

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 October 25, 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.

Third & Final Publication

By virtue of a Writ of Execution **No. 2011-10363**, 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, and described according to a certain Plan thereon known as Revision of Lots made for Whitmarsh Downs, Inc., made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952, and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Clements Road (fifty feet wide), said point of tangent being at the distance of twenty-four and eighty-nine one-hundredth feet, measured on the arc of a circle, curving to the right, having a radius of twenty feet from a point of curve on the Southeasterly side of Bennett Road (fifty feet wide); thence, extending South forty-five degrees fifty-nine minutes, ten seconds East along the said side of Clements Road, seventy-six and sixty one-hundredths feet to a point; thence, extending South, fifty-four degrees forty-four minutes seventeen seconds West, one hundred and forty and forty-five one hundredths feet to a point; thence, North thirty-two degrees twenty-two minutes forty-two seconds West, one hundred and six and fifty one-hundredths feet to a point on the Southeasterly side of Bennett Road, aforesaid; thence, extending North, sixty-two degrees forty two minutes, thirty-one seconds East along the said side of Bennett Road, one hundred and five feet to a point of curve, in the same; thence, extending on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of twenty-four and eighty-nine one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 39 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Marion B. Holmes, widow, by Deed dated 4/10/2006 and recorded 6/9/2006 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5603, at Page 02608, granted and conveyed unto Eric Jones and Celestine Jones, as Tenants by the Entirety.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Celestine Jones and Eric Jones** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o IBM Lender Business Process Services, Inc., as Servicer. Debt: \$335,491.18.

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. 2017-02042**, 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 building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book A-5, Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet, an arc distance of 39.27 feet); thence, extending from said point of beginning, along the said side of Ricewynn Road; the (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve therein; (3) on the arc of a circle, curving to

the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point, in Lot No. 4 on said Plan; said point therein being the center of a 20 feet Right of Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right of Way for Sanitary Sewers, 185.19 feet to a point, in Lot No. 6 on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Davis, Jr., as sole owner, who acquired title by virtue of a deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, at Instrument Number 2007146588, and recorded in Book 5675, Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as Sole Owner** at the suit of MCLP Asset Company, Inc. Debt: \$684,478.17.

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. 2018-06307**, 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, being Lot No. 82 on a Plan of Section No. 1 Whitemarsh Village, situate in **Springfield Township**, Montgomery County, Pennsylvania, described in accordance with a Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on September 30, 1947, which plan is recorded in the Office for the Recording of Deeds, at Norristown, in and for the County of Montgomery, in Deed Book No. 1400 at Page 601, as follows to wit:

BEGINNING at a point on the Northwest side of Childs Road (fifty feet wide), at a distance of two hundred twenty-nine feet and sixty-nine no-hundredths of a foot, measured South eighty-one degrees six minutes West from another point on the Northeast side of Childs Road (fifty feet wide), which last mentioned point is at the distance of one hundred seventy-two feet and eighty-two one hundred of a foot, measured in a Southwesterly direction along the side of Childs Road, on the arc of circle, curving to the right, having a radius of two hundred seventy-five feet from another point, being the Southwesternmost terminus of a radius corner, Cheltenham Avenue (forty-one and five tenths feet wide.

CONTAINING in front or breadth on the said Childs Road, seventy-six feet and three-tenths of a foot and extending of that width, in length or depth, Northwestward, between parallel lines at right angles to Childs Road, one hundred seventy-feet bounded, on the Northeast by Lot No. 81, on the Southwest by Childs Road and on the South by Lot No. 83E.

BEING THE SAME PREMISES WHICH Gloria H Shenker, widow, by Deed dated 6/20/2003.

TITLE TO SAID PREMISES IS VESTED IN D'Mont D. Reese, by Deed from Gloria H. Shenker, widow, dated 06/20/2003, recorded 07/22/2003, in Deed Book 5465 at Page 1511.

Parcel Number: 52-00-03526-00-4.

Location of property: 8311 Childs Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **D'Mont D. Reese a/k/a Dmont Reese and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4. Debt: \$484,530.16.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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. 2018-15840**, 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 **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made for John Daye, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pa., dated 5/12/1993 and recorded in Plan Book B-41, Page 303, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Old Welsh Road (S.R. 2029); said point being a corner of lands n/f John Daye, Trustee; thence, extending from said point of beginning and along the Southwesterly side of Old Welsh Road, South 53 degrees 02 minutes 30 seconds East, 100.00 feet to a point, a corner of n/f Ralph & Maureen Boccella; thence, extending along same, South 44 degrees 15 minutes 00 seconds West, 120.94 feet to a point, a corner of lands n/f Roosevelt S. & Norman E. Hinds; thence, extending along same, North 45 degrees 45 minutes 00 seconds West, 33.66 feet to a point, a corner of Lot #2; thence, extending along same, North 45 degrees 45 minutes 00 seconds West, 64.74 feet to a point, a corner of lands n/f John Daye, Trustee, aforesaid; thence, extending along same, North 43 degrees 50 minutes 00 seconds East, 108.24 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above-mentioned plan.
CONTAINING in area 11,324 square feet or 0.2600 acres.

BEING the same premises which Melvez J. Dinkins, Executrix of the Estate of Sebon Dupree, by Deed, dated May 23, 2001, and recorded on July 2, 2001, in the Office for the Recording of Deeds, in Book 5365, Page 1536, conveyed unto Annette C. Lewis Berry, as sole owner.

AND the said Annette C. Lewis Berry departed this life on October 30, 2016, whereupon ownership of the said premises became vested in Joshua Berry as Heir to the Estate of Annette C. Lewis-Berry and Nathan Berry as Heir to the Estate of Annette C. Lewis-Berry and Marjorie Carasquero as Executrix to the Estate of Annette C. Lewis-Berry.
Parcel Number: 30-00-49036-00-2.

Location of property: 2510 Old Welsh Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joshua Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; Nathan Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; and Marjorie Carasquero, as Executrix to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry** at the suit of U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of October 1, 2004, 2004-CB7 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB7. Debt: \$232,459.45.

Matthew C. Fallings (Stern & Eisenberg, PC), I.D. #326896, 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. 2019-15110**, 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 land, situate in the Second Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being part of Lot Number 34 on a Plan of Lots prepared by Herbert H. Metz, Civil Engineer, April 19, 1920, bounded and described as follows:

BEGINNING at a point on the Southerly side of Rosemary Avenue (50 feet wide), 428 feet Southeastwardly from the Easterly side of Spring Garden Street; thence, South 9 degrees, 50 minutes West, 150.95 feet to a point; thence, extending North 47 degrees 10 minutes East, 33.35 feet to a point, a corner; thence, extending North 9 degrees, 50 minutes East, 124.71 feet to a point on the South side of Rosemary Avenue; and thence, extending along the same, North 8 degrees 6 minutes West 20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Veronica A. Aurello, Nicole Aurello and Stephanie Aurello**, as Joint Tenants with the Right of Survivorship, by Deed from Joseph A. Rocco, dated 11/17/2006, recorded 12/22/2006, in Book 5628, Page 2229, Instrument No. 2006157183.

Parcel Number: 01-00-04267-00-7.

Location of property: 138 Rosemary Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Veronica A. Aurello, Nicole Aurello and Stephanie Aurello** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee of LSF11 Master Participation Trust. Debt: \$218,078.72.

Christine L. Graham (McCabe, Weisberg & Conway, LLC), I.D. #309480, 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. 2019-20749**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Section Three and Future Sections of "Montgomery Village", for Knapco, Inc., dated March 23, 1970, and last revised February 5, 1971, by Boucher and James, Inc., Consulting Engineers, Glenside, PA and recorded in Plan Book A-18 at Page 4, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sassafras Drive (50 feet wide), which point is measured the two following courses and distances along said side of Sassafras Drive, from a point of curve on the Northwesterly side of Hawthorne Drive (50 feet wide): (1) thence, leaving Hawthorne Drive, on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Sassafras Drive; (2) thence, along same, North 50 degrees 31 minutes 53 seconds West, 632.95 feet to the point of beginning, being a corner of Lot No. 71 on said Plan; thence, extending from said point of beginning, leaving said side of Sassafras Drive and along the Northwesterly line of Lot No. 71; South 39 degrees 28 minutes 07 seconds West, 237.11 feet to a point, a corner in line of land, now or late of James A. Blessing; thence, extending along said land, now or late of James A. Blessing; South 86 degrees 56 minutes 07 seconds West, 100.72 feet to a point, a corner in line of Lot No. 53 on said Plan; thence, extending along the Southeasterly lines of part of No. 53 and all of Lots 54 and 73 on said Plan; North 30 degrees 51 minutes 22 seconds East, 296.87 feet to a point on the Southwesterly side of a cul-de-sac, having a radius of 60 feet, also being a point of a reverse curve; thence, extending along the Southwesterly side of Sassafras Drive, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 27.40 feet to a point of tangent; thence, still extending along said side of Sassafras Drive; South 50 degrees 31 minutes 53 seconds East, 94.93 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Jannet E. Baxter, by Deed dated November 15, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on January 4, 2006, in Deed Book 05585 at Page 1708, granted and conveyed unto Dennis Baxter, II and Jannet E. Baxter, as Joint Tenants with Right of Survivorship.

Parcel Number: 46-00-03287-04-2.

Location of property: 109 Sassafras Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis Baxter, II a/k/a Dennis Baxter and Jannet E. Baxter a/k/a Jannet Baxter** at the suit of Nationstar Mortgage LLC. Debt: \$267,765.41.

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. 2019-23239**, 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 **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "The Marx Tract", made by Woodrow and Associates, Inc., Municipal Consulting Engineers, dated 8/13/1999 and last revised 7/31/2000 and recorded in Plan Book A-59 at Page 465, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Deep Meadow Lane cul-de-sac, said point, being a corner of Lot No. 6, as shown on the above-mentioned plan and place of beginning; thence, extending along Lot No. 6; South 85 degrees 15 minutes 14 seconds West, crossing a 50 feet wide Drainage Easement, 215.10 feet to 4 point, in line of Lot No 2; thence, extending along Lot No. 2; the (2) following courses and distances, viz: (1) North 10 degrees 08 minutes OR seconds West, 101.00 feet to a point, an angle; thence, (2) North 87 degrees 16 minutes 14 seconds East, 159.00 feet to a point, a corner of Lot No. 4; thence, extending along Lot No. 4; South 52 degrees 48 minutes 46 seconds East, 250.75 feet to point on the Northwesterly side of Deep Meadow Lane cul-de-sac; thence, extending along the Northwesterly and changing to the Southwesterly side of Deep Meadow Lane cul-de-sac; the (2) following courses and distances, viz: (1) on the arc of a circle, curving to the right, having a radius of 50.00 feet, the arc distance of 3.19 feet to a point of reverse curve; thence, (2) on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 74.56 feet to a point, a corner of Lot No. 6, aforesaid, being the first mentioned point and place of beginning.

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

BEING THE SAME PREMISES which Bethel Associates, Inc., by Deed, dated 6/27/2003 and recorded 7/24/2003, in Montgomery County, in Deed Book 5466 at Page 499, conveyed unto Lawton O. Delisser and Patrice Delisser, husband and wife, in fee.

Parcel Number: 67-00-00346-13-6.

Location of property: 2095 Deep Meadow Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawton O. Delisser, Patrice Delisser, and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of American Heritage Federal Credit Union. Debt: \$927,791.87.

LOGS Legal Group 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. 2021-14232**, 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 **Perkiomen Township**, Montgomery County, Pennsylvania, being known as Lot No. 352, on a Title Plan of Birchwood Homeowners Association, Inc., made for County Builders, Inc., by Hopkins and Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974, said Plan being recorded in Plan Book A-23 at Page 32 and further revised according to a Conveyance Plan of Birchwood Section 1, made by Hopkins and Scott, Inc., Registered Surveyors, dated 11/1/1982 and attached to Deed, as in Deed Book 4704 at Page 984.

BEING THE SAME PREMISES granted and conveyed to Bill C. Tsikas, as Sole Owner, by Deed from Venessa H. Garst, dated May 31, 2005, recorded July 13, 2005, in the Montgomery County Clerk's/Register's Office, in Deed Book 5561 at Page 2448.

Parcel Number: 48-00-00223-54-8.

Location of property: 352 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bill C. Tsikas** at the suit of U.S. Bank Trust National Association as Trustee of the Tiki Series III Trust. Debt: \$342,666.35.

Catherine Aponte (Friedman Vartolo LLP), I.D. #331180, 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. 2021-17977**, 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 Unit, designated as Building D, Unit Number ED-1012, a Unit in, Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th day of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D. 1981, in Deed Book 4603 at Page 176, etc.; and whereby a Corrective Amendment thereto, dated June 30, 1981 and recorded July 1, 1981, in Deed Book 4638 at Page 56; and a Second Corrective Amendment thereto, dated July 10, 1981 and recorded July 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto, dated August 20, 1986 and recorded September 4, 1986, in Deed Book 4811 at Page 2113; and the Fourth Amendment thereto, dated October 7, 1988 and recorded October 14, 1988, in Deed Book 4890 at Page 1189; and the Fifth Amendment thereto, dated January 29, 1990 and recorded May 18, 1990, in Deed Book 4946 at Page 1396; and Plats and Plans for Green Hill Condominium, bearing date the 28th day of January A.D. 1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176.

TOGETHER with all right, title and interest, being a 0.186522 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING THE SAME PREMISES, which Paul R. Brazina and Stephen M. Brazina, by Deed dated March 1, 2000, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on March 15, 2000, in Deed Book 5310 at Page 1102, et seq., granted and conveyed unto Marcus Burt and Adeline Burt, as Tenants by the Entireties, in fee. Marcus Burt departed this life on or about June 21, 2011; Adeline Burt departed this life on or about April 21, 2021.

Parcel Number: 40-00-11153-68-7.

Location of property: 1001 City Avenue, Condo E-1012, Wynnewood, PA 19096.

The improvements thereon are: Residential - Condominium, high rise, 7+ stories.
 Seized and taken in execution as the property of **Marcus Burt (deceased), Adeline Burt (deceased), Estate of Adeline Burt and Unknown Heirs of Marcus Burt and Adeline Burt** at the suit of Green Hill Condominium Owners Association. Debt: \$43,948.31.

Stefan Richter, Attorney. I.D. #70004

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. 2021-22950**, 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 **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Squire Estates, made for Nova Construction, Inc., dated September 4, 1979 and last revised May 14, 1981, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, being recorded in Montgomery County Plan Book A-45 at Page 166, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gentry Lane (50 feet wide), which point is being measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Squire Drive (50 feet wide); thence, extending along the Southeasterly side of Gentry Lane, North 97 degrees 00 minutes 00 seconds East, 72.20 feet to a point; thence, extending along Lot No. 5 on said Plan, South 41 degrees 36 minutes 48 seconds East, 272.09 feet to a point; thence, extending along lands, now or formerly of William and Eleanor Schilling, South 06 degrees 47 minutes 14 seconds East, 81.57 feet to a point; thence, extending along Lot No. 3 on said Plan, North 64 degrees 37 minutes 27 seconds West, 269.20 feet to a point on the Northeasterly side of Squire Drive, aforementioned; thence extending along the same, on the arc of circle, curving to the left, having a radius of 375 feet, the arc distance of 124.13 feet to a point of reverse curve; thence, extending on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the point and place of beginning.

BEING known as Lot Number 4 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN David Cottom Jr. and Kelli Cottom, by Deed conveying from Otho N. Boone, dated February 14, 2003, and recorded March 12, 2003, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5449 at Page 1311, Instrument #005324.

Parcel Number: 36-00-10713-06-9.

Location of property: 1314 Squire Drive, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David Cottom Jr. and Kelli Cottom** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee for RCF2 Acquisition Trust. Debt: \$763,029.99.

Emmanuel J. Argentieri (Romano Garubo & Argentieri), Attorney(s). I.D. #59264

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. 2022-02638**, 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 one-half undivided interest in tract of land situate in **Limerick Township**, Montgomery County, Pennsylvania, as shown on Subdivision Plan, prepared by Bursich Associates, Inc., Pottstown, PA, entitled "Summerdale Estates", Job No. 013748, Drawing No. FP113748, dated June 8, 20021, last revised January 15, 2002, being more fully described as follows:

BEGINNING at a point on a curve on the Northerly right-of-way of Main Street (SR. 4022), said point being a common corner to this and Open Space "B"; thence, 1) leaving said right-of-way along Open Space "B", North 13 degrees 58 minutes 02 seconds West, a distance of 194.42 feet to a point; thence, 2) along the same, North 76 degrees 01 minutes 58 seconds East, a distance of 161.66 feet to a point on the Westerly right-of-way of Summerdale Lane (50 feet wide); thence, 3) along said right-of-way South 13 degrees 58 minutes 02 seconds East, a distance of 172.66 feet to a point of curvature; thence, 4) along the same, on a curve, concave to the right, with a radius of 20.00 feet, an arc length of 31.32 feet, with a chord bearing of South 30 degrees 53 minutes 44 seconds West, and a chord length of 28.22 feet to a point of reverse curvature; thence, 5) along the Main Street right-of-way on a curve, concave to the left, with a radius of 9,370.00 feet, an arc length of 132.37 feet, with a chord bearing of South 75 degrees 21 minutes 12 seconds West, and a chord length of 132.37 feet to a point of compound curvature; thence, 6) along the same, on a curve concave to the left, with a radius of 2,015.00 feet, an arc length of 9.38 feet, with a chord bearing of South 74 degrees 48 minutes 55 seconds West, and a chord length of 938 feet to the point of beginning.

BEING the same property as conveyed from Sharon R. Bortner to David Middleton, as described in Deed Book 5894 at Page 00798, Instrument # 2013111338, dated 10/30/2013, recorded 10/31/2023, in Montgomery County Records. The said David Middleton departed this life on or about 03/12/2020.

Parcel Number: 37-00-02803-01-3.

Location of property: 1100 Main Street, Linfield, PA 19468.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Heather Buttari, Executrix of The Estate of David Middleton, Deceased** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Debt: \$263,108.82.

Jill M. Fein (Hill Wallack, 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. 2022-04056**, 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 and house, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING 126 feet from a stake on the East corner of Astor and Marshall Streets; thence, along the Southeast side of said Astor Street, Northeasterly, 14 feet to Blackberry Alley; thence, along the Southwest side thereof, Southeasterly 80 feet to Jesse Clemmer's land; thence, by the same, parallel to the first line, Southwesterly, 14 feet to the line of Joseph High's land and along the Northeast side thereof, Northwesterly, 80 feet to the place of beginning, said lot being 14 feet front and 80 feet deep.

CONTAINING about 1,120 square feet of land.

A 3 feet wide alley is reserved off of the rear part of this lot with the right to use the same in the rear of this and adjoining lots in common with the owners of said adjoining lots to Blackberry Alley.

BEING THE SAME PREMISES which Rose Marie Berkezechuk, Executrix of The Estate of Josephine F. Tornetta a/k/a Josephine Martes Tornetta a/k/a Josephine Martesi Tornetta, Deceased, by Deed, dated 1/6/2004 and recorded 2/11/2004 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5495 at Page 00844, granted and conveyed unto Helen Pancoast, now deceased (date of death 5/17/2007).

Parcel Number: 13-00-02712-00-2.

Location of property: 616 Astor Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Hope Lattanze, Solely in Her Capacity as Heir of Helen Pancoast, Deceased; Shaun Lattanze, Solely in His Capacity as Heir of Helen Pancoast, Deceased; Christopher Pancoast, Solely in His Capacity as Heir of Helen Pancoast, Deceased; and The Unknown Heirs of Helen Pancoast, Deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$30,525.43.

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. 2022-06003**, 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 described according to a revised Plot Plan of Lansdale Park Manor, made for Annasol Realty Corporation, by Herbert H. Metz, Registered Engineers, Lansdale, Pennsylvania, dated 6/2/1960 and last revised 6/15/1961 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jefferson Street (50 feet wide), said point, being at the distance of 116.08 feet, measured Southwestwardly, the 2 following courses and distances from a point of tangent on the Southwesterly side of Hancock Street (48 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 38.10 feet; (2) South 24 degrees 59 minutes 30 seconds West, 77.98 feet; thence, extending along the Southeasterly side of Jefferson Street, South 24 degrees 59 minutes 30 seconds West, 33.09 feet to a corner of Lot No. 61; thence, along the same and passing through a common wall with the house adjoining to the South, South 65 degrees 00 minutes 30 seconds East, 115 feet to a point, in line of Lot No. 66; thence, along the same and partly a long line of Lot No. 65, North 24 degrees 59 minute 30 seconds East, 33.10 feet to a corner of Lot No. 63; thence, along the same, North 65 degrees 00 minutes 30 seconds West, 115 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 62 on said Plan.

BEING the same premises which Annasol Realty Corp. (a NY Corp.), by Indenture, dated 12/21/1961 and recorded 1/4/1962 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 3229 at Page 684, granted and conveyed unto Joseph F. Edelman and Joyce Edelman, his wife, in fee.

AND THE SAID Joseph F. Edelman departed this life on 9/3/1988, whereby title was vested into Joyce Edelman, by Right of Survivorship.

AND THE SAID Joyce Edelman departed this life on 1/12/2009, leaving a Will dated 7/15/2008, registered and probated in Montgomery County Register of Wills Office, File No. 46-2009-2041, wherein she appointed Joseph P. Edelman Executor, to whom Letters Testamentary were granted on 6/19/2009.

AND BEING the same premises, which Joseph P. Edelman, Executor of the Estate of Joyce Edelman, also known as Joyce E. Edelman, and also known as Joyce Ethel Edelman, deceased, by Indenture dated 9/15/2009 and recorded 9/21/2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5744 at Page 1090, granted and conveyed unto Joseph R. Edelman, in fee.

BEING THE SAME PREMISES which Dawn M. Hault, by Deed, dated April 26, 2013, and recorded at Montgomery County Recorder of Deeds Office, on May 6, 2013, in Deed Book 5872 at Page 861, Instrument No. 2013048190 granted and conveyed unto Dawn M. Hault.

Parcel Number: 11-00-08156-005.

Location of property: 407 Jefferson Street, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Dawn M. Hault** at the suit of LoanCare, LLC. Debt: \$194,294.75.

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. 2022-06739**, 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.

PARCEL "A"

ALL THOSE TWO CERTAIN lots of ground, with message thereon, located in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plot Plan made June 1951, as surveyed by Will D. Hiltner, Reg., Norristown, Pennsylvania, called "Plan Showing Property of Louis Spera", as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Spera Lane, one hundred and seventy-five (175) feet, Northwest of the middle line of Whitehall Road; thence, along property, now or late of Thomas Stagliano, South forty-four (44) degrees, West one hundred and sixty-one (161) feet to an iron pin; thence, forming the rear boundary line of this property and running along land, now or late of Annie and Thelma Brusck, North forty-five (45) degrees, twenty-two (22) minutes West, two hundred and forty-five (245) feet to a stake; thence, along land, now of Louis Spera, North forty-four (44) degrees, East one hundred and sixty-one (161) feet to a stake on the Southwesterly side of Spera Lane; thence along the Southwesterly side of Spera Lane, South forty-five (45) degrees, twenty-two (22) minutes East, two hundred and forty-five (245) feet to the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot of ground with message thereon, located in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plot Plan, made June 1951, as surveyed by Will B. Hiltner, Reg., Norristown, Pennsylvania, called "Plan Showing Property of Louis Spera", as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Spera Lane, one hundred and seventy-five (175) feet, Northwest of the middle line of Whitehall Road; thence, along property now, or late of Thomas Stagliano, South forty-four (44) degrees, West one hundred and sixty-one (161) feet to an iron pin; thence, forming the rear boundary line of this property and running along land, now or late of Annie and Thelma Brusck; North forty-five (45) degrees, twenty-two (22) minutes West, two hundred and forty-five (245) feet to a stake; thence, along land, now of Louis Spera, North forty-four (44) degrees, East one hundred and sixty-one (161) feet to a stake on the Southwesterly side of Spera Lane; thence, along the Southwesterly side of Spera Lane; South forty-five (45) degrees, twenty-two (22) minutes East, two hundred and forty-five (245) feet to the point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot, or piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Howard F. Meixner, Reg. Surveyor, on November 17, 1953, as follows, to wit:

BEGINNING at a point in the line dividing premises herein described and other land of James Bondi, at the distance of three hundred feet, measured along said dividing line of said land of which this is part and land of James Bondi, on a course of North fifty-four degrees thirty-five minutes West from a Point, in the center line of Whitehall Road, forty feet wide; thence, along other land of which this is part, South thirty-four degrees twenty-five minutes West, one hundred feet to a Point; thence, by land, now or late of Ritter; North fifty-four degrees thirty-five minutes West, four hundred forty-two and five tenths feet to a post, in line of land, now or late of Albert Sands; thence, along said North forty-one degrees ten minutes East, one hundred and seven tenths feet to a post; thence, by land of Albert Fingo and other land of James Bondi; South fifty-four degrees thirty-five minutes East, four hundred thirty and seven tenths feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot, or piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Howard F. Meixner, Registered Surveyor, Collegeville, Rd., #2, PA, on December 10, 1953, as follows, to wit:

BEGINNING at a stake, on the line dividing premises herein described and other land of James Bondi, at the distance of four hundred and twenty-five feet, measured along said dividing line of said land, of which this is part, and land of James Bondi, on a course of North fifty-four degrees thirty-five minutes West, from a Point, in the center line of Whitehall Road, forty feet wide; said point of beginning, being also a corner of land of Albert Fingo and the land herein described; thence, from said point of beginning, along other land of James Bondi and Sophie, his wife, of which this is part, South thirty four degrees twenty-five minutes West, one hundred feet to a Point, in line of land of Ritter; thence, along said land, now or late of Ritter; North fifty four degrees thirty-five minutes West, three hundred seventeen and five-tenths feet to a post, in line of land, now or late of Albert Sands; thence, along land, now or late of Albert Sands; North forty-one degrees ten minutes East, one hundred and seven-tenths feet to a post; thence, by land of Albert Fingo, South fifty-four degrees thirty-five minutes East, three hundred five and seven -tenths feet to the place of beginning.

PARCEL "B"

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of Albert Fingo, made by Czop/Specter, Inc., Consulting Engineers & Surveyors, Worcester, Pa., dated 9/12/1994 and last revised 7/10/1985 and recorded in Plan Book B40 at Page 374, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Spare Lane (50 feet wide private road), a corner of this and lands, now or late of James Bondi; thence, extending along said lands, South 44 degrees 00 minutes West, 161.00 feet to a point; thence, extending North 45 degrees 22 minutes West, 5.00 feet to a Point, in line of Lot No. 1, on the above mentioned plan; thence, extending along Lot No. 1, North 44 degrees 00 minutes East, 161.00 feet to a point on the aforesaid side of Spera Lane; thence, extending along said lane, South 45 degrees 22 minutes East, 5.00 feet to a Point, a corner of lands of Bondi, aforesaid, the first mentioned point and place of beginning.

BEING Lot 3.

TITLE TO SAID PREMISES IS VESTED IN Barbara Fields and Terrence Fields, by Deed from Jennifer J. Rickert, a/k/a Jennifer R. Santangelo, dated May 26, 2006, and recorded June 16, 2006, in Deed Book 5604 at Page 2219. The Said Barbara Fields died on July 15, 2017, thereby vesting Title in Terrence Fields by Operation of Law.

Parcel Number: 63-00-07963-00-2.

Location of property: 1810 Spera Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Terrence Fields** at the suit of Carrington Mortgage Services, LLC. Debt: \$270,996.33.

Nathalie Paul (McCabe, Weisberg & Conway, LLC), Attorney. I.D. #309118

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. 2022-12001**, 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 **Abington Township**, Montgomery County, Pennsylvania, situate at the intersection of the Northwesterly side of Tennis Avenue (formerly Avenue "D") and the Northeasterly side of Jefferson Avenue each (40' wide).

CONTAINING in front or breadth on the Northwesterly said side of Tennis Avenue, thirty-seven and seventy-eight one hundredths feet, more or less and extending in length or depth Northwestwardly, the Southwesterly line thereof, along the Northeasterly side of Jefferson Avenue, one hundred twenty feet, more or less.

BEING the same premises vested in Joseph D. Schneider, by Deed from Nettie Schneider, widow, of Joseph G. Schneider, by Right of Survivorship, dated November 29, 2006, and recorded January 2, 2007, in Montgomery County Recorder of Deeds, Book 5629 at Page 1993.

Parcel Number: 30-00-66248-00-7.

Location of property: 1000 Tennis Avenue, Glenside (Ardley), PA 19038.

The improvements thereon are: Residential, single-family dwelling.

Seized and taken in execution as the property of **Joseph D. Schneider** at the suit of MCLP Asset Company, Inc. Debt: \$134,296.81, plus per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, accruing through to the date of sheriff's sale.

Roger Fay (Milstead & Associates, LLC), 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. 2022-12195**, 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 land, with the buildings and improvements erected or to be erected thereon, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision for Windlestrae Associates, drawn by Urwiler & Walter, Inc., Sumneytown, Pa., Job No. 02136, dated 12/8/1989 and revised by various dates as being recorded in Plan Book 28 at Pages 227-236, and/or Plan Book 29 at Pages 237-246, as follows, to wit:

BEGINNING at a point on the Easterly side of Garnet Drive, said point of beginning is being measured along the arc of a circle, curving to the right, having a radius of 26.00 feet, the arc distance of 40.84 feet from a point on the Northerly side of Lilac Lane; thence, extending from said point of beginning and extending along the said Easterly side of Garnet Drive, North 03 degrees 48 minutes 06 seconds East, 108.81 feet to a point, a corner of Lot No. 682, as shown on said plan; thence, extending along the line of said Lot No. 682, South 86 degrees 11 minutes 54 seconds East, 119.00 feet to a point, in line of Lot No. 678, as shown on said plan; thence, extending along the line of said Lot No. 678, South 34 degrees 16 minutes 44 seconds East, 106.33 feet to a point on the Northerly side of Lilac Lane, aforesaid: thence, extending along the said Northerly side of Lilac Lane, the two following courses and distances, viz: (1) measuring in a Westerly direction, along the arc of a circle, curving to the right, having a radius of 124.00 feet, the arc distance of 116.87 feet to a point of tangent; and (2) North 86 degrees 11 minutes 54 seconds West, 58.26 feet to a point of curve; thence, leaving the said Northerly side of Lilac Lane and measuring along the arc of a circle, curving to the right, having a radius of 26.00 feet, the arc distance of 40.84 feet to a point on the Easterly side of Garnet Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 677 on said Plan.

BEING the same premises which SIRVA Relocation Credit LLC, by Deed, dated March 28, 2012, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 3, 2012, in Deed Book 5834 at Page 01016, et seq., granted and conveyed unto Roque Espinal-Valdez and Mireya Espinal-Valdez, in fee.

Parcel Number: 47-00-05011-41-8.

Location of property: 100 Lilac Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Roque Espinal-Valdez and Mireya Espinal-Valdez** at the suit of Windlestrae Community Master Association. Debt: \$8,838.90.

Stefan Richter, Attorney. I.D. #70004

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. 2022-12384**, 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 Moreland Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof, known as "Final Plan of Lots for Woodhill Gardens Number 2" Section "B", made by Harris, Henry and Potter, Inc., Registered Engineers and Surveyors, dated February 24, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Geoffrey Road (50 feet wide), said point, being three following courses and distances from a point of curve on the Southerly side of Stanley Lane (50 feet wide): (1) leaving Stanley Lane, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 29.94 feet to a point of reverse curve on the Easterly side of Geoffrey Road; (2) Southwardly and Southwestwardly, partly along the Easterly and partly along the Southeasterly sides of Geoffrey Road, on the arc of a circle, curving to the right, having a radius of 394.32 feet, the arc distance of 204.37 feet to a point of curve on the Southeasterly side of Geoffrey Road; and (3) South 42 degrees 35 minutes 52 seconds West, along the Southeasterly side of Geoffrey Road, 152.83 feet to the place of beginning; thence, extending from said point of beginning, South 47 degrees 24 minutes 08 seconds East, 165.98 feet to a point; thence, extending South 42 degrees 19 minutes 22 seconds West, 85.00 feet to a point; thence, extending North 47 degrees 24 minutes 08 seconds West, 166.39 feet to a point on the Southeasterly side of Geoffrey Road, aforesaid; thence, extending North 42 degrees 35 minutes 52 seconds East, along the Southeasterly side of Geoffrey Road, 85 feet to the first mentioned point and place of beginning.

BEING Lot Number 9 as shown on the above-mentioned plan.

UNDER AND SUBJECT to restrictions of record.

BEING THE SAME PREMISES which Margaret E. Burns, widow, by Deed dated June 5, 1998, and recorded at Montgomery County Recorder of Deeds Office on June 22, 1998, in Deed Book 5230 at Page 366 granted and conveyed unto Margaret E. Burns, widow.

Parcel Number: 59-00-08185-00-9.

Location of property: 2135 Geoffrey Road, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Margaret E. Burns a/k/a Margaret E.** at the suit of Newrez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$100,218.94.

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. 2022-14058**, 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 land and premises lying, being and situate in **Douglass Township**, Montgomery County, Pennsylvania, being more particularly described as follows, to wit:

SITUATE in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 703, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County on Plan Book A-48 at Page 464 described in accordance therewith, as follows:

BEGINNING at a point, a corner of this Unit No. 702, as shown on said Plan, which point is measured the 9 following courses and distances from a point formed by the intersection of the centerline of Broad Street (100.00 feet wide) and the original centerline of Bartman Avenue (no width given), as shown on said Plan: (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees 38 minutes 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 160.00 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street, North 89 degrees 50 minutes 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street, on the arc of a curve, curving to the right, in a Northwestwardly direction, having a radius of 150.00 feet, the arc distance of 196.51 feet to a point; (5) South 89 degrees 25 minutes 00 seconds West, 292.88 feet to a point of curve; (6) on the arc of a curve, curving to the right, in a Southwestwardly to Northwestwardly direction, having a radius of 27.50 feet, the arc distance of 43.20 feet to a point of tangent; (7) North 00 degrees 35 minutes 00 seconds West, 40.23 feet to a point; (8) South 89 degrees 25 minutes 00 seconds West, 37.50 feet to a point; and (9) South 00 degrees 35 minutes 00 seconds East, 20.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course, bearing South 00 degrees 35 minutes 00 seconds East, 20.00 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles thereto, 100.00 feet.

UNDER AND SUBJECT to Declaration as in Deed Book 4847 at Page 1173 and any Amendments thereto.

BEING the same premises which Lori J. Williams, by Deed, dated June 13, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on June 27, 2018, in Deed Book 02395 at Page 02398, et seq., granted and conveyed unto Coleen M. Schlecht in fee.

Parcel Number: 32-00-00423-18-4.

Location of property: 703 Village Green Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Coleen M. Schlecht** at the suit of Village Green Estates Homeowners Association. Debt: \$4,759.96 (\$8,329.96 less \$3,570 credit).

Stefan Richter, Attorney. I.D. #70004

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. 2022-16198**, 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 of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Will L. Hiltner, Reg., dated March 1949, as follows, to wit:

BEGINNING at a point, a corner of this and land about to be conveyed to Richard Kerr and Frank H. Highley, near the center of a public road, leading from the Egypt Road to Eagleville, said point being five hundred and thirty four one hundredths feet from the intersection of the middle lines of the said Eagleville Road and another road leading to Ridge Pike, called Sunnyside Avenue; thence, along the bed of the Eagleville Road, North twenty seven degrees ten minutes East, sixty feet to a point, a corner of this and other land of Harry W. Hynes; thence, at right angles to the said Eagleville Road, Southeasterly, two hundred and sixty eight and seventy nine one hundredths feet, more or less, to a stake, a corner of this and land, now or late of John Jamison; thence, along the said Jamison's Land, South fifty three degrees fifteen minutes West, sixty six and eight tenths feet, more or less to a stake, a corner of this and land, about to be conveyed to Richard Kerr and Frank H. Highley; and thence, along the said land, Northwestly, two hundred and thirty nine and forty two one hundredths feet, more or less, to the place of beginning.

BEING THE SAME PREMISES which Mamie Lightcap by Deed, dated 8/18/2016 and recorded 9/6/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6014 at Page 1037, granted and conveyed unto Mark Asko and Kimberly Rugh, as Tenants with Right to Survivorship.

Parcel Number: 43-00-03310-00-4.

Location of property: 2919 Eagleville Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Mark Asko and Kimberly Rugh** at the suit of Pennymac Loan Services, LLC. Debt: \$222,854.33.

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. 2022-17921**, 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 **Lower Providence Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point, in the middle line of Oaklynn Avenue, a corner of land, now or late of Ross A. Dalton and Ethel E. Dalton, his wife; thence, extending along said land, South forty-two degrees, twenty minutes East, two hundred forty-five feet to a point; thence, along other land, now or late of Oskar F. Krebs and Neta B. Krebs, his wife, of which this is a part, the two following courses and distances: (1) South forty-seven degrees, forty minutes West, one hundred feet to a point, a corner; (2) North forty-two degrees, twenty minutes West, two hundred forty-five feet to a point, in the middle line of Oaklynn Avenue, aforesaid; thence, along the middle line thereof, North forty-seven degrees, forty minutes East, one hundred feet to the place of beginning.

BEING the same premises which John R. Paravati and Frances Paravati, his wife, by Deed dated June 20, 1977, and recorded June 21, 1977, in Montgomery County, in Deed Book 4209 at Page 545, conveyed unto John R. Paravati and Frances Paravati, his wife. On or about August 3, 2005, Frances Paravati departed this life, whereby Title vested solely in John R. Paravati, by Right of Survivorship. On or about September 20, 2019, John R. Paravati departed this life.

Parcel Number: 43-00-09781-00-4.

Location of property: 66 Oaklyn Avenue, Norristown, PA 19403.

The improvements thereon are: Residential.

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 John R. Paravati, Deceased and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of Reliant Trust, Series HPP. Debt: \$308,991.12.

Jill M. Fein (Hill Wallack, 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. 2022-17936**, 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 land, with the buildings and improvement thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being all of Lot No. 84 and one-half of Lot No. 83 on Plan of Jefferson Manor, and bounded and described according to a Survey, made by Hiltner and Hitchcock, in October 1924 and described on accordance therewith, as follows to wit:

BEGINNING at a point on the Southeasterly side of Orchard Land, at the distance of 280 feet, Southwestwardly from the Southwestly side of Ridge Pike; thence, extending along the Northeasterly one-half of Lot No. 83 on said Plan, South 44 degrees 5 minutes East, 185 feet to a corner of land of Eliza K. Miller; thence, extending along the same, South 43 degrees 39 minutes West, 75.05 feet to a corner of Lot No. 85; thence, extending along the same, North 44 degrees 5 minutes West, 188 feet 6 inches to the Southeast side of Orchard Lane; thence, extending along the same, North 45 degrees 55 minutes East, 75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michele A. Meacham, by Deed from Michael Kostow and Margaret Kostow, dated January 15, 2002, and recorded January 29, 2002, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5393 at Page 1719.

Parcel Number: 63-00-05530-00-5.

Location of property: 22 Orchard Lane, Norristown, PA 19403.

The improvements thereon are: Single-family, detached dwelling.
Seized and taken in execution as the property of **Michele Meacham** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust. Debt: \$244,719.90.

Emmanuel J. Argentieri, Attorney. I.D. #59264
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. 2023-00605**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Plan thereof, made by Herbert H. Metz, Registered Engineer, dated August 17, 1953, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Birch Street (fifty feet wide), at the distance of two hundred seventy-five and sixty-eight one-hundredths feet, Northwestwardly from the Northwesterly side of Franconia Avenue (forty feet wide).

CONTAINING in front or breadth on the said side of Birch Street, forty-four and one one-hundredths feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to Birch Street, crossing a certain twenty feet wide right-of-way, the Northwesterly line of said premises, being through the party wall.

BEING the same premises which Land Sale Corporation by Deed, dated February 26, 1954, and recorded April 2, 1954, in Montgomery County, in Deed Book 2458 at Page 203, conveyed unto Sylvio Joseph Marquis and Betty C. Marquis, his wife, as Tenants by Entireties in fee. On or about June 18, 2016, Betty C. Marquis passed away, whereby leaving Title vested Solely in Sylvio Joseph Marquis, by Right of Survivorship. On or about December 30, 2019, Sylvio Joseph Marquis departed this life.

Parcel Number: 11-00-00460-00-6.
Location of property: 1032 Birch Street, Lansdale, PA 19446.
The improvements thereon are: Residential.

Seized and taken in execution as the property of **Michael Marquis, as Heir of Sylvio Joseph Marquis, deceased; Tina Diehl, as Heir of Sylvio Joseph Marquis, deceased; Mark Marquis, as Heir of Sylvio Joseph Marquis, deceased; Patricia Soley, as Heir of Sylvio Joseph Marquis, deceased; Peter Marquis, as Heir of Sylvio Joseph Marquis, deceased; Paul Marquis, as Heir of Sylvio Joseph Marquis, deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Sylvio Joseph Marquis, Deceased; and The United States Of America** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B. Debt: \$252,645.67.

Jill M. Fein (Hill Wallack, 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. 2023-00618**, 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 **Skippack Township**, Montgomery County, Pennsylvania, bounded and described as follows to a Plan Subdivision of Carriage Run , made by Urwiler & Walter, Inc., Sumneytown, PA, dated 9/12/1978, last revised 10/14/1981 and recorded in Montgomery County, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Seneca Court (of irregular width), said point, being a corner of Lot No. 252 as shown on the above-mentioned plan; thence, extending from said point of beginning, along Lot No. 252, as shown on the above-mentioned Plan, North 16 38 30 West, 80 feet to a point; thence, extending North 73 21 30 East, 20 feet to a point, a corner of Lot No. 254, as shown on the above mentioned plan; thence, extending along the same, South 16 38 30 East, 8 feet to a point on the Northwesterly side of Seneca Court; thence, extending along the same, South 73 21 30 West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 253 as on said Plan.
UNDER AND SUBJECT to restrictions, conditions, easements, rights-of-way and covenants as in prior instruments of record.
BEING the same premises which National Residential Nominee Services, by Deed, dated 6/23/2004 and recorded at Montgomery County Recorder of Deeds Office on 8/19/2004, in Deed Book 5522 at Page 1401, granted and conveyed unto Russell G. Press, III and Gabriela L. Press.

Parcel Number: 51-00-03034-53-3.
Location of property: 3922 Seneca Court, Skippack, PA 19474.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Russell G. Press, II and Gabriela L. Press** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$122,210.44.

Gregory Javardian (Law Office of Gregory Javardian, LLC), Attorney. 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. 2023-00738**, 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 unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Harbor" Condominium, located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PI, 196, by the Recording in the Office of the Recorder of Deeds, for Montgomery County, Pennsylvania, of a Declaration Condominium dated May 28, 1974, and recorded June 12, 1974, in Deed Book 3949 at Page 212, amended by Indenture, dated June 17, 1974, and recorded July 15, 1974, in Deed Book 3960 at Page 112; and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974, in Condominium Plan Book 3 at Page 27; and the Code of Regulations dated May 28, 1974 and recorded June 12, 1974, in Deed Book 3949 at Page 197, amended by Indenture dated June 17, 1974 and recorded July 15, 1974, in Deed Book 3960 at Page 116, being designated on said Declaration Plan as Building Number 1, Entrance Number S-524 and Unit Numbers L-1, as more fully described in such Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Robert E. Quade, by Deed from Robert E. Quade and Debby Turano-Quade, husband and wife, dated January 24, 2008, recorded February 21, 2008, in Deed Book 5683 at Page 00286, Instrument No. 2008016554.

Parcel Number: 63-00-07634-34-9.

Location of property: 578 S. Schuylkill Avenue, Building 1, Condo 578, Norristown, PA 19403.

The improvements thereon are: Residential, condominium - garden style, common entrance, 1-3 stories.

Seized and taken in execution as the property of **Robert E. Quade** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$93,935.21.

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. 2023-00932**, 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, piece or parcel of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, more particularly bounded and described, as follows:

BEGINNING at a point on the Southeast side of Noble Street, at the distance of 65 1/2 feet, Southwesterly from the Southwest side of Elm Street, a point, a corner of land, now or late of Earle H. Clarke and Henrietta T. Clarke, h/w; thence, extending along said land, the line for a portion of the distance passing through the middle of the partition wall, dividing the house erected on these premises from the one on the adjoining premises, Southeasterly, 170 feet 8 3/8 inches to a point, a corner; thence, extending Southwesterly, 25 feet to a point, a corner; thence, extending Northwesterly, 170 feet 8 3/8 inches to a point on the Southeast side of Noble Street, aforesaid; thence, extending along the said Southeast side of Noble Street, Northeasterly, 25 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Dona H. Williams and Hortense C. Williams, by Deed dated 07/15/2004, and recorded 08/06/2004, in the Office of the Recorder of Deeds in and for the County of Montgomery as Deed Book 5520 at Page 2308, Instrument No. 2004160052, granted and conveyed unto Donna W. McGhee and Hugh McGhee, III, husband and wife, as Joint Tenants with the Right of Survivorship, in fee.

Parcel Number: 13-00-27640-00-4.

Location of property: 740 Noble Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donna W. McGhee** at the suit of Pennsylvania State Employees Credit Union. Debt: \$218,978.81.

Benjamin N. Hoen (Welman, Weinberg & Reis), 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. 2023-01320**, 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 piece of land, with the building and improvements thereon erected, situated in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof made by Howard F. Meixner, Registered Surveyor, Collegeville, PA on 2/4/1950, as follows, to wit:

BEGINNING at a point on the bed of Ridge Pike (60 feet wide), a corner of land of F. Kessler, thence, extending along the bed, the said Ridge Pike, South 55 degrees East, 38.35 feet to a point; thence, still along the bed of Ridge Pike, South 44 degrees East, 102.96 feet to a point; thence, extending South 59 degrees West, along land of S. Reiss, crossing over a stone on the Southwesterly side of said Ridge Pike and through a post on the Southeasterly side of Cross Keys Road (33 feet wide); thence, along the said center line of Cross Keys Road, North 09 degrees East, 120.945 feet to a point, in line of land of F. Kessler; thence, along said Kessler's land, the two (2) following courses and distances: South 86 degrees East, crossing a post on the Southeasterly side of said Cross Keys Road, 33.33 feet to another post, and North 36 degrees 30 minutes East, recrossing the Southwesterly side of said Ridge Pike and passing over a pipe in the bed of said Ridge Pike, 178.2 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Joseph A. Fabrizio, by Deed dated 9/6/2005 and recorded 9/21/2005, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5572 at Page 80, granted and conveyed unto Joseph A. Fabrizio and Mary Ann Fabrizio.

Parcel Number: 43-00-11851-00-4.

Location of property: 3968 Ridge Pike, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Joseph A. Fabrizio a/k/a Joseph A. Fabrizio, Jr., Individually and as Executor of the Estate of Maryann Fabrizio, Deceased** at the suit of U.S. Bank Trust National Association, as Trustee for GIFM Holdings Trust. Debt: \$381,398.56.

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. 2023-02556**, 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 land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pottsgrove Manor, made by George F. Shaner, Registered Engineer, Pottstown, PA, dated July 1953 and recorded in Plan Book A-L, P-1, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gable Avenue (50 feet wide), a corner of Lot 75 and in the bed of a certain 10 feet wide sewer easement on said plan; thence, extending along said Gable Avenue, North 26 degrees 21 minutes East, crossing the bed of a certain 10 feet wide sewer easement, aforesaid, 50.00 feet to a point, a corner of a 10 feet wide drainage easement; thence, extending along said drainage easement, South 63 degrees 39 minutes East, crossing a certain 10 feet wide utility easement, 109.31 feet to a point, a corner of land; thence, extending along said land, South 26 degrees 21 minutes West, re-crossing a certain 10 feet wide sewer easement, 50 feet to a point, a corner of Lot 75 on said plan; thence, extending along said Lot 75 and through the bed of a certain 10 feet wide sewer easement, aforesaid, North 63 degrees 39 minutes West, 110 feet to the first mentioned point and place of beginning.

BEING Lot 299 on said Plan.

BEING THE SAME PREMISES which Darly E. Greenleaf, by Deed, dated 05/22/2003 and recorded 11/14/2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5579 at Page 334, granted and conveyed unto Barbara A. Pisch, in fee.

Parcel Number: 16-00-11124-00-2.

Location of property: 156 Gable Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara A. Pisch** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$116,826.77.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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. 2023-02708**, 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 Providence Township**, Montgomery County, Pennsylvania, being known as Lot No. 21 on a certain plan of lots of J. Fred Miller, described in accordance with a Plan thereof, made by Earl R. Ewing, Registered Surveyor of Phoenixville, PA, on March 1st, 1949, as follows to wit:

BEGINNING at a point, in the centerline of Hollow Road (33 feet wide), shown as Port Road on said plan, said Hollow Road leading to Port Providence and the Northeasterly side of a certain unnamed street (33 feet wide); thence, along the Northeasterly side of said unnamed street, North 49 degrees 33 minutes West, two hundred feet to a point, a corner of Lot No. 16, belonging to said J. Fred Miller; thence, along said Lot, North 40 degrees 27 minutes East, eighty five feet to a point, a corner of Lot No. 22, belonging to said J. Fred Miller; thence, along said Lot, South 49 degrees 33 minutes East, two hundred feet to a point, in the centerline of Hollow Road, aforesaid; thence, in and through the centerline of said Hollow Road, South 49 degrees 27 minutes West, 85 feet to the place of beginning.

BEING THE SAME PREMISES, which Richard M. Fabrizio and Mary Ann Fabrizio, by Deed dated August 16, 2010, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 18, 2010, at Book 5777 at Page 00303, granted and conveyed unto Richard M. Fabrizio and Mary Ann Fabrizio and Joseph A. Fabrizio, as Joint Tenants with the Right of Survivorship.

Parcel Number: 61-00-02482-00-4.

Location of property: 701 Hollow Road, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Fabrizio; Mary Ann Fabrizio a/k/a Mary Fabrizio; Richard M. Fabrizio; and The United States of America** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$197,770.46.

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. 2023-04104**, 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, situated in **Upper Merion Township**, Montgomery County, Pennsylvania, being more fully described in a Deed, dated 05/14/1957, and recorded 05/21/1957, among the Land Records of the County and State set forth above, in Deed Book 2786 at Page 380.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots, entitled "The Candlebrook Company", made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on February 4, 1955, which said Plan is recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A-2 at Page 27, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly Side of Pleasant Valley Road (fifty feet wide), the distance of two hundred twenty-one feet and thirty-three one-hundredths of a foot, measured along the said Northeasterly side of Pleasant Valley Road, North fifty-five degrees thirty minutes West from a point of tangent, which point of tangent is at the arc distance of twenty feet and sixty-five one-hundredths of a foot, measured along the arc of a circle, curving to the right, having a radius of thirteen feet from a point on the Southeasterly side of Hollow Road (fifty feet wide); thence, extending from the said point of beginning, along the said Northeasterly side of Pleasant Valley Road, North fifty-five degrees thirty minutes West, sixty feet to a point; thence, extending along Lot No. 73 on the said Plan, North thirty-four degrees thirty minutes East, one hundred twenty-five feet to a point; thence, extending along the center line of a ten feet wide utility easement and along Lot No. 64 on the said Plan, South fifty-five degrees thirty minutes East, sixty feet to a point; thence extending along Lot No. 71 on the said Plan, South thirty-four degrees thirty minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 72 on the said Plan.

BEING THE SAME PREMISES which The Candlebrook Company, by Deed, dated 5/14/1957 and recorded 5/21/1957, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 2786 at Page 380, granted and conveyed unto James Joseph McDonald and Mary Ann McDonald.

Parcel Number: 58-00-14767-00-7.

Location of property: 224 Pleasant Valley Road, King of Prussia, PA 19406.

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

Seized and taken in execution as the property of **The Unknown Heirs of James Joseph McDonald, Deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$350,516.47.

KML Law Group, P.C., 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. 2023-07140**, 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 land, situate in **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the division line between Lots 203 and 204 on Plan, hereinafter, mentioned said beginning point, being distant 21.00 feet, North 47 degrees West, from manhole #63 and running; thence, (1) North 47 degrees West, along line of existing sanitary sewer, a distance of 21.00 feet to a point in the division line between Lots 203 and 204; thence, (2) South 43 degrees West, along last mentioned division line, a distance of 49.33 feet to a point; thence, (3) South 17 degrees 09 degrees 20 minutes West, a distance of 11.86 feet to a point; thence, (4) South 47 degrees East, a distance of 15.83 feet to a point in the division line between Lots 204 and 205; thence, (5) North 43 degrees 00 minutes East, along last mentioned division line, a distance of 60.00 feet to the first mentioned point and place of beginning.

BEING known as Lot 204 Franklin Court, Phase V, filed in the Office for Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-29 at Page 88A-88B.

TOGETHER with the free and common use, right, liberty and privilege of a 50 feet wide right-of-way, extending Southwestwardly to Horsham Road (Route 463) as and for a right-of-way, passageway, and water course at all times, hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING the same premises which Michael D. Kaufer, by Deed, dated September 29, 2008, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 10, 2008, in Deed Book 5710 at Page 01824, et seq., granted and conveyed unto Justin Hart, in fee.

Parcel Number: 46-00-00944-16-2.

Location of property: 204 Franklin Court, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Justin Hart** at the suit of Montgomery Glen Association, Inc. Debt: \$10,191.32.

Stefan Richter, Attorney. I.D. #70004

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. 2023-07275**, 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 land, with the dwelling thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as Lot No. 28, on a Plan of Lots, laid out for Hillside Homes Inc., by David Meryner, Registered Professional Engineer, on Plan, dated June 23, 1967, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Street (50 feet wide), on a corner of Lot No. 29, on the above-mentioned Plan of Lots; thence, extending along West Street, South 47 degrees 12 minutes East, 33.25 feet to a point, a corner of Lot No. 27 on the above-mentioned Plan; thence, extending along Lot No. 27, South 43 degrees 32 minutes West, 100.02 feet to a point, to a corner of Lot No. 21; thence, extending along Lot No. 28, North 42 degrees 48 minutes 30 seconds East, 100.01 feet to the first mentioned point and place of beginning, said last mentioned line extending through a joint party wall, between this and premises adjoining, between Lot No. 28 on the above-mentioned Plan of Lots.

BEING THE SAME PREMISES which Michael John Reagan and Carolyn E. Reagan, his wife, by Deed dated 8/30/1991 and recorded 9/4/1991 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4985 at Page 1763, granted and conveyed unto Carl R. Pennington and Wendy M. Pennington, his wife.

Parcel Number: 16-00-32656-00-7.

Location of property: 528 West Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Savannah Pennington, solely in Her Capacity as Heir of Wendy M. Pennington, Deceased; and The Unknown Heirs of Wendy M. Pennington, Deceased** at the suit of US Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for VRMTG Asset Trust. Debt: \$120,921.78.

KML Law Group, P.C., 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. 2023-17330**, 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 unit, located in the property known, named and identified as Oxford of Blue Bell Condominium, located in **Whitpain Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, recorded on 03/28/2006, in Deed Book 5594 at Page 2698, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 21, Building No. 113, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises, which Karen L. Cestari, by Deed dated October 31, 2014, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on November 10, 2014, in Deed Book 5934 at Page 01109, et seq., granted and conveyed unto Brian Davenport in fee.

Parcel Number: 66-00-04612-65-4.

Location of property: 21 Wingate Court, Building 113, Unit 21, Blue Bell, PA 19422.

The improvements thereon are: Residential, Condominium - garden style, private entrance, 1-3 stories.

Seized and taken in execution as the property of **Brian Davenport** at the suit of Oxford of Blue Bell Condominium Association. Debt: \$12,131.50.

Josephine Lee Wolf, Attorney, I.D. #315935

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.

ACTION TO QUIET TITLE

Second and Final Publication

NOTICE OF FILING
ACTION TO QUIET TITLE IN
COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION NO. 2023-16658

AQUA PENNSYLVANIA, INC.,
Plaintiff

vs.

**LEGAL HEIRS OF CLARAA. ESREY (PRESUMED
DECEASED),**
Defendants

**TO: ALL HEIRS AND ASSIGNS OF CLARA A.
ESREY, Presumed Deceased**

COMPLAINT IN ACTION TO QUIET TITLE

You are hereby notified that Plaintiff Aqua Pennsylvania, Inc. has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, at Docket No. 2023-16658, wherein, Plaintiff seeks Quiet Title to the real property referred to in the Complaint as the “Encroachment Area”, located near 25 Elliott Avenue, Lower Merion Township.

NOTICE

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

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

If you 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

Edward J. Greene, Esquire
Riley Riper Hollin & Colagregro
Attorneys for Plaintiffs
P.O. Box 1265
Exton, PA 19341
610-458-4400

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of **SKQ, INC.**, a Pennsylvania corporation, with an address of 210 W. Main Street, Lansdale, PA 19446, (Montgomery County), has unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation were filed with the Department of the Commonwealth of Pennsylvania on September 26, 2023, with respect to a nonprofit corporation, **River Pointe - Bridgeport Neighborhood Improvement District Management Association**, which was incorporated under the Nonprofit Corporation Law of 1988. The address of the registered office is c/o Borough of Bridgeport, 63 W. Fourth Street, 2nd Floor, Bridgeport, PA 19405 (Montgomery County). The purpose for which the Corporation was formed is to serve as the Neighborhood Improvement District Management Association for the River Pointe Neighborhood Improvement District located in Bridgeport Borough, Montgomery County, Pennsylvania pursuant to and in accordance with the provisions of Pennsylvania’s “Neighborhood Improvement District Act” (P.L. 949, December 20, 2000, 73 P.S. 831 et seq.).

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-20100

NOTICE IS HEREBY GIVEN that on September 8, 2023, the Petition of Collin Arthur Brown was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to AVERY ZELDA BROWN.

The Court has fixed November 8, 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. 2023-21164

NOTICE IS HEREBY GIVEN that on September 22, 2023, the Petition of Matthew Brent Favero was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MATTEO FAVERO.

The Court has fixed November 15, 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.

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

ALBAN, ROBERT M., dec'd.

Late of Worcester Township.
 Executor: MICHAEL ALBAN,
 1835 Morgan Lane,
 Collegeville, PA 19426.

ALEXANDER, CATHERINE P., dec'd.

Late of Upper Moreland Township.
 Executrix: KATHLEEN RANCOURT,
 c/o Amy R. Stern, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

BUIE, JOHNNIE E., dec'd.

Late of Cheltenham Township.
 Executrix: INEZ GREEN,
 410 Gribble Road,
 Wyncote, PA 19095.
 ATTORNEY: LATISHA BERNARD
 SCHUENEMANN,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

COCCOLONI, SPERANDINA D., dec'd.

Late of Lower Gwynedd Township.
 Executrices: UANA COCCOLONI,
 4612 N. 20th Street,
 Tampa, FL 33610,
 YVONNE CONNOLLY,
 15 S. Spring Garden Street,
 Ambler, PA 19002.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034

FOX, CHARLES PATRICK also known as C. PATRICK FOX, dec'd.

Late of Borough of Springfield.
 Administratrix: MARGARET FOX,
 c/o Moira B. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: MORIA B. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

FOX, ROSEMARIE, dec'd.

Late of Plymouth Township.
 Executors: MICHAEL E. FOX AND
 PATRICIA L. VISCO,
 c/o Danielle M. Yacono, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

FRITZ, LUCY HELEN, dec'd.

Late of Upper Gwynedd Township.
 Executrix: CHARLENE LOMBARDO,
 107 Mendham Drive,
 North Wales, PA 19454.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 548 1/2 E. Main Street, Suite A,
 Norristown, PA 19401

GREENFIELD, HOWARD, dec'd.

Late of Upper Gwynedd Township.
 Administrator: LUKE GREENFIELD,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

HENSEL, CAROLE A., dec'd.

Late of Lower Merion Township.
 Executrix: CHERYL M. GAMBER,
 1401 Spruce Street, Apt. 1510,
 Philadelphia, PA 19102,
 LEROY M. HENSEL,
 1008 Cottonwood Drive,
 Collegeville, PA 19426.
 ATTORNEY: BARBARA B. ZULICK,
 ZULICK LAW LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

JOHNSON JR., JOSEPH GEORGE ROBERT, dec'd.

Late of Borough of Pottstown.
 Administratrix: GEORGEINA E. MAYS,
 c/o Stephanie A. Henrick, Esquire,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428.
 ATTORNEY: STEPHANIE A. HENRICK,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428

KARANDY, MARTIN J., dec'd.

Late of Lower Merion Township.
 Executrix: EMELY JEAN KARANDY,
 c/o Mary N. Yurick, Esquire,
 2033 Walnut Street,
 Philadelphia, PA 19103.
 ATTORNEY: MARY N. YURICK,
 POZZUOLO RODDEN POZZUOLO, P.C.,
 2033 Walnut Street,
 Philadelphia, PA 19103

KEEFRIDER, HELEN M., dec'd.

Late of Upper Dublin Township.
 Executors: ROBERT J. KEEFRIDER,
 849 Geranium Drive,
 Warrington, PA 18976,
 CHRISTOPHER M. KEEFRIDER,
 308 W. Kennedy Road,
 North Wales, PA 19454,

- JOHN P. KEEFRIDER,
1872 W. Main Street,
Jeffersonville, PA 19403.
ATTORNEY: KIMBERLY J. SCOTT,
NACHMIAS MORRIS & ALT LLC,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19422
- KELLEY, MARIAN H., dec'd.**
Late of Cheltenham Township.
Executor: TIMOTHY PAUL KELLEY,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038
- KESSLER, LON R., dec'd.**
Late of Whitpain Township.
Executrix: KAREN COHEN KESSLER,
116 Spyglass Drive,
Blue Bell, PA 19422.
ATTORNEY: KIMBERLY J. SCOTT,
NACHMIAS MORRIS & ALT LLC,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462
- LEVY JR., FRANK ANTON also known as
FRANK A. LEVY, JR., dec'd.**
Late of Lower Merion Township.
Executrix: CATHERINE B. RICE,
c/o Patrick A. Russo, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: PATRICK A. RUSSO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- MARCZELY, RUTH ELLEN, dec'd.**
Late of Springfield Township.
Administrator: MR. HAROLD THOMAS MARCZELY,
412 Coursey Road,
Oreland, PA 19075.
- NESMITH, CHARLES A., dec'd.**
Late of Borough of Pottstown.
Administrator: TYRONE DAVIS,
P.O. Box 313,
Douglassville, PA 19464.
ATTORNEY: PAUL A. PRINCE,
934 High Street, P.O. Box 696,
Pottstown, PA 19464
- PARSONS, WILLIAM H., dec'd.**
Late of Lower Providence Township.
Executrix: MARILYN D. PARSONS,
c/o Stephen D. Potts, Esquire,
Strafford Office Bldg., #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115.
ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Bldg., #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115
- PASCAL, MALCOLM W. also known as
MALCOLM PASCAL, dec'd.**
Late of Whitpain Township.
Executor: DAVID F. PASCAL,
c/o David B. Pudlin, Esquire,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933.
- ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933
- ROBINSON, SIDNEY J., dec'd.**
Late of Lower Moreland Township.
Executrix: SHARON ROBINSON
(A/K/A SHARON ROBINSON-TAYLOR),
2003 S. Easton Road, Suite 300,
Doylestown, PA 18901.
ATTORNEY: PETER L. REISS,
2003 S. Easton Road, Suite 300,
Doylestown, PA 18901
- SCHROGIE, CHERYL SUZANNE also known as
SUZANNE O. SCHROGIE, dec'd.**
Late of Worcester Township.
Executors: JOHN J. SCHROGIE, JR. AND
WILLIAM L. SNYDER,
c/o Mark S. Blaskey, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: MARK S. BLASKEY,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103
- SETTEMBER, JOHN, dec'd.**
Late of Springfield Township.
Executrix: CHERYL J. SETTEMBER,
c/o Kevin D. Birkhead, Esquire,
P.O. Box 191,
Wayne, PA 19087.
ATTORNEY: KEVIN D. BIRKHEAD,
TIMONEY KNOX, LLP,
P.O. Box 191,
Wayne, PA 19087
- SHARKOSKI, ANTHONY L., dec'd.**
Late of Skippack Township.
Administratrix: ELIZABETH SHARKOSKI,
c/o Kristen R. Matthews, Esquire,
257 W. Uwchlan Avenue, Suite 1,
Downingtown, PA 19335.
ATTORNEY: KRISTEN R. MATTHEWS,
KRISTEN MATTHEWS LAW,
257 W. Uwchlan Avenue, Suite 1,
Downingtown, PA 19335
- SOFIA JR., CHARLES P., dec'd.**
Late of Upper Merion Township.
Executrix: NOEL R. SOFIA,
c/o Stacey Willits McConnell, Esquire,
24 E. Market Street, P.O. Box 565,
West Chester, PA 19381-0565.
ATTORNEY: STACEY WILLITS McCONNELL
LAMB McERLANE, PC,
24 E. Market Street, P.O. Box 565,
West Chester, PA 19381-0565
- SPACHMAN, HAROLD PAUL also known as
H. PAUL SPACHMAN,
PAUL SPACHMAN and
HAROLD P. SPACHMAN, dec'd.**
Late of Borough of Souderton.
Executrix: SYLVIA SPACHMAN,
c/o Charice D. Chait, Esquire,
Peckman Chait LLP,
29 Mainland Road,
Harleysville, PA 19438.

ATTORNEY: CHARICE D. CHAIT,
PECKMAN CHAIT LLP,
29 Mainland Road,
Harleysville, PA 19438

SPIVACK, ANN MYRNA, dec'd.
Late of Whitemarsh Township.
Executrices: ELLEN JAN SPIVACK,
220 Primrose Lane,
Ambler, PA 19002,
BERYL S. WEBB,
1864 Nicole Drive,
Dresher, PA 19025.

ATTORNEY: KAREN SCHECTER DAYNO,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034

THOMAS, SAVITRI, DIANE, dec'd.
Late of Willow Grove, PA.
Administrators: BRITTANY K. THOMAS,
69 Hillside Avenue,
Souderton, PA 18964,
BRYNN K. THOMAS,
300 Horsham Road, Apt. B5,
Hatboro, PA 19040.

ATTORNEY: ADRIAN L. MEYER,
LAW OFFICE OF ADRIAN L. MEYER,
62 N. Church Street,
Doylestown, PA 18901

VALLONE, CAROL LOUISE, dec'd.
Late of Skippack, PA.
Executrix: LEONA BEVERIDGE,
13578 S. Avenue, 7E,
Yuma, AZ 85365.

ATTORNEY: JONATHAN ATKINSON,
ACORN LAW, PLLC,
408 Acorn Avenue,
Telford, PA 18969

WERNERSBACH, JEANNE, dec'd.
Late of Worcester Township.
Executors: CHRISTOPHER WERNERSBACH,
100 Boyer Road,
Oley, PA 19547,
LORI WERNERSBACH,
632 W. Ellet Street,
Philadelphia, PA 19119.

ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

**WILLIAMS JR., THOMAS E. also known as
THOMAS E. WILLIAMS, dec'd.**
Late of Upper Merion Township.
Executor: JOSEPH MULLIGAN,
c/o Michael P. Gottlieb, Esquire,
Vangrossi & Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.

ATTORNEY: MICHAEL P. GOTTLIEB,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

Second Publication

ANGELOZZI, GLORIA J., dec'd.
Late of Lower Merion Township.
Executor: RONALD E. D'ANGELI,
c/o Carol R. Livingood, Esquire,
P.O. Box 191,
Wayne, PA 19087.

ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX, LLP,
P.O. Box 191,
Wayne, PA 19087

ATLIN, LILLIAN, dec'd.
Late of Lower Merion Township.
Executors: LYNNE N. NAHMANI AND
NEIL JEFFREY ATLIN,
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

BELLI, BETTY JANE, dec'd.
Late of Lower Salford Township.
Executrix: HEIDI ZINK,
347 Lazy Turtle Circle,
Harleysville, PA 19438.

ATTORNEY: IRA P. SMADES,
515 Robert Daniel Drive, No. 1231,
Daniel Island, SC 29492

BURNS, PHYLLIS, dec'd.
Late of Lower Providence Township.
Executor: BRIAN BURNS.

**CIOPPI, MARTIN T. also known as
REVEREND MARTIN CIOPPI, dec'd.**
Late of Upper Merion Township.
Executor: REVEREND BRIAN M. KEAN,
128 Bryn Mawr Avenue,
Bala Cynwyd, PA 19004.

ATTORNEY: EDMUND J. CAMPBELL, JR.,
2201 Renaissance Boulevard, 3rd Floor,
King of Prussia, PA 19406

COREN, TOBA, dec'd.
Late of Lower Merion Township.
Executrix: REBECCA SUE DAVIDSON,
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

DOMERACKI, FRANCES M., dec'd.
Late of Upper Moreland Township.
Executor: FRANK R. DOMERACKI,
c/o Thomas Bowman, Esquire,
162 S. Easton Road,
Glenside, PA 19038.

ATTORNEY: THOMAS BOWMAN,
162 S. Easton Road,
Glenside, PA 19038

FRANKENFIELD, PEGGY COX, dec'd.
Late of Borough of Ambler.
Executor: THOMAS ANDREW
FRANKENFIELD,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.

ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLafferty & Kroberger, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

FREED, PATRICIA G., dec'd.

Late of New Hanover Township.
Executrices: KAREN L. WILLIAMS,
287 Kulp Road,
Pottstown, PA 19465,
SANDRA R. FREED,
27 Ebst Road,
Bechtelsville, PA 19505.

ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,

1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

GIANFORTUNE, JEAN E., dec'd.

Late of Abington Township.
Executrix: MARIANNE E. BERNAURER,
1106 Hower Lane,
Philadelphia, PA 19115.

ATTORNEY: MARK M. VAKIL,
PROCTOR VAKIL & McGUIGAN PC,
1450 E. Boot Road, Building 400D,
West Chester, PA 19380

HERTZOG, HARRY F. also known as

HARRY F. HERTZOG, III, dec'd.

Late of West Norriton Township.

Executrix: JOAN HERTZOG,
1913 Juniata Road,
Norristown, PA 19403.

ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

HOMA, STEPHEN, dec'd.

Late of Borough of Norristown.
Administratrix: MARY C. SARACENI,
c/o Robert A. Saraceni, Jr., Esquire,
548 1/2 E. Main Street,
Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street,
Norristown, PA 19401

JACOB, RUBY, dec'd.

Late of Upper Dublin Township.
Co-Executors: ROBERT O. JACOB, JR. AND
NANCY DIANE ARENA,

c/o Roman J. Koropecy, Esquire,
237 S. Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010.

ATTORNEY: ROMAN J. KOROPEY,
MAIN LINE LAW ASSOCIATES,
237 S. Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010

LANDIS, KATHRYN FAYE, dec'd.

Late of Borough of Lansdale.

Co-Executrices: DEBORAH F. POWIS,
107 Line Drive,
Telford, PA 18969,

ELLEN K. STROGIS,
1142 Hill Street,
Hatfield, PA 19440.

ATTORNEY: DOUGLAS A. GIFFORD,
CLEMENS, NULTY and GIFFORD,
510 E. Broad Street, P.O. Box 64439,
Souderton, PA 18964-0439

LITTLEJOHN, PHEOBIA E., dec'd.

Late of Borough of Norristown.
Administrator: FRANK LITTLEJOHN,
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

LOMAS, ALMA JOHN, dec'd.

Late of Franconia Township.
Executor: ROY LOMAS, JR.,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

O'HERRICK, RONALD DEAN also known as

**RONALD D. O'HERRICK,
RON D. O'HERRICK,
RON O'HERRICK and
RONALD DEAN O'HERRICK, dec'd.**

Late of Lansdale, PA.
Administrator: JESSIE L. KIRCHMAN,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.

O'NEILL, JOYCE, dec'd.

Late of Upper Providence Township.
Executrix: WENDY TRUMP,
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

OUSEY, THOMAS W., dec'd.

Late of Franconia Township.
Executor: CHRISTOPHER M. OUSEY,
c/o John S. McVeigh, Esquire,
P.O. Box 163,
Abington, PA 19001.

ATTORNEY: JOHN S. McVEIGH,
McVEIGH LAW OFFICES,
P.O. Box 163,
Abington, PA 19001

PALMER, JOHN LIGON, dec'd.

Late of Borough of Ambler.
Administrator: KAVI MALKANI PALMER,
1441 Knightsbridge Drive,
Blue Bell, PA 19422.

ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422

PESCE, DOMENIC S., dec'd.

Late of Whitpain Township.
Executor: CHRISTOPHER PESCE,
c/o Delia A. Dougherty, Esquire,
308 Harper Drive, Suite 200,
Moorestown, NJ 08055.

ATTORNEY: DELIA A. DOUGHERTY,
SHERMAN, SILVERSTEIN, KOHL, ROSE &
PODOLSKY, P.A.,
308 Harper Drive, Suite 200,
Moorestown, NJ 08055

PRICE, MARY LOCHER also known as**MARY L. PRICE, dec'd.**

Late of Lower Merion Township.
 Executrices: SUSAN GARRISON PRICE AND
 KATHRYN PRICE JENSEN,
 c/o Justin C. Esposito, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: JUSTIN C. ESPOSITO,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

PROCINO, JOSEPH ALFRED, dec'd.

Late of Abington Township.
 Executrix: JANET PROCINO WAGNER,
 c/o Douglas Mormello, Jr., Esquire,
 922 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: DOUGLAS T. MORMELLO, JR.,
 THE LAW OFFICES OF MICHAEL KULDINER, P.C.,
 922 Bustleton Pike,
 Feasterville, PA 19053

ROSSITER, NANCY LEE, dec'd.

Late of Horsham Township.
 Executrix: MONIQUE BENDER,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

RUSSELL, ANNA PATRICIA, dec'd.

Late of Springfield Township.
 Administrator: DENNIS M. KEENAN,
 388 Faggs Manor Road,
 Cochranville, PA 19330.

SCHLOEMAN, MARGARET A., dec'd.

Late of Lower Merion Township.
 Executrix: KAREN L. SCHLOEMAN,
 545 Putman Road,
 Merion Station, PA 19066.
 ATTORNEY: HEATHER L. TURNER,
 THE LAW OFFICE OF HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

SCHREINER, ROBERTA L., dec'd.

Late of Ambler, PA.
 Co-Executors: FRANK J. SCHREINER, JR. AND
 LYNN S. DOUGHERTY,
 455 Pennsylvania Avenue, Suite 220,
 Fort Washington, PA 19034.
 ATTORNEY: NEIL J. HUNT,
 455 Pennsylvania Avenue, Suite 220,
 Fort Washington, PA 19034

SEYBERT, ALAN M., dec'd.

Late of Marlborough Township.
 Executor: MARK SEYBERT,
 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

SKLAROFF, JOSEPH N., dec'd.

Late of West Norriton Township.
 Executrix: PATRICIA COURTNEY,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464.

ATTORNEY: JESSICA R. GRATER,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464

SMITH, ALAN KINGSTON also known as

ALAN K. SMITH, JR., dec'd.
 Late of Upper Moreland Township.
 Executrix: LINDA G. CARLE,
 1040 Doylestown Pike,
 Quakertown, PA 18951.

**SPECHT, JOAN M. also known as
JOAN SPECHT, dec'd.**

Late of Upper Pottsgrove Township.
 Executrix: BONNIE STOUT,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: SUPRIYA G. PHILIPS,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

STAUFFER, WALLACE C., dec'd.

Late of Pennsburg, PA.
 Co-Executors: JEFFREY R. STAUFFER AND
 W. RANDALL STAUFFER,
 c/o Law Office of Prokup & Swartz,
 7736 Main Street,
 Fogelsville, PA 18051.

STEVER, DAVID C., dec'd.

Late of Whitmarsh Township.
 Administrator: GARY J. STEVER,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

STURGIS, MARK R., dec'd.

Late of Borough of Pennsburg.
 Administrators: MARK R. POTASH,
 1042 Walt Road,
 Pennsburg, PA 18073,
 AIMEE L. KING,
 4350 Snow Hill Road,
 Salisbury, MD 21840.
 ATTORNEY: LATISHA BERNARD
 SCHUENEMANN,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

WAHALLA, BERNADINE B., dec'd.

Late of New Hanover Township.
 Executor: BERNARD WAHALLA, JR.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

WATSON, ALBERT, dec'd.

Late of Abington Township.
 Administrator: HOWARD M. SOLOMAN,
 1819 JFK Boulevard, Suite 303,
 Philadelphia, PA 19103.
 ATTORNEY: HOWARD M. SOLOMAN,
 1819 JFK Boulevard, Suite 303,
 Philadelphia, PA 19103

YANNICH, LOUIS A., dec'd.

Late of Montgomery Township.
 Executrix: MARIA DePASCALE,
 102 Brittany Place,
 North Wales, PA 19454.

Third and Final Publication**BELLINI, MARY A., dec'd.**

Late of Borough of Pottstown.
 Executors: MARK A. BELLINI AND
 FRANK J. BELLINI,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 800 E. High Street,
 Pottstown, PA 19464.

BIANCHIMANO, JOSEPH, dec'd.

Late of Abington Township.
 Administrator: SILVANNA STRUCK,
 1823 Fairview Avenue,
 Willow Grove, PA 19090.
 ATTORNEY: DAVID G. ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

BROWNE, ANN C., dec'd.

Late of Towamencin Township.
 Executrix: JUNE M. BROWNE,
 c/o Danielle M. Yacono, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446

CARL JR., ROBERT E., dec'd.

Late of Upper Frederick Township.
 Administrator: ANDREW CARL,
 95 Congo Road,
 Gilbertsville, PA 19525.
 ATTORNEY: HARRIET R. LITZ,
 MULLANEY & MULLANEY, LLC,
 P.O. Box 1368,
 Skippack, PA 19474

CELANO, JOSEPH A., dec'd.

Late of Lower Salford Township.
 Executrix: MELANIE CELANO,
 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

CLARK, MARGARET M., dec'd.

Late of Abington Township.
 Executrix: MARGARET M. PATTERSON,
 c/o Paul R. Cohen, Esquire,
 1040 Stony Hill Road, Suite 150,
 Yardley, PA 19067.
 ATTORNEY: PAUL R. COHEN,
 CURTIN & HEEFNER LLP,
 1040 Stony Hill Road, Suite 150,
 Yardley, PA 19067

CLOUSER, JENNIE BELLE also known as

JENNIE B. CLOUSER, dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: PAMELA B. WOLFE,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: GREGORY W. PHILIPS,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

COLE JR., ALBERT H., dec'd.

Late of Norristown, PA.
 Executrix: HELEN COLE,
 402 N. Kings Highway,
 Cherry Hill, NJ 08034.
 ATTORNEY: HARRIET R. LITZ,
 MULLANEY & MULLANEY, LLC,
 P.O. Box 1368,
 Skippack, PA 19474

FRASCHETTA, DOROTHY E., dec'd.

Late of Upper Merion Township.
 Executor: ANTHONY T. FRASCHETTA, JR.,
 545 W. Beidler Road,
 King of Prussia, PA 19406.

**GARVIN, ELLEN P. also known as
ELLEN PHILOMENA GARVIN, dec'd.**

Late of Lower Merion Township.
 Executor: JAMES P. GARVIN,
 c/o Douglas L. Kaune, Esquire,
 Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

GOSEWISCH, THERESA M., dec'd.

Late of Whitmarsh Township.
 Co-Executors: KAREN BUZBY AND
 WILLIAM GOSEWISCH,
 c/o Gregory R. Gifford, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

HALL, JOAN M., dec'd.

Late of Hatboro, PA.
 Executor: JONATHAN HALL,
 2901 Benner Street,
 Philadelphia, PA 19149.
 ATTORNEY: ANDREW I. ROSEMAN,
 1528 Walnut Street, Suite 1412,
 Philadelphia, PA 19102

KNIGHT, DORIS, dec'd.

Late of Abington Township.
 Executrix: PAMELA BETH KNIGHT,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

LONG, MARY C., dec'd.

Late of Limerick Township.
 Executor: JOSEPH B. LONG,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.

- ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403
- MILLER, JEANNE, dec'd.**
Late of Plymouth Township.
Executor: BRAD MILLER,
c/o Bruce M. Dolfman, Esquire,
901 N. Penn Street, F-2102,
Philadelphia, PA 19123.
ATTORNEY: BRUCE M. DOLFMAN,
901 N. Penn Street, F-2102,
Philadelphia, PA 19123
- MILLER, LINDA D., dec'd.**
Late of Collegeville, PA.
Executrix: BECKY DUNCAN,
910 1st Avenue,
Collegeville, PA 19426.
ATTORNEY: HARRIET R. LITZ,
MULLANEY & MULLANEY, LLC,
P.O. Box 1368,
Skippack, PA 19474
- MOULTON, CATHERINE C., dec'd.**
Late of Whitmarsh Township.
Executors: HUGH G. MOULTON AND
H. GREGORY MOULTON, JR.,
c/o Patrick C. Russo, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: PATRICK C. RUSSO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- PITACCO, GIULIO, dec'd.**
Late of Whitmarsh Township.
Executrix: MARDIA TRACANNA,
c/o Samuel W. B. Millinghausen, III, Esquire.
ATTORNEY: SAMUEL W. B.
MILLINGHAUSEN, III,
180 S. Main Street, Suite 204,
Ambler, PA 19002
- PORAWSKI, JOHN S., dec'd.**
Late of North Wales, PA.
Administratrix: REGINA M. SENSINGER,
1303 Sheridan Road,
Coopersburg, PA 18036.
ATTORNEY: GORDON W. GOOD,
KEEN KEEN & GOOD, LLC,
3460 Lincoln Highway,
Thorndale, PA 19372
- PRUNTY, HAROLD GENE, dec'd.**
Late of Borough of East Greenville.
Executrix: ROSEMARY E. PRUNTY,
2723 Leidy Road,
Gilbertsville, PA 19525.
- QUIGLEY, MARTHA BEILER, dec'd.**
Late of Collegeville, PA.
Executrix: CAROL ROYCE,
607 King Road,
Royersford, PA 19468.
- REED, CLAIRE MARY, dec'd.**
Late of Towamencin Township.
Executor: JOHN JOSEPH O'LEARY, JR.,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446
- REEVES, GEORGIANA, dec'd.**
Late of East Norriton Township.
Administrator: RICHARD SAND,
c/o Paul L. Feldman, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046
- ROBINSON, BARBARA L. also known as
BARBARA ROBINSON, dec'd.**
Late of Cheltenham Township.
Executor: LOUIS BUTLER ROBINSON,
3237 S. Bradshire Court,
Bloomington, IN 47401.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785
- ROTHENBERGER, CATHERINE G., dec'd.**
Late of Skippack Township.
Executrix: CATHRYN SHARLEEN SENSENIG,
229 N. Main Street,
Ambler, PA 19002.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER & DUFFY LAW,
190 Bethlehem Pike, Suite 1, P.O. Box 564,
Colmar, PA 18915
- RUMFORD, VIRGINIA C., dec'd.**
Late of Franconia Township.
Co-Executrices: DEBORAH R. KIRK AND
JOYCE R. GERLOFF,
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
- SCHRODE, CHRISTOPHER P., dec'd.**
Late of Lower Providence Township.
Executor: PHILIP SCHRODE,
610 N. Spring Mill Road,
Villanova, PA 19085.
ATTORNEY: HARRIET R. LITZ,
P.O. Box 1368,
Skippack, PA 19474
- SHIELDS, KATHLEEN M., dec'd.**
Late of Abington Township.
Executor: CHARLES P. SHIELDS,
1500 Ferndale Avenue,
Abington, PA 19003.
ATTORNEY: CHARLES E. McKEE,
DONOHUE, McKEE & MATTSON, LTD.,
1 N. Ormond Avenue, Office,
Havertown, PA 19083
- SILVER, PHYLLIS, dec'd.**
Late of Abington Township.
Executor: BARRY SCOTT SILVER,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

SOVEL, JEFFREY TODD, dec'd.

Late of Borough of Norristown.
 Administratrix: SHERRI L. BELKOFF,
 c/o Laura M. Zartman, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: LAURA M. ZARTMAN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

**TYSON, DOROTHY J. also known as
JEAN TYSON, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: SCOTT P. TYSON,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

**VALENTI, MARGARET M. also known as
MARGARET MARY VALENTI, dec'd.**

Late of Abington Township.
 Executor: ROBERT J. VALENTI, JR.,
 580 Saratoga Road,
 King of Prussia, PA 19406.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

WILKENS, JOAN M., dec'd.

Late of Cheltenham Township.
 Executor: ZAKARY S. STARR,
 5485 Rainier Drive,
 Garden Valley, CA 95633.
 ATTORNEY: STEVEN P. KRASNEY,
 559 Beaver Road,
 Southampton, PA 18966

WILLIAMS, GARY S., dec'd.

Late of Cheltenham Township.
 Executrix: ASIA MITCHELL,
 5201 Apple Lane,
 West Deptford, NJ 08066-2023.

**WILSON, JEFFREY ROBERT also known as
JEFFREY R. WILSON, dec'd.**

Late of Borough of Narberth.
 Executrix: MARYANN LAVERTY,
 c/o Michael L. Golden, Jr., Esquire,
 2005 Market Street, 16th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: MICHAEL L. GOLDEN, JR.,
 ZARWIN BAUMDeVITO KAPLAN SCHAER TODDY,
 2005 Market Street, 16th Floor,
 Philadelphia, PA 19103

WOLPER SR., JOHN F., dec'd.

Late of East Norriton Township.
 Executor: JOHN F. WOLPER, JR.,
 c/o Franqui-Ann Raffaele, Esquire,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: FRANQUI-ANN RAFFAELE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

YEAGER, ROBERT B., dec'd.

Late of Upper Merion Township.
 Executrix: LISA YEAGER,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: JUDITH L. WATTS,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

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 pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by XML Financial, LLC, 875 3rd Avenue, Fl. 28, New York, NY 10022 to carry on business in Montgomery County, Pennsylvania under the assumed name or fictitious name, style or designation of **Samson Wealth Management Group** with an address of 875 3rd Avenue, Fl. 28, New York, NY 10022. Said registration was filed on 9/20/23.

TRUST NOTICES**First Publication**

**EVA GLASSMAN REVOCABLE LIVING TRUST DATED MARCH 3, 1997 AND AMENDED AND RESTATED ON AUGUST 3, 2012 AND NOVEMBER 6, 2019 AND SEPTEMBER 18, 2020
EVA GLASSMAN, DECEASED
Late of Whitemarsh 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:

Trustees: Toni M. Taterka and Roy Stander
 c/o Jonathan D. Sokoloff, Esq.
 1608 Walnut St., #900, Phila., PA 19103

Atty.: Jonathan D. Sokoloff
 Diamond, Polsky & Bauer, P.C.
 1608 Walnut St., #900, Phila., PA 19103

EXECUTIONS ISSUED

Week Ending October 3, 2023

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

ANOUSHIAN, BLANCA: NAVY FCU, GRNSH. -
 Discover Bank; 202317872; \$2,535.38.

BALABANOVIC, JOVAN: LIJANA: WILEY, STEPHEN - Norristown Municipality; 201316090; WRIT/EXEC.

BERESOVYOY, WILLIAM: WELLS FARGO BANK, GRNSH. - Discover Bank; 202317863; \$7,229.01.

BILLINGSLEY, CHRISTOPHE: CITIZENS BANK N.A., GRNSH. - American Express National Bank; 202213202; \$10,371.22.

BRADLEY, CIANTE: POLICE & FIRE FCU, GRNSH. - Police And Fire Federal Credit Union; 202317798; \$5,925.62.

BROOKS, STEPHAN: WILSON, SHAKIRA: TD BANK, GRNSH. - Emanuel, David; 202321826; WRIT/EXEC.

BUCKWALTER, SHARON: CITIZENS BANK, GRNSH. - Unifund Cer, LLC; 202006754.

BULLE, GEORGE: TD BANK, GRNSH. - Banko, Cassandra; 202321956; WRIT/EXEC.

CAIN, RICHARD: CITADEL FCU, GRNSH. - Discover Bank; 202317873; \$9,018.65.

CARLSON, ROBERT: DONOFRIO, ELEANOR - Freedom Mortgage Corporation; 202205505; ORDER/JUDGMENT/\$483,854.54.

CHERNOFF, MARC - Citizens Bank, N.A.; 202221255.

COOPER, JAMES - Citidel Federal Credit Union; 202217149; ORDER/IN REM JDMT. \$58,512.20.

CUTHBERTSON, TOM: DIAMOND CU, GRNSH. - UHG I, LLC; 202317792; \$3,074.96.

EDELL, DENNIS: CITIZENS BANK, GRNSH. - Livingston Financial, LLC; 201102857; WRIT/EXEC.

ETHEVENIN, PIERRE: KELLY ANN - Gateway Mortgage, a Division of Gateway First Bank; 202316152.

GABRIEL, KARLENE - Norristown Municipality; 201800704; WRIT/EXEC.

GALETO STEAKHOUSE ALPHARETTA, LLC: NASCIMENTO, ELI: GALETO BRAZILIAN GRILL, INC.: CHASE BANK, GRNSH. - Firstlease, Inc.; 202103814.

GAP CONSULTING, LLC: EUGENE, PINDER: KIEANNA, PINDER: KEY BANK, GRNSH. - The Cincinnati Insurance Company; 202114263; \$632,614.89.

GENARD, JAMES: THE UNITED STATES OF AMERICA - Citizens Bank National Association; 202201700; ORDER/JUDGMENT/\$66,378.46.

GIBBONS, PATRICK: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202218957.

HALPIN III, CHARLES - Citizens Bank, N.A.; 202316296.

HAUCK, HEATHER: TD BANK, GRNSH. - Discover Bank; 202317860; \$9,189.35.

HAWK, PATTI: PNC BANK, GRNSH. - LVNV Funding, LLC; 201717342; WRIT/EXEC.

HENSHAW, DAVID: CITADEL FCU, GRNSH. - Citidel Federal Credit Union; 202103720.

HILL, JAMES: MILDRED - Norristown Municipality; 201800810; WRIT/EXEC.

HULL, LINDA - Norristown Municipality; 201800820; WRIT/EXEC.

JACKSON & HEATH GENERAL CONTRACTORS, LLC - Republic Services of Pennsylvania, LLC; 202218485.

JACKSON, JAMIE: TRUIST FINANCIAL CORP., GRNSH. - Discover Bank; 202317866; \$4,760.84.

JEFFERIS, JOSEPH: POLICE & FIRE FCU, GRNSH. - Police And Fire Federal Credit Union; 202317803; \$3,154.93.

KNIGHT, RICHARD - Norristown Municipality; 201800976; WRIT/EXEC.

KRILL, TREVOR - Michall Daimion Heating & AC, Inc.; 202321066; \$401.26.

LARSON, WILLIAM: WELLS FARGO BANK, GRNSH. - Discover Bank; 202202035.

LLOYD, ROSA - Norristown Municipality; 201800877; WRIT/EXEC.

LOWERY, MARSHA - Norristown Municipality; 201821859; WRIT/EXEC.

MARKS, JULIE: SANTANDER BANK, GRNSH. - UHG I, LLC; 202317790; \$10,586.06.

McDONNELL, FRANK: CITIZENS BANK, GRNSH. - Discover Bank; 202317854; \$2,585.50.

MILLIGAN, DIANE: BROOKS, DIANE - Norristown Municipality; 201813329; WRIT/EXEC.

MORK, CHRISTOPHER: HILL MORK, JOAN - Norristown Municipality; 201800833; WRIT/EXEC.

MORRIS, NORMAN: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202218959.

NASH, ANDREA - Loancare, LLC; 202201745.

O'BRIEN, NICOLE: WELLS FARGO, GRNSH. - LVNV Funding, LLC; 201528549; WRIT/EXEC.

OLEJARSKI, AMANDA: BANK OF AMERICA, GRNSH. - Discover Bank; 202105827.

PEIFFER, BRIAN: JACKIE: UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR - Loancare, LLC; 201924545; \$260,861.84.

PILEGGI, DANIEL: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC; 201923958.

PINEDA, FAITH: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202117771.

PRIDGEN, LESLIE: CITADEL FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202002998; WRIT/EXEC.

QUANTUM LANDSCAPE: QUANTUM LANDSCAPING - Perkiomen Performance, Inc.; 202320609; \$9,112.22.

RICHARDSON, JOHN: TD BANK, GRNSH. - Discover Bank; 202317870; \$8,772.63.

RITZ, LAURI: CHASE BANK, GRNSH. - Autovest, LLC; 202320166; WRIT/EXEC.

RIVELLI, NICHOLAS - Ditech Financial, LLC, et al.; 201815559.

ROLAND, MICHAELA: PNC BANK, GRNSH. - RSM Timber Hollow, LLC; 202321323; \$7,010.65.

SAPON FOOD GROUPS, INC.: JP MORGAN CHASE BANK, N.A., GRNSH. - G-Squared Partner, LLC; 202309094.

SAUNDERS, PETER: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202124652.

SESERI, KRSHNIK: BANK OF AMERICA, GRNSH. - Discover Bank; 202317842; \$7,305.10.

SILLAH, JANE: NAVY FEDERAL CREDIT UNION, GRNSH. - Wingspread Community Services Association; 202321828; \$8,055.16.

SNYDER, SHAUN: WOZNIAK, AMY - Montgomery Brook Condominium Association, et al.; 202318484; \$7,403.22.

SOLOMON, EDWIN: WELLS FARGO BANK, GRNSH. - Discover Bank; 202317843; \$7,221.60.

SUPREME GUNITE, INC.: TD BANK NA, GRNSH. - Greco Materials, Inc.; 202321079; \$10,594.85.

TAYLOR, JULIANNA: PNC BANK, GRNSH. - Discover Bank; 202317864; \$2,417.62.

WARE, OSSIE - Norristown Municipality; 201821324; WRIT/EXEC.

WILLIAMS, THOMAS: PATRICIA - Oakwood At Plymouth Community Association; 202305837.
 YOO, JOHN: BANK OF AMERICA, GRNSH. - Discover Bank; 202317859; \$10,120.94.

JUDGMENTS AND LIENS ENTERED

Week Ending October 3, 2023

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

A 1 ENTERPRISE, INC. - Fulton Bank, N.A.; 202321589; Complaint in Confession of Judgment; \$488,969.58.
 A-1 ENTERPRISE, INC. - Fulton Bank, N.A.; 202321503; Complaint in Confession of Judgment; \$3,954,656.70.
 A-1 ENTERPRISE INC - Fulton Bank, N.A.; 202321595; Complaint in Confession of Judgment; \$33,152.31.
 A-1 ENTERPRISE, INC. - Fulton Bank, N.A.; 202321515; Complaint in Confession of Judgment; \$2,457,070.12.
 AAA SIGNATURE SMILE, P.C. - Fulton Bank, N.A.; 202321519; Complaint In Confession of Judgment; \$3,954,656.70.
 AMERICAN MANAGEMENT GROUP, LLC - Fulton Bank, N.A.; 202321480; Complaint In Confession of Judgment; \$3,954,656.70.
 AMERICAN REAL ESTATE GROUP, LLC - Fulton Bank, N.A.; 202321697; Complaint In Confession of Judgment; \$3,954,656.70.
 ASSIETE, OGOUIDE - LVNV Funding, LLC; 202321334; Judgment fr. District Justice; \$2,502.54.
 BECKER, STEVEN - Mariner Finance, LLC; 202321340; Judgment fr. District Justice; \$5,886.33.
 BIANCO, ANTHONY - Firsttrust Bank; 202321838; Complaint in Confession of Judgment; \$624,842.27.
 BIANCO, ANTHONY - Firsttrust Bank; 202321840; Complaint in Confession of Judgment; \$117,146.03.
 BOLDEN, MATTHEW - Sterling Jewelers, Inc.; 202321744; Certification of Judgment; \$2,598.82.
 BROTHERTON, GEORGE - Capital One Bank USA, N.A.; 202321367; Judgment fr. District Justice; \$1,973.04.
 BROWN, KENNETH - Galaxy International Purchasing, LLC; 202321884; Certification of Judgment; \$2,539.73.
 BROWN, THADDEUS - Capital One, N.A.; 202321409; Judgment fr. District Justice; \$7,094.39.
 BULLÉ, GEORGE - Banko, Cassandra; 202321956; Judgment fr. District Justice; \$WRIT/EXEC.
 CIRIGLIANO, MICHAEL - Capital One, N.A.; 202321464; Judgment fr. District Justice; \$3,796.10.
 CLAYTON, NIKITA - Capital One Bank USA, N.A.; 202321392; Judgment fr. District Justice; \$7,099.38.
 CODY, SEAN - Capital One, N.A.; 202321385; Judgment fr. District Justice; \$2,623.54.
 DAVIS, KERRI - Capital One Bank USA, N.A.; 202321364; Judgment fr. District Justice; \$5,472.45.
 DAWES, ROSEMARIE - Capital One, N.A.; 202321815; Judgment fr. District Justice; \$2,547.23.
 EDDINGER, TINA - Midland Credit Management, Inc.; 202321773; Judgment fr. District Justice; \$1,031.19.
 EZ BIOTEK LLC - Fulton Bank, N.A.; 202321492; Complaint in Confession of Judgment; \$3,954,656.70.
 FUNCHES, GINA - Sate Farm Bank; 202321755; Judgment fr. District Justice; \$4,426.39.
 HANDY, RENAIRE - Capital One, N.A.; 202321754; Judgment fr. District Justice; \$5,700.17.
 HARLEYSVILLE REAL ESTATE GROUP, L.P. - Fulton Bank, N.A.; 202321455; Complaint in Confession of Judgment; \$2,977,007.24.
 HARLEYSVILLE REAL ESTATE GROUP, L.P. - Fulton Bank, N.A.; 202321509; Complaint in Confession of Judgment; \$3774899.57.
 HARRISON, LARRY - Capital One Bank USA, N.A.; 202321776; Certification of Judgment; \$4,835.77.
 HORSHAM REAL ESTATE GROUP, L.P. - Fulton Bank, N.A.; 202321465; Complaint In Confession of Judgment; \$2,233,700.11.
 HORSHAM REAL ESTATE GROUP LP - Fulton Bank, N.A.; 202321590; Complaint in Confession of Judgment; \$466,743.69.
 HORSHAM REAL ESTATE GROUP, L.P. - Fulton Bank, N.A.; 202321583; Complaint In Confession of Judgment; \$33,152.31.
 HORST, WILLIAM - Capital One Bank USA, N.A.; 202321399; Judgment fr. District Justice; \$7,212.60.
 HUNT, KATHERINE - Second Round Sub, LLC; 202321329; Judgment fr. District Justice; \$1,977.94.
 INGRAM, BRIDGETTE - Jefferson Capital Systems, LLC; 202321328; Judgment fr. District Justice; \$3,031.66.
 INNOVATION 411 FEE OWNER LLC - L. Liberato Steel Fabricating Co., Inc.; 202321601; Mechanics Lien Claim; \$259,225.00.
 INNOVATION 411 FEE OWNER LLC - L. Liberato Steel Fabricating Co., Inc.; 202321600; Mechanics Lien Claim; \$23,646.00.
 JONES, HOLLY - LVNV Funding, LLC; 202321316; Judgment fr. District Justice; \$2,366.85.
 MAESTRO CONSTRUCTION, LLC - Feimman, Lyn; 202321333; Judgment fr. District Justice; \$5,190.89.
 MAGILL, RYAN - Capital One, N.A.; 202321414; Judgment fr. District Justice; \$3,302.57.
 MARSHALL, KENNETH - Capital One Bank USA, N.A.; 202321812; Certification of Judgment; \$3,636.22.
 MARTINI, TERESA - Midland Credit Management, Inc.; 202321777; Judgment fr. District Justice; \$1,139.81.
 McCABE, CODY - Capital One, N.A.; 202321376; Judgment fr. District Justice; \$4,539.23.
 MORTON, GREGORY - National Collegiate Student Loan Trust 2006-4; 202321811; Certification of Judgment; \$4,201.24.
 MORTON, GREGORY - National Collegiate Student Loan Trust 2007-1; 202321796; Certification of Judgment; \$3,810.34.
 MORTON, GREGORY - National Collegiate Trust 2007-4; 202321748; Certification of Judgment; \$3815.51.
 NORRIS, RAYMOND - Capital One, N.A.; 202321394; Judgment fr. District Justice; \$3,174.72.
 PETRENKO, LARRY - Capital One Bank USA, N.A.; 202321357; Judgment fr. District Justice; \$3,172.09.
 PIERCE, JENNA - Capital One, N.A.; 202321451; Judgment fr. District Justice; \$2,611.56.
 QUAKERTOWN PROFESSIONAL ASSOCIATES, L.P. - Fulton Bank, N.A.; 202321585; Complaint in Confession of Judgment; \$276,406.44.
 RAGSDALE, TYRAINE - LVNV Funding, LLC; 202321326; Judgment fr. District Justice; \$5,803.63.
 RODRIGUEZ, AIDA - Capital One, N.A.; 202321402; Judgment fr. District Justice; \$2,569.44.
 SAMUEL, TYMIR - Capital One, N.A.; 202321807; Judgment fr. District Justice; \$3,032.95.
 SAVANI, ARUN - Fulton Bank, N.A.; 202321406; Complaint in Confession of Judgment; \$2,457,070.12.

SAVANI, ARUN - Fulton Bank, N.A.; 202321564;
Complaint In Confession of Judgment; \$33,152.31.
SAVANI, ARUN - Fulton Bank, N.A.; 202321623;
Complaint in Confession of Judgment; \$304,047.08.
SAVANI, ARUN - Fulton Bank, N.A.; 202321688;
Complaint in Confession of Judgment; \$3,954,656.70.
SAVANI, ARUN - Fulton Bank, N.A.; 202321592;
Complaint in Confession of Judgment; \$488,969.58.
SAVANI, BHASAKAR - Fulton Bank, N.A.; 202321677;
Complaint in Confession of Judgment; \$3,954,656.70.
SAVANI, NIRANJAN - Fulton Bank, N.A.; 202321389;
Complaint in Confession of Judgment; \$2,457,070.12.
SAVANI, NIRANJAN - Fulton Bank, N.A.; 202321532;
Complaint in Confession of Judgment; \$33,152.31.
SAVANI, NIRANJAN - Fulton Bank, N.A.; 202321684;
Complaint in Confession of Judgment; \$3,954,656.70.
SAVANI, NIRANJAN - Fulton Bank, N.A.; 202321652;
Complaint in Confession of Judgment; \$488,969.58.
SCHROEDER, KELLYE - Capital One, N.A.; 202321404;
Judgment fr. District Justice; \$5,637.24.
SHAWN HOWELL LLC - Audubon Square, Inc.;
202321477; Complaint in Confession of Judgment
Money; \$16,211.64.
SITHENS, JANELLE - LVNV Funding, LLC; 202321366;
Judgment fr. District Justice; \$1,567.38.
SMITH, REGINALD - Captial One Bank USA, N.A.;
202321779; Certification of Judgment; \$4,000.59.
TAYLOR, LAKINAH - Wiltshire Properties, LLC;
202321412; Judgment fr. District Justice; \$3,719.30.
WARMIJAK, WALTER - LVNV Funding, LLC;
202321355; Judgment fr. District Justice; \$2,584.56.
WILCOX, JAMES - Capital One, N.A.; 202321407;
Judgment fr. District Justice; \$3,794.05.
WILCOX, JAMES - Capital One, N.A.; 202321413;
Judgment fr. District Justice; \$3,042.70.
ZACHARIAS, CRYSTAL - Autovest, LLC; 202321400;
Certification of Judgment; \$11,256.49.

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

Abrams, Tracy; Shirley, Michael; 202321362; \$346.00.
Peters, Stephanie; 202321363; \$416.00.

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

McDonnell, Brian; 202370347; \$7,468.04.

LETTERS OF ADMINISTRATION**Granted Week Ending October 3, 2023****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

HILL, EDWARD J. - Lower Providence Township;
Horning, Linda, 312 Apple Street, Royersford,
PA 19468.
KULP, JOHN R. - Lower Pottsgrove Township; Kulp,
Timothy, 1395 N Sanatoga Road, Pottstown,
PA 19464.
NANCE, JEWETT C., JR. - Norristown Borough;
Nance, Robert, 2903 Royden Street, Camden,
NJ 08105.
PARSONS, LORENZO - Norristown Borough;
Parsons, Sharon, 1010 Middleton Place,
Norristown, PA 19403.

PERRY-HUNTER, DANA A. - Pottstown Borough;
Hunter, John A., 4 Tunbridge Lane, Malvern,
PA 19355.
PETERSEN, MARGARET D. - Upper Merion
Township; Kemper, Jeffrey S., 119 Arden Road,
Conshohocken, PA 19428.
REICHNER, JOANN M. - Abington Township;
Ryan, Kevin J., 905 N Bethlehem Pike,
650 Spring House, PA 19477.
ROSENBERG, BRENDA M. - New Hanover Township;
Rosenberg, Rose, 2109 Swamp Pike, Gilbertsville,
PA 19525.
STERN, JANET - Conshohocken Borough; Stern, Adam,
462 N Silver Bell Lane, Lafayette Hill, PA 19444.
TABAS, MURIEL - Cheltenham Township;
Tabas, Justin, 2733 W. Belden Avenue, Chicago,
IL 60647; Tabas, Lindsay, 5220 Webster Street,
Philadelphia, PA 19143.
TREVANT, YELVA T. - Towamencin Township;
Trevant, Dimitri R., 9118 Falkwood Road,
Raleigh, NC 27617.
WALPOLE, ROBERT F. - Red Hill Borough;
Walpole, Janet F., 150 Washington Street,
Red Hill, PA 18076.
WOJCYLAK, VICTORIA L. - West Norriton Township;
Nothstein, Dana L., 40 Ashley Circle,
Gilbertsville, PA 19525.
ZEITZ, JOANNE P. - Whitpain Township;
Gantert, Mary E., 531 Lacey Street,
Trevose, PA 19053.

SUITS BROUGHT**Week Ending October 3, 2023****The Defendant's Name Appears
First in Capital Letters**

ALVAREZ, JUSTIN - Forant, Courtney; 202320727;
Complaint for Custody/Visitation.
APELT, BRANDON - Dillon, Lyndsay; 202321729;
Complaint for Custody/Visitation; McLaughlin,
Brandi.
AVANOS MEDICAL, INC. - DelGobbo, John;
202321830; Foreign Subpoena.
BABIKER, IDRIES: IDRIES - Elbakri, Mashair;
202321934; Complaint Divorce.
BECHTEL, CLAUDE - Mandracchia, Christopher;
202321698; Petition; Sperring, Christopher M.
BREEN, MATTHEW - Breen, Sia; 202321010;
Complaint for Custody/Visitation; Kolsky, Rebecca L.
CHINNI, ROBERT - Myers, Karen; 202321314;
Complaint for Custody/Visitation; Repko, Robert T.
CLEMENT, STEVEN - Nelk, Diane; 202321175;
Complaint for Custody/Visitation.
COOK, ANDRE - Perkins, Chanel; 202321839;
Complaint Divorce; Marinari, Guy.
CREAMER, JOHN - Creamer, Kiara; 202321958;
Complaint Divorce.
CUMBERLAND MUTUAL INSURANCE COMPANY -
Faut, Kelley; 202321561; Civil Action;
Vangrossi, Vincent M.
DOE, JOHN - Garza Carreon, Yasmin; 202321738;
Complaint for Custody/Visitation; Costello, Caitlin.
DOMINEY, AUBRIANA - Thomason, Tyrone;
202321499; Complaint for Custody/Visitation.

- FISHER, MEGAN - Earley, Doug; 202321924;
Defendants Appeal from District Justice.
- GARCIA, STEPHANIE - McMaster, Devin;
202321395; Complaint for Custody/Visitation;
Alexander, Jacqueline.
- GARCIA-REYES, ROXANA - Brinks, William;
202321804; Complaint for Custody/Visitation;
Mcguigan, Brendan T.
- GREENLEE, PATRICK - Small, Dionne; 202321653;
Complaint Divorce.
- GURLEY, ASHLEY; KENNETH - Amundson Wojton,
Brenda; 202321297; Complaint for Custody/Visitation.
- HAUSMAN, MICHAEL - Hausman, Angela; 202321952;
Complaint Divorce.
- HEARD, ANIYAH - Bryant-Giles, Nydiyra; 202321573;
Complaint for Custody/Visitation.
- HEARD, TAHLIYAH; SANTANGELO, ANTHONY -
Bryant, Dallas; 202321565; Complaint for Custody/
Visitation.
- HICKS, CRYSTAL - Quan, Quoc; 202321932;
Defendants Appeal from District Justice.
- HORTON, BENJAMIN - Horton, Sandra; 202321690;
Complaint for Custody/Visitation; Bort, Peter E.
- KECA, SANTILJANO - Keca, Ina; 202321842;
Complaint Divorce; Marinari, Guy.
- LIMA PEREZ, SANDRA - Monroy Rosales, Obdin;
202321219; Complaint for Custody/Visitation;
Chicorelli, Mary.
- MAIN LINE HEALTH SYSTEMS; LANKENAU
MEDICAL CENTER - Smith, Warren; 202321845;
Civil Action; Recchuiti, Francis.
- MARSHALL, MARIE - Ave Blue Bell; 202321844;
Petition to Appeal Nunc Pro Tunc.
- McMAHON, JOHN - Thompson, Torrey; 202321877;
Civil Action.
- MEANS, AARON - Johnson, Kayla; 202321703;
Complaint for Custody/Visitation.
- MEYERS, JOHN - Dimaria, Mary; 202321955;
Complaint Divorce.
- MIAH, SUMON - American Express National Bank;
202321341; Civil Action; Felzer, Jordan W.
- MONROE, AAKIR - Lindy 251 DeKalb Property
Owner, LLC; 202321853; Petition to Appeal
Nunc Pro Tunc.
- MUSE, DAMIYR; SWINTON, BRYISHA - Bryant Giles,
Nydiyra; 202321575; Complaint for Custody/
Visitation.
- NEDD, JOHNA - Citizens Bank, N.A.; 202321320;
Plaintiffs Appeal from District Justice; Dougherty,
Michael J.
- NORRISTOWN CAPITAL OF MONTGOMERY
COUNTY; NORRISTOWN POLICE DEPT -
Duell, Shawn; 202321837; Civil Action.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - McHugh, Jeffrey; 202321310;
Appeal from Suspension/Registration/Insp.;;
Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Caramanica, Christian;
202321508; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Bruno, Janice; 202321501;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Poinsette, John; 202321563;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wilburn, Paul; 202321737;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Carrasquillo, Daisy; 202321782;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Schlegel, Jessica; 202321300;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wilson, Kenneth; 202321332;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Altieri, Austin; 202321495;
Appeal from Suspension/Registration/Insp.;;
Logan, Thomas N.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Colsher, Ryan; 202321680;
Appeal from Suspension/Registration/Insp.;;
Egan, Thomas C. Iii.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Borland-Anglin, Rosemarie;
202321763; Appeal from Suspension/Registration/Insp.
- PHILLIPS, DEREK - Weidman, Samantha; 202320379;
Complaint for Custody/Visitation.
- RAFFERTY, FRANCIS - Tascone, Tracy; 202321301;
Complaint for Custody/Visitation.
- RAHMAN, ATIKUR - Siddique, Aznabi; 202321935;
Complaint for Custody/Visitation.
- RAMIREZ JERONIMO, DOMINGO - Tunay Tunay, Ana;
202321689; Complaint for Custody/Visitation;
Ahlert, Michael.
- RODRIGUEZ GARCIA, JOSE - Arieta Lopez, Sandra;
202321279; Complaint for Custody/Visitation;
Wu, Andrew B.
- RYAN, KAYLYN - LVNV Funding, LLC; 202321315;
Civil Action; Carfagno, Christopher B.
- SANTOS, RAIMUNDO - Santos, Gessica; 202321950;
Complaint Divorce.
- SCHOENACHER, ALYSHA - Wozniak, Christopher;
202321505; Complaint for Custody/Visitation;
Shanesy, Joelle.
- SIMMONS, JACQUELINE - Portfolio Recovery
Associates Llc; 202321889; Civil Action;
Gerding, Carrie A.
- SIMMONS, NICOLE; MUSE, KEDAR - Bryant -
Giles, Nydiyra; 202321574; Complaint for
Custody/Visitation.
- SMITH, BYRON - Cleveland, Brittany; 202321025;
Complaint for Custody/Visitation.
- SUGALSKI, TIMOTHY - Sugalski, Shannon; 202321897;
Complaint Divorce.
- VOLPE, LAUREN - Scarillo, Nicholas; 202321869;
Complaint for Custody/Visitation; Devlin, Daniel.
- WRUBLESKI, EMILY - Hovanessian, Sevak;
202321823; Civil Action; Costalas, John K.
- ZELTNER, EMILY; PEDERSEN, JUSTIN -
Zeltner, Marin; 202321331; Complaint for
Custody/Visitation.

WILLS PROBATED

Granted Week Ending October 3, 2023

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

BING, MARGARET E. - Abington Township;
Bing, Stephon, 2020 Brooks Drive, Forestville,
MD 20747.

BROUSE, SALLY B. - East Norriton Township;
Smallridge, Sara A., 305 Stonybrook Drive,
Norristown, PA 19403.

CIACIAK, FRANCIS J. - New Hanover Township;
Ciaciak, Edward, 4 Birch Lane, Boyertown,
PA 19512.

CONWAY, HELEN M. - Upper Hanover Township;
Conway, Dina M., 15 Meadow Glen Lane,
Reading, PA 19607; Conway, Mark W.,
638 Manor Drive, Northampton, PA 18067.

CUSTER, JEANETTE - Lower Merion Township;
Custer Jr., John S., 7 St. Albans Circle,
Newtown Square, PA 19073.

D'ORAZIO, ANGELO - East Norriton Township;
Pantano, Diana M., 3805 Landis Mill Road,
Collegeville, PA 19426.

DENHAM, PRISCILLA L. - Royersford Borough;
Denham-Wycoff, Isaac R., 121 Conestoga Road,
Wayne, PA 19087.

FOX, ROSEMARIE - Plymouth Township;
Fox, Michael E., 779 Corinne Court, Lansdale,
PA 19446; Visco, Patricia L., 2410 Swede Road,
East Norriton, PA 19401.

FULMER, MARTHA L. - West Norriton Township;
Fulmer, Kenneth R., 46 Oak Road,
Collegeville, PA 19426.

HENDRICKSON, JUDITH L. - Upper Gwynedd
Township; Wentz, Alyson H., 457 Rock Run Road,
Pottstown, PA 19465.

KOWALCZUK, RITA M. - Lower Providence
Township; Kowalczyk, Thomas W.,
8455 Cambrils Avenue, Las Vegas, NV 89178.

LEVY, FRANK A., JR. - Lower Merion Township;
Rice, Catherine B., 227 Winsor Lane,
Haverford, PA 19041.

MININGER, JANET S. - Franconia Township;
Thompson, Kay D., 12761 W. Dakota Avenue,
Lakewood, CO 80228.

MIZDAIL, GLORIA J. - Horsham Township;
Forbes, Lisa A., 2264 Golden Rod Court,
Jamison, PA 18929.

NEIMAN, NORMAN G. - Abington Township;
Neiman-Dent, Andrea N., 747 Hammocks Way,
Edisto Island, SC 29438.

OSBORNE, WILLIAM J., SR. - Abington Township;
Osborne, E. A., 4160 Jade Street, #4, Capitola,
CA 95010; Osborne, William J., Jr.,
155 Shughart Road, Carlisle, PA 17015.

PASCAL, MALCOLM W. - Whippain Township;
Pascal, David F., 330 Miles Drive, Blue Bell,
PA 19422.

PELLEGRINO, DORIS B. - Montgomery Township;
Dehennis, Laura, 157 Delmont Avenue,
Warminster, PA 18974.

PONTICIAN, ROBERT J. - Collegeville Borough;
Alessi, Julann L., 15 Mourar Drive, Spring City,
PA 19475.

SCULLY, MARIE A. - Upper Merion Township;
Scully, Roseanne, 143 Concord Circle,
King of Prussia, PA 19406.

SHAW, SUZANNE J. - Abington Township;
Shaw, Nancy L., 104 Gerloff Road, Schwenksville,
PA 19473.

SHEAHAN, MARGARET M. - Lower Providence
Township; Mccarthy, Eugene F., 1016 Redtail Road,
Audubon, PA 19403.

SMITH, GERTRUDE - Abington Township;
Smith, Barry, 46 Twin Brooks Drive,
Willow Grove, PA 19001.

STROHL, BARBARA R. - Lower Pottsgrove Township;
Sheffer, Deborah R., 265 S. Pleasantview Road,
Pottstown, PA 19464.

TAGUE, JUDITH H. - Upper Providence Township;
Murray, Anne T., 5 Starling Court, Phoenixville,
PA 19460.

TECCE, VINCENZO - Hatfield Township; Colella,
Maria, 1653 Forest Hills Drive, Hatfield, PA 19440;
Zullo, Genoveffa, 1314 Cabin Road, Hatfield,
PA 19440.

VALLERY, ANNE - Ambler Borough; DeGenova,
Gia V., 1604 North Hills Avenue, Willow Grove,
PA 19090.

VAN, EVERY GERALD A. - Plymouth Township;
Korkus-Pettine, Mary Ann, 140 Pleasant Road,
Plymouth Meeting, PA 19462.

WALTZ, RAYMOND M. - Limerick Township;
Waltz, Raymond D., 304 S. Limerick Road,
Limerick, PA 19468.

WEIDNER, DAVID L. - West Pottsgrove Township;
Weidner, Cynthia M., 724 Holly Drive, Stowe,
PA 19464.

WENHOLD, ARLENE E. - Franconia Township;
Wenhold, Oswin K., 479 Cowpath Road,
Telford, PA 18969.

WHITELEY, JOHN F. - Lower Gwynedd Township;
Gomez, Sharon A., 908 Sturgis Lane, Ambler,
PA 19002.

RETURN DAY LIST

**October 16, 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. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 59d) - **D. Smith - T. Sherman.**
2. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 55d) - **D. Smith - T. Sherman.**
3. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 56d) - **D. Smith - T. Sherman.**

4. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 57d) - **D. Smith - T. Sherman.**
5. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 60d) - **D. Smith - T. Sherman.**
6. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 62d) - **D. Smith - T. Sherman.**
7. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 58d) - **D. Smith - T. Sherman.**
8. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 61d) - **D. Smith - T. Sherman.**
9. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 64d) - **D. Smith - T. Sherman.**
10. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 63d) - **D. Smith - T. Sherman.**
11. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 65d) - **D. Smith - T. Sherman.**
12. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 67d) - **D. Smith - T. Sherman.**
13. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 68d) - **D. Smith - T. Sherman.**
14. Afablu, LLC v. Blue Bell ASC, LLC - Plaintiff's Motion to Compel Discovery (Seq. 66d) - **D. Smith - T. Sherman.**
15. Baller v. Document Solutions Group - Defendant's Motion for Admission Pro Hac Vice (Seq. 13) - **K. Gentes - K. Enright.**
16. Brown v. Johnson - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Simon - J. Thomas.**
17. Buatchi v. Lobach - Defendant's Motion to Compel Discovery (Seq. 13d) - **S. Shorr - K. Frechette.**
18. Capuzzi v. Mulhern & Kulp Structural Engineering, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 20d) - **C. Green - D. Utain.**
19. Carrington v. Hersh - Defendant's Motion to Compel Discovery (Seq. 13d) - **S. Fishman - G. Cusick.**
20. Chewning v. Kodis Club, Inc. - Defendant's Motion to Compel Discovery (Seq. 25d) - **A. Avrigian - E. Devine - R. Mongeluzzi.**
21. Clemens Cleaning Village, Inc. v. El Manantial - Defendant's Petition to Withdraw as Counsel (Seq. 5) - **P. McMenamin.**
22. Cohen v. Miller - Defendant's Motion to Compel Discovery (Seq. 17d) - **R. Braker - J. Oprysko.**
23. Consulting 173, Inc. v. Wright Commissioning - Plaintiff's Motion to Compel Deposition (Seq. 37d) - **E. Delisle - M. Adler.**
24. Cooper v. Cho - Defendant's Motion to Compel Discovery (Seq. 9d) - **W. Bishop - J. Thomas.**
25. Cucul v. Cook - Plaintiff's Motion to Compel Discovery (Seq. 21d) - **R. Braker.**
26. Cupo v. Schueller - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **K. Marciano - J. Palmer.**
27. Curcio v. All State Insurance Company - Defendant's Motion to Compel Discovery (Seq. 10d) - **J. Dragon - M. Walters.**
28. Douch v. Wright - Plaintiff's Motion to Strike Objection to Subpoena (Seq. 11d) - **M. Simon - J. Russomanno.**
29. Edwards v. JBS Souderton, Inc. - Defendant's Motion to Compel Discovery (Seq. 28d) - **O. Fontecchio - J. Lehman.**
30. Ferreri v. McGarvey - Defendant's Motion to Compel Discovery (Seq. 15d) - **B. Elias - C. Harrington.**
31. First Investors Nevada Realty v. Legacy Service USA, LLC - Plaintiff's Motion to Dismiss (Seq. 38) - **J. Fiorillo - M. Alberico.**
32. Fontenot v. Boyd Gaming Corporation - Defendant's Motion to Compel Discovery (Seq. 30d) - **D. Jacquette - K. McNulty.**
33. Goudy v. Reese Management Company - Defendant's Motion to Compel Discovery (Seq. 65d) - **J. Radmore - J. Devlin - M. Durkin.**
34. Griffin v. GC Wen Management Corporation - Defendant's Motion to Compel Discovery (Seq. 22) - **M. Simon - J. Dingle.**
35. Griffin v. GC Wen Management Corporation - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **M. Simon - J. Dingle.**
36. Harris v. Murwin Construction Systems, Inc. - Plaintiff's Motion to Amend Complaint (Seq. 25) - **M. Foley.**
37. Heath v. Air Base Carpet Mart, Inc. - Defendant's Motion to Compel Discovery (Seq. 13d) - **M. Van Der Veen - A. Benedict.**
38. Heck v. Progressive Advanced Insurance Company - Defendant's Motion to Compel Discovery (Seq. 10d) - **M. Greenfield - T. Winicov.**
39. Hilaf v. Bowman - Defendant's Motion to Compel Discovery (Seq. 20d) - **M. Pajak - K. Frascella - J. Rosenbaum.**
40. Hummel v. Renal-Linores - Defendant's Motion to Remand to Arbitration (Seq. 27) - **J. Zafran - J. Gilman.**
41. Irvin v. Briad Wenco, LLC - Plaintiff's Motion to Compel Deposition (Seq. 30d) - **M. Greenfield - K. Trewella.**
42. Johnson v. Curran - Defendant's Motion to Compel Discovery (Seq. 14d) - **M. Strauss.**
43. Johnson v. Haldis - Defendant's Motion to Compel Discovery (Seq. 20d) - **M. Simon - C. Stevens.**
44. Johnson v. Purl - Plaintiff's Motion to Compel Discovery (Seq. 45d) - **M. Tanner - J. Kilcoyne.**
45. Julius v. Becker - Defendant's Petition to Withdraw as Counsel (Seq. 105) - **K. Cooper - M. Eisenberg.**
46. Keybank, N.A. v. Dastider - Defendant's Petition to Withdraw as Counsel (Seq. 10) - **M. Wooters - G. Tadross.**
47. Kilkenny v. Township of Abington - Plaintiff's Motion to Dismiss and Amend Caption (Seq. 31) - **J. Manes - G. Knoell - F. Brehm.**
48. Krol v. Lowes Home Centers, LLC - Defendant's Motion for Protective Order (Seq. 36d) - **M. Greenfield - D. Cohen.**
49. Legend Properties, Inc. v. Riley - Defendant's Motion for Protective Order (Seq. 81d) - **G. Kimball - J. Cunilio.**
50. Lofton v. Pursel Properties, LLC - Defendant's Motion to Compel Discovery (Seq. 17d) - **A. Smialowicz - D. Wall.**

51. Manero v. Hammond - Defendant's Motion to Strike Objections to Subpoena (Seq. 26d) - **K. Cornish - J. McCarthy - S. Livesey.**
52. Mayfield v. Fredericks - Defendant's Motion for Leave to Withdraw as Counsel (Seq. 34) - **C. Campbell - B. McVan.**
53. McDowell v. Kalikhman - Plaintiff's Motion to Compel Authorizations (Seq. 13d) - **K. Proud - S. Russ.**
54. Medvetz v. Medvetz - Plaintiff's Petition to Withdraw as Counsel (Seq. 57) - **J. Boyd - S. Quirits.**
55. Menniti v. John Meenan Transmission Services, Inc. - Defendant's Motion to Compel Discovery (Seq. 7d) - **J. Zimmerman - E. O'Shea.**
56. Monastero v. Moreland Towers Apartments - Plaintiff's Motion to Compel Discovery (Seq. 37d) - **M. Kats - D. Hiester.**
57. Moore v. Regional Womens Health Group, LLC - Plaintiff's Motion to Amend Complaint (Seq. 57) - **J. Van Naarden - J. Lehman.**
58. North Penn Auto Service, LLC v. Zoning Hearing Board of Township of Upper Gwynedd - Plaintiff's Motion to Correct Filing Date - **R. Sokorai.**
59. Olarikdej v. Guido and Giuseppe, LLC - Plaintiff's Motion to Compel Discovery (Seq. 81d) - **R. Braker - R. Pugh.**
60. Peruto v. Peruto - Plaintiff's Motion to Compel Discovery (Seq. 14d) - **A. Peruto - V. Brown.**
61. Polish v. Yaller - Defendant's Motion to Compel Discovery (Seq. 29d) - **W. Whitman - R. Pressman.**
62. Pollner v. Angotti - Defendant's Motion to Compel Discovery (Seq. 40d) - **J. Radmore - G. Knoell, III.**
63. Rivera v. Borough of Pottstown - Plaintiff's Motion for Leave to File Response (Seq. 211) - **M. Faherty - S. Brown.**
64. Santander Bank, N.A. v. Ansorge - Petition to Set Aside Sheriff Sale (Seq. 24) - **C. Treglia - M. Zaid.**
65. Silvi v. Alpha Real Estate Development, LLC - Defendant's Motion for Leave to Join Additional Defendants (Seq. 59) - **E. Seglias - J. Katz - J. Keating.**
66. Smith v. Smith - Defendant's Petition to Withdraw as Counsel (Seq. 12) - **E. O'Shea.**
67. Solid Waste Services, Inc. v. Ember Partners, L.P. - Defendant's Motion to Compel Discovery (Seq. 231d) - **W. Fox - C. Mandracchia - J. Bukowski.**
68. Spengler v. State Farm Mutual Automobile Insurance Company - Defendant's Motion to Compel Discovery (Seq. 10d) - **I. Hower - J. Godin.**
69. Sweeney v. Movsowitz - Plaintiff's Motion to Compel Discovery (Seq. 62d) - **G. Heller - J. Farrell.**
70. United Shore Financial Services, LLC v. Reinhard - Defendant's Motion to Dismiss (Seq. 9) - **C. Treglia - R. Woodman.**
71. Valeriano v. MacFarland - Defendant's Motion to Compel IME (Seq. 22d) - **G. Levin.**
72. Ward v. Progressive Preferred Insurance Company - Plaintiff's Motion to Compel Discovery (Seq. 27d) - **P. Gazan - J. Watson.**
73. Weis v. Jones - Defendant's Motion to Compel IME (Seq. 22d) - **L. Young.**