.
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lower Merion School District; 201333942; Appeal Board of Assessment Govt; Choksi, Margarete P.
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lower Merion School District; 201334013; Appeal Board of Assessment Govt; Choksi, Margarete P.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lower Merion School District; 201334015; Appeal Board of Assessment Govt; Choksi, Margarete P.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lower Merion School District; 201334357; Appeal Board of Assessment Govt; Choksi, Margarete P.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lower Merion School District; 201334359; Appeal Board of Assessment Govt; Choksi, Margarete P.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Cheltenham Township School District; 201334361; Appeal Board of Assessment Govt; Choksi, Margarete P.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Spring House Land Inc; 201335055; Appeal from Board of Assessment; Mullin, J. Edmund.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Upper Dublin School District; 201335103; Appeal Board of Assessment Govt; Choksi, Margarete P.

MORGADO, ANNA: BOCCELLA, ANNA - Federal Home Loan Mortgage Corporation; 201335210; Complaint in Ejectment; Davis, Adam.

NISTALA, RADHIKA - Nistala, Raghunath; 201334635; Complaint for Custody/Visitation; Thomas, Leno P.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cahill, Kristen; 201334560; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cahill, Kristen; 201334563; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hall, Alissa; 201334736; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Crawford, Jeletha; 201335131; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cahill, Kristen; 201334564; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Couper, Christine; 201335035; Appeal from Suspension/Registration/Insp.

POTPINKO, PAUL - Portfolio Recovery Associates Llc; 201335188; Civil Action; Polas, Robert N., Jr.

RICHAR, SAMANTHA: WYLESOL, TIMOTHY - Wylesol, Mary; 201334636; Complaint for Custody/Visitation.

RODEMICH, ALEX - Wells Fargo Bank Na; 201335049; Complaint In Mortgage Foreclosure; Wooters, Meredith H.

SMITH, PAUL - Massadin, Peggy; 201335230; Civil Action; Digenova, Michael H.

THOMPSON, TYRONE - Wharton, Ericka; 201335217; Complaint for Custody/Visitation.

WILLS PROBATED

Not available during time of print.

RETURN DAY LIST

January 21, 2014
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Aubrey v. Troutner - Defendant Robert Troutner's and Christian Troutner's Motion to Consolidate (Seq. 21) - **R. Bily.**
2. Bagnell v. Holy Redeemer Health System, Inc. - Motion to Consolidate (Seq. 86) - **A. Sagoskin - M. Perry - R. Pugh.**
3. Bank of America, N.A. v. Reid - Motion to Reassess Damages (Seq. 14) - **C. Donati.**
4. Barleyvale Associates, LLC v. Peco Energy Company - Motion to Compel Plaintiff's Answers to 2nd Set of Interrogatories (Seq. 43 D) - **M. Valenza - M. Gallagher.**
5. Belton v. Sims - Motion to Compel Additional Defendant Schaffer's Answer to Defendant Insurance's Interrogatories and Response to Request for Production of Documents (Seq. 16 D) - **J. McNally - K. Tucci.**
6. Belton v. Sims - Motion to Compel Plaintiff's Answer to Defendant Premis Liability's Interrogatories Medical Interrogatories, Expert Fact Interrogatories and Request for Production of Documents (Seq. 18 D) - **J. McNally - K. Tucci.**
7. Best Energy Reduction Technology v. Thomas - Plaintiff's Motion for Attorney Fees and Costs Incurred in Enforcing Noncomplete, Confidentiality and Nondisparagement Agreement (Seq. 19) - **M. Trachtman.**
8. Briara Trading Company v. Qureshi - Defendant's Petition to Strike and/or Open the Judgment (Seq. 16) - **A. Silverstein - P. Perlstein.**
9. Burda v. Metcalf - Plaintiff's Motion to Strike Defendant's Motion for Summary Judgment (Seq. 173) - **G. Dugan.**
10. Butler v. Posner - Motion of Plaintiff William Bulter to Strike Objections and to Compel Discovery from Defendant (Seq. 34 D) - **F. Clark - J. Callaway.**
11. Cadles of Grassy Meadows II, LLC v. Courtney - Petition to Open or Strike Confession of Judgment (Seq. 10) - **D. Banks.**
12. Carver v. CB Richard Ellis - Motion to Compel Deposition of Defendant CB Richard Ellis Corporate Designee (Seq. 65) - **C. O'Donnell - L. Hockman - K. Sykes.**
13. Carver v. CB Richard Ellis - Motion to Compel Shellville Facility Services and Matrix, Inc.'s Responses to Interrogatories and Request for Production of Documents (Seq. 64) - **C. O'Donnell - L. Hockman - K. Sykes.**
14. CB Research & Development, Inc. v. Kates - Adesis, Inc.'s Motion to Compel Deposition and Document Production in Aid of Execution (Seq. 15 D) - **M. Haltzman.**
15. Ciarlante v. Donohoe - Motion to Compel Discovery (Seq. 9 D) - **M. Brownstein - S. Stenson.**
16. Citibank, N.A. v. Stanton - Motion to Compel Full and Complete Responses to Defendant's First Request for Production of Documents (Seq. 13 D) - **M. Scott - R. Bobman.**

17. Citimortgage, Inc. v. Choi - Motion to Reassess Damages (Seq. 10) - **J. Kolesnik**.
18. CitiMortgage, Inc. v. Freed - Motion for Apt of Guardian Ad Litem for Minor Defendant Carter Freed (Seq. 3) - **A. Davis**.
19. Commonwealth Financial Systems v. Dolga - Plaintiff's Motion to Enforce Settlement Agreement (Seq. 22) - **E. Matzkin**.
20. Considine v. Considine - Petition to Withdraw as Counsel (Seq. 74) - **J. Hoffman - D. Ladov**.
21. Continental Concrete Products v. Egypt Road Partners, LLC - Petition for Leave to Withdraw as Counsel for All Defendants (Seq. 32) - **T. Kreiser - R. Krandel**.
22. Cueto v. Ervin - Motion to Compel Discovery (Seq. 3 D) - **T. Holland - K. Bhavsar**.
23. Cueto v. Ervin - Motion to Compel Plaintiff's and Defendant's Interrogatories and Responses to Request for Production of Documents (Seq. 4 D) - **T. Holland - K. Bhavsar**.
24. Deutsche Bank National Trust Company v. Hennessy - Motion to Amend Answer and New Matter (Seq. 9) - **S. Filippello - M. Forbes**.
25. Deutsche Bank National Trust Company v. Shanahan - Plaintiff's Motion to Amend Complaint (Seq. 18) - **M. McKeever - G. Brown**.
26. Deutsche Bank Trust Company Americas v. Comely - Plaintiff's Motion to Correct Typo Error in Common Address Nunc Pro Tunc and Confirm Foreclosure Judgment (Seq. 17) - **J. Blank**.
27. E M United Welding and Fabrication, Inc. v. Farrell - Plaintiff E M United Welding and Fabrication, Inc. - Motion to Compel Inspection and Production of Documents (Seq. 36 D) - **T. Wolpert - L. Sager**.
28. FIA Card Services, N.A. v. Mojica - Motion for Leave to File Amended Complaint Nuc Pro Tunc (Seq.-12) - **F. Weinberg**.
29. Foster v. Lee - Motion to Consolidate (Seq. 9) - **J. Zafran**.
30. Furlong v. Furlong - **L. Brown - E. Fabick**.
31. Gambone Brothers Organization, Inc. v. Reassure America Life Insurance - Plaintiff's Motion for Protective Order to Squash Subpoena Issued to Traxi, LLC by Defendant Jackson National Life Insurance Company (Seq. 334) - **H. Pass - S. Baker**.
32. Glacial Energy of Pennsylvania v. Rush - Motion to Compel Defendant to Appear for Deposition and Produce Documents in Aid of Execution (Seq. 15 D) - **J. Scheinfeld**.
33. Harleysville National Bank & Trust Company v. Hazlett - Motion to Vacate (Seq. 22) - **J. Trauger - A. Tuttle**.
34. Iacovelli v. Jankowski - Petition to Withdraw as Counsel (Seq. 10) - **E. Fabick - D. Draganosky**.
35. Jackson v. Lewis - Motion to Compel Answers to Interrogatories (Seq. 10 D) - **M. Greenfield - C. Groff**.
36. Jagtiani v. Montgomery County Board of Assessment Appeals - Petition for Appeal from the Board of Assessment Appeals (Seq. 0) - **J. Fiorillo**.
37. JP Morgan Chase Bank National Association v. Barrett - Motion to Reassess Damages (Seq. 24) - **R. Cusick**.
38. JP Morgan Chase Bank National Association v. Gonzalez - Motion to Reassess Damages (Seq. 21) - **A. Davis - C. Fiore**.
39. King v. Kurnik - Defendant Kurnik's Motion to Compel Plaintiff King's Answer to 1st Set of Interrogatories and Request for Production of Documents and Answer Lien Interrogatories (Seq. 10 D) - **A. Baratta - D. Leeds**.
40. Kramer v. Zebe - Motion to Compel Discovery Responses (Seq. 2 D) - **W. Siegel - R. Good**.
41. Krieger v. Kahal Corporation - Motion to Compel Discovery (Seq. 10 D) - **M. Kardos - I. Kim**.
42. Laprade v. Boscovs, Inc. - Motion for Leave of Court to File Joinder Complaint (Seq. 26) - **J. Trotman - G. Kimball**.
43. Law Offices of Alan R. Mege v. Garner - Motion to Compel (Seq. 25 D) - **A. Mege**.
44. Levy v. Imperial Homes Inspections, LLC - Request for Denial of Defendant's Petition to Open Judgment (Seq. 9).
45. Lewis v. Barszowski - Defendant's Motion to Compel Discovery (Seq. 9 D) - **A. Granato - W. Robinson**.
46. Masterbone v. Oyster Bay Club NV, Inc. - Motion to Dismiss by Defendant Pearl Development NV and Ansley Associates, Inc. Pursuant to 42 Pa. C.S. 5322(E) (Seq. 87) - **R. Chizmar**.
47. McGill v. Sell - Motion to Compel Responses to Discovery Requests (Seq. 8) - **L. Metzger - M. MacDonald**.
48. Mediamark Spotlight, Inc. v. Schreiber - Petition to Appoint Arbitrator (Seq. 0) - **R. Bovarnick**.
49. Miller v. Montgomery County Board of Assessment Appeals - Motion to Consolidate (Seq. 13) - **N. Stein - J. Price**.
50. Mimless v. Grubb & Ellis Company - Motion to Compel Answers to Supplemental Interrogatories and Supplemental Request for Production of Documents (Seq. 64 D) - **S. Rubin - K. Ashdale**.
51. Moore v. Jenkintown Plaza Associates - Motion to Schedule Settlement Conference (Seq. 357) - **D. Garcia - R. Siegel**.
52. Mughal v. Hoepfl - Motion to Strike Trial Praeipce (Seq. 43) - **M. McDermott - A. Damiano**.
53. Nationstar Mortgage, LLC v. Tamaro - Plaintiff Nationstar Mortgage, LLC's Motion to Strike Joinder of Defendant in Tamaro's Counterclaims (Seq. 15) - **J. Krohn**.
54. Nguyen v. Brambley - Motion to Compel Discovery (Seq. 7 D) - **M. Simon - D. Dean**.
55. Obenski v. Meenan Transmission - Motion to Dismiss and Request for Expungement (Seq. 11) - **J. Benson**.
56. Obenski v. Meenan Transmission - Petition for Review of Plaintiff's Objections to Interrogatories (Seq. 17) - **J. Benson**.
57. Obenski v. Meenan Transmission - Plaintiff Virginia Obenski's Motion for Judgment Against Meenan Transmission, Inc. (Seq. 16) - **J. Benson**.
58. Office of Attorney General Bureau of Consumer Protection v. Dreamworks Vacation Club, Inc. - Commonwealth of Pennsylvania's Motion to Enter Adjudication Against Defendant Daryl T. Turner, Individually (Seq. 50) - **J. Nastasi - R. Gallucci**.
59. Office of Attorney General Bur v. Dreamworks Vacation Club, Inc. - Motion to Discontinue Action Against Dreamworks Vacation Club and Five Points Travel and Amend Caption to Eliminate Names (Seq. 48) - **J. Nastasi - R. Gallucci**.
60. Penzarella v. Hennings Supermarket, Inc. - Motion of Defendant Henning's Supermarket, Inc. to Compel Deposition of Plaintiffs (Seq. 10 D) - **J. Field**.
61. PHH Mortgage Corporation v. Varga - Motion to Reassess Damages (Seq. 8) - **A. Zuckerman**.
62. Pollock v. Sunnybrook Foundation - Petition to Open and/or Strike Judgment (Seq. 4) - **S. Breidenbach - A. Sager**.
63. Pottstown Borough Authority v. Wampole - Motion to Amend Municipal Claim, Writ of Scire Facias, Default Judgment and Writ of Execution (Seq. 16) - **R. Careless**.
64. Pro Lube, Inc. v. Bux Mont Truck Service, Inc. - Motion to Compel Deposition (Seq. 2 D).
65. Providence Ridge Associates, L.P. v. Asian Expandere, Inc. - Defendant's Petition to Amend Court Order 102913 to Allow for Appeal (Seq. 39) - **D. Plon**.

66. Prudential Insurance Company of America v. Montgomery County Board of Assessment Appeals - Joinder of Intervenor Upper Dublin to Montgomery County Board of Assessment Appeals' Motion to Quash Petition for Allowance of Appeal (Seq. 1-1) - **M. Rienzi - J. Price.**
67. Rando v. Sullivan - Motion to Compel Production of Medical Records of J. Andrew Solis, M.D. (Seq. 62 D) - **J. Radmore - D. Rovner - J. Kahn.**
68. Renwick v. Giulianos Deli, Inc. - Motion to Compel Plaintiff's Appearance at IME (Seq. 64 D) - **D. Brooks - A. Hinkle.**
69. Soza Clinic Northeast Limited v. Chaney - Plaintiff's Motion to Strike the LLC Defendant's Preliminary Objection to the Entry of Default Against the LLC Defendants (Seq. 18) - **A. Milstein.**
70. State Farm Insurance Company v. Don Dewanes Garage and Equipment - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 26 D) - **B. Pancio - K. Fulginiti.**
71. Steinman v. Kline - Defendant's Motion to Overrule Plaintiff's Objections to Defendant's Subpoenas (Seq. 8) - **M. Barbiero - J. Godin.**
72. Stout v. Seiler - Plaintiff Jeffrey L. and Stacy Stout's Motion to Compel Discovery from Defendant T. R. Seiler (Seq. 7 D) - **H. Brahin - D. Stephens.**
73. Tancredi v. Windermere Farms, Inc. - Petition of Plaintiff Tancredi to Confirm and Enter Arbitration Award dated 10/23/13 (Seq. 120) - **N. Stein - C. Briggs.**
74. TBF Financial, LLC v. Capital Style Luxury Transport - Defendant's Petition to Strike or Open Judgment (Seq. 6) - **M. Lessa - C. Fleischmann.**
75. TD Bank, N.A. v. South Adams, LLC - Petition to Strike/Open Confessed Judgment and to Stay Execution (Seq. 11) - **J. Gould.**
76. U.S. Bank National Association v. Brown - Motion for Leave to Amend Statement of Matters Complained of on Appeal and Issuance of Concurrent Supplemental Opinion (Seq. 46) - **B. Fein.**
77. U.S. Bank National Association v. Brown - Motion to Recuse (Seq. 42) - **B. Fein.**
78. Waldspurger v. Gitney - Motion to Dismiss All Claims Against Defendant Wurman (Seq. 33) - **R. Adshead - W. Roark.**
79. Washington v. Pittenger - Defendant's Motion to Preclude Plaintiff from Presenting Evidence and Testifying at the Time of Trial (Seq. 26) - **J. Kofsky - G. Mondjack.**
80. Wells Fargo Bank, N.A. v. Bellomo - Motion to Reassess Damages (Seq. 3) - **M. Wooters.**
81. Wells Fargo Bank, N.A. v. Boykins - Motion to Reassess Damages (Seq. 62) - **J. Kobeski.**
82. Wells Fargo Bank, N.A. v. Bradley - Motion to Reassess Damages (Seq. 11) - **A. Zuckerman - A. Frigo.**
83. Wells Fargo Bank, N.A. v. McClure - Motion to Reassess Damages (Seq. 8) - **M. Wooters.**
84. Wells Fargo Bank, N.A. v. Nievessosa - Motion to Reassess Damages (Seq. 9) - **M. Wooters.**
85. Wells Fargo Bank, N.A. v. Ramsey - Motion to Reassess Damages (Seq. 12) - **J. Kolesnik.**
86. Wells Fargo Bank, N.A. v. Steinmetz - Motion to Reassess Damages (Seq. 11) - **A. Davis.**
87. Wierzbowski Administratrix v. Ferrara, M.D. - Motion to Compel Plaintiff's Full and Complete Responses to Defendant's Written Discovery (Seq. 21 D) - **H. Kane - G. Samms.**
88. Wilson v. Patton - Motion to Compel Plaintiff's Answers and Responses to Discovery (Seq. 5 D) - **R. Krause.**
89. Woods v. Scherphorn - Motion to Compel Discovery (Seq. 8) - **S. Quinn - J. Rubin.**
90. Yan v. Colon - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 20 D) - **A. Baratta - B. Pancio.**
91. Yellow Book Sales & Distribution Company v. Papa - 2nd Motion to Compel and Extend Discovery (Seq. 79 D) - **R. Amato - A. Papa.**
92. Ziegler v. Elliott - Motion to Compel Discovery Directed Toward Plaintiff (Seq. 9-D) - **R. DeAngelo - D. Sereda.**