

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 March 29, 2023.

To all parties in interest and claimants:

Notice is hereby given that a schedule of distribution will be filed by the Sheriff 30 days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

Second Publication

By virtue of a Writ of Execution **No. 2017-19137**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a plan showing property to be acquired by Pennsylvania Power and Light Company, from Marjorie Kratz, as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Schwab Road (T-113) and title line in the bed of Orvilla Road (L.R. 46047); thence, extending through the bed of Orvilla Road, along the property now or late of Hatfield Township Municipal Authority and along the property now or late of Eastern Real Estate Company; North 54 degrees, 57 minutes 20 seconds East 157.41 feet to a point in the bed of Orvilla Road; thence, leaving the bed of Orvilla Road, South 02 degrees, 52 minutes 05 seconds West 278.88 feet to a point on the title line in the bed of Schwab Road, aforesaid; thence, extending along same and along lands, now or late of Upper Hanover Township Industrial Development Authority, North 31 degrees, 25 minutes 00 seconds West 220.47 feet to the first mentioned point and place of beginning.

BEING the same premises which John V. Vielhauer and Mary Jane Vielhauer, husband and wife, by Indenture dated August 10, 1990, and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on August 14, 1990, in Deed Book No. 4954, Page 1890, granted and conveyed unto Jay E. Keeley and Barbara A. Keeley, Husband and Wife, in fee.

UNDER AND SUBJECT to Restrictions of Record.

BEING the same premises which Jay E. Keeley and Barbara A. Keeley, husband and wife, by Deed dated 4/23/1999 and recorded 4/29/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5269 at Page 660, granted and conveyed unto Levar E. Brooks, Deceased 3/15/2000, and Lucille V. Brooks, husband and wife.

Parcel Number: 35-00-07825-00-6.

Location of property: 1033 W. Orvilla Road, a/k/a 1033 Orvilla Road, Hatfield, PA 19440.

The improvements thereon are: A single-family, residential dwelling.

Seized and taken in execution as the property of **Lucille V. Brooks** at the suit of Secretary of Veteran's Affairs. Debt: \$125,751.23.

KML Law Group, P.C., Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2018-16177**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, as Lot No. 232, as shown on Andorra Woods Title Plan, made by Czop/Spector, Inc., dated April 24, 1984, last revised September 4, 1986, and recorded in Plan Book A-48 at Page 25, and as shown on Andorra Woods, Viburnum Court, Title Plan, made by Czop/Spector, Inc., dated 5/1/1989, last revised 10/20/1989, and recorded in Plan Book A-51 at Page 489.

CONTAINING in area 1,200 square feet.

BEING Lot No. 232.

BEING the same premises which Jack L. Bishop and Sayoko T. Bishop by deed, dated 11/2/1999 and recorded at Montgomery County Recorder of Deeds Office, on 11/15/1999, in Deed Book 5296 at Page 1600, granted and conveyed unto Marijayne Wenk.

Parcel Number: 65-00-12197-10-4.

Location of property: 33 Viburnum Court, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marijayne Wenk** at the suit of Citizens Bank of Pennsylvania s/b/m to Manayunk Bank s/b/m to Roxborough-Manayunk Federal Savings Bank. Debt: \$65,578.21.

Gregory Javardian (Law Office of Gregory Javardian, LLC), Attorney(s). I.D. #55669

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2019-23917**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared for Fricker Development Co., Inc., by Urwiler & Walter, Inc., dated April 28, 1986, and last revised December 3, 1986, and recorded in Montgomery County, in Plan Book A48, Page 309, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Weikel Road (50 feet wide), which point is measured, the 5 following courses and distances from a point of curve on the Southeasterly side of Orvilla Road (L.R. 46047), viz: (1) on the arc of a circle, curving to the right, having radius of 25.00 feet, the arc distance of 39.27 feet to a point; (2) on the arc of a circle, curving to the left, having a radius of 229.01 feet, the arc distance of 113.32 feet, to a point; (3) South 42 degrees 46 minutes 00 seconds East, 254.85 feet to a point; (4) on the arc of a circle, curving to the right, having a radius of 155.61 feet, the arc distance of 410.57 feet; and (5) on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 206.27 feet to the place of beginning; thence, extending from said point of beginning, Northwestwardly, along the said Northwesterly side of Weikel Road, on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 83.33 feet to a point, a corner of Lot No. 35; thence, extending along the same, North 64 degrees 33 minutes 38 seconds West, crossing the bed of a certain 20 feet wide sanitary sewer easement, 233.29 feet to a point; thence, extending North 49 degrees 03 minutes 53 seconds East, 175.36 feet to a point, a corner of Lot No. 37; thence, extending along the same, South 40 degrees 41 minutes 14 seconds East, recrossing said sanitary sewer easement, 196.98 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO Youn Suck Oh and Eun H. Oh, who acquired Title by Virtue of a(n) Tenants by Entirety from Sin Cheon Im and Sung Im Im, his wife, dated March 11, 2003, recorded April 3, 2007, at Document ID #007030, and recorded in Book 5452, Page 0826, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-09391-32-1.

Location of property: 588 Weikel Road, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Eun Oh, a/k/a Eun H. Oh, a/k/a Eun Hee Oh and Youn Oh, a/k/a Youn Suck Oh, a/k/a Youn S. Oh** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$204,263.34.

Manley Deas Kochalski LLC, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2019-24526**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with dwelling thereon erected, situate in **Lower 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 on the Southwest side of Ivy Lane (50 feet wide), at a corner of the herein described property, now or late of Pottstown Home Builders, said point of beginning, being South, 45 degrees 42 minutes East, 200 feet from the Southeastern property line intersection of North Keim Street and Ivy Lane as projected; thence, from said point of beginning, continuing along property, now or late of Pottstown Home Builders, South, 44 degrees 18 minutes West, 150 feet to a point; thence, along property, now or late of Donald M. Ferguson, et ux., and along a portion of Lot 6 and all of Lot 5 on said Plan, North, 45 degrees 42 minutes West, 200 feet to a point on the Southerly side of North Keim Street; thence, continuing along the Southerly side of North Keim Street; North, 44 degrees 18 minutes East, 128 feet to a point of curve; thence, along said curve, bearing to the right, having a radius of 22 feet, a distance along the curve of 34.56 feet to a point, on the Southwest side of Ivy Lane; thence, continuing along said Ivy Lane, South, 45 degrees 42 minutes East, 178 feet to the place of beginning.

BEING all of Lot 9 and the Southwest 60 feet of Lot 10, on a Plan of Crestwood.

BEING the same premises, which Earl F. Peacock, by Deed dated 3/9/2016 and recorded 3/22/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5992 at Page 1806, granted and conveyed unto Jermaine J. Smith.

Parcel Number: 42-00-02026-00-2.

Location of property: 1010 Ivy Lane, Pottstown, PA 19464.

The improvements thereon are: A single-family, residential dwelling.

Seized and taken in execution as the property of **Jermaine J. Smith** at the suit of U.S Bank National Association, not in its Individual Capacity, but Solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V. Debt: \$304,050.98.

KML Law Group, P.C., Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2019-26382**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land and premises, situate, lying and being in **Pottstown Borough**, Montgomery County, Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN unit, designated as Unit Number 14, being a Unit in Wickerton Heights Condominium, situate in Pottstown Borough, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101, et seq., as designated in the Declaration of Condominium of Wickerton Heights Condominium, dated May 25, 1989, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on May 26, 1989, and plats and plans for condominium, bearing date May 25, 1989, and recorded as Exhibit "C" of the Declaration of Condominium of Wickerton Heights Condominium, in Deed Book 4912, at Pages 624, et seq., as amended by an amended Declaration, dated October 4, 1989, recorded in Deed Book 4925, at Pages 1660, et seq., as amended by a Second Amended Declaration, dated June 21, 1990, recorded in Deed Book 4949 at Pages 1726, et seq.

TOGETHER with all rights, title and interest, being 1.043% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same property conveyed to Mary Ann Pollick, deceased, who acquired title by virtue of a deed from Mary Ann Pollick and Patricia E. Pollick Schade, dated June 1, 2006, recorded June 26, 2006, at Document ID 2006081530, and recorded in Book 05606, Page 2600, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-19972-36-1.

Location of property: 620 Manatawny Street, Unit 14, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph K. Pollick, as Executor of the Estate of Mary Pollick, a/k/a Mary Ann Pollick, and John Martin Group, LLC** at the suit of KeyBank s/b/m First Niagara Bank, NA. Debt: \$37,423.32.

Manley Deas Kochalski LLC, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2020-03671**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northwesterly side of Roberts Avenue (fifty feet wide), at the distance of one hundred ninety-three feet, three inches Northeastwardly from the Northeastly side of Jenkintown Road (seventy feet wide); thence, extending North forty-six degrees, forty-three minutes, twenty-seven seconds West, the distance of one hundred thirty-nine feet, ten and seven-eighths inches to a point; thence, extending North thirty-seven degrees, thirty-eight minutes, thirty-six seconds East, the distance of seventeen feet, seven and three quarter inches to a point; thence, extending North sixty-one degrees, forty-eight minutes, thirty-seven, seconds East, the distance of twenty-five feet, five and five-eighths inches to a point; thence, extending South forty-three degrees, fifty-one minutes, thirty-four seconds East, the distance of one hundred thirty-four feet, seven inches to a point in the Northwesterly side of Roberts Avenue; and extending; thence, Southwestwardly, along said of Roberts Avenue, on a line curving to the left, with a radius of seven hundred feet, the distance of thirty-five feet to the first mentioned point and place of beginning.

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

BEING the same premises which Estate of Joseph J. Deck, deceased, by Deed, dated September 17, 2007, and recorded in the Office of Recorder of Deeds of Montgomery County, on October 17, 2007, at Book 5668, Page 02553, granted and conveyed unto John Moss and Elizabeth Moss.

Parcel Number: 30-00-56488-00-2.

Location of property: 516 Roberts Avenue, Glenside, PA 19038-3709.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Moss a/k/a Elizabeth L. Moss and John Moss** at the suit of PHH Mortgage Corporation. Debt: \$174,244.42.

Matthew C. Fallings, I.D. #326896, Attorney.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2020-14249**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN messages and lots, or pieces of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, better known as Numbers 526-528 DeKalb Street, bounded and described together as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of DeKalb Street, at the distance of 225.00 feet, measured Southwestwardly from the South corner of DeKalb Street and Marshall Street; thence, extending from said point of beginning, Southeastwardly by lands, now or late of Charles A. Hallman, parallel to said Marshall Street, the distance of 30.00 feet to a point, a corner; thence, extending along the line of lands of the Presbyterian Graveyard, Southwestwardly, parallel to DeKalb Street, the distance of 30.00 feet to a point, a corner; thence, extending Northwestwardly, by lands now or late of Montgomery Insurance Trust and Safe Deposit Company, parallel to the first line, the distance of 30.00 feet to a point, a corner on DeKalb Street, aforesaid; thence, extending along the said Southeasterly side of DeKalb Street, Northeastwardly, the distance of 30.00 feet to the first mentioned point and place of beginning.

BEING known as 526-528 DeKalb Street, as above set out.

BEING THE SAME PREMISES which United Mortgage and Equity, LLC, a New Jersey Limited Liability Company by Deed dated 1/12/2001 and recorded 1/18/2001 in the County of Montgomery, in Deed Book 5347, Page 358, conveyed unto Gregory R. Noonan, in fee.

AND BEING THE SAME PREMISES sold to Christiana Bank and Trust Company, as Owner Trustee of the Security National Funding Trust on 9/26/2007 after due advertisement according to law under and by virtue of a Foreclosure Judgment and Writ of Execution, filed 1/17/2007, out of the Court of Common Pleas of Montgomery County, Docket #2004-07990, at the suit of Equity One Inc., d/b/a Popular Financial Services against Gregory A. Noonan and the United States of America.

AND ALSO, BEING THE SAME PREMISES which The Sheriff of the County of Montgomery, Pennsylvania, by Deed Poll dated 11/26/2007 and recorded 12/12/2007, in the County of Montgomery, in Deed Book 5674, Page 2520, conveyed unto Christiana Bank and Trust Company, as Owner Trustee of the Security National Funding Trust.

BEING THE SAME PREMISES which Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by SN Servicing Corporation, its Attorney in Fact, by Deed dated December 4, 2008, and recorded February 4, 2009, in Deed Book 5720, Page 2791, granted and conveyed unto Dawn M. Kane, in fee.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Montgomery, Pennsylvania, as Trustee, by Deed dated January 13, 2015, and recorded January 16, 2015, in Deed Book 5941, Page 1781, granted and conveyed unto Marco Sarto, in fee.

Parcel Number: 13-00-09492-00-8.

Location of property: 526-528 DeKalb Pike, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Dawn M. Kane and Marco Sarto** at the suit of COBA, Inc. Assignee of TD Bank, N.A. Debt: \$283,713.14.

Edward J. McKee (Duane Morris LLP), Attorney(s).

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2021-06509**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described in accordance with a plan or survey of Oak Lane Manor, Section 8, made by Franklin and Lindsey, Registered Engineers, Philadelphia, dated the 25th day of August A.D. 1952 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2308, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Hilldale Road (50 ft. wide), which point is measured along the said side of Hilldale Road; North 7 degrees 38 minutes 5 seconds East, 274 feet from the Northernmost terminus of a radial round corner, connecting the Southwest side of Hilldale Road with the Northwest side of Boncouer Road (50 feet wide); thence, leaving Hilldale Road and extending South, 82 degrees 21 minutes 55 seconds West, 130 feet to a point; thence, extending North 7 degrees 38 minutes 5 seconds West, 63 feet to a point; thence, extending North 7 degrees 38 minutes 55 seconds East, 130 feet to a point on the Southwest side of Hilldale Road, aforesaid; thence, extending along the same, South 7 degrees 38 minutes 5 seconds East, 63 feet to the first mentioned point and place of beginning.

BEING the same premises, which HFTA Consumer Discount Company f/k/a Transamerica Financial Consumer Discount Company by Deed dated December 11, 2001, and recorded on January 18, 2002, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5392 at Page 1183, as Instrument No. 2001001285 granted and conveyed unto Richard J. Greer and Mary Greer husband and wife, as tenants by the entireties. The said Mary Greer departed this life on or about June 18, 2015. The said Richard J. Greer has departed on or about April 18, 2020. No estate has been raised whereby title now vests their interests to their known heirs Imani Greer, Piper Anderson, Debra Avi and the unknown heirs of Richard J Greer, Deceased.

Parcel Number: 31-00-14905-00-4.

Location of property: 48 Hilldale Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family, residential dwelling.

Seized and taken in execution as the property of **Imani Greer, as Surviving Heir of Richard J. Greer, deceased; Debra Mavi, as Surviving Heir of Richard J. Greer, deceased; Piper Anderson, as Surviving Heir of Richard J. Greer, deceased; and Unknown Surviving Heirs of Richard J. Greer and Mary Greer, both deceased** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for REO Trust 2017-RPL1. Debt: \$286,288.44.

Hladik, Onorato and Federman, LLP, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2021-14477**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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 Northwesterly line of Arboretum Road, distance North, 75 degrees, 55 minutes, 50 second East, 494 feet from the Easterly end of the curve, connecting the Northwesterly line of Arboretum Road, with the Northeasterly line of Old Farm Road, said curve having a radius of 20 feet, said beginning point, being in the division line better known as 18 and 19, formerly Lots 16 and 17, in Block 1, on plan hereinafter mentioned; thence, North, 75 degrees, 55 minutes, 50 seconds East, along the Northwesterly line of Arboretum Road, a distance of 100 feet to a point, in the division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16, Block 1, said plan; thence, North, 14 degrees, 04 minutes, 10 seconds West, along the said division line between Lots Nos. 17 and 18, formerly Lots Nos. 15 and 16, a distance of 137.50 feet to a point in the rear line of Lot No. 7, Block No. 1 said plan; thence, South 75 degrees, 55 minutes, 50 seconds West, partly along line of Lots Nos. 6 and 7, Block 1, said plan, 100 feet to a point in the division line between Lots first above mentioned, being Lots Nos. 18 and 19, formerly Lots Nos. 16 and 17, Block No. 1 said plan; thence, South, 14 degrees, 04 minutes, 10 seconds East, along last mentioned division line, a distance of 137.5 feet to a point, in the Northwesterly line of Arboretum Road and place of beginning.

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

BEING the same premises which Transamerica Financial Consumer Discount Company, by Deed dated May 30, 1997, and recorded on June 11, 1997, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5188 at Page 1272, granted and conveyed unto Albert W. Christian.

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

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

The improvements thereon are: Single-family, residential dwelling.

Seized and taken in execution as the property of **Albert W. Christian** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2. Debt: \$259,508.41.

Hladik, Onorato and Federman, LLP, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-01847**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a revised Sub-division plan of "Pinewood", made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, dated February 11, 1955, as follows, to wit:

BEGINNING at a point on the Southwest side of Johnson Highway (60 feet wide), at the distance of 129.49 feet measured along same, South, 47 degrees 45 minutes East from its point of intersection with the Southeast side of Locust Street (66 feet wide); thence, extending from said beginning point, South, 47 degrees 45 minutes East, along the said side of Johnson Highway, 28 feet to a point; thence, extending South, 42 degrees 15 minutes West, partly through a wall between these premises and the premises adjoining to the Southeast, 110.67 feet to a point; thence, extending North, 47 degrees 45 minutes West, 28 feet to a point; thence, extending North, 42 degrees 15 minutes East, 110.67 feet to the Southwest side of Johnson Highway, the point and place of beginning.

BEING Lot No. 61 on the said Plan.

BEING the same premises, which Jaqueline M. Shields, by Deed, dated August 20, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County, on September 8, 2004, at Book 6624, Page 2177, and Instrument No.: 2014180816, granted and conveyed unto Mary Ann Drinkard. Mary Ann Drinkard departed this life on July 31, 2021.

Parcel Number: 13-00-17752-00-1.

Location of property: 8 Johnson Highway West, Norristown, PA 19401-3029.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shawn D. Watson, solely in his capacity as Administrator to the Estate of Mary Ann Drinkard, deceased** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2 c/o PHH Mortgage Corporation. Debt: \$113,744.70.

Matthew C. Fallings, Attorney. I.D. #326896

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-01983**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE THREE CERTAIN contiguous lots, or pieces of ground, together with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by William T. Muldrow, Surveyor and Regulator, of Jenkintown, Pennsylvania, and recorded at Norristown, Pennsylvania, July 12, 1919, in Deed Book 732 at Page 500, as follows:

BEGINNING at a point, being the intersection of the middle lines of Cricket Avenue (formerly Avenue "B") and Lincoln Avenue (both forty feet wide).

CONTAINING together, in front or breadth on the said middle line of Cricket Avenue (formerly Avenue "B") Southwestward, eighty feet (Lot No. 647), having a frontage of forty feet, including therein, the Southwestern most half of Lincoln Avenue and Lots Nos. 648 and 649, each having a frontage of twenty feet; and extending together of that width, in length or depth, Northwestward, between lines at right angles to the said Cricket Avenue and along the said middle line of Lincoln Avenue, one hundred forty feet.

BEING Lot Nos. 647, 648 and 649 on the said Plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN James J. Gormley and Deborah D. Gormley, husband and wife, as tenants by the entirety by Deed from James Francis Xavier Murray and Marian H. Murray, husband and wife, dated October 30, 1986, recorded November 13, 1986, in Book No. 4819 at Page 894.

*Deborah D. Gormley is deceased, date of death was on or about September 5, 2013.

*James J. Gormley is deceased, date of death was on or about June 2, 2021.

Parcel Number: 30-00-38208-00-3.

Location of property: 2822 Lincoln Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

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 James J. Gormley and James J. Gormley and Deborah D. Gormley, husband and wife, both deceased** at the suit of PHH Mortgage Corporation. Debt: \$195,810.84.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-04387**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

TRACT #1

ALL THAT CERTAIN tract, or piece of land, with the buildings thereon erected, situate on the West side of a public road, being an extension of Third Street, Telford, in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent plan and survey thereof, made by Stanley F. Moyer, R.S., Souderton, Pennsylvania, on 10-19-1945, as follows:

BEGINNING at an iron pin, in the center line of a continuation of Third Street, North of Broad Street, said point being a corner of lands, now or late of Isaac L. Alderfer Estates; thence, along the latter, South, 59 degrees 38 minutes West, 90.8 feet to an iron pin; thence, along other lands of Allen F. Hangey of which this was a part, South, 75 degrees 27 minutes West, 70.27 feet to an iron pin, a corner, in line of lands of Josiah Hallman; thence, along the same, North, 36 degrees 27 minutes West, 331.25 feet to an iron pin, a corner in line of lands of Edwin Stover, formerly William Souder; thence, along the same, the next two courses and distances: North, 79 degrees 37 minutes East, 111.80 feet to an iron pin; thence, North, 46 degrees 50 minutes East, 52.45 feet to an iron pin, in the center line of the first mentioned street; thence, along the same, South 36 degrees 58 minutes East, 324.20 feet to the place of beginning.

CONTAINING 1.14 acres of land, more or less.

TRACT #2

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with Plan of Survey, made by Urwiler and Walter, Inc., Engineers and Surveyors, dated 9-27-1967, bounded and described as follows, to wit:

BEGINNING at a point on the common property line of lands of Willard Kooker and Paul Hallman, said point being located North, 36 degrees 38 minutes West, 80.00 feet from the intersection of said common property line, with the center line of an alley 20 feet wide; thence, extending along said common property line, North, 36 degrees 38 minutes West, 319.66 feet to a point in line of lands of Harvey Souder; thence, extending along same, North, 72 degrees 00 minutes East, 55.50 feet to a point; thence, extending along lands of Perry C. Hayes, South, 37 degrees 15 minutes East, 312.20 feet to a point; thence, extending South, 79 degrees 06 minutes 40 seconds West, 59.24 feet to a point and place of beginning.

CONTAINING 16,511.52 square feet of land, more or less.

TRACT #3

ALL THAT CERTAIN tract, or piece of land, with the buildings thereon erected, lying along the Northerly side of a 20 feet wide alley, running parallel with West Broad Street, directly behind property located on the Northerly side of West Broad Street, in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey as prepared 10-27-1951, as follows, to wit:

BEGINNING at an iron pin in the center line of said 20 feet wide alley and in line of lands of William H Schwartz; thence, along lands of William H. Schwartz, North, 36 degrees 02 minutes West, 397.75 feet to an iron pin, in line of land of Harvey Souder; thence, along the same, North, 79 degrees East, 55.5 feet to an iron pin, in line of other lands of the grantors about to be conveyed to Sue Petrie and Benjamin Grant; thence, along the same, South, 36 degrees 38 minutes East, 399.66 feet to an iron pin, in the center line of said 20 feet wide alley; thence, along the same, South, 78 degrees 45 minutes West, 60 feet to the point and place of beginning.

ALSO, ALL THAT CERTAIN lot or tract of land, with the buildings thereon erected, situate partly in **Telford Borough** and partly in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin for a corner near the middle of a 20 feet wide alley and in line of land about to be conveyed to Gertie M Hillegass; thence, along said land, North, 26 degrees 55 minutes West, 400 feet 05-1/2 inches to an iron pin, for a corner in line of land, now or late of William M. Souder; thence, along said land, North, 79 degrees East, 100 feet to an iron pin, for a corner in line of other land of the said now or late Allen F. Hangey; thence, along said land, South, 26 degrees 50 minutes East, 400 feet, 06 inches to an iron pin, near the middle of the aforesaid alley; thence, along said alley, South, 78-3/4 degrees West, 100 feet to the place of beginning.

CONTAINING 149 square perches of land, more or less.

TRACT #4

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey, made by Urwiler and Walter, Inc., dated 7-19-1972, as follows, to wit:

BEGINNING at a point in the center line of a 20 feet wide alley, said point being located 390 feet, more or less, measured Southwesterly from the intersection of said center line with the center line of North Third Street, said point also being the intersection of herein described lands of Henry B. Alderfer and lands of Perry C. Hayes with said center line; thence, continuing along said center line, South, 78 degrees 38 minutes 30 seconds West, 52.53 feet to a point in line of lands of Bruce Snyder; thence, extending along said lands, the following two courses and distances: (1) North, 12 degrees 25 minutes 30 seconds West, 65.00 feet to a point, (2) South, 78 degrees 38 minutes 30 seconds West, 93.84 feet to a point, in line of lands of Marvin Garges; thence, extending along said lands, North, 35 degrees 45 minutes West, 328.94 feet to an iron pin, in line of lands of the Peace Valley Brethren Church; thence, extending along said lands, North, 78 degrees 55 minutes East, 118.00 feet to an iron pin, in line of lands of Perry C. Hayes; thence, extending along said lands, South, 35 degrees 47 minutes 30 seconds East, 399.83 feet to the point and place of beginning.

CONTAINING 37,775 square feet of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract of land, situate in **Telford Borough and Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof by Urwiler and Walter, Inc., Registered Engineers and Surveyors, dated 9-13-1974 and last revised 6-10-1976, as follows, to wit:

BEGINNING at a point in the centerline of North Third Street (50 feet wide), a corner of this and lands of Peace Valley Brethren Church; thence, from said point and along the centerline of North Third Street; South, 38 degrees 14 minutes 20 seconds East, 50.23 feet to a point, a corner of this and Lot #2 of the above mentioned subdivision; thence, from said point and along Lot #2, the next five (5) courses and distances: (1) South, 46 degrees 13 minutes 27 seconds West, 62.36 feet to a point, a corner; (2) South, 79 degrees 00 minutes West, 138.00 feet to a point, a corner; (3) South, 53 degrees 52 minutes 28 seconds West, 32.46 feet to a point, a corner; (4) South, 38 degrees 14 minutes 20 seconds East, 164.50 feet to a point, a corner; and (5) South, 44 degrees 59 minutes 14 seconds East, 91.89 feet to a point, a corner of this and Lot #2 and lands of Paul Hallman; thence, from said point and along lands of Paul Hallman, South, 37 degrees 14 minutes 55 seconds East, 80.01 feet to a point, in the centerline of a 20 feet wide alley, a corner of this and lands of Paul Hallman; thence, from said point and along the centerline of a 20 feet wide alley, the next two (2) courses and distances: (1) South, 77 degrees 35 minutes 19 seconds West, 160.02 feet to a point, a corner; and (3) courses and distances: (1) South, 77 degrees 35 minutes 19 seconds West, 160.02 feet to a point, a corner; and (2) South, 77 degrees 55 minutes 10 seconds West, 52.53 feet to a point, a corner of this and lands of Bruce Snyder; thence, from said point and along lands of Bruce Snyder, the next two (2) courses and distances: (1) North, 13 degrees 08 minutes 50 seconds West, 65.00 feet to a point, a corner; and (2) South, 77 degrees 55 minutes 10 seconds West, 93.84 feet to a point, a corner of this and lands of Bruce Snyder and in line of lands of Marvin Garges; thence, from said point and along lands of Marvin Garges, North, 36 degrees 28 minutes 20 seconds West, 328.94 feet to a point, a corner of this and lands of Marvin Garges and in line of lands of Peace Valley Brethren Church; thence, from said point and along lands of Peace Valley Brethren Church, the next four (4) courses and distances: (1) North, 78 degrees 11 minutes 40 seconds East, 118.00 feet to an iron pin, a corner, (2) North, 78 degrees 34 minutes 43 seconds East, 155.55 feet to an iron pin, a corner; (3) North, 79 degrees 00 minutes East, 167.32 feet to a point, a corner; and (4) North, 46 degrees 13 minutes 27 seconds East, 52.46 feet to the point and place of beginning.

CONTAINING 2 367 acres, more or less.

BEING the same premises which Kenneth C. Nonnenman and Doris M. Nonnenman, husband and wife, by Deed dated May 31, 2005, and recorded June 10, 2005, at Norristown, Pennsylvania, in Deed Book 5557 at Page 779, granted and conveyed unto Rosendo Diaz, in fee.

Parcel Number: 22-02-02248-00-5.

Location of property: 270 N. 3rd Street, Telford, PA 18969.

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

Seized and taken in execution as the property of **Rosendo Diaz, III and Hammer's Moving and Storage, Inc.** at the suit of Fairport Asset Management, II, LLC. Debt: \$638,945.45.

JSDC Law Offices, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-11895**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan, made by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, dated 12/13/76, last revised 4/6/79, as follows, to wit:

BEGINNING at a point, in the title line in the bed of Traffic Route 663 (33 feet wide ultimate width 100 feet), a corner of Lot No. 11 on said plan; thence, extending from said point of beginning, along the title line in the bed of Traffic Route 663, South, 45 degrees 43 minutes West, 150 feet to a point, a corner of lands, now or late of Michael and Blance Sabo; thence, extending North, 54 degrees 6 minutes West, 321.38 feet to a point, a corner of Lot No. 13 on said plan; thence, extending along the same, North, 45 degrees 43 minutes East, crossing a certain driveway 204.79 feet to a point, a corner of Lot No. 11 on said plan; thence, extending along said Lot No. 11, South, 44 degrees 17 minutes East, 316.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

BEING the same premises, which Michael D. Jones by Deed, dated 5/27/2004 and recorded 6/18/2004 in Montgomery County Deed Book 5512 at Page 990, conveyed unto Michael J. Washabaugh and Susan E. Washabaugh, in fee.

BEING the same premises which Michael J. Washabaugh and Susan E. Washabaugh, by Deed, dated 6/20/2018 and recorded 7/18/2018 in Montgomery County Deed Book 6098 at Page 316, conveyed unto Andrew D. Arnold and Patricia A. Arnold, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jacob Robert Bernhard, by Deed from Andrew D. Arnold and Patricia A. Arnold, dated September 7, 2019, recorded October 4, 2019, in Book No. 6156 at Page 851.

Parcel Number: 60-00-00103-10-7.

Location of property: 2049 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jacob Robert Bernhard** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$268,682.58.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-15301**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described 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 (Fifty feet wide), at the distance of two hundred seven 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 one hundred seventy feet, from a point of curve on the Northeasterly side of Edgemont Avenue, said point of curve being at the distance of three hundred fifty-six and seventy-seven one hundredths feet, measured on a bearing of South, forty-four degrees six minutes East, 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 fifteen and eighty-two one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Southeasterly side of Squirrel Lane (forty feet wide); thence, extending from said point of beginning, South, sixty-four degrees twenty minutes thirty seconds East, one hundred fourteen and seventy-nine one hundredths feet to a point; thence, extending North, thirty-seven degrees seven minutes thirty seconds East, sixteen and four one hundredths feet to a point; thence, extending South, fifty-two degrees fifty-two minutes thirty seconds East, sixty feet and nine one hundredths feet to a point; thence, extending South, forty-six degrees thirty-one minutes thirty seconds West, one hundred three and fifty-five one hundredths feet to a point in the bed of a certain fifteen feet wide right of way for drainage; thence, extending North, fifty degrees twenty-one minutes forty-five seconds West, through the bed of the aforesaid right of way, one hundred fifty-three and thirty-one hundredths feet to a point on the Southeasterly side of Edgemont Avenue, aforesaid; thence, extending North, thirty-nine degrees thirty-eight minutes fifteen seconds East, along the said side of Edgemont Avenue, fifteen and forty-four one hundredths feet to a point of curve in the same; thence, extending Northeastwardly, still along the said side of Edgemont Avenue, on the arc of a circle, curving to the left, having a radius of one hundred seventy feet, the arc distance of forty-one and forty-five one hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 67, as shown on the above-mentioned Plan.

BEING the same premises which Raymond C. Lee, Jr., Executor of the Estate of Mary Ann Lee, by Deed bearing date August 18, 1995, and recorded September 6, 1995, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed/Record Book 5124 at Page 883, granted and conveyed unto Raymond C. Lee, Jr., in fee.

AND THE SAID Raymond C. Lee, Jr. hereby departed this life on or about January 28, 2020, thereby vesting title unto Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Raymond C. Lee, Jr., Deceased and Jennifer Lee, in her capacity as Executrix and Devisee of the Estate of Raymond C. Lee, Jr.

Parcel Number: 11-00-04384-00-6.

Location of property: 555 Edgemont Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Lee, in her capacity as Executrix and Devisee of the Estate of Raymond C. Lee, Jr.; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Raymond C. Lee, Jr., Deceased** at the suit of Santander Bank, N.A. Debt: \$135,250.83.

Jeff Calcagno, Attorney. I.D. #327900

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-15787**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a plot plan, prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

BEGINNING at a point, at the intersection of the Southeast side of Washington Lane (50 feet wide) with the Southwest side of Prospect Avenue (50 feet wide); thence, along the Southwest side of Prospect Avenue, South, 44° 17' East, 166 feet to a point; thence, extending South, 45° 43' West, 100 feet to a point, a corner; thence, extending North, 44° 17' West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence, extending along the Southeast side of Washington Lane, North, 45° 43' East, 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

BEING the same premises which Jane Wade Wiler and Kathleen Freedman by deed dated 6/30/2005 and recorded at Montgomery County Recorder of Deeds Office on 7/12/2005 in Deed Book 5561 at Page 1772 granted and conveyed unto Marc A. Deragon and Kerrie H. Deragon.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Carrington Mortgage Services, LLC. Debt: \$574,428.52.

Gregory Javardian (Law Office of Gregory Javardian, LLC), Attorney(s). I.D. #55669

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

By virtue of a Writ of Execution **No. 2022-15990**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan thereof made by George F. Shaner, Registered Engineer, dated November 21, 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oakdale Avenue, (50 feet wide), at the distance of 49.2 feet, measured North, 56 degrees 58 minutes East, along the said side of Oakdale Avenue, from a point of tangent in the same, which point of tangent is at the distance of 15.71 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 Northeasterly side of South Hills Boulevard, (50 feet wide).

CONTAINING in front or breadth on the said Oakdale Avenue, 59.2 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to said Oakdale Avenue, 84.5 feet.

BEING Lot No. 71 on said Plan.

BEING the same property conveyed to Fred T. Robinson, Jr., no marital status shown, who acquired title by virtue of a deed from Carl Metzger and Donna E. Metzger, no marital status shown, dated December 31, 2015, recorded January 5, 2016, at Instrument Number 2016000501, and recorded in Book 5984, Page 813, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-25952-00-6.

Location of property: 5 E. 6th Street, Pottstown, PA 19464.

The improvements thereon are: A single-family, residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Darlene M. Mertz, deceased** at the suit of TOWD Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee. Debt: \$154,372.95.

KML Law Group, P.C., Attorneys.

DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Notice is hereby given that a schedule of distribution will be filed by the Sheriff thirty (30) days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

To all parties in interest and claimants:

Notice is hereby given that a schedule of distribution will be filed by the Sheriff 30 days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

ARTICLES OF INCORPORATION

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.

Viviane Aires Skin Wellness Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about September 12, 2022, for:

Ian McGuire Music Scholarship Fund

8208 Brookside Road, Elkins Park, PA 19027

This Corporation is 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. The Ian McGuire Music Scholarship Fund's mission is to connect and support the advancement of music education for musicians. We provide aid and assistance to youth, adults, and communities.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about 12/20/2022, for:

International Society of Glomerular Disease

150 S. Warner Road, Suite 402

King of Prussia, PA 19406-2830

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-02186

NOTICE IS HEREBY GIVEN that on February 7, 2023, the Petition of Christopher Ehumadu was filed in the above-named Court, praying for a Decree to change his name to CHRISTOPHER MAXWELL.

The Court has fixed April 5, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01748

NOTICE IS HEREBY GIVEN that on January 30, 2023, the Petition of Francesco Alberto Fernandez was filed in the above-named Court, praying for a Decree to change his name to FRANCESCO BUSCAINO.

The Court has fixed April 12, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-03035

NOTICE IS HEREBY GIVEN that on February 22, 2023, the Petition of Joanne Benner was filed in the above-named Court, praying for a Decree to change her name to JOANNE ALDERFER BENNER.

The Court has fixed May 3, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01995

NOTICE IS HEREBY GIVEN that on February 15, 2023, the Petition of Jose Miguel Rosario was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOANA KATHERINE KERR.

The Court has fixed April 19, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-02360

NOTICE IS HEREBY GIVEN that on February 8, 2023, the Petition of Katelyn Eileen Pattison was filed in the above-named Court, praying for a Decree to change her name to KATELYN MALIS PATTISON.

The Court has fixed April 19, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-02188

NOTICE IS HEREBY GIVEN that on February 7, 2023, the Petition of Lyndah Ehumadu was filed in the above-named Court, praying for a Decree to change her name to LYNDAH MAXWELL.

The Court has fixed April 5, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-02474

NOTICE IS HEREBY GIVEN that on February 22, 2023, the Petition of Marina V. Arcana, Mother, on behalf of Matteo Arcana, a Minor, was filed in the above-named Court, praying for a Decree to change his name to MATTEO JOHN ARCANA.

The Court has fixed April 19, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-03319

NOTICE IS HEREBY GIVEN that on February 27, 2023, the Petition of Matthew James Michalowski was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LUNA ROSE MICHALOWSKI.

The Court has fixed May 3, 2023, at 10:30 AM, in "Video Room 2" 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.

Alexandra M. Menosky, Esquire
Fiffik Law Group, P.C.
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01749

NOTICE IS HEREBY GIVEN that on January 30, 2023, the Petition of Sabino Juan Carlos Fernandez was filed in the above-named Court, praying for a Decree to change his name to SABINO BUSCAINO.

The Court has fixed April 12, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-02010

NOTICE IS HEREBY GIVEN that on February 3, 2023, the Petition of Samuel Isaac Weinstein was filed in the above-named Court, praying for a Decree to change his name to SAMUEL ISAAC GLEIT.

The Court has fixed April 19, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01571

NOTICE IS HEREBY GIVEN that on January 27, 2023, the Petition of Savet Chayenne Odom was filed in the above-named Court, praying for a Decree to change the name to SAVETTE NGO.

The Court has fixed April 12, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01618

NOTICE IS HEREBY GIVEN that on January 27, 2023, the Petition of Tam Minh Charles Huynh was filed in the above-named Court, praying for a Decree to change his name to CHARLES TAM MINH HUYNH.

The Court has fixed April 12, 2023, at 10:30 AM, in "Video Room 2" 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.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2022-21391

Pennymac Loan Services, LLC,
Plaintiff

vs.

Daniel Grant, solely in capacity as heir of Eric Grant, deceased; Alexander Grant, solely in capacity as heir of Eric Grant, deceased; Addison Grant, Minor, solely in capacity as heir Eric Grant, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eric Grant, deceased,
Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eric Grant, deceased

You are hereby notified that on October 31, 2022, Plaintiff, PENNYMAC LOAN SERVICES, LLC, filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docket to TERM, No. 2022-21391. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property, located at 253 MacDonald Avenue, Wyncote, PA 19095, whereupon your property would be sold by the Sheriff of Montgomery County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot 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 W. Airy Street
Norristown, PA 19401
610-279-9660, ext. 201
www.montgomerybar.org

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

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

AUSTIN, JUDITH HAUBENS, dec'd.
Late of Collegeville, PA.
Executrix: VIRGINIA STELLATO,
51 Forest Glen Road,
Valley Cottage, NY 10989.

BAXINDINE, EDNA A., dec'd.
Late of Horsham Township.
Executor: JOHN W. BAXINDINE,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040

BENCE, LIZZIE A. also known as LIZZIE ALDERFER CRESSMAN BENCE, dec'd.
Late of Upper Providence Township.
Executor: GARY E. BEAN,
375 Valley Road,
Mohrsville, PA 19541.
ATTORNEY: ROBERT R. KREITZ,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BIRCHILL, FRANCIS J. also known as FRANK J. BIRCHILL, dec'd.
Late of Horsham Township.
Executor: NICHOLAS KIRIAKIDI,
c/o Grim, Biehn & Thatcher,
P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: DIANNE C. MAGEE,
GRIM, BIEHN & THATCHER,
104 S. Sixth Street, P.O. Box 215,
Perkasie, PA 18944-0215

BODO, PATRICIA D., dec'd.
Late of Lower Merion Township.
Executor: EUGENE B. BODO,
c/o Denise M. Cordes, Esquire,
300 W. State Street, Suite 300,
Media, PA 19063.
ATTORNEY: DENISE M. CORDES,
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
SLOANE, MATTHEWS & AUSLANDER, P.C.,
300 W. State Street, Suite 300,
Media, PA 19063

BOETTCHER, LINDA J., dec'd.

Late of Upper Dublin Township.
 Executor: JOHN BROCKWELL, JR.,
 247 Wyncote Road,
 Jenkintown, PA 19046.

ATTORNEY: DAVID W. BIRNBAUM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Bethayres, PA 19006

BROADBENT, DONNA FRANCES, dec'd.

Late of Upper Moreland Township.
 Executor: DOUGLAS PNEUMA,
 c/o Richard L. Newman, Esquire,
 275 S. Main Street, Suite 6,
 Doylestown, PA 18901.

BURDO, DOLORES ANN also known as

DOLORES A. BURDO and
DOLORES BURDO, dec'd.

Late of Lower Merion Township.
 Executor: FRANCIS MICHAEL BURDO,
 17 Highland Avenue,
 Bala Cynwyd, PA 19004.
 ATTORNEY: GEORGE M. NIKOLAOU,
 166 Allendale Road,
 King of Prussia, PA 19406

CADDICK, DONNA L., dec'd.

Late of Upper Dublin Township.
 Executor: DAVID W. CADDICK,
 c/o David M. Brown, Esquire,
 1500 Market Street, 38th Floor,
 Philadelphia, PA 19102-2186.

ATTORNEY: DAVID M. BROWN,
 SAUL EWING ARNSTEIN & LEHR,
 1500 Market Street, 38th Floor,
 Philadelphia, PA 19102-2186

DEAN, RONALD HOWARD, dec'd.

Late of Franconia Township.
 Co-Administrators: ADAM DEAN AND
 ERIC R. DEAN,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

ATTORNEY: MARK RYAN,
 618 Swede Street,
 Norristown, PA 19401

DEVINE, ELIZABETH JOAN, dec'd.

Late of Abington Township.
 Executrix: SUSAN A. CARMODY,
 c/o Philip G. Curtin, Esquire,
 1231 Lancaster Avenue,
 Berwyn, PA 19312-1244.

ATTORNEY: PHILIP G. CURTIN,
 PHILIPS, CURTIN & DIGIACOMO,
 1231 Lancaster Avenue,
 Berwyn, PA 19312-1244

DORIA, ALBERTA F., dec'd.

Late of Borough of Ambler.
 Administrator: GIOVANNI DORIA,
 432 Tennis Avenue,
 Ambler, PA 19002.

ECCLESTON, JAMES JOHN also known as

JIM ECCLESTON and
JAMES J. ECCLESTON, dec'd.

Late of Horsham Township.
 Administratrix: EMILY MARIE ECCLESTON,
 c/o Michael F. Frisbie, Esquire,
 329A S. Main Street,
 Doylestown, PA 18901.

ATTORNEY: MICHAEL F. FRISBIE,
 FRISBIE LEGAL SOLUTIONS,
 329A S. Main Street,
 Doylestown, PA 18901

FRANTZ, MARGARET EVELYN also known as
MIDGE FRANTZ, dec'd.

Late of Skipack Township.
 Administratrix: JACQUELYN LEE LUTSKUS,
 c/o Robert T. Balaban, Esquire,
 BALABAN LAW GROUP,
 50 Mt. Zion Road,
 York, PA 17402.

GOLAS, MARION J., dec'd.

Late of East Norriton Township.
 Executor: BRIAN J. GOLAS,
 417 E. Union Boulevard,
 Bethlehem, PA 18018.

GOMEZ, STEPHEN MICHAEL, dec'd.

Late of Ambler, PA.
 Co-Executors: JUNE F. GOMEZ AND
 MICHAEL F. GOMEZ,
 555 Drescher Road,
 Horsham, PA 19044.

GUARNACCIA, HELEN V. also known as

HELEN GUARNACCIA, dec'd.
 Late of Upper Moreland Township.
 Executor: EDWARD P. GUARNACCIA, JR.,
 c/o Allyssa C. Embery-Zimmaro, Esquire,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976.

ATTORNEY: ALLYSSA C. EMBERY-
 ZIMMARO,
 FOX ROTHSCHILD LLP,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976

HILL, JOHN C. also known as

JOHN HILL, dec'd.
 Late of Abington Township.
 Executor: DEBORAH D. JACKSON,
 24 Cobblestone Drive,
 Horsham, PA 19044.

ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

HOFF, LUCIA DOLORES also known as

LUCIA DOLORES DeLISE and
LUCY DOLORES HOFF, dec'd.

Late of Borough of Ambler.
 Executors: FRANCINE R. IGNUDO AND
 RONALD C. HOFF,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

JORDAN, GEORGE BASIL, dec'd.

Late of Lower Merion Township.
 Executor: PETER A. JORDAN,
 c/o Liz Brendze, Esquire,
 Liz Brendze Elder Law,
 P.O. Box 835,
 Narberth, PA 19072.

KODER, WILLIAM D. also known as**W. DAVID KODER, dec'd.**

Late of Abington Township.
 Executor: MICHAEL A. KODER,
 c/o Robert L. Adshead, Esquire,
 349 York Road, Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: ROBERT L. ADSHEAD,
 LAW OFFICES OF ROBERT ADSHEAD, LLC,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

KUBILUS, GEORGINE C., dec'd.

Late of New Hanover Township.
 Executrices: EILEEN KUBILUS,
 765 N. Franklin Street,
 Pottstown, PA 19464,
 ROBYN J. BRUNNER,
 3025 Burton Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

LANIGAN, DAWN L., dec'd.

Late of Lower Providence Township.
 Executrix: SUZANNE DeSIMONE,
 c/o Karen F. Angelucci, Esquire,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KAREN F. ANGELUCCI,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006

LENZI, MARYANN F., dec'd.

Late of Montgomery Township.
 Executor: CHARLES BEAVER,
 c/o Andrew W. Young, Esquire,
 70 W. Oakland Avenue, Suite 314,
 Doylestown, PA 18901.

LESSER, RAYMOND J., dec'd.

Late of Borough of Lansdale.
 Executor: STEPHEN LESSER,
 c/o Bernard F. Siergiej, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

LOCH, JAMES, dec'd.

Late of Lower Gwynedd Township.
 Administratrix: PATRICIA A. LOCH.
 ATTORNEY: MELVIN E. NEWCOMER,
 KLUXEN, NEWCOMER & DREISBACH,
 Dutch Gold Business Center,
 2221 Dutch Gold Drive,
 Lancaster, PA 17601

LUNSFORD, ANTOINETTE M., dec'd.

Late of Abington Township.
 Administratrix: JANE T. BINDER,
 c/o Daniella A. Horn, Esquire,
 2202 Delancey Place,
 Philadelphia, PA 19103.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 2202 Delancey Place,
 Philadelphia, PA 19103

MEACHAM, MICHAEL P. also known as**MICHAEL P. MEACHAM, SR., dec'd.**

Late of Upper Hanover Township.
 Administrator: MAX R. MEACHAM,
 c/o Aman M. Barber, III, Esquire,
 Fiore & Barber, LLC,
 418 Main Street,
 Harleysville, PA 19438.

MINSTER, LEONA M., dec'd.

Late of Borough of Schwenksville.
 Executor: JOHN J. MINSTER,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

MOTLEY, CLIFFORD O., dec'd.

Late of Borough of Collegeville.
 Administratrix: ELIZABETH M. MOTLEY,
 c/o Stephen D. Potts, Esquire,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS, LLC,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

PANCZA, BRIAN LAWRENCE, dec'd.

Late of Norristown, PA.
 Administrator: LAWRENCE PANCZA,
 119 Oakwood Place,
 Forked River, NJ 08731-4606.

PRATT, DANIEL F., dec'd.

Late of Upper Merion Township.
 Executrix: SUZANNE S. PRATT,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

QUINTRELL JR., RAYMOND R., dec'd.

Late of Borough of Norristown.
 Executrix: LYNN A. DeSIMONE,
 187 Hoover Avenue,
 Norristown, PA 19403.
 ATTORNEY: ROBERT G. MINNICH,
 MILLER TURETSKY RULE McLENNAN,
 3770 Ridge Pike,
 Collegeville, PA 19426

ROBERTSON, GLADYS NATALI, dec'd.

Late of Horsham Township.
 Executor: JAMES J. ROBERTSON,
 c/o John N. Schaeffer, III, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901.
 ATTORNEY: JOHN N. SCHAEFFER, III,
 EASTBURN AND GRAY, PC,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901

ROSS, SHIRLEY L., dec'd.

Late of Whippain Township.
 Executrix: ROBIN L. McCARTHY,
 c/o Franqui-Ann Raffaele, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.

- ATTORNEY: FRANQUI-ANN RAFFAELE,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773
- SANPIETRO, CRAIG L., dec'd.**
Late of Whitmarsh Township.
Co-Executors: CONNELL J. MCGILL AND
LARA ZIVIN SanPIETRO.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422
- SCHAD, DAVID A. also known as
DAVID SCHAD and
DAVE SCHAD, dec'd.**
Late of Cheltenham Township.
Administratrix: CATHERINE JOHANNA PURVES,
c/o Michael F. Frisbie, Esquire,
329A S. Main Street,
Doylestown, PA 18901.
ATTORNEY: MICHAEL F. FRISBIE,
FRISBIE LEGAL SOLUTIONS,
329A S. Main Street,
Doylestown, PA 18901
- SCHWOYER, EDWARD S., dec'd.**
Late of Marlborough Township.
Administratrix: SHARON DAGAN.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- SHUKER, RICHARD G. also known as
RICHARD SHUKER, dec'd.**
Late of Plymouth Township.
Executrix: BARBARA J. PERGINE,
c/o Sean J. O'Brien, Esquire,
Dautrich & O'Brien Law Offices, P.C.,
534 Court Street,
Reading, PA 19601.
- SIMMONS, CURTIS T. also known as
CURT SIMMONS, dec'd.**
Late of Borough of Ambler.
Executors: ROBERT L. ADSHEAD AND
TIMOTHY A. SIMMONS,
349 York Road, Suite 100,
Willow Grove, PA 19090.
ATTORNEY: ROBERT L. ADSHEAD,
LAW OFFICES OF ROBERT ADSHEAD, LLC,
349 York Road, Suite 100,
Willow Grove, PA 19090
- SIMONIN, VIRGINIA T., dec'd.**
Late of Whitmarsh Township.
Executrix: LANE TAYLOR SIMONIN,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544
- SMITH, ROSALIE B., dec'd.**
Late of Towamencin Township.
Executrix: SUSAN B. SMITH,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.
- SOLIMEO, PATRICIA M., dec'd.**
Late of Lansdale, PA.
Co-Executors: HARRY SOLIMEO AND
TRICIA SCHALK,
c/o Richard L. Newman, Esquire,
275 S. Main Street, Suite 6,
Doylestown, PA 18901.
- SPAHR, ROBERT N., dec'd.**
Late of Lower Merion Township.
Executrix: JULIA D. SPAHR,
c/o Heike K. Sullivan, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: HEIKE K. SULLIVAN,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103
- STINSON, ANNA FRANCES, dec'd.**
Late of Plymouth Township.
Executrix: NOELE STINSON,
219 Cardinal Drive,
Conshohocken, PA 19428.
ATTORNEY: KEVIN J. MURPHY,
MAZULLO & MURPHY, PC,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901
- TARTAR, PAUL, dec'd.**
Late of Lower Providence Township.
Executrix: BETH BRENNAN,
198 Wylpen Drive,
West Chester, PA 19380.
- TEAFORD, ROBERT, dec'd.**
Late of Plymouth Township.
Executor: RYAN TEAFORD,
c/o Karen F. Angelucci, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: KAREN F. ANGELUCCI,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006
- TEMPLETON, JOSEPH E., dec'd.**
Late of Pennsburg, PA.
Executrix: DENISE TEMPLETON.
ATTORNEY: JANET K. LUBON,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- TORNETTA, VERA M. also known as
VERA MARIE TORNETTA, dec'd.**
Late of Borough of Collegeville.
Executrices: LINDA STURGEON,
LISA FRANCHINI AND
NANCY WHITE,
c/o James J. Munnis, Esquire,
1515 McDaniel Drive,
West Chester, PA 19380.
ATTORNEY: JAMES J. MUNNIS,
MUNNIS LAW,
1515 McDaniel Drive,
West Chester, PA 19380
- WINTERBOTTOM, KAROLA, dec'd.**
Late of Blue Bell, PA.
Executor: PAUL WINTERBOTTOM,
894 Crestline Drive,
Blue Bell, PA 19422.

ZACCONI, LEWIS G., dec'd.

Late of Borough of Ambler.
Administrators: CHRISTINE LYDZINSKI and ANTHONY VENNARA,
1382 Dawn Drive,
Maple Glen, PA 19002.

Second Publication**ANTONELLI, HELEN RONCA also known as**

HELEN DELORES ANTONELLI, dec'd.
Late of Borough of Norristown.
Administratrices: JOAN ANTONELLI HARVEY,
305 Newbury Court,
North Wales, PA 19454, and
SUSAN ANTONELLI MORRIS,
1714 Williams Way,
Norristown, PA 19403.

BERLIN, JOANN S., dec'd.

Late of Whitpain Township.
Executrix: CARYL S. BERLIN,
c/o Jeffrey S. Kahn, Esquire,
P.O. Box 142,
Blue Bell, PA 19422-0142.
ATTORNEY: JEFFREY S. KAHN,
P.O. Box 142,
Blue Bell, PA 19422-0142

BUSEMAN, ROBYN E., dec'd.

Late of Plymouth Meeting, PA.
Executrix: JANINE CAIN,
3 Hollister Leigh Court,
Newark, DE 19702.

CASE, LEON, dec'd.

Late of East Norriton Township.
Executrix: APRIL MATHIS-BUSH,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

CHARLESTON, DON also known as DONALD H. CHARLESTON, dec'd.

Late of Upper Moreland Township.
Executrix: APRIL L. CHARLESTON,
60 W. Boot Road, Suite 201,
West Chester, PA 19380.
ATTORNEY: APRIL L. CHARLESTON,
THE CHARLESTON FIRM,
60 W. Boot Road, Suite 201,
West Chester, PA 19380

COHEN, SUSAN, dec'd.

Late of Abington Township.
Executrix: GLORIA L. ZUCKER,
c/o Charles Bender, Esquire,
2800 Kelly Road, Suite 200,
Warrington, PA 18976.
ATTORNEY: CHARLES BENDER,
FOX ROTHSCHILD LLP,
2800 Kelly Road, Suite 200,
Warrington, PA 18976

CURTIN, NANCY B., dec'd.

Late of Whitmarsh Township.
Executrix: LISA M. HENRICH,
c/o John R. Latourette, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: JOHN R. LATOURETTE,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

DORNBERG, JULES, dec'd.

Late of East Norriton Township.
Executor: ADAM H. KENNY,
c/o Neal G. Wiley, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.
ATTORNEY: NEAL G. WILEY,
ALEXANDER & PELLI, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103

FAIR, MARIAN THERESA, dec'd.

Late of Plymouth Township.
Executor: PAUL FAIR,
c/o Karen S. Dayno, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN S. DAYNO,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

FISHER, PHYLLIS C., dec'd.

Late of Whitmarsh Township.
Executrix: LISE FISHER HARK,
c/o Ned Hark, Esquire,
Goldsmith Hark & Hornak, PC,
7716 Castor Avenue,
Philadelphia, PA 19152.
ATTORNEY: NED HARK,
GOLDSMITH HARK & HORNAK, PC,
7716 Castor Avenue,
Philadelphia, PA 19152

GONSHOR, LEON, dec'd.

Late of Upper Dublin Township.
Executrix: KAREN G. BATER,
c/o Dolores M. Troiani, Esquire,
1273 Lancaster Avenue,
Berwyn, PA 19312.
ATTORNEY: DOLORES M. TROIANI,
1273 Lancaster Avenue,
Berwyn, PA 19312

GOODWIN, JOANNE M., dec'd.

Late of Upper Providence Township.
Executrix: LORRAINE BUTTS,
c/o Henry DiBenedetto Forrest, Esquire,
Law Office of Henry DiBenedetto Forrest,
1001 E. Darby Road,
Havertown, PA 19083.

GORDON, KATHY GAIL also known as KATHY G. GORDON, dec'd.

Late of Lower Merion Township.
Executrix: EMILY KATHERINE BOOTH GORDON,
c/o Adam Grandwetter, Esquire,
100 18th Street, Suite 710,
Philadelphia, PA 19103.

ATTORNEY: ADAM GRANDWETTER,
ROYER COOPER COHEN BRAUNFELD LLC,
100 18th Street, Suite 710,
Philadelphia, PA 19103

GUNZENHAUSER, JEAN S., dec'd.

Late of Gladwyne, PA.
Executor: ROBERT M. GUNZENHAUSER,
c/o Lee R. Allman, Esquire,
Allman, Kelly & Willner, LLC,
41 Paoli Plaza, Suite G,
Paoli, PA 19310.
ATTORNEY: LEE R. ALLMAN,
ALLMAN, KELLY & WILLNER, LLC,
41 Paoli Plaza, Suite G,
Paoli, PA 19301

JASKULEK, MARGARET also known as MARGARET JASKULEK BOEHNER, dec'd.

Late of Lower Merion Township.
 Executor: KURT BOEHNER,
 c/o Rachel Fitoussi, Esquire,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: RACHEL FITOUSSI,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004

LINDER, THELMA, dec'd.

Late of Elkins Park, PA.
 Executor: MICHAEL YANOFF,
 1905 Limekiln Pike,
 Dresher, PA 19025.
 ATTORNEY: MICHAEL YANOFF,
 GOLDSTEIN LAW PARTNERS, LLC,
 610 Old York Road, Suite 340,
 Jenkintown, PA 19046

MILLER, DONALD J., dec'd.

Late of Borough of Lansdale.
 Executrix: MARY T. VIKAR,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasi, PA 18944-0215.
 ATTORNEY: DIANNE C. MAGEE,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasi, PA 18944-0215

MONAGHAN, FRANCIS R. also known as FRANK MONAGHAN, dec'd.

Late of Abington Township.
 Executor: TIMOTHY P. MONAGHAN,
 c/o John D. Kessler, Esquire,
 P.O. Box 6,
 Abington, PA 19001.
 ATTORNEY: JOHN D. KESSLER,
 P.O. Box 6,
 Abington, PA 19001

MONAGHAN, PATRICIA A. also known as PAT MONAGHAN, dec'd.

Late of Abington Township.
 Executor: TIMOTHY P. MONAGHAN,
 c/o John D. Kessler, Esquire,
 P.O. Box 6,
 Abington, PA 19001.
 ATTORNEY: JOHN D. KESSLER,
 P.O. Box 6,
 Abington, PA 19001

MULLIN, ELIZABETH C., dec'd.

Late of Upper Merion Township.
 Administrator: DAVID P. BROWN, III,
 1944 Kimberton Road,
 P.O. Box 729,
 Kimberton, PA 19422.
 ATTORNEY: DAVID P. BROWN, III,
 1944 Kimberton Road,
 P.O. Box 729,
 Kimberton, PA 19422

NAGELE JR., ROBERT L., dec'd.

Late of Upper Gwynedd Township.
 Executrix: LYNN S. NAGELE,
 c/o Albert L. Chase, Esquire.
 ATTORNEY: ALBERT L. CHASE,
 2031 N. Broad Street, Suite 137,
 Lansdale, PA 19446-1003

NESTER, CAROL A., dec'd.

Late of Borough of Hatfield.
 Executor: JAMES L. NESTER,
 c/o Danielle M. Yacono, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

PAUL, BARBARA J., dec'd.

Late of Whitpain Township.
 Executor: TODD J. STRAUSS,
 c/o Stern & Eisenberg,
 1581 Main Street, Suite 200,
 Warrington, PA 18976.
 ATTORNEY: THOMAS E. SHEA,
 1581 Main Street, Suite 200,
 Warrington, PA 18976

PICARD, CARMEN MICHAEL, dec'd.

Late of Upper Merion Township.
 Executor: DONALD DEAN PICARD, III,
 7 Fahnestock Road,
 Malvern, PA 19355.

RIORDAN, JOSEPH F., dec'd.

Late of Limerick Township.
 Executrix: ERIN D. BITTENBENDER,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464.

ROST, IDA W., dec'd.

Late of Upper Providence Township.
 Administrator: SCOTT L. ROST,
 144 Benner Road,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

SERRATORE, RITA also known as RITA JOAN SERRATORE, dec'd.

Late of Borough of Lansdale.
 Executor: ANNMARIE SERRATORE,
 c/o Brian McDevitt, Esquire,
 McDevitt Law Office, LLC,
 940 W. Valley Road, Suite 1601,
 Wayne, PA 19087.

TURNER, CAROL C., dec'd.

Late of Montgomery Township.
 Executrices: BETTE J. NAGLAK AND
 DEATRA M. QUELL,
 c/o Kathleen A. Maloles, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: KATHLEEN A. MALOLES,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

VENARCHIK, FLORENCE, dec'd.

Late of Pottstown, PA.
 Executor: LAURENCE VENARCHIK,
 c/o Mary C. Crocker, Esquire,
 1296 E. High Street,
 Pottstown, PA 19464.

WADE, ROBERT STEVEN also known as**BOB WADE, dec'd.**

Late of Lower Pottsgrove Township.
 Executrix: TERRY L. SHANER WADE,
 3000 E. High Street, #79,
 Pottstown, PA 19464.

WALDNER, MARIE ANN, dec'd.

Late of Marlborough Township.
 Executrix: CHRISTA M. WALDNER,
 c/o Peter E. Bort, Esquire,
 101 Lindenwood Drive, Suite 225-G,
 Malvern, PA 19355.
 ATTORNEY: PETER E. BORT,
 BORT LAW,
 101 Lindenwood Drive, Suite 225-G,
 Malvern, PA 19355

WILSON JR., CHARLES ARTHUR, dec'd.

Late of Upper Moreland Township.
 Executor: CHARLES A. WILSON, SR.,
 c/o James J. Ruggiero, Jr., Esquire,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301.
 ATTORNEY: JAMES J. RUGGIERO, JR.,
 RUGGIERO LAW OFFICES, LLC,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301

ZONG, JOYCE M., dec'd.

Late of Marlborough Township.
 Administrator CTA: THOMAS ZONG,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 THE LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

Third and Final Publication**ANDREWS, AUDREY L., dec'd.**

Late of Franconia Township.
 Executor: UNIVEST BANK & TRUST
 COMPANY,
 14 N. Main Street,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BEGLEY III, DANIEL J., dec'd.

Late of Lower Salford Township.
 Executrix: DEBRA CROLL,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

BINTNER, SYLVIA W., dec'd.

Late of Borough of Pennsburg.
 Executrix: CLAUDIA E. STOKES,
 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

CHILTON, SIRKKA L. also known as**SIRKKA LIISA CHILTON, dec'd.**

Late of Lower Gwynedd Township.
 Executor: MARK TAPIO CHILTON,
 c/o Michael J. Saile, Esquire,
 Saile & Saile LLP,
 403 Executive Drive,
 Langhorne, PA 19047.
 ATTORNEY: MICHAEL J. SAILE,
 SAILE & SAILE LLP,
 403 Executive Drive,
 Langhorne, PA 19047

COHEN, PEARL F., dec'd.

Late of Abington Township.
 Executor: BRUCE K. COHEN,
 c/o Sarah M. Ford, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: SARAH M. FORD,
 FORD AND BUCKMAN, PC,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

CZEKAJ, LORRAINE H., dec'd.

Late of Cheltenham Township.
 Administratrix: BROOK HASTINGS,
 25 Washington Lane, Suite 5A,
 Wyncote, PA 19095.
 ATTORNEY: BROOK HASTINGS,
 25 Washington Lane, Suite 5A,
 Wyncote, PA 19095

DEVLIN, ROBERTA C. also known as**ROBERTA CRANE, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: SHEILA GEORGE,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

DiCREDDO, MARIA C., dec'd.

Late of Norristown, PA.
 Executrix: BERNADETTE BAUMANN,
 2204 Circlewood Drive,
 Sarasota, FL 34231.

DURKIN, TERESITA M., dec'd.

Late of Lower Moreland Township.
 Executors: JAMES W. DURKIN AND
 TERESITA DURKIN,
 c/o D. Rodman Eastburn, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: D. RODMAN EASTBURN,
 EASTBURN AND GRAY, P.C.,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

EDWARDS, EVELYN V. also known as**EVELYN EDWARDS, dec'd.**

Late of Borough of Ambler.
 Executrix: CAROLE ROMAN,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

FERRARO, MICHAEL J., dec'd.

Late of Upper Gwynedd Township.
 Administrator CTÄ: MICHAEL DAVID
 FERRARO,
 100 Beaman Boulevard,
 Atlantic Heights, NJ 07716.
 ATTORNEY: STEVEN G. SKLAR,
 LAW OFFICES OF STEVEN G. SKLAR,
 400 Greenwood Avenue,
 Wynnewood, PA 19095

FINÉ, CHARLES EDWIN, dec'd.

Late of Pottstown, PA.
 Administrator: SHERRI Z. FINE,
 c/o Adam Sager, Esquire,
 43 E. High Street,
 Pottstown, PA 19464.
 ATTORNEY: ADAM SAGER,
 SAGER & SAGER ASSOCIATES,
 43 E. High Street,
 Pottstown, PA 19464

FRAIN, DOREEN T., dec'd.

Late of Borough of Pottstown.
 Executrix: TREENA FRAIN,
 c/o Kenneth E. Picardi, Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776

GABLE, RUTH H., dec'd.

Late of Lower Moreland Township.
 Executrix: TROY GABLE PINCIOTTI,
 5450 Bruce B. Downs Boulevard, #402,
 Wesley Chapel, FL 33544.
 ATTORNEY: CHRISTOPHER R. WOLF,
 166 Allendale Road,
 King of Prussia, PA 19406

GIBBONS, RITA D., dec'd.

Late of East Norriton Township.
 Executor: DAVID B. BEEGHLEY,
 c/o Beeghley and Beeghley,
 314 S. Henderson Road, Suite G #339,
 King of Prussia, PA 19406.

GOODWIN, ALLISON, dec'd.

Late of Borough of North Wales.
 Administrator: JONATHAN BUCKLEY,
 122 Elm Avenue,
 North Wales, PA 19454.
 ATTORNEY: WILLIAM P. MARSHALL,
 LAW OFFICE OF WILLIAM P. MARSHALL,
 21 E. Lincoln Avenue, Suite 120,
 Hatfield, PA 19454

HARMER, GAYLE S., dec'd.

Late of Lower Merion Township.
 Executrix: REBECCA A. HARMER,
 1211 Weymouth Road,
 Wynnewood, PA 19096.
 ATTORNEY: GARTH G. HOYT,
 McNEES WALLACE & NURICK, LLC,
 426 W. Lancaster Avenue, Suite 110,
 Devon, PA 19333

HAUCK, ELLEN M., dec'd.

Late of Douglass Township.
 Executors: DAVID A. HAUCK AND
 ANDREW W. HAUCK,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.

ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

HEATH, BRUCE H., dec'd.

Late of Borough of Hatboro.
 Co-Executors: BRUCE H. HEATH, JR. AND
 ROBERT TIMOTHY HEATH,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

HECKMAN, CINDY L., dec'd.

Late of Horsham Township.
 Executrix: JAIME LEMON,
 313 Sturgis Road,
 Harleysville, PA 19438.

HEIST JR., FRANCIS LEROY, dec'd.

Late of Horsham Township.
 Executrix: MARY H. ROMANO,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. High Street, P.O. Box 671,
 Norristown, PA 19401-0671.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 E. High Street, P.O. Box 671,
 Norristown, PA 19401-0671

HICKS, DONNA MARIE, dec'd.

Late of Worcester Township.
 Executor: PHILIP J. HICKS,
 609 N. Ship Road,
 Exton, PA 19341.

HIRSIG, NANCY J., dec'd.

Late of Lower Merion Township.
 Executors: ANDREA L. HIRSIG,
 GLENMEDE TRUST COMPANY NA AND
 CAROLYN R. HIRSIG,
 Attn.: Isabel M. Albuquerque,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: MAURICE D. LEE, III,
 SAUL EWING LLP,
 1200 Liberty Ridge Drive, Suite 200,
 Wayne, PA 19087-5569

**HUGHES, TERENCE X. also known as
TERRENCE XAVIER HUGHES and
TERRENCE HUGHES, dec'd.**

Late of Lower Merion Township.
 Executrix: MARY ANN HUGHES,
 c/o Thomas J. Burke, Jr., Esquire,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE, PC,
 15 Rittenhouse Place,
 Ardmore, PA 19003

HUNEKE, NANCY L., dec'd.

Late of Borough of Pottstown.
 Executrix: CHRISTINE A. HUNEKE,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

JONES, DOROTHY L., dec'd.

Late of Limerick Township.
 Executrices: LAURAIN LINDBLOOM AND
 KATHLEEN CARPENTER,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

JONES, ROBERT OWEN, dec'd.

Late of Whippen Township.
 Executor: JOHN H. MICHENER III,
 c/o Marilyn Seide Mitchell, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087.
 ATTORNEY: MARILYN SEIDE MITCHELL,
 HERR, POTTS & POTTS, LLC,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087

KARDASH, MARY ANN, dec'd.

Late of Lower Providence Township.
 Executrix: DEBORAH KARDASH,
 27 Pawlings Circle,
 Phoenixville, PA 19460.

KARWOSKI, FLORENCE ELIZABETH, dec'd.

Late of Upper Providence Township.
 Executrix: ANITA FRAGALE,
 350 S. Mennonite Road,
 Collegeville, PA 19426.
 ATTORNEY: JANNA M. PELLETIER,
 535 N. Church Street, Suite 309,
 West Chester, PA 19380

KERR, JOHN STEVENS, dec'd.

Late of Upper Merion Township.
 Executor: SEAN H. KERR,
 c/o Hope Bosniak, Esquire,
 Dessen, Moses & Rossitto,
 600 Easton Road,
 Willow Grove, PA 19090.
 ATTORNEY: HOPE BOSNIAK,
 DESSEN, MOSES & ROSSITTO,
 600 Easton Road,
 Willow Grove, PA 19090

KIRKNER, GLORIA J., dec'd.

Late of Lower Providence Township.
 Executor: RODNEY KIRKNER,
 c/o John A. Gagliardi, Esquire,
 122 S. Church Street,
 West Chester, PA 19382.
 ATTORNEY: JOHN A. GAGLIARDI,
 WETZEL, GAGLIARDI, FETTER & LAVIN, LLC,
 122 S. Church Street,
 West Chester, PA 19382

**KONTRA, SUSAN LYNN also known as
SUSAN L. KONTRA, dec'd.**

Late of Upper Frederick Township.
 Administrator: ANDREW KONTRA,
 c/o David G. Garner, Esquire,
 635 E. High Street, Suite 2,
 Pottstown, PA 19464.
 ATTORNEY: DAVID G. GARNER,
 635 E. High Street, Suite 2,
 Pottstown, PA 19464

**KRAYBILL, ELIZABETH L. also known as
ELIZABETH ANN KRAYBILL, dec'd.**

Late of Lower Salford Township.
 Executor: DONALD E. KRAYBILL,
 421 Penn Oak Court,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LANDIS, DAVID G., dec'd.

Late of Telford, PA.
 Executors: D. SCOTT LANDIS,
 628 Melvins Road,
 Telford, PA 18969,
 JEFFREY K. LANDIS,
 25 W. Ridge Avenue,
 Sellersville, PA 18960.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

**LINCOLN, NELLY K. also known as
NELLY KEFFER LINCOLN, dec'd.**

Late of Lower Merion Township.
 Executors: NANCY L. McBRIDE,
 GEORGE JONES LINCOLN AND
 DAVID FRANCIS LINCOLN,
 c/o M. Howard Vigderman, Esquire,
 1735 Market Street, 21st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY McCRACKEN WALKER &
 RHOADS, LLP,
 1735 Market Street, 21st Floor,
 Philadelphia, PA 19103

LUXTON, CLAYTON E., dec'd.

Late of Towamencin Township.
 Administratrix: HELEN L. HOUP, T,
 c/o Eric Ladley, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446.
 ATTORNEY: ERIC LADLEY,
 MONTCO ELDER LAW LLP,
 608 W. Main Street,
 Lansdale, PA 19446

MILLER, ELVA A., dec'd.

Late of Lower Pottsgrove Township.
 Administrator: SHARON A. MILLER,
 c/o Adam Sager, Esquire,
 Sager & Sager Associates,
 43 E. High Street,
 Pottstown, PA 19464.
 ATTORNEY: ADAM SAGER,
 SAGER & SAGER ASSOCIATES,
 43 E. High Street,
 Pottstown, PA 19464

MILLER, STEPHEN C., dec'd.

Late of New Hanover Township.
 Administratrix: JANE M. MILLER,
 c/o Mary C. Crocker, Esquire,
 1296 E. High Street,
 Pottstown, PA 19464.

MOORE, GARY THOMAS, dec'd.

Late of Borough of Pottstown.
 Executrix: DANIELLE B. SMALL,
 1903 Shenkel Road,
 Pottstown, PA 19465.
 ATTORNEY: MISTY A. TOOTHMAN,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

MORRA, JOSEPH, dec'd.

Late of Lower Providence Township.
 Administratrix: JANNA PELLETTIER,
 535 N. Church Street, Suite 309,
 West Chester, PA 19380.
 ATTORNEY: JANNA M. PELLETTIER,
 535 N. Church Street, Suite 309,
 West Chester, PA 19380

MOUL, DOLORES R., dec'd.

Late of Abington Township.
 Executrix: AMY L. MALL,
 92 Marian Avenue,
 Pittsfield, MA 01201.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MUMFORD, MARGARET A., dec'd.

Late of Borough of Lansdale.
 Executor: STEPHEN T. MUMFORD,
 c/o John N. Schaeffer, III, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: JOHN N. SCHAEFFER, III,
 EASTBURN AND GRAY, P.C.,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

O'CONNOR, THOMAS E., dec'd.

Late of Borough of Pottstown.
 Executrix: KATHLEEN O'CONNOR,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

O'ROURKE, BERNARD PATRICK, dec'd.

Late of Upper Providence Township.
 Executor: PATRICK MICHAEL O'ROURKE,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

RICCHINI, CHARLES JOHN also known as

CHARLES J. RICCHINI, JR., dec'd.
 Late of Lower Salford Township.
 Executrix: CATHERINE A. GEORGE,
 c/o F. Craig La Rocca, Esquire,
 800 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: F. CRAIG LA ROCCA,
 800 N. Broad Street,
 Lansdale, PA 19446

RUFFING, ELIZABETH K., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: KIMBERLY MELODICK,
 c/o Stephen H. Kalis, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.
 ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

SELIGSOHN, SHERWIN I. also known as

SHERWIN SELIGSOHN, dec'd.
 Late of Lower Merion Township.
 Executors: SCOTT SELIGSOHN AND
 LORI SELIGSOHN RUBENSTEIN,
 c/o Steven G. Winters, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: STEVEN G. WINTERS,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

SIDLE, JONI LEE also known as

JONI SIDLE, dec'd.
 Late of Upper Moreland Township.
 Executor: SCOTT D. WILSON,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

SIEBER JR., MARTIN JOSEPH, dec'd.

Late of Marlborough Township.
 Executrix: KAREN M. LEE,
 c/o Maza, David & Hoeffel,
 507 Salfordville Road, P.O. Box 369
 Lederach, PA 19450-0369.
 ATTORNEY: JAMES W. MAZA,
 MAZA, DAVID & HOEFFEL,
 507 Salfordville Road, P.O. Box 369,
 Lederach, PA 19450-0369,
 215-256-0007

SKELLY, SHAWN T., dec'd.

Late of Lansdale, PA.
 Administrator: JOHN P. CORCORAN, JR.,
 c/o Benjamin Scott Johns, Esquire,
 Jones Gregg Creehan & Gerace, LLP,
 20 Stanwix Street, Suite 1100,
 Pittsburgh, PA 15222.

TEES, MARGRETTA R., dec'd.

Late of Whitemarsh Township.
 Administrator: MATHEW BENJAMIN TEES,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 THE LAW OFFICE OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

VARVARIGOS, BRYON P., dec'd.

Late of Lower Merion Township.
 Executor: STEPHEN C. GOIN,
 1513 Crest Road,
 Wynnewood, PA 19096.
 ATTORNEY: STEPHEN M. PORTER,
 BRETT SENIOR & ASSOCIATES, P.C.,
 125 Strafford Avenue, Suite 112,
 Wayne, PA 19087

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on November 3, 2022, for **Renato's Pizzeria**, at 2601 Jenkintown Road, Glenside, PA 19038. The name and address of each individual interested in such business is Wuelmar Renato Estrada Cordon, 2601 Jenkintown Road, Glenside, PA 17038, in Montgomery County. This was filed in accordance with 54 Pa. C.S. §311.

Rush Vintage Goods with its principal place of business at 415 W. 8th Street, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: Kacie Williams, 415 W. 8th Street, Lansdale, PA 19446.

The application was filed on December 7, 2022.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 7, 2022, for **Simply Cleaning**, at 343 Maple Avenue, Collegeville, PA 19426. The name and address of each individual interested in such business is Diana P. Barnshaw, 343 Maple Avenue, Collegeville, PA 19426, in Montgomery County. This was filed in accordance with 54 Pa. C.S. §311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 7, 2022 for **Vanin SEM**, at 240 E. Montgomery Avenue, Unit 11, Ardmore, PA 19003. The name and address of each individual interested in the business is Torin Vanin, at 240 E. Montgomery Avenue, Unit 11, Ardmore, PA 19003, in Montgomery County. This was filed in accordance with 54 Pa. CS. §311.417

MISCELLANEOUS

NOTICE

Pursuant to the Real Estate Tax Sale, Act of 1947, P.L. 1368 No. 542, Section 607, as amended, all properties sold for delinquent real estate taxes at the Montgomery County Tax Claim Bureau sale, held December 8, 2022, have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Montgomery County No. 2022-17202, signed by Judge Bernard A. Moore on February 16, 2023. All objections and exceptions, thereto, may be filed by an owner or lien creditor within thirty (30) days after the aforesaid date of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

TRUST NOTICES

Second Publication

TRUST NOTICE

Notice is hereby given of the administration of the Bernard J. Quinn, Jr. Trust DTD. 03/13/02. Bernard J. Quinn, late of Upper Providence Twp., Montgomery County, PA, died 11/11/22.

All persons having claims against the decedent are requested to make known the same and all persons indebted to decedent are required to make payment without delay to Bernard J. Quinn Trust c/o Christopher Wolf, Esq., 166 Allendale Road, King of Prussia, PA 19406.

Third and Final Publication

MURIEL SIEGEL REVOCABLE LIVING TRUST DTD 02/14/2001, AS AMENDED AND RESTATED Muriel Siegel, Deceased Late of Lower Merion Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Barry A. Siegel
c/o Jonathan H. Ellis, Esq.
100 Front St., #100, Conshohocken, PA 19428

Att.: Jonathan H. Ellis
Flaster Greenberg, P.C.
100 Front St., #100, Conshohocken, PA 19428

SYLVIA W. BINTNER FAMILY REVOCABLE LIVING TRUST DATED JUNE 28, 1999, AS AMENDED SYLVIA W. BINTNER, DECEASED Late of Pennsburg Borough, Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Claudia E. Stokes
c/o Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

Trustee's Attorney: Christopher P. Mullaney
Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

EXECUTIONS ISSUED

Week Ending February 28, 2023

The Defendant's Name Appears First in Capital Letters

- 58 YORK PARTNERS, LLC; BERNIES HATBORO, LLC; ORELAND ASSOCIATES II, LLC, ET AL. - Berkshire Bank; 202014916; \$1,933,790.84.
- AIKENS, KHALIL: FREEDOM CU, GRNSH. - Franklin Mint Federal Credit Union; 202302598; WRIT/EXEC.

ALTHOUSE, JENNIFER: KEY BANK, GRNSH. - Cavalry Spv. I, LLC; 201626811.

ARTUSAN CONSTRUCTION SERVICES GROUP, LLC: TD BANK, GRNSH. - Zingle, Teeraporn, et al.; 202217889.

BAH, FATMATA: NAVY FEDERAL CU, GRNSH. - University of the Sciences in Philadelphia; 202302604; WRIT/EXEC.

BRANAGH, SHAWN: FIRST NIAGARA BANK, GRNSH. - Cavalry Portfolio Services, et al.; 201612687; \$1,842.02.

BRANCA, ANTHONY: BRANCA, KRISTI: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 201717923.

BUSKIRK, JOHN: PNC BANK, GRNSH. - Atlantic Credit & Finance, Inc.; 202302221; WRIT/EXEC.

CARLBERG, LORIE: JOSEPH: DIAMOND CREDIT UNION, GRNSH. - Good Will Steam Fire Engine Company No. 1; 202123265; WRIT/EXEC.

CARSON, JOHN: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201804983.

CHOI, CHEOL: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201626938.

COLLINS, JOSEPH: J&J FENCE INSTALLATION: TD BANK, GRNSH. - County Line Fence Company, Inc.; 201807002; \$3,792.91.

CONDE LENIS, ANDRES: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201612639.

COOK, THERESA: AMERICAN HERITAGE FCU, GRNSH. - Cavalry Spv. I, LLC, et al.; 201521278; \$2,621.59.

COOPER, DEBRA: BB&T BANK, GRNSH. - Cavalry Spv. I, LLC; 201804871.

CRUZ, CLARITZA: NAVY FEDERAL CU, GRNSH. - Rutgers The State University of New Jersey; 202302607; WRIT/EXEC.

DALAVAI, VALENTINE: TRUIST BANK, GRNSH. - RJM Acquisitions, LLC; 201119433; WRIT/EXEC.

DANNER, ANDREA: UNKNOWN HEIRS SUCCESSORS ASSIGNS OF SAMUEL DANNER, DECEASED - Wells Fargo Bank, N.A.; 202124798; \$129,140.00.

DAVIS, DASHA: BANK OF AMERICA, GRNSH. - Autovest, LLC; 202301893; WRIT/EXEC.

DEDICATED TECHNOLOGIES, INC.: SILICON VALLEY BANK, GRNSH. - Data Driven Creative, LLC; 202303088; \$138,662.00.

ECKERT, JAMES: UNIVEST, GRNSH. - Cavalry Spv. I, LLC, et al.; 201516291; \$1,854.32.

FAISON, NAKIA: AMERICAN HERITAGE FCU, GRNSH. - Drexel University College of Medicine, et al.; 201001404; WRIT/EXEC.

FELDMAN, MICHAEL: PNC BANK, GRNSH. - FIA Card Services, N.A.; 201209299; WRIT/EXEC.

FISICARO, HOLLY: PASCALE, SUZANNE: HEIRS, UNKNOWN - Deutsche Bank National Trust Company; 202216463; \$244,840.36.

FRANKLIN, OPHELIA: PNC BANK, GRNSH. - Atlantic Credit and Finance, Inc.; 202002129; WRIT/EXEC.

GARCIA, AIDA: PNC BANK, GRNSH. - Velocity Investment, LLC; 202002130; WRIT/EXEC.

GERASUYK, YURY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 201710180.

GLASS, JOSEPH: POLICE AND FIRE FCU, GRNSH. - Cavalry Spv. I, LLC; 201407390; \$2,357.85.

HARRELL, SEMEKA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202302609; WRIT/EXEC.

HOFFMAN, JESSICA: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201630152; \$1,221.69.

HUNSBURGER, MICHAEL: US BANK, N.A., GRNSH. - Palisades Collection, LLC, et al.; 200621641; WRIT/EXEC.

JACKSON, ROBERT - Midfirst Bank; 202004560.

JEFFERS, RUSSEL: NATIONAL PENN BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201427901; \$984.04.

KING-FRASIER, CHRISTINE: CHRISTINE - Liberty Real Estate Investment, LLC, et al.; 201822701; \$8,750.00.

KRUGER, JONATHAN: PNC BANK, GRNSH. - New Century Financial Services, Inc.; 201502670; WRIT/EXEC.

McGUCKIN, JAMES: PHILADELPHIA VASCULAR INSTITUTE, LLC: UBS BANK, GRNSH. - Gardner, William; 202302518; \$1,417,861.75.

McKINNEY, WILLIAM: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202261871; \$36,604.68.

MOORE, MICHAEL: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201427898; \$952.83.

MOORE, TAMMY: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201431570; \$1,393.30.

MROWCZYNSKI, NATALIE: NAVY FEDERAL CREDIT UNION, GRNSH. - University of The Sciences in Philadelphia; 202302605; WRIT/EXEC.

MULBAH, JOHN: PNC BANK, GRNSH. - Drexel University; 201335692; WRIT/EXEC.

MULLER, DANIEL: NAVY FEDERAL CU, GRNSH. - Drexel University; 202302602; WRIT/EXEC.

MYERS, DEAN: BANK OF AMERICA, GRNSH. - Atlantic Credit and Finance, Inc.; 202002134; WRIT/EXEC.

NEWMAN, NADINA: QNB BANK, GRNSH. - Cavalry Spv. I, LLC; 201710076.

PALMERIO, ALEXIA: BUTZ, ALEXIA: WELLS FARGO BANK, N.A., GRNSH. - Drexel University; 201530174; WRIT/EXEC.

PRESSLER, MATTHEW: FIRSTRUST BANK, GRNSH. - Liseter Community Association, Inc.; 202303375; \$21,793.90.

RICE, KEITH: PNC BANK, GRNSH. - CSGA, LLC; 200824967; WRIT/EXEC.

ROSE, ABE - Wells Fargo Bank, N.A., et al.; 202002548; \$283,276.33.

RUBIN, MARCIA - Wells Fargo Bank, N.A.; 202001623; \$90,625.30.

RUCHING, DELORES: WELLS FARGO, GRNSH. - Atlantic Cr. & Finance, Inc., et al.; 200715276; WRIT/EXEC.

SALFITT, SALWA: RICHARD, RONALD: CITIZENS BANK, GRNSH. - Palisades Collection; 200607803; WRIT/EXEC.

SCHLACTER, JOSEPH: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 202219457; \$8,107.89.

SCHOFIELD, SHAWN: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201500702; \$5,385.23.

- SCHWARTZ, MYRNA: PNC BANK, GRNSH. - Bank of America, N.A.; 202213744; \$18,424.10.
- SEAWRIGHT, AMBER - Drexel University; 202222429; WRIT/EXEC.
- SMITH, JOSEPH: PNC BANK, GRNSH. - CSGA, LLC; 200703862; WRIT/EXEC.
- SMITH, KATHLEEN: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201610606; \$1,475.63.
- SOLEVO, JOANNA: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 201715736.
- THOMASON, GLORIA: GOINS, GLORIA: WELLS FARGO BANK, N.A., GRNSH. - Drexel University, et al.; 201431469; WRIT/EXEC.
- VINSON, JORDAN: CHASE BANK, GRNSH. - Rutgers The State University of New Jersey; 202119004; WRIT/EXEC.
- WASHINGTON EMPORIUM, LLC: WELLS FARGO BANK, GRNSH. - Trappe Center, L.P.; 202303110; POSSESSION.
- WASHINGTON-HILL, VICTORIA: WASHINGTON, DESMOND: WELLS FARGO BANK, GRNSH. - Trappe Center, L.P.; 202303099; \$18,349.77.
- WATERS, KRISTINE: WELLS FARGO BANK, N.A., GRNSH. - Reliance Federal Credit Union; 202020006; WRIT/EXEC.
- WRIGHT, EVA - Loandepot Com, LLC; 202219116; \$206,765.20.
- WU, MICHAEL: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC, as Assignee of Capital One Bank USA, N.A.; 201505204; \$2,471.26.
- EDWARDS, JEREMIAH - LVNV Funding, LLC; 202303021; Judgment fr. District Justice; \$6,913.28.
- EIDELL, JUSTIN - CDI Lawn Equipment; 202303316; Judgment fr. District Justice; \$835.15.
- EMMITT, FRANCES - Midland Credit Management, Inc.; 202303284; Judgment fr. District Justice; \$1,037.45.
- ENGLISH, APRIL - Midland Credit Management, Inc.; 202303264; Judgment fr. District Justice; \$1,406.25.
- FILLMAN, ANGELA - Midland Credit Management, Inc.; 202303241; Judgment fr. District Justice; \$1,936.54.
- FOX, PATRICK - Capital One Bank USA, N.A.; 202302989; Judgment fr. District Justice; \$2,522.49.
- GALVAN, GUADALUPE - Midland Credit Management, Inc.; 202303254; Judgment fr. District Justice; \$3,047.69.
- GARY-DIXON, ANNETTE - Midland Credit Management, Inc.; 202303256; Judgment fr. District Justice; \$1,539.07.
- GRAHAM, ZELDA - Midland Credit Management, Inc.; 202303303; Judgment fr. District Justice; \$1,086.95.
- HASKELL, MELISSA - Midland Credit Management, Inc.; 202303266; Judgment fr. District Justice; \$1,008.29.
- HUGHES, MICHAEL - Absolute Resolutions Investments, LLC; 202303037; Judgment fr. District Justice; \$1,523.83.
- KENNEDY, JAMES - Midland Credit Management, Inc.; 202303255; Judgment fr. District Justice; \$2,407.40.
- KNOX, NICOLE - Midland Credit Management, Inc.; 202303287; Judgment fr. District Justice; \$5,378.04.
- KRAUSS, ROBERT - Midland Credit Management, Inc.; 202303249; Judgment fr. District Justice; \$2,110.34.
- LARDANI, TIM - LVNV Funding, LLC; 202303321; Judgment fr. District Justice; \$2,171.68.
- LOSCALZO, NICHOLAS - Moreland, Shante; 202303143; Certification of Judgment; \$2,534.75.
- MARX BROTHERS PROPERTIES, LLC - Univest Bank and Trust Co.; 202302960; Complaint In Confession of Judgment; \$3,757,168.74.
- MARX SHEET METAL & MECHANICAL, INC. - Univest Bank and Trust Co.; 202302966; Complaint In Confession of Judgment; \$2,200,894.69.
- MARX, JOSEPH - Univest Bank and Trust Co.; 202302953; Complaint in Confession of Judgment; \$3,757,168.74.
- MARX, THOMAS - Univest Bank and Trust Co.; 202302957; Complaint in Confession of Judgment; \$3,757,168.74.
- MARX, THOMAS - Univest Bank and Trust Co.; 202302979; Complaint in Confession of Judgment; \$2,200,894.69.
- McCLAIN, ERIN - Midland Credit Management, Inc.; 202303238; Judgment fr. District Justice; \$1,442.52.
- McLANAHAN, PAUL - Desch, Shirlann; 202303100; Judgment fr. District Justice; \$9,232.25.
- MOHN, DENISE - Midland Credit Management, Inc.; 202303235; Judgment fr. District Justice; \$2,674.85.
- MOWER, MELANIE - Midland Credit Management, Inc.; 202303282; Judgment fr. District Justice; \$4,302.22.
- NOVA PALERMOS PIZZA, INC. - Royersford Center, L.P.; 202303108; Complaint in Confession of Judgment; POSSESSION.
- PORTER, VICTOR - LVNV Funding, LLC; 202303031; Judgment fr. District Justice; \$986.41.
- RELIANCE RESTORATIONS, LLC: KIM, JAMES: MICHELLE - J&L Building Materials, Inc.; 202303292; Complaint in Confession of Judgment; \$23,312.81.

JUDGMENTS AND LIENS ENTERED

Week Ending February 28, 2023

**The Defendant's Name Appears
First in Capital Letters**

- AKINS, SHANTEL - NCB Management Services; 202303003; Certification of Judgment; \$7,140.20.
- ALE, CHRISTINE - Midland Credit Management, Inc.; 202303257; Judgment fr. District Justice; \$1,713.02.
- ARDUINO, MICHAEL - Capital One Bank USA, N.A.; 202302968; Judgment fr. District Justice; \$11,440.70.
- BAILEY, SAMUEL - DelGado, Leia; 202302997; Judgment fr. District Justice; \$12,214.25.
- BELL, ROBERT - Midland Funding, LLC; 202303265; Judgment fr. District Justice; \$1,312.00.
- BENSON, JENNIFER - Midland Credit Management, Inc.; 202303273; Judgment fr. District Justice; \$1,553.67.
- BURGESS, ASHLEY - Hatton, Gene; 202303364; Judgment fr. District Justice; \$10,531.80.
- CAWLEY, MICHAEL - Midland Credit Management, Inc.; 202303240; Judgment fr. District Justice; \$1,389.95.
- CROCE, MARK - Midland Credit Management, Inc.; 202303277; Judgment fr. District Justice; \$1,499.39.
- DEAN, CARL - Philadelphia Federal Credit Union; 202303009; Complaint in Confession of Judgment; \$306,924.79.
- DEWBREW, NICOLE - Midland Credit Management, Inc.; 202303293; Judgment fr. District Justice; \$1,027.46.
- DiBENEDETTO, ADRIENNE - Midland Credit Management, Inc.; 202303283; Judgment fr. District Justice; \$1,284.11.
- DRISCOLL, ROBERT - Capital One Bank; 202302995; Judgment fr. District Justice; \$1,979.01.

RHEAUME, REBECCA - Midland Credit Management, Inc.; 202303246; Judgment fr. District Justice; \$1,308.58.
 ROIZMAN, ISRAEL: ABC CORP. 1-10: DOE, JOHN, ET AL. - D&G Landscaping, Inc.; 202303054; Foreign Judgment; \$42,315.66.
 SANDERS, CHRISTIE - Midland Credit Management, Inc.; 202303260; Judgment fr. District Justice; \$3,598.06.
 SCARLETT, JENISE - LVNV Funding, LLC; 202303322; Judgment fr. District Justice; \$984.26.
 SCHOEDLER, SCOTT - Capital One Bank USA, N.A.; 202302975; Judgment fr. District Justice; \$8,661.80.
 SEEMILLER, WILLIAM - Prieto, Andres; 202303034; Certification of Judgment; \$5,911.40.
 SMITH, TRISA - Midland Credit Management, Inc.; 202303288; Judgment fr. District Justice; \$1,483.77.
 SMITHE, CLAUDINE - Midland Credit Management, Inc.; 202303233; Judgment fr. District Justice; \$5,197.87.
 STANTON, NORMAN - Midland Credit Management, Inc.; 202303299; Judgment fr. District Justice; \$3,737.81.
 STEWART, AUDREI - Midland Credit Management, Inc.; 202303236; Judgment fr. District Justice; \$3,845.64.
 TEES, JOSEPH - Midland Credit Management, Inc.; 202303242; Judgment fr. District Justice; \$2,886.65.
 TERRA, STEPHAN - LVNV Funding, LLC; 202303018; Judgment fr. District Justice; \$2,390.55.
 WASHINGTON EMPORIUM, LLC - Trappe Center, L.P.; 202303110; Complaint in Confession of Judgment Money; \$POSSESSION.
 WASHINGTON-HILL, VICTORIA: WASHINGTON, DESMOND - Trappe Center Lp; 202303099; Complaint In Confession of Judgment; \$18349.77.
 WATERS, TYRITA - Midland Credit Management, Inc.; 202303258; Judgment fr. District Justice; \$1,426.32.
 WIERMAN, VINCENT - Midland Credit Management, Inc.; 202303232; Judgment fr. District Justice; \$1,356.38.

ABINGTON TWP. -**entered municipal claims against:**

Southwell, William; Arnold, Wanda; 202303040; \$168.00.

UNITED STATES INTERNAL REV. -**entered claims against:**

Begley, John; Carol; 202370074; \$55,749.10.
 Carranza, Hector; 202370076; \$126,313.70.
 DiCecco, Gary; 202370068; \$44,708.23.
 Faison, Nakia; 202370077; \$48,726.63.
 Isaac, Richard; 202370069; \$2,883.89.
 Johnson, Calvin; 202370075; \$236,928.62.
 Karchner Marketing Research, LLC; 202370078; \$11,756.81.
 Komlo, Jennifer; 202370070; \$55,143.37.
 Reinhart, Barry; Lizanne; 202370079; \$23,121.58.
 Rick's Auto Care, Inc.; 202370067; \$29,555.52.
 Tellez, Guillermo; 202370072; \$32,697.76.
 Tellez, Lori; 202370073; \$84,223.64.
 Tyler, Page; Lillian; 202370071; \$188,588.04.

WHITPAIN TWP. -**entered municipal claims against:**

Haig, Alexa; Atanasova, Nikolina; 202303045; \$418.00.

LETTERS OF ADMINISTRATION**Granted Week Ending February 28, 2023****Decedent's Name Appears First, Then Residence at Death, and Name and Address of Administrators**

BAINBRIDGE, MARIA V. - Pottstown Borough; Bainbridge, Kim E., 555 West Street, Pottstown, PA 19464.
 BULER, DAVID H. - Upper Frederick Township; Buler, Mary A., 1430 Perkiomenville Road, Perkiomenville, PA 18074.
 EASTON, NATALIE L. - Upper Hanover Township; Easton, Christopher J., 2851 Bristol Road, Warrington, PA 18976.
 GILPIN, ROGER B. - Pottstown Borough; Gilpin, Rebecca A., 747 Logan Street, Pottstown, PA 19464.
 HETRICK, MARY L. - Royersford Borough; Hettrick, William, 47 Sacco Road, Royersford, PA 19468.
 LEHMAN, MARIAN J. - Lower Providence Township; Lehman, Michael J., 3026 Bowers Mill Road, Pennsburg, PA 18073.
 LUNNEY, ANN - Norristown Borough; Lunney, Richard, 320 Lindenwold Avenue, Ambler, PA 19002.
 MARRON, JOAN A. - Abington Township; Fuelleborn, Hilary, 745 Yorkway Place, Jenkintown, PA 19046; Gummer, E. G., 745 Yorkway Place, Jenkintown, PA 19046.
 McDOWELL, CAROLINE M. - Upper Merion Township; McDowell, Michael W., 2041 Australia Way, #53, Clearwater, FL 33763.
 RAGGIO, PAUL F. - Towamencin Township; Podlogar, Mary E., 608 W. Main Street, Lansdale, PA 19446-2012.
 REED, ELIZABETH M. - Springfield Township; Reed, Richard, 7709 Laurel Lane, Wyndmoor, PA 19038.
 RETTINGER, ROBERT E. - Lower Pottsgrove Township; Cindia, Melody A., 5477 Ashley Drive, Laury's Station, PA 18059.
 SANDLER, HILDA - Lower Merion Township; Sandler, David, 13 Oak Street, Manchester, GA 31816.
 SHUSTER, ELEANOR - Springfield Township; Brodsky, Penny, 43 Scarlet Oak Drive, Lafayette Hill, PA 19444; Freedman, Carol, 406 Atwood Road, Springfield, PA 19038.
 SIMON, JOAN B. - Upper Moreland Township; Grau, Andrew P., 911 Easton Road, Willow Grove, PA 19090.
 SMYTHE JR., DUDLEY - Royersford Borough; Smythe, Jefferson D., 33 Elm Creek Road, Cochranville, PA 19330.
 VOROS, GARY B. - Whitmarsh Township; Voros, Bianca Z., 4083 S. Warner Road, Lafayette Hill, PA 19444.
 WAROBLAK, THOMAS J. - Douglass Township; Waroblak, Christopher L., 110 Willow Lane, Gilbertsville, PA 19525.

SUITS BROUGHT

Week Ending February 28, 2023

**The Defendant's Name Appears
First in Capital Letters**

ABASCAL, GUILLERMO - Abascal, Maritza; 202303024; Complaint for Custody/Visitation.

ALEXANDER, DOMINIC - American Express National Bank; 202303033; Civil Action; Loewy, Andrew D.

AWAN, MOHAMMAD - Awan, Sana; 202303117; Complaint Divorce.

BELL, KYLE; RICHARDSON, SHAKIYA - Magid-Slav, Modi; 202302990; Plaintiffs Appeal from District Justice; Mogavero, Leona.

BILL JOHNSON LANDSCAPING - Yechiel, Atlas; 202303091; Defendants Appeal from District Justice.

BLACK, KAREEMA - Williams, Terrell; 202303300; Complaint for Custody/Visitation.

BROWN, FRANCIS - Mateen, Taliah; 202302969; Petition for Protection From Intimidation.

CALLAGHAN, AIDAN - Goljer, Margaret; 202302982; Complaint for Custody/Visitation; Ginty, Brooke R.

CARBO, THOMAS; JT SHORE PROPERTIES, LLC - McNally, John; 202302910; Complaint In Partition; Scott, William E.

CUQUEJ BACHAN, SANTOS - Milian Sacarias, Liliam; 202303103; Complaint for Custody/Visitation; Inslee, Oliver C.

DAVIS, PETER - Davis, Rebecca; 202303302; Complaint Divorce.

DE CASTRO, DELMIRA - Castro, Julio; 202303312; Complaint Divorce.

DOUGLASS, DERRICK - Douglass, Michele; 202303259; Complaint Divorce.

EARTHSCAPES, LLC - Perkins TP Trailers, Inc.; 202303245; Defendants Appeal from District Justice.

FARZETTA, THOMAS - Farzetta, Mary Ellen; 202302919; Complaint Divorce.

FOX, JEFFREY; HOLLY - Square One Construction, LLC; 202303083; Petition; Eckert, Andrew.

GADDY, AVERY - Tittle, Teana; 202303270; Complaint for Custody/Visitation.

GILBERTO, MARIO; SANCHEZ, LAURA - Home 365 Property Management; 202303427; Defendants Appeal from District Justice.

GREENE, CHRISTA - Lau, Raymond; 202303124; Defendants Appeal from District Justice.

GUARNA, THEODORE; RE/MAX RELIANCE - Guarna, Domenico; 202303142; Civil Action; Mandracchia, Charles D.

H & R LANDSCAPING, INC. - Carolina Casualty Insurance Co.; 202303017; Civil Action; Wilson, Jeffrey S.

HARDHAT SERVICES, LLC - Midwest Employers Casualty Company; 202302991; Civil Action; Wilson, Jeffrey S.

HARPER-SKALAMERA, SUZANNE - Good Will Steam Fire Engine Company No. 1; 202303026; Civil Action; Bonner, Kimberly A.

HEISS, STEPHANNIE - Absolute Resolutions Investments, LLC; 202303336; Civil Action; Carfagno, Christopher B.

HERNANDEZ LOPEZ, HECTOR - Pineda Moreno, Karla; 202303104; Complaint for Custody/Visitation; Inslee, Oliver C.

HILL, CHRISTOPHER - U.S. Bank National Association; 202303052; Civil Action; Loewy, Andrew D.

HOME 365 PROPERTY MANAGEMENT - Gilberto, Mario; 202303428; Plaintiff's Appeal from District Justice.

IOVINO, ANTHONY - Feldman, Jessica; 202302896; Complaint for Custody/Visitation; O'Brien, Ayla.

JENSEN, BRIDGET - Jensen, Brian; 202303247; Complaint Divorce.

JONES, AARON - LVNV Funding, LLC; 202303314; Defendants Appeal from District Justice; Gordon, Travis A.

KING, CHRISTOPHER - Liburd, Jaheadia; 202303420; Complaint Divorce; Marinari, Guy.

LLOYOD, CECIL - Thomas, Elizabeth; 202301737; Complaint for Custody/Visitation.

LUCIANO, JOHN - Luciano, Lauren; 202303248; Complaint Divorce.

MACKEY, JOHN - Doro, Angela; 202303102; Complaint Divorce.

McINTYRE, BRITTANY - Dickinson, Thomas; 202303011; Complaint for Custody/Visitation; Eisenberg, Michael E.

NIEVES, NACHIEL - Coles, Djon; 202303419; Complaint for Custody/Visitation.

NOUS, STEPHANIE - Nous, George; 202302952; Complaint Divorce.

OGLESRY, SHANNON - Brandt, Robert; 202303320; Petition to Appeal Nunc Pro Tunc.

PELTZMAN, HEATHER - Capital One, N.A.; 202303309; Civil Action; Ratchford, Michael F.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Trischitti, Joseph; 202302013; Appeal from Suspension/Registration/Insp.; Murphy, P. Michael.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wilson, Ashley; 202301932; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nguyen, Chau; 202302176; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nguyen, Chau; 202302178; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rosario, Jessica; 202302199; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Shelton, Martin; 202302465; Appeal from Suspension/Registration/Insp.; Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Frechem, Benjamin; 202302564; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Shive, Marisa; 202302844; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cruz, Donna; 202302890; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stephens, Robert; 202302972; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - McNeill, Ryan; 202302983; Appeal from Suspension/Registration/Insp.; Mullaney, Martin P.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Jennings, Jennifer;
202301723; Appeal from Suspension/Registration/
Insp.; Mallis, Paul J.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Herbert, Thomas; 202301789;
Appeal from Suspension/Registration/Insp.;

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Nguyen, Chau; 202302179;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Thompson, Lanisha; 202302382;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Silfies, James; 202302447;
Appeal from Suspension/Registration/Insp.;

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hott, Angelina; 202302489;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lites, Jeffrey; 202302904;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Morrow, William; 202303338;
Appeal from Suspension/Registration/Insp.;

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Harris, Tiphany; 202303440;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Grossinger, Douglas;
202303400; Appeal from Suspension/Registration/
Insp.; Guyer, Edwin L.

PIERCE, BRITTANY - Holston, Juel; 202302950;
Complaint for Custody/Visitation; Stern, Amy R.

PINDER, PATRICIA - Discover Bank; 202303065;
Civil Action; Loewy, Andrew D.

PLAUT, TERRI - The Plaza Apartments; 202303296;
Defendants Appeal from District Justice.

RAMBO, KELLY - UMH Properties, Inc.; 202303140;
Defendants Appeal from District Justice.

RINCK, THOMAS - Rinck, Patricia; 202303002;
Complaint Divorce.

RLC CONSTRUCTION: COWAN, RAYMOND:
D.F. TODD TILE & MARBLE, ET AL. -
Hines, Anthony; 202303072; Civil Action.

RODIONOVA, YELENA - Kasyan, Armen; 202303023;
Complaint Divorce.

ROMA, THOMAS - Roma, Anne; 202302944;
Complaint Divorce.

SHELTON, TIA - Cherry, Montray; 202301038;
Complaint for Custody/Visitation.

SUDDITH, AUNTAYA - Wootten, Theresa; 202303311;
Complaint for Custody/Visitation.

TARQUINI, LIESEL - Griffin, Monica; 202303216;
Petition.

TEAFORD, MARY - Good Will Steam Fire Engine
Company No. 1; 202303028; Civil Action;

THOMAS, DAQUAN - Wise, Shequita; 202303438;
Civil Action; Picker, Jonathan A.

THOMPSON, JUSTIN - Washington, Kimani;
202303252; Complaint for Custody/Visitation.

TOLODZIESKI, CHRISTINE: MICHAEL -
AAS Debt Recovery, Inc.; 202303004; Plaintiffs
Appeal from District Justice; Elek, Stephen M.

VAZQUEZ, ALBERTO - Vazquez, Tiara; 202302967;
Complaint Divorce.

VOSS, JOSEPH - Hripto, Mathew; 202303346;
Plaintiffs Appeal from District Justice.

YATSKO, JACQUELINE - Bucks County Rescue Squad;
202303030; Civil Action; Bonner, Kimberly A.

YILMAZ, ADEM - Narvaez, Savannah; 202303136;
Petition for Protection from Sexual Viol.

WILLS PROBATED

Granted Week Ending February 28, 2023

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ALDERFER, REGINA W. - Franconia Township;
Alderfer, R.B., 6 Liberty Street, Manchester,
NH 03104; Halpern, Robin A., 8 Bayaire Road,
Marmora, NJ 08223; Pennisi, April A., 408
Myrtlewood Court, Raleigh, NC 27609.

ANTRIM, CATHERINE T. - Lansdale Borough;
Crichton, Theresa L., 512 Powderhorn Road,
King of Prussia, PA 19406.

CORAPI, NATALINA T. - Bridgeport Borough;
Corapi, Angelo M., 718 Mill Street,
Bridgeport, PA 19405.

COURSEY, MARSHALL L. - Plymouth Township;
Waldron, Christin, 1912 Little Avenue,
Conshohocken, PA 19428.

DeBLASIS, ANNA M. - Skippack Township;
Yannuzzi, Lori A., 249 Crest Drive,
Sellersville, PA 18960.

DELANY JR., WILLIAM P. - Red Hill Borough;
Delany, Ernest W., 590 Lederach Station Way,
Harleysville, PA 19438.

DIETZ, RONALD N. - Upper Pottsgrove Township;
Dietz, Jody L., 1984 Yarnall Road,
Pottstown, PA 19464.

DOUGLAS, DOROTHY M. - Upper Hanover Township;
Green, Elizabeth, 125 W. Wissahickon Avenue,
Flourtown, PA 19031.

DRUCKER, ROBERT W. - East Norriton Township;
Sichel, David A., 194 Sutton Court Road,
London, W4 3HR.

EBERT, EDWARD L. - Lower Providence Township;
Ebert, Alletta F., 24523 Shannondell Drive,
Audubon, PA 19403.

FERSON, JEAN E. - Lower Merion Township;
Ferson, Scott E., 5305 Sand Trap Court,
Monroe, NC 28112.

FIELDS, SHARON D. - Upper Moreland Township;
Fields, Cassandra D., 1001 Easton Road,
Willow Grove, PA 19090.

FLENDERS, JOHN - Upper Gwynedd Township;
Strouse, Carol, 125 Fairfield Drive, Barto, PA 19504.

FRYER, DAVID W. - New Hanover Township;
Fryer Jr., David W., 118 Matthew Lane,
Gilbertsville, PA 19525.

FULLER, BARBARA A. - Towamencin Township;
Fuller, Gary F., 571 Championship Drive,
Harleysville, PA 19438.

GARRISON, BARBARA M. - Upper Moreland Township; Garrison, Ronald C., 2431 Winding Road, Hatboro, PA 19040.

GOROSHOVSKIY, ALEKSANDR - Lower Moreland Township; Goroshovsky, Iren, 512 S. Front Street, Philadelphia, PA 19147.

GUARNACCIA, HELEN V. - Upper Moreland Township; Guarnaccia Jr., Edward P., 1334 Roberts Avenue, Feasterville, PA 19047.

HEGH, CHARLES R. - Upper Gwynedd Township; Hegg, Elaine H., 756 Collins Avenue, Lansdale, PA 19446.

HILL, JOHN C. - Abington Township; Jackson, Deborah D., 24 Cobblestone Drive, Horsham, PA 19044.

HOFF, LUCIA D. - Ambler Borough; Hoff, Ronald C., 503 Clarella Court, Lansdale, PA 19446; Ignudo, Francine R., 15 Sterling Drive, Horsham, PA 19044.

KIM, CHAN OK - Norristown Borough; Kim, Sang H., 604 E. Main Street, Norristown, PA 19401.

KNECHEL, EDWARD K. - Franconia Township; Felton, Troy E., 698F Washington Avenue, Sellersville, PA 18960.

LAPLACA, MARIE R. - Collegeville Borough; Haney, Jolynn, 3837 Mill Road, Collegeville, PA 19426.

MILNER, EDITH - Upper Dublin Township; Brooks, Reena, 960 Woodland Drive, Southampton, PA 18966.

MOYER, RUTH H. - Franconia Township; Moyer, Jay E., 105 Chestnut Drive, Quakertown, PA 18951.

PAILIN, JOSABELL - Abington Township; Pailin, Joseph F., 1473 Blue Jay Road, Abington, PA 19001.

PFEFFER, DODD K. - Horsham Township; Pfeffer, Dodd A., 824 Firethorn Circle, Dresher, PA 19025.

ROSSITER, THERESA M. - Horsham Township; Morris, Mary R., 405 Brentwood Road, Havertown, PA 19083.

SILVER, SCOTT - Lower Moreland Township; Silver, Rick D., 2700 N. Ocean Drive, Singer Island, FL 33404.

SMITH JR., JAMES J. - Whippain Township; Smith, Elaine G., 1820 Meredith Lane, Blue Bell, PA 19422.

SYNAKOWSKI, MARGARET - Diasio, Anthony J., 132 Summer Ridge Drive, Lansdale, PA 19446.

TAYLOR, ROBERT C. - Cheltenham Township; Taylor, Carol L., 34 Edgewood Avenue, Cedarville, NJ 08311.

TIEMEYER, ELIZABETH - Lower Providence Township; Tiemeyer, Ann, 421 Hudson Street, New York, NY 10014.

TIPSON, YVONNE G. - Abington Township; Tipson, David S., 168 N. Keswick Avenue, Glenside, PA 19038; Tipson, Frederick S., 594 Stratford Drive, Moorestown, NJ 08057; Tipson Jr., Lynn B., 263 Springs Avenue, Gettysburg, PA 17325.

WELLINGTON, SHIRLEY R. - Salford Township; Landes-Kelly, Jessica L., 225 Church Hill Road, Barto, PA 19504.

WILLIAMS, GARY S. - Cheltenham Township; Mitchell, Asia, 5201 Apple Lane, W. Deptford, NJ 08066.

YUENGLING, DENNIS J. - Upper Moreland Township; Yuengling, Kathleen M., 465 Madison Avenue, Warminster, PA 18974.

RETURN DAY LIST

March 13, 2023
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. Due to the declaration of Judicial Emergency in the 38th Judicial District, parties will be contacted directly by the Discovery Master as to the methodology of handling Discovery Arguments. Please see the General and Divisional Protocols for further information on Court Operations as of June 1, 2020.

1. Ascent Healthcare, LLC v. Sunline, LLC - Defendant’s Motion for Protective Order (Seq. 48d) - **J. Frank - D. Ryan.**
2. Avlakhshvili v. Miller - Defendant’s Motion to Compel Discovery (Seq. 8d) - **M. Kats - G. Slocum.**
3. BT Blair, LLC v. Keystone Dermatology Partners, LLC - Defendant’s Petition to Open/Strike Confessed Judgment (Seq. 18) - **J. Diamico.**
4. Buonanno v. Main Line Hospital, Inc., d/b/a Bryn Mawr Hospital - Plaintiff’s Motion to Compel Discovery (Seq. 25d) - **L. Dagostino - K. Powell.**
5. Buonanno v. Main Line Hospital, Inc., d/b/a Bryn Hospital - Plaintiff’s Motion to Compel Discovery (Seq. 26d) - **L. Dagostino - K. Powell.**
6. Cancel v. Walmart - Defendant’s Motion to Compel Discovery (Seq. 28d) - **M. Weinberg - S. Vachhani.**
7. Cardinal Health 414, LLC v. New Life Cardiovascular Care, P.C. - Plaintiff’s Motion to Compel Deposition (Seq. 27d) - **L. Markind.**
8. Commonwealth Financial Systems v. McCarthy - Plaintiff’s Motion to Compel Discovery (Seq. 4d) - **M. Gough.**
9. Deardorff v. Albert Einstein Healthcare Network - Defendant’s Motion to Compel Deposition (Seq. 93d) - **W. Murray - J. Zack.**
10. Diaz Attorney in Fact for George Diaz v. Promedica Total Rehabilitation + Willow Grove - Plaintiff’s Motion to Withdraw as Counsel (Seq. 13) - **A. Watto - A. Langella.**
11. Donato v. Chestnut Hill Lodge Health and Rehabilitation Center, d/b/a CH Operating Holdings, LLC - Defendant’s Motion to Compel Discovery (Seq. 60d) - **D. Moscariello - W. Mundy - A. Govorov.**
12. Faison v. Family First Rentals - Defendant’s Motion to Transfer to Arbitration (Seq. 14) - **L. Himmelstein - J. Livingood.**
13. Fortson v. James - Defendant’s Motion to Consolidate (Seq. 10d) - **H. Molitoris - N. Durso.**
14. Haj v. Hardman - Defendant’s Motion to Compel Discovery (Seq. 29d) - **A. Galerman - J. McNulty - S. Winegrad - A. Fleming.**
15. Hand v. Bukstel - Defendant’s Motion to Strike Filings (Seq. 14).
16. Henry v. Marshalls - Defendant’s Motion to Compel Discovery (Seq. 17d) - **I. Lee - M. Lockett.**

17. *Hiester v. Gibbons* - Defendant's Motion to Compel Discovery (Seq. 13d) - **D. Birnbaum - J. Gilman.**
18. *Hummel v. Renale-Linores* - Defendant's Motion to Remand to Arbitration (Seq. 19) - **J. Zafran - J. Gilman.**
19. *Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc.* - Plaintiff's Motion for Leave to File Opposition (Seq. 259) - **S. Finley - D. Rhyhart.**
20. *Jones v. Municipality of Norristown* - Defendant's Motion to Compel Discovery (Seq. 29d) - **D. DeStefano - D. MacMain.**
21. *JP Morgan Chase Bank, N.A. v. Chladek* - Defendant's Motion to Compel Arbitration (Seq. 7) - **J. Goodchild.**
22. *Lamonica v. Allstate Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 6d) - **M. Greenfield - J. Santiago.**
23. *Linneman v. Turnkey Realty, LLC* - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 14) - **P. Howard - P. Gardner-Smith.**
24. *Livezey v. Dolga* - Defendant's Motion to Compel Discovery (Seq. 9d) - **M. Dorsey - K. Waller.**
25. *Mack v. Classic Auto Mall, Inc.* - Defendant's Motion to Compel Deposition (Seq. 7d) - **M. McDermott - K. McNulty.**
26. *McGriff v. Lewis* - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **J. Solnick - H. Cicalese.**
27. *Molina v. Martin* - Defendant's Motion to Compel Discovery (Seq. 10d) - **M. Simon - S. Eckel.**
28. *Muhammad v. McAvoy* - Defendant's Motion to Compel Discovery (Seq. 34d) - **M. Sophocles - T. Zimmerman.**
29. *Owens v. Cappelletti* - Defendant's Motion to Compel Discovery (Seq. 22d) - **K. Saffren - C. Adams - K. Storm.**
30. *Paul v. Johnson* - Defendant's Motion to Compel Discovery (Seq. 10d) - **J. Spitale - S. Keim.**
31. *Peet v. New Hanover Board of Supervisors* - Plaintiff's Motion to Compel Discovery (Seq. 89d) - **G. Chalphin - J. Gonzales - J. Boyd.**
32. *Perkins TP Trailers, Inc. v. Snyder* - Defendant's Motion to Compel Discovery (Seq. 18d) - **P. Tobin - J. McAneney.**
33. *Perkins TP Trailers, Inc. v. Snyder* - Defendant's Motion to Overrule Objections to Subpoena (Seq. 19) - **P. Tobin - J. McAneney.**
34. *Price v. The Raymond Corporation* - Defendant's Motion to Compel Discovery (Seq. 42d) - **C. Cooper - W. Ricci.**
35. *Providence Place of Collegeville Associates v. Horst Construction Company* - Defendant's Motion to Strike Certificate of Merit (Seq. 110) - **R. Cosgrove - J. Scott - W. Salzer - G. Kelley.**
36. *Sassamansville Fire Company No. 1 v. Livelsberger* - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 30d) - **M. Haltzman - R. Jennings.**
37. *Savitz v. Savitz* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 14) - **C. Cardozo - E. Pagnanelli.**
38. *Seay-Palmer v. JRL Designs, Inc.* - Defendant's Motion to Remand to Arbitration (Seq. 37) - **D. Hollar - N. Ha.**
39. *Sheaff v. King of Prussia Associates* - Defendant's Motion to Compel Discovery (Seq. 37d) - **M. Greenfield - M. Bogdanoff.**
40. *Sofi Lending Corporation as Attorney in Fact for Wilmington Trust National Association as Trustee for Sofi Consumer Loan Grantor Trust v. Meehan* - Plaintiff's Motion to Substitute Plaintiff (Seq. 11) - **T. Nolan.**
41. *Sofi Lending Corporation as Attorney in Fact for Regions Bank v. Sullivan* - Plaintiff's Motion to Substitute Plaintiff (Seq. 10) - **K. Armstrong.**
42. *Staten v. James* - Defendant's Motion to Consolidate (Seq. 33) - **V. Wilson - N. Durso.**
43. *Stokes v. Wegmans Food Markets, Inc.* - Defendant's Motion to Compel Discovery (Seq. 11d) - **M. Bleefeld - J. D'Amico.**
44. *Stutz v. Willow Grove Dentistry* - Plaintiff's Motion to Compel Deposition (Seq. 23d) - **K. Kofsky - J. Shaffer.**
45. *Township of Upper Salford v. Clemens* - Plaintiff's Motion to Compel Attendance (Seq. 19d) - **S. Imms - E. O'Shea.**
46. *Walter v. Lapin* - Defendant's Motion to Compel Discovery (Seq. 17d) - **A. Getson - A. Fedak.**
47. *Westfield Group Insurance v. McCaffrey Roofing, Inc.* - Defendant's Petition to Withdraw as Counsel (Seq. 17) - **D. Aaron - M. Clemm.**
48. *Zangrilli v. Zangrilli* - Defendant's Petition to Withdraw as Counsel (Seq. 26d) - **D. Sager - I. Musselman.**