

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 February 22, 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. 2008-00846**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, being known and designated as Lot #1 on plan of lots known as "Whitemarsh Hill", made by George B. Mebus, Registered Engineer, dated February 17th, 1949, bounded and described according thereto, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road (thirty-six and one-half feet wide, as widened on the Southeast by five feet), which point is measured on the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet from a point on the Northeast side of Ridge Pike (sixty feet wide); thence, extending from said beginning point, North, thirty-nine degrees, thirteen minutes East, sixty-five and seventy-seven one-hundredths feet to a point; thence, extending South, fifty degrees, forty-seven minutes East, one hundred thirty and seventy-seven one-hundredths feet to a point; thence, extending South, twenty-one degrees, thirty minutes West, fifty-five and forty-six one-hundredths feet to a point on the Northeast side of Ridge Pike; thence, extending along the said side of Ridge Pike, North, sixty-eight degrees, thirty minutes West, one hundred twenty and seventy-seven one-hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet to a point on the Southeast side of Joshua Road, the first mentioned point and place of beginning.

BEING the same premises which David H. Bower, by Deed dated 11/16/2006 and recorded 1/10/2007 in Montgomery County, in Deed Book 02410, Page 02414, granted and conveyed unto Jason H. Specht.

Parcel Number: 65-00-06214-00-3.

Location of property: 3000 Joshua Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Jason H. Specht** at the suit of U.S. Bank National Association, as Trustee for the MLMI Surf Trust, Series 2007-BC2. Debt: \$340,633.14.

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. 2015-05300**, 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, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2705 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26 at Page 19-A, described according to an "As Built" Plan of House No. 2705, prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point, a corner on the centerline of the party wall between this and Lot No. 2704, which point is at the distance of 58.96 feet, measured North, 44 degrees 42 minutes 00 seconds East from a point, which point is at the distance of 119.39 feet, measured North, 45 degrees 18 minutes 00 seconds West from a point, which point is at the distance of 145.00 feet, measured South, 39 degrees 42 minutes 00 seconds West from a point on the center line of Main Drive, which point is 6.00 feet, measured South, 26 degrees 18 minutes 00 seconds East along said center line from its point of intersection, with the center line of "A" Drive, as shown on said Plan.

CONTAINING in frontage or breadth on a course, measured North, 45 degrees 18 minutes 00 seconds West from said point of beginning, 17.83 feet and extending of that width, Northeastwardly, between parallel lines at right angles thereto 38.

BEING the same property conveyed to Elaine Williams, who acquired title by virtue of a Deed from Samuel F. Barilla, Jr. and Kimberly A. Barilla (formerly known as Kimberly A. Brauen), dated April 19, 2000, recorded May 11, 2000, at Deed Book 5316, Page 1194, Instrument Number 008627, Montgomery County, Pennsylvania records.

Parcel Number: 42-00-05118-96-9.

Location of property: 2705 Walnut Ridge Estates a/k/a 2705 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elaine Williams** at the suit of Wells Fargo Bank, NA. Debt: \$192,120.67.

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. 2015-21833**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE SIXTEEN CERTAIN lots of piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described together according to a Plan and Survey of "Norristown Terrace", prepared by Hiltner and Hitchcock, C.E., dated March 1, 1919, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 723, Page 600, as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Roosevelt Boulevard (laid out on said Plan 40.00 feet wide, but not physically opened) and the Northeasterly side of Ridge Pike (50.00 feet wide); thence, extending from said point of beginning, North, 55 degrees 45 minutes East, along the said Southeasterly side of Roosevelt Boulevard, the distance of 240.00 feet, more or less, to its point of intersection with the Southeasterly side of Broad Street (laid out on said Plan 40.00 feet wide, but not physically opened); thence, extending South, 35 degrees 00 minutes East, along the said Southwesterly side of Broad Street, the distance of 180.78 feet, more or less, to a point, a corner in line of lands, now or later of Norris Beyer, as shown on said Plan; thence, extending South, 61 degrees 16 minutes West, along lands of Norris Beyer, the distance of 241.44 feet, more or less, to a point on the said Northeasterly side of Ridge Pike; thence, extending North, 35 degrees 00 minutes West, along the said Northeasterly side of Ridge Pike, the distance of 158.18 feet, more or less, to the first mentioned point of intersection and place of beginning.

BEING Lot Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Section "D", all as shown on the above-mentioned Plan.

BEING the same premises which Donald Victor Perrotto by Deed, dated August 15, 2002, and recorded August 29, 2002, in Book 5421, Page 2270 and Instrument No. 018708, granted and conveyed unto PI Management, LLC, a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 63-00-06931-00-8.

Location of property: 2453 W. Main Street f/k/a 2453 W. Ridge Avenue, West Norriton, PA 19403.

The improvements thereon are: Commercial - Restaurant with liquor license.

Seized and taken in execution as the property of **PI Management, LLC and The Bahama Company, LLC** at the suit of COBA, Inc., assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$309,442.81.

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

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

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

By virtue of a Writ of Execution **No. 2015-30745**, 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 Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a certain fifty feet wide public road called "Chestnut Avenue" at the distance of two hundred thirty and forty-one one-hundredths feet from the intersection of the said middle line of Chestnut Avenue and the middle line of Spring Avenue, thence South sixty-three degrees, thirty minutes West forty feet to a point in the dividing line between Lots No. 51 and No. 51, thence North twenty-six degrees, thirty minutes West one hundred thirty feet to a point in the rear of Lot No. 39 where it intersects with dividing line of said Lots No. 52 and No. 51, thence North sixty-five degrees, thirty minutes East, forty feet to a point, a corner, thence South twenty-six degrees, thirty minutes East one hundred thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeannine Blay-Miezah by Deed from Jeannine Blay-Miezah and Reginald West dated March 11, 1988 and recorded April 5, 1988 in Deed Book 4869, Page 368, Instrument Number 004994.

Parcel Number: 40-00-10472-00-9.

Location of property: 216 Chestnut Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeannine Blay-Miezah** at the suit of U.S. Bank National Association, as Co-Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (a/k/a Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1). Debt: \$239,153.35.

Chelsea A. Nixon, Esquire, I.D. #324130 (McCabe, Weisberg & Conway, 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. 2016-25712**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, on a Plan of Property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

BEGINNING at a point of intersection of the middle line of Old Soldiers Road (33 feet wide), with the Northwesterly side of Spring Avenue (unopened); thence, along the middle line of said Old Soldiers Road, North, 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence, North, 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeasterly line of said Old Soldiers Road; thence, by the arc of a circle, curving Northwesterly to Northeasterly, having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeasterly line of Ryers Avenue (40 feet wide); thence, along the Southeasterly side of said Ryers Avenue, North, 51 degrees, 08 minutes East, 249.86 feet to a point, a corner of this and Lot 41; thence, along said Lot 41, South, 38 degrees, 52 minutes East, 75.00 feet to a point; thence, still along Lot No. 41, North, 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence, along said Lot No. 29, South, 50 degrees, 59 minutes East, 73.07 feet to a point; thence, still along Lot No. 29, North, 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence, along Lot No. 38, South, 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue, aforementioned; thence, along the Northwesterly side of said Spring Avenue, South, 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

BEING the same premises which Matthew Laychock and Melanie Sibre by Deed dated 2/7/2012 and recorded 2/23/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5828 at Page 00401, granted and conveyed unto Matthew Laychock and Melanie Sibre, now deceased, date of death 7/2/2013, as joint tenants with the right of survivorship.

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Matthew Laychock and Melanie Sibre (DOD 7/2/2013)** at the suit of Pennymac Loan Services, LLC. Debt: \$347,766.59.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-20036**, 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 ground with the message thereon erected, situate in the **Montgomery Township**, Montgomery County, Pennsylvania, more particularly designated as Lot No. 61 on a survey thereof, made for Sanford Ulmer by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pa., dated August 2, 1967, designated as Amended Plan of Section No. 2, Parkwood, 115, recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, PA, in Plan Book A-10, Page 90, more particularly bounded and described as follows, to wit:

BEGINNING at a point, situate on the Northwest side line of Brookwood Road, as laid out fifty feet wide, said point being a corner of this and Lot No. 62 on said plan, said first mentioned point being located at the distance of ninety one foot and sixty six one hundredths of a foot Northeast of a concrete monument set in the Northwest side line of Brookwood Road,

aforesaid from its point of intersection with the Northeast side line of Rosewood Drive as extended, said Rosewood Drive, being also laid out fifty feet wide: thence, extending from said first mentioned point and place of beginning, along Lot No. 62, North, forty four degrees fifteen minutes West, two hundred thirty five feet and nine one-hundredths of a foot to a point, a corner of this and Lot No. 102; thence, extending along the same, North, forty five degrees eighteen minutes East, one hundred five feet to a point, a corner of this and Lot No. 60, now or late of James B. Crawford, Jr., et ux; thence, extending along the same, South, forty four degrees fifteen minutes East, two hundred thirty six feet and thirty seven one-hundredths of a foot to a point, a corner, situate on the Northwest side line of Brookwood Road, aforesaid; thence, extending along the same, South, forty five degrees forty five minutes West, one hundred five feet to the first mentioned point and place of beginning.

BOUNDED on the Northeast by Lot No. 60, on the Southeast by Brookwood Road; on the Southwest by Lot No. 62, and on the Northwest by Lot No. 102.

BEING the same premises which Joseph B. Schwartz and Alice M. Landis, now known as Alice M. Schwartz by Deed dated 6/15/1988 and recorded 6/17/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4876 at Page 1326, granted and conveyed unto Joseph B. Schwartz and Alice M. Schwartz, husband and wife.

Parcel Number: 46-00-00538-00-1.

Location of property: 103 Brookwood Road, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Joseph B. Schwartz and Alice M. Schwartz** at the suit of Metropolitan Life Insurance Company. Debt: \$268,466.70.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-15693**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN building lots or tracts or pieces of land, situate in **West Pottsgrove Township**, formerly Upper Pottsgrove, Montgomery County, Pennsylvania, bounded, limited, and described as follows, to wit:

BEGINNING at a stake in the Southwest corner of Elm and Howard Streets; thence, Southwardly, along the West side of said Howard Street, 140 feet to a 20 feet wide alley; thence, Westwardly, along the same, 70 feet to Lot No. 96; thence, Northwardly, along the same, 140 feet to the South line of said Elm Street; thence, Eastwardly, along the same, 70 feet to the place of beginning.

BEING Lots Nos. 97 and 98 in a plan of lots as laid out by H.N. And C.Q. Guldin.

BEING the same premises which Tranies Clemons, Jr., and Sheila Degraffenreid, Co-Executors of the Estate of Tranies Clemons a/k/a as Tranies Clemons, Sr., Tranies Clemons by Deed dated May 11, 2018 and recorded in the Office of Recorder of Deeds of Montgomery County on May 22, 2018, at Book 6090, Page 2674 as Instrument No. 2018032579, granted and conveyed unto Deborah Ganns.

Parcel Number: 64-00-01078-00-1.

Location of property: 409 Elm Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah Ganns** at the suit of Quicken Loans Inc. Debt: \$145,292.57. **Kenya Bates**, Attorney. I.D. #203664

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. 2019-24495**, 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 **Green Lane Borough**, Montgomery County, Pennsylvania, described according to a plan thereof, made by Smith and Brunner, on 5-4-1950, as follows, to wit:

BEGINNING at a point in the Southwesterly curb line of Walnut Street (which curb line is 8 feet, Northeastwardly, from the Southwesterly side of Walnut Street and 21 feet, Southwestwardly, from the center line of Walnut Street), at a corner of land of Abner Miller; thence, extending along land of said Abner Miller, the 3 following courses and distances: (1) South, 34 degrees and 45 minutes West, 78.25 feet; (2) South, 32 degrees 45 minutes West, 32.4 feet; (3) South, 34 degrees 45 minutes West, 39.75 feet to an iron pin, in the center line of a certain 20 feet wide alley; thence, extending along the center line of said alley, North, 55 degrees 15 minutes West, 22.5 feet to an iron pin; thence, extending along land of Samuel Gerhart, North, 31 degrees 50 minutes East and recrossing the Southwesterly side of Walnut Street; and thence, extending along the same, South, 55 degrees 15 minutes East, 28.56 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and escribed according to a survey, made by George F. Shaner, C.E., Pottstown, Penna., on Nov. 6, 1952, as follows, to wit:

BEGINNING at a corner of land, about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, said point being in the middle of a 16 feet wide alley at the distance of 365.81 feet, North, 55 degrees 15 minutes West from a point of intersection of the Westerly curb line of Second Street (25 feet wide) and the center line of said alley; thence, along land about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, South, 34 degrees 45 minutes West, 60 feet to a corner of the same and a point, in line of other land, now or late of Arthur L. Wenhold and wife; thence, long the same, North, 55 degrees 15 minutes West, 16 feet to a corner; thence, North, 28 degrees 34 minutes East, 60.35 feet to a corner in the middle of the aforesaid alley; thence, along the same, by other land of said Herbert S. Yoder and Jane Yoder, his wife, South, 55 degrees 15 minutes East, 22.50 feet to the place of beginning. (09/30/09)

BEING the same premises, which Arthur L. Wenhold and Mattie Wenhold by Deed, dated March 28, 1953, and recorded April 10, 1953, in the Montgomery County Recorder of Deeds, in Book 2361, Page 383, seized and taken unto Leonard M. Herman and Lauren Herman, in fee.

Parcel Number: 07-00-00547-00-4.

Location of property: 100 Walnut Street, Green Lane, PA 18054.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Leonard M. Herman and Lauren Herman** at the suit of JPMorgan Chase Bank. Debt: \$204,974.10.

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. 2019-26066**, 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 **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a land development plan, made by Richard C. Mast Associates, P.C., dated 5-5-2000, last revised 12-28-2001 and recorded in Land Site Book 6, Page 196, as follows, to wit:

BEGINNING at a point on the Southwesterly Side of School Lane, said point being a corner of land, now or late of Richard & Dolores Hart; thence, extending from said beginning point, along said Harts land, South, 48 degrees 15 minutes 00 seconds West, 408.81 feet to a point in line of land, now or late of Douglas & Suzanne Shank; thence, extending partly along the same and partly along land, now or late of Donald S. Hoff, Sr., North, 42 degrees 25 minutes 09 seconds West, 102.94 feet to a point, a corner of Lot 1 as shown on the above mentioned plan; thence, extending along the same, the three (3) following courses and distances: (1) North, 48 degrees 15 minutes 00 seconds East, 116.12 feet to a point; (2) South, 41 degrees 45 minutes 00 seconds East, 77.93 feet to a point; and (3) North, 48 degrees 15 minutes 00 seconds East, 293.62 feet to a point on the Southwesterly Side of School Lane; thence, extending along the same, South, 42 degrees 22 minutes 36 seconds East, 25 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Hollinger, by deed from Arun Savani and Apexa Savani, husband and wife, and Bhaskar Savani and Daksha Savani, husband and wife, and Niranjan Savani and Rekha Savani, husband and wife, dated December 2, 2002, recorded January 14, 2003, in the Montgomery County Clerk's/Register's Office in Deed Book 5442, Page 722.

Parcel Number: 50-00-03976-00-6.

Location of property: 454 School Lane, Harleysville, PA 19438.

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

Seized and taken in execution as the property of **Connie Hollinger and Timothy M. Hollinger a/k/a Timothy Hollinger** at the suit of U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$341,047.03.

Emmanuel J. Argentieri, Esq., ID No. 59264, Attorney.

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

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

By virtue of a Writ of Execution **No. 2020-07056**, 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 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds, at Montgomery County, at Declaration

dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523 at Page 519 and an amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980, in Condominium Plan Book 8 at Pages 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980, in Deed Book 4523 at Page 552 and amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 100, being designated on Declaration Plan as Unit No. 217, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .732161%.

BEING the same premises which Jane S. Baldasano, by Deed, dated December 30, 1999, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on January 19, 2000, in Deed Book 5304 at Page 770, et seq., granted and conveyed unto Joanne C. Gisler, a single woman, in fee.

Parcel Number: 63-00-04864-50-9.

Location of property: 217 Centre Avenue, Condominium 217, Norristown, PA 19403.

The improvements thereon are: Residential - Condominium townhouse.

Seized and taken in execution as the property of **Joanne C. Gisler** at the suit of 100 Centre Ave. Condominium Association. Debt: \$16,338.84.

Hal A. Barrow, Attorney. I.D. #31603

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

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

By virtue of a Writ of Execution **No. 2020-18977**, 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 situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a survey, made by Hiltner and Hitchcock, 1/1927, as follows, to wit:

BEGINNING at a point, in the center line of Skippack Turnpike, a corner of this and other land, now or late of Susan P. Mumbower, said point of beginning, being also at a distance of 553.34 feet, Southeastwardly from a point, in line of land, now or late of Philip Hyde; thence, along land, now or late of Susan P. Mumbower, South 43 degrees 32 minutes West, 604.07 feet to a point, in line of land, now or late of John McKelbey; thence, along land, now or late of John McKelbey, South 45 degrees 51 minutes East, 72.1 feet to land, now or late of Wilmer Harding; thence, along land, now or late of Wilmer Harding, North 43 degrees 32 minutes East, 604.58 feet to the center line of Skippack Turnpike; thence, by the center line of Skippack Turnpike, Northwestwardly 72.1 feet to the first mentioned point and place of beginning.

BEING the same premises, which William M. Sanders and Janis M. Sanders, by Deed, dated 9/26/2006 and recorded 10/3/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5618 at Page 00172, granted and conveyed unto Michael W. Dynda.

Parcel Number: 66-00-06298-00-8.

Location of property: 1274 Skippack Pike, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Michael W. Dynda** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1. Debt: \$380,132.07.

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. 2020-20329**, 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 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Curtis Avenue, formerly Linden Avenue (50 feet wide), said point being at the distance of 600 feet, measured North, 27 degrees, 46 minutes, 50 seconds West from the point of intersection, which the said Southwesterly side of Curtis Avenue makes with the Northwesterly side of Edge Hill Road (70 feet wide); thence, from the first mentioned point and place of beginning, along the line between Lots Numbers 954 and 955 on Plan of Crestmont Division Number 2, South 62 degrees, 13 minutes, 10 seconds West, 125 feet to a point, a rear corner of Lots Number 977 and Number 976; thence, along the rear line of Lots Number 976 and 975, North, 27 degrees, 46 minutes, 50 seconds West, 50 feet to a point, a rear corner of Lot Number 957; thence, along the line between Lots Number 957 and Number 956, on Plan of Crestmont Division Number 2, North, 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point on the aforesaid Southwesterly side of Curtis Avenue; thence, along the said side of Curtis Avenue, South, 27 degrees, 46 minutes, 50 seconds East, 50 feet to a point, the place of beginning.

BEING the same premises which Faith T. Lipford, by Deed dated 11/24/03 and recorded at Montgomery County Recorder of Deeds Office, on 1/6/04, in Deed Book 5488 at Page 1976, granted and conveyed unto Catalino A. Resurreccion, III and Stacey L. Resurreccion.

Parcel Number: 30-00-12324-00-3.

Location of property: 2148 Curtis Avenue, Abington Township, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stacey L. Resurreccion** at the suit of Township of Abington. Debt: \$1,281.85.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-20486**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision of lands, Donald Z. Sokol, by Ralph E. Shaner and Son, Engineering Co., dated 5/16/1979 and recorded in Plan Book B-40 at Page 489, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Duckworth Court (50 feet wide), a corner of this and Lot No. 14 on said plan; thence, extending from said point of beginning and along Lot No. 14, aforesaid; North, 57 degrees 30 minutes West, crossing a drainage ditch, 303.46 feet to a point, in line of Woodgate 1; thence, extending along the same, North, 41 degrees 1 minutes East 80.89 feet to a point, a corner of Lot No. 16 on said plan; thence, extending along same, recrossing said drainage ditch, South, 57 degrees 30 minutes East, 291.48 feet to a point on the Northwesterly side of Duckworth Court, aforesaid; thence, extending along the same, South, 32 degrees 30 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul A. Creamer and Debra L. Creamer, by Deed, dated 2/26/99 and recorded at Montgomery County Recorder of Deeds Office, on 3/9/99, in Deed Book 5262 at Page 1837, granted and conveyed unto Suzanne E. Harper.

Parcel Number: 42-00-01260-02-1.

Location of property: 765 Duckworth Drive, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Suzanne E. Harper** at the suit of Pottsgrove School District. Debt: \$6,851.98.

Portnoff Law Associates, 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. 2021-03986**, 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 Unit 2 in the property known, named and identified as The Palmer Condominium, a Condominium located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Office of the Montgomery County Recorder of Deeds of a Declaration (and plats and plans attached thereto) dated 10-05-2015 and recorded 10-19-2015 in Deed Book 5974 at Page 2084, being designated as Unit No. 2.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 85.29% and which interest may be charged from time to time by any Amendments thereto.

TOGETHER WITH a non-exclusive easement for ingress and egress more particularly described in Easement Agreement recorded in Deed Book 5836 at Page 1133.

UNIT 2, ALSO BEING DESCRIBED AS:

ALL THAT CERTAIN building as shown on a plan entitled "Deed Exhibit", 6 Lancaster Avenue, **Lower Merion Township**, Montgomery County, Pennsylvania, prepared by Momeney Survey Group, Inc., dated September 30, 2015, and described as follows:

BEGINNING at a corner of the about to be described building said point being located the six following courses and distances: North, 58 degrees 35 minutes 28 seconds East, 77.66 feet to an iron pin, located on the Southwesterly right-of-way line of Lancaster Avenue; thence, continuing along said side of Lancaster Avenue, South, 51 degrees 02 minutes 38 seconds East, 202.96 feet to an iron pin; thence, South, 38 degrees 57 minutes 22 seconds West, 10.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East, 80.00 feet to an iron pin; thence, South 38 degrees 57 minutes 22 seconds West, 4.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East 202.72 feet from the Northwesterly end of an arc connecting the Southwest side of Lancaster Avenue to the Northwest side of City Avenue; thence, from said beginning point, the following 78 courses and distances:

Segment #1: Course: S 52° 03' 25" E, Length: 2.10'; Segment #2: Course: S 39° 12' 49" W, Length: 0.35'; Segment #3: Course: S 50° 47' 11" E, Length: 22.49'; Segment #4: Course: S 39° 05' 52" W, Length: 11.21'; Segment #5: Course: S 50° 58' 34" E, Length: 39.76'; Segment #6: Course: S 38° 50' 12" W, Length: 3.23'; Segment #7: Course: S 51° 48' 37" E, Length: 14.10'; Segment #8: Course: S 51° 17' 44" E, Length: 57.30'; Segment #9: Course: S 49° 52' 45" E, Length: 14.20'; Segment #10: Course: N 38° 18' 58" E, Length: 3.32'; Segment #11: Course: S 51° 13' 54" E, Length: 40.97'; Segment #12: Course: S 38° 38' 11" W, Length: 28.04'; Segment #13: Course: S 04° 05' 03" W, Length: 11.36'; Segment #14: Course: S 83° 59' 02" E, Length: 1.24'; Segment #15: Course: S 04° 47' 05" W, Length: 35.93'; Segment #16: Course: S 85° 12' 55" E, Length: 8.24; Segment #17: Course: S 04° 47' 05" W, Length: 16.60; Segment #18: Course: N 85° 12' 55" W, Length: 8.24; Segment #19: Course: S 04° 47' 05" W, Length: 35.85; Segment #20: Course: N 85° 56' 43" W, Length: 1.34; Segment #21: Course: S 04° 40' 10" W, Length: 11.31; Segment #22: Course: S 29° 04' 43" E, Length: 29.13; Segment #23: Course: S 60° 53' 12" W, Length: 41.09; Segment #24: Course: N 29° 06' 48" W, Length: 3.39; Segment #25: Course: S 59° 07' 48" W, Length: 12.86; Segment #26: Course: S 60° 34' 38" W, Length: 22.06; Segment #27: Course: S 29° 25' 22" E, Length: 7.21; Segment #28: Course: S 60° 45' 18" W, Length: 13.80; Segment #29: Course: N 29° 25' 22" W, Length: 7.17; Segment #30: Course: S 60° 34' 38" W, Length: 21.84; Segment #31: Course: S 62° 01' 31" W, Length: 13.85; Segment #32: Course: S 29° 01' 46" E, Length: 3.39; Segment #33: Course: S 60° 47' 50" W, Length: 41.30; Segment #34: Course: N 29° 55' 42" W, Length: 17.85; Segment #35: Length: 24.78', Radius: 7.99', Delta: 177° 41' 42"; Tangent: 397.17'; Chord: 15.98'; Course: N 28° 44' 29" W; Segment #36: Course: N 28° 44' 29" W, Length: 18.00'; Segment #37: Course: N 60° 44' 49" E, Length: 41.30'; Segment #38: Course: S 29° 24' 48" E, Length: 3.24; Segment #39: Course: N 59° 44' 38" E, Length: 13.81; Segment #40: Course: N 60° 40' 40" E, Length: 57.75; Segment #41: Course: N 61° 03' 45" E, Length: 13.92; Segment #42: Course: N 62° 12' 46" E, Length: 3.07; Segment #43: Course: N 04° 30' 21" E, Length: 16.38; Segment #44: Course: N 82° 58' 26" W, Length: 1.80; Segment #45: Course: N 04° 30' 21" E, Length: 22.25; Segment #46: Length: 55.21'; Radius: 24.14'; Delta: 131° 02' 54"; Tangent: 53.03'; Chord: 43.94; Course: N 04° 46' 17" E; Segment #47: Course: N 04° 46' 56" E, Length: 17.56; Segment #48: Course: N 86° 27' 31" W, Length: 11.29; Segment #49: Course: N 84° 47' 45" W, Length: 1.43; Segment #50: Course: N 48° 31' 31" W, Length: 1.77; Segment #51: Course: N 52° 03' 58" W, Length: 2.59; Segment #52: Course: N 51° 09' 40" W, Length: 2.22; Segment #53: Course: N 51° 10' 02" W, Length: 83.63; Segment #54: Course: N 38° 47' 22" E, Length: 22.61; Segment #55: Course: N 51° 09' 48" W, Length: 38.40; Segment #56: Course: S 38° 10' 15" W, Length: 5.25; Segment #57: Course: N 50° 57' 17" W, Length: 158.64; Segment #58: Course: N 42° 15' 08" E, Length: 18.64; Segment #59: Course: S 50° 58' 59" E, Length: 28.72; Segment #60: Course: N 39° 01' 01" E, Length: 49.69; Segment #61: Course: S 50° 48' 16" E, Length: 4.49; Segment #62: Course: N 39° 02' 45" E, Length: 40.97; Segment #63: Course: N 50° 57' 15" W, Length: 4.53; Segment #64: Course: N 38° 54' 48" E, Length: 24.20; Segment #65: Course: S 50° 57' 15" E, Length: 21.33; Segment #66: Course: N 39° 02' 45" E, Length: 1.01; Segment #67: Course: S 51° 05' 35" F, Length: 18.73; Segment #68: Course: S 39° 02' 45" W, Length: 1.05; Segment #69: Course: S 50° 57' 15" E, Length: 21.39; Segment #70: Course: S 39° 05' 44" W, Length: 24.11; Segment #71: Course: N 50° 57' 15" W, Length: 4.46; Segment #72: Course: S 39° 02' 45" W, Length: 40.98; Segment #73: Course: S 51° 01' 14" E, Length: 4.47; Segment #74: Course: S 38° 59' 14" W, Length: 19.45; Segment #75: Course: S 51° 02' 46" E, Length: 43.28; Segment #76: Course: N 38° 52' 34" E, Length: 17.60; Segment #77: Course: N 51° 07' 26" W, Length: 0.17; Segment #78: Course: N 39° 45' 22" E, Length: 2.11' to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, by Confirmatory Deed from CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, dated 10-16-2015 and recorded 11-3-2015 in the County of Montgomery in Deed Book 5976 at Page 2326.

Parcel Number: 40-00-30288-01-8.

Location of property: 18 E. Lancaster Avenue, Unit 2, Wynnewood, PA 19096.

The improvements thereon are: Commercial, multi-family property.

Seized and taken in execution as the property of **CI 6E Lancaster Avenue Associates, LP** at the suit of Fannie Mae. Debt: \$41,356,929.00.

Reed Smith 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. 2021-07282**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point, in the center line of Jenkintown Road (thirty-three feet wide), at the distance of Fifty-three feet, more or less, measured Southwestwardly, from the center line of Church Road (thirty-three feet wide); thence, along land, now or late of Anna E. Thomas, South, Forty-four degrees zero minute East, Three hundred eight and sixty-one hundredths feet to a point; thence, South, Seventy-four degrees Thirty-four minutes forty-three seconds West, Two hundred twenty-one and fifty-nine hundredths feet to a point in the center line of Jenkintown Road; thence, along same, North, thirteen degrees thirteen minutes West, Eighty-one and thirty-two hundredths feet to an angle point; thence, continuing along said center line of Jenkintown Road, North, five degrees three minutes East, Two hundred two and fifty-four hundredths feet to a point of the place of beginning.

BEING the same premises which Cheltenham Legion Home Association, by Deed dated 3/25/19 and recorded at Montgomery County Recorder of Deeds Office on 3/27/19, in Deed Book 6130 at Page 328, granted and conveyed unto American Legion Post 497 Vets.

Parcel Number: 31-00-15442-00-7.

Location of property: 8035 Jenkintown Road, Cheltenham, PA 19012.

The improvements thereon are: Taxable clubs and Fraternal organizations.

Seized and taken in execution as the property of **American Legion Post 497 Vets** at the suit of Cheltenham School District. Debt: \$12,343.70.

Portnoff Law Associates, 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. 2021-13577**, 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 parcel, or tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Co., as follows, to wit:

BEGINNING at a corner of lands, now or late of John Micklitz, said point, being in the middle of Micklitz Road (legal width of 33 feet and ultimate width of 50 feet); thence, from said point of beginning, continuing along the middle of Micklitz Road; South, 49 degrees East 267.78 feet to a corner on line of lands of John Lidy; thence, along the same, South, 36 degrees 42 minutes West, 231.54 feet to a corner other lands of Robert R. and Lottie Stahl; thence, along aforesaid, now or late of John Micklitz; thence, along the same, North, 44 degrees East, 231.20 feet to a corner of place of beginning.

BEING the same premises which Charles H. Femmer, Jr., and Stephanie Alvalle, by Deed dated 10/26/18 and recorded at Montgomery County Recorder of Deeds Office on 10/31/18, in Deed Book 6113 at Page 1125, granted and conveyed unto Charles H. Femmer, Jr.

Parcel Number: 60-00-02084-00-7.

Location of property: 22 Mickletz Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles H. Femmer, Jr.** at the suit of Pottsgrove School District. Debt: \$7,348.81.

Portnoff Law Associates, 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. 2021-20034**, 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, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3305, on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26 at Page 19A, described according to a situation survey of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Co. as follows:

BEGINNING at a point, a corner of this and Unit 3304 as show on said plan, which point is measured the 5 following courses and distances from a point a corner of the Walnut Ridge Estates subdivision in the bed of Buchert Road as show on said plan: (1) leaving Buchert Road, on a course measured South, 29 degrees 00 minutes West, along lands of Edgar Frye, 115.00 feet; (2) South, 38 degrees 03 minutes West, still along lands of Frye, 128.42 feet; (3) North, 79 degrees 15 minutes West, through the Walnut Ridge Estates subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South, 42 degrees 00 minutes West, through "A" Drive 118.31 feet; and (5) South, 48 degrees 00 minutes East, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning, on a course measured South, 42 degrees 00 minutes West, the distance of 18.00 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which Robert W. Fleming and Marie H. Fleming by Deed dated June 25, 2003, and recorded at Montgomery County Recorder of Deeds Office on July 3, 2003, in Deed Book 5465 at Page 848, granted and conveyed unto Colin Eutsler.

Parcel Number: 42-00-05119-46-4.

Location of property: 3305 Walnut Ridge, Township of Lower Pottsgrove, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colin Eutsler** at the suit of U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust. Debt: \$103,694.80.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-00676**, 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 E, Unit Number E-327, unit in, Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill, Condominium bearing dated 29th 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 date of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and where by 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 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 2112; and 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 Plans and Plans for Green Hill Condominium, bearing date the 29th 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 0.138559 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING designated as Tax Parcel I.D. No. 40-00-11155-88-3 in the Deed Registry Office of Montgomery County, Pennsylvania.

BEING the same premises which Sylvia S. Liss, by her attorney-in-fact, Marjorie L. Berman, by deed dated March 30, 1994, and recorded April 7, 2004, in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book Volume 5074, Page 668, granted and conveyed unto Judith Raphael.

Parcel Number: 40-00-11155-88-3.

Location of property: 1001 City Avenue, #EE327, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Judith Raphael** at the suit of Mortgage Assets Management, LLC. Debt: \$196,718.61.

Pincus Law Group, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-02329**, 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, identified and described in the Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration Creating and Establishing 191 Presidential Condominium, dated July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 139 etc., as amended by a First Amendment to Declaration, dated August 29, 1973, and recorded in said Office on September 10, 1973, in Deed Book 3835 at Page 577 etc., and as amended by a Second Amendment on Declaration dated September 24, 1973 and recorded in said office on September 27, 1973, in Deed Book 3891 at Page 131, etc., and as amended by a Third Amendment to Declaration, dated October 9, 1973, and recorded in said office on October 23, 1973, in Deed Book 3897 at Page 282, etc., and as amended by a Fourth Amendment to Declaration, dated October 25, 1973 and recorded in said office on October 31, 1973, in Deed Book 3899 at Page 258, etc., and as amended by a Fifth Amendment to Declaration dated January 16, 1980, and recorded in said office on January 16, 1980, in Deed Book 4492 at Page 94, etc., (said Declaration, as amended, the "Declaration"); and (2) a Declaration Plan, dated July 18, 1973, and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First Amended to Declaration Plan, dated October 9, 1973 and recorded in said office on October 23, 1973, in Deed Book 3897 at Page 252, etc.,

and in Condominium Plan Book 2 at Page 30, etc., and as amended by a Second Amendment to Declaration Plan, dated January 16, 1980 and recorded in said office on February 7, 1980, in Condominium Plan Book 7 at Page 37, etc., (said Declaration Plan, as amended, the "Declaration Plan"); and (3) a Code of Regulations dated July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 193, etc., and as amended by a First Amendment to Code of Regulations, dated September 24, 1973 and recorded in said office on September 27, 1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations as amended, the "Code of Regulations"); being designated on said Declaration Plan as Unit No. R-529 and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided .0019974% interest in the common elements as defined in said Declaration.

BEING the same premises which Jerome Stein, by Deed, dated May 21, 1984, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 25, 1984, in Deed Book 4737 at Page 178, et seq., granted and conveyed unto Raymond H. Kasser and Flora Kasser, husband and wife, in fee. Flora Kasser departed this life on July 29, 2018; Raymond H. Kasser departed this life on September 12, 1991.

Parcel Number: 40-00-47569-23-5.

Location of property: 191 Presidential Boulevard, Condominium R-529, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential-condominium, high rise, 7 plus stories.

Seized and taken in execution as the property of **Estate of Raymond H. Kasser and Estate of Flora Kasser** at the suit of 191 Presidential Condominium Association. Debt: \$10,976.31.

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.

By virtue of a Writ of Execution **No. 2022-03321**, 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 **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots in "Woods Edge", made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 4, 1954, said plan being recorded, in and for County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-2, Page 4, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Holly Drive (50 feet wide), at the distance of One thousand one hundred thirty-three feet, measured on a bearing of North, Forty degrees fifteen minutes East, along the said side of Holly Drive, from a point of tangent, in the same, said point of tangent, being at the distance of One hundred ninety-six and thirty-five one-hundredths feet, Northwestwardly and Northeastwardly measured partly along the Northeastly and partly along the Southeasterly sides of Holly Drive, on the arc of a circle, curving to the right, having a radius of One hundred twenty-five feet from a point of curve on the Northeastly side of Holly Drive, said point of curve being at the distance of Sixty-five feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, from a point of tangent in the same, said point of tangent, being at the distance of Sixty-four and fourteen one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, on the arc of a circle, curving to the left, having a radius of One hundred seventy-five feet, from a point of curve in the same, said point of curve, being at the distance of Forty-six and forty-six one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive from another point of tangent, in the same, said point of tangent, being at the distance of Thirty-nine and twenty-seven one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of Twenty-five feet from a point of curve on the Northwestly side of Butternut Drive (50 feet wide), said point of beginning, also being in the bed of a certain Twenty feet wide right-of-way for drainage.

CONTAINING in front or breadth on the said side of Holly Drive Eighty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Holly Drive the Southwestly side being through the bed of the aforesaid Twenty feet wide right of way for drainage One hundred ninety feet.

BEING known as Lot No. 51 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Steven J. Dampf and Erna Dampf, husband and wife, by Deed dated 12/12/2014 and recorded 12/17/2014 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5938 at Page 1646, granted and conveyed unto Steven J. Dampf and Alma Regina Dampf, husband and wife, in fee.

Parcel Number: 36-00-05125-00-5.

Location of property: 43 Holly Drive, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Dampf and Alma Regina Dampf** 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 Selene Finance LP. Debt: \$111,724.79.

Jeff Calcagno (Brock & Scott, PLLC), Attorney(s). I.D. #327900

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

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

By virtue of a Writ of Execution **No. 2022-04299**, 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, identified and described in Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 195, by the Recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration creating and establishing 191 Presidential Condominium, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3885 at Page 577, etc., and as amended by a Second Amendment to Declaration dated 9/24/1973 and recorded in said Office on 9/27/1973, in Deed Book 3897 at Page 282, etc., and as amended by a Fourth Amendment to Declaration dated 10/25/1973 and recorded in said Office on 10/31/1973, in Deed Book 3899 at Page 258 etc., and as amended by Fifth Amendment to Declaration dated 1/16/1980 and recorded in said Office on 1/16/1980, in Deed Book 4492 at Page 94, etc., and as amended by an Amendment to Declaration and Declaration Plan dated 12/4/1981 and recorded in Deed Book 4679 at Page 1164, etc., (said Declaration as Amended in the "Declaration") and as further Amended by a Second Amendment to Declaration and Plan dated 6/24/1983 and recorded 6/29/1983, in Deed Book 4710 at Page 1851, etc., (said Declaration as Amended in the Declaration); and (2) a Declaration Plan, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3973 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First Amendment to Declaration Plan, dated 10/9/1973 and recorded in said Office on 10/23/1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as amended by a Second Amendment to Declaration Plan, dated 1/16/1980, and recorded in said Office on 2/7/1980, in Condominium Plan Book 7 at Page 37, etc., and as amended by the Amendment to Declaration Plan, dated 2/1/1982 and recorded on 2/18/1982, in Condominium Plan Book 9 at Page 21 (said Declaration Plan, as amended by the Amendment to Declaration Plan, dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983, in Condominium Plan Book 9 at Pages 56 and 57 (said Declaration Plan as amended the "Declaration Plan"); and (3) a Code of Regulations, dated 7/18/1973 and recorded in said Office on 9/27/1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations, as amended the "Code of Regulations"), being designated on Declaration Plan as Unit No. R-702, described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). Currently listed as .0037884%.

BEING the same premises which Amir Moshiri, by Deed, dated 07/30/2001 and recorded 08/21/2001 in the County of Montgomery, in Deed Book 5372 at Page 887, granted and conveyed unto Arthur Braid and Selma M. Braid, husband and wife, as tenants by the entirety.

AND the said Arthur Braid has since departed this life on March 30, 2013, whereby title to said premises became vested unto Selma M. Braid, by right of survivorship.

BEING the same which Selma M. Braid by Deed dated November 1, 2013, and recorded November 12, 2013, in the County of Montgomery, in Deed Book 5895 at Page 141, granted and conveyed unto Bon-Young Koo and In Sook Choi, as tenants by the entirety.

BEING the same property which Bon-Young Koo and In Soak Choi by Deed dated September 15, 2016, and recorded September 19, 2016, in the County of Montgomery, in Deed Book 6015 at Page 02790, granted and conveyed unto Sandra Sovel and Jack Weinstein, as tenants in common.

AND THE SAID Jack Weinstein departed this life on November 03, 2017. On March 21, 2017, Lori Feldman was appointed Executrix of the Estate of Jack Weinstein. Title of said premises is vested in Lori Feldman, Executrix of the Estate of Jack Weinstein and Sandra Sovel, as tenants in common.

Parcel Number: 40-00-47569-59-5.

Location of property: 191 Presidential Boulevard, Condominium R702, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra Sovel and Lori Feldman, Executrix of the Estate of Jack Weinstein a/k/a Jack Warren Weinstein, deceased** at the suit of Specialized Loan Servicing LLC. Debt: \$338,702.98.

LOGS Legal Group 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. 2022-05245**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northwesterly side of Oakdale Avenue (50 feet wide), at the distance of 49.2 feet, measured North, 56 degrees 58 minutes East along the said side of Oakdale Avenue, from a point of tangent in the same, which point of tangent is at the distance of 15.71 feet, measured on the arc of a circle, curving to the left, having a radius of 10 feet from a point of curve on the Northeasterly side of South Hills Boulevard (50 feet wide).

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

BEING Lot No. 71 on said Plan.

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

Parcel Number: 16-00-21916-00-1.

Location of property: 659 Oakdale Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Douglas Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Jermaine Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Kim Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Lisa Diener, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Unknown Heirs, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; and Unknown Administrators, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.** at the suit of BOKF, N.A. Debt: \$117,858.22.

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. 2022-06007**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of property of Giustino Giuliani, made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, June 9, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (Forty feet wide), at the distance of Six hundred twenty-three feet, measured Northeastwardly, along the middle line of said Brookhurst Avenue, from its intersection, with the middle line of Montgomery Avenue (Sixty-six feet wide); thence, leaving Brookhurst Avenue and extending North, sixty degrees, forty-three minutes West, One hundred eighty-two feet to an iron pin; thence, extending South, twenty-nine degrees, seventeen minutes West, Thirty feet to an iron pin on the Northeasterly side of Schiller Avenue (formerly Gordon Avenue) (Thirty feet wide); thence, extending along same, North, sixty degrees, forty-three minutes West, Thirty-five feet and thirty-seven one-hundredths feet to an iron pin; thence, extending North, twenty-nine degrees, thirty minutes East, Sixty feet to an iron pin; thence, extending South, sixty degrees, forty-three minutes East, partly passing through a party wall, separating those premises from premises adjoining to the Northeast, Two hundred seventeen feet and six one-hundredths feet to a point, in the middle line of Brookhurst Avenue; thence, extending along same, South, twenty-nine degrees, seventeen minutes West, Thirty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Elizabeth Wintz, who acquired title by virtue of a deed from Sandra M. Leibfried, Executrix of the Estate of Mary T. Giuliani, deceased, dated July 7, 2020, recorded July 29, 2020, at Book 6188 at Page 177, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-07700-00-9.

Location of property: 472 Brookhurst Avenue, Narberth, a/k/a Narberth, PA 19072.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elizabeth Wintz** at the suit of The Money Source Inc. Debt: \$367,347.84.

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. 2022-11882**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, being described according to a survey and plan, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, PA, on 12/12/55 and last revised 5/13/57, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Forge Road (80 feet wide), also known as Trooper Road, which point is measured South, forty (40) degrees, fourteen (14) minutes West, a distance of eight hundred ninety-four and thirty-one one-hundredths (894.31) feet from a point, which point is measured on the arc of a circle, curving to the left,

having a radius of thirteen (13) feet, the arc distance of twenty and forty-two one-hundredths (20.42) feet from a point on the Southwest side of Betzwood Drive (60 feet wide); thence, from said point and extending South forty-nine (49) degrees, forty-six (46) minutes East, crossing the bed of a fourteen (14) feet wide utility easement, a distance of two hundred forty-three and seventy-five one-hundredths (243.75) feet, to a point in the centerline of a Philadelphia Electric Company right-of-way (110 feet wide); thence, extending along the centerline of said right-of-way, South seventy-one (71) degrees, forty-six (46) minutes East, a distance of one hundred twenty-four and sixteen one-hundredths (124.16) feet to a point; thence, extending North, forty-nine (49) degrees, forty-six (46) minutes West, partly through the bed of the aforesaid right-of-way and partly along the centerline of a fourteen (14) feet wide utility easement, a distance of one hundred seventy-eight and eighty-two (178.82) feet to a point on the Southeasterly side of Valley Forge Road, also known as Trooper Road; thence, extending along the Southeasterly side of Valley Forge Road, also known as Trooper Road, North, forty (40) degrees, fourteen (14) minutes a distance of one hundred five and eighty-three one-hundredths (105.83) feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN portion of the premises as conveyed to the Commonwealth of Pennsylvania, Department of Transportation for required right-of-way and easement as more fully set forth in Deed Book 5847 at Page 1345.

BEING the same premises which Xiao Wei Tian, by Deed dated 7/18/2019 and recorded 7/25/2019 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6146 at Page 363, granted and conveyed unto Mario Munroe.

Parcel Number: 63-00-08215-00-2.

Location of property: 1200 S. Trooper Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Mario Munroe** at the suit of FlagStar Bank. Debt: \$255,161.62.

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. 2022-12567**, 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 brick message and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of Second and Johnson Streets; thence, Northwardly, by said Johnson Street, 115 feet to land, now or late of William D. Hartsog; thence, by the same, Westwardly, 29 feet 3 inches to land, now or late of Bessie Y. Eagle; thence, by the same, Southwardly, 115 feet to the North side of Second Street, aforesaid, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Bessie Y. Eagle; thence, by the North side of Second Street, Eastwardly, 23 feet 6 inches to the place of beginning.

BEING the same property conveyed to Mahlon R. Stoudt and Patricia J. Stoudt, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from Peter L. Stanish and Rochelle A. Stanish, his wife, dated August 26, 1971, recorded September 15, 1971, at Document ID 000790, and recorded in Book 3698, Page 75, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Mahlon R. Stoudt died on February 2, 2000, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Patricia J. Stoudt. Patricia J. Stoudt died on January 15, 2020.

Parcel Number: 16-00-25328-00-9.

Location of property: 3 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donna Weir, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Kristy Ferkins, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Gregory Potts, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; and Unknown Heirs, and/or Administrators to the Estate of Patricia J. Stoudt** at the suit of KeyBank, NA, s/b/m First Niagara Bank, NA. Debt: \$113,976.84.

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. 2022-14132**, 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, plot or parcel of land, with the message or tenement thereon erected, situate in "Arrowhead" Townhouse Development, in **Upper Dublin Township**, Montgomery County, Pennsylvania, being designated as Lot No. 163, as shown on the Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associated, Inc., Civil Engineers and Surveyors,

dated 2/28/1978, last revised 5/18/1979, recorded in the Office for the Recording of Deeds and c, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-36 at Page 24, which aforesaid Subdivision Plan of "Arrowhead" Townhouse Development, has since been amended by an Amended Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 4/06/1983, recorded in the aforesaid Recorder of Deeds Office in Plan Book A-44 at Page 411 and again amended by and Amended Subdivision Plan, Arrowhead Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 12/13/1983 recorded in Plan Book A-45 at Page 180.

BEING Lot No. 163 as above set out.

TITLE VESTED IN David L. Marcus, by Deed executed on 7/10/2003 and recorded on 8/7/2003 from David L. Marcus and Kimberly F. Marcus, as tenants by the entirety.

Parcel Number: 54-00-04167-14-4.

Location of property: 2000 Chippewa Ridge, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David L. Marcus and Kimberly F. Marcus** at the suit of MCLP Asset Company, Inc. Debt: \$184,643.99.

Jacqueline F. McNally (Padgett Law Group), Attorney(s). I.D. #201332

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. 2022-14310**, 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 building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared as part of "Sunnybrook Village", made by Gilmore & Associates, Inc., dated May 10, 2001, and last revised June 26, 2002, and recorded in Montgomery County, in Landsite Plan Book L-6 at Page 140.

BEING Lot No 22.

BEING the same property conveyed to Jay F. Parkyn, no marital status shown, who acquired title by virtue of a Deed from Douglas N. Smith and Jennifer M. Smith, husband and wife, dated August 15, 2019, recorded August 21, 2019, at Instrument Number 2019057064, and recorded in Book 6149 at Page 2973, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-01101-21-6.

Location of property: 32 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jay F. Parkyn, no marital status known** at the suit of KeyBank, N.A. Debt: \$205,344.50.

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. 2022-16141**, 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 **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Minor Subdivision Plan, drawn by Joseph M. Estock, Consulting Engineers & Land Surveyors, King of Prussia, Pa., File No. 13030, dated 5/28/2013, last revised 9/3/2013 and recorded in Plan Book 39 at Page 336, as follows, to wit:

BEGINNING at a point on the Southeasterly side of New Hope Street, said point of beginning is being at a point, a corner of lands, now or late of Michael T. and Kate E. Tamburino, as shown on said plan; thence, extending from said point of beginning and extending along the said Southeasterly side of New Hope Street, North, 39 degrees 12 minutes 18 seconds East, 138.46 feet to a point, a corner of lands, now or late of Anthony Charles and Melissa Gloria Garcia, as shown on said Plan; thence, extending along the line of said lands of Charles and Garcia, for a portion of the distance and also extending along the line of lands, now or late of Michael Harry Falco, et al., for the remaining distance, South, 29 degrees 22 minutes 00 seconds East, 141.85 feet to a point, a corner of Lot No. 2, as shown on said Plan; thence, extending along the line of said Lot No. 2, South, 60 degrees 38 minutes 00 seconds West, 128.42 feet to a point, in the line of lands of the said Michael T. and Kate E. Tamburino; thence, extending along the line of said lands of Tamburino, North, 29 degrees 39 minutes 42 seconds West, 91.27 feet to a point on the Southeasterly side of New Hope Street, aforesaid, being the first mentioned point and place of beginning.

BEING known and identified as Lot No. 1 on said Plan, 1404 New Hope Street, Block 145, Unit 68.

UNDER AND SUBJECT, however, to an Electric Service Easement for Lot No. 2 (proposed) and Sanitary Sewer lateral Easement for Lot No. 2 (proposed), both of which are located upon and extending through premises as being more fully shown and set forth on the recited Plan Book and Page.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING THE SAME PREMISES which Shoujiang Wang, by Deed, dated 03/07/2019 and recorded 03/14/2019 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6128 at Page 1754, granted and conveyed unto Autumn N. Stewart and Duane Jay, in fee.

Parcel Number: 13-00-04772-01-2.

Location of property: 1404 New Hope Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Autumn N. Stewart a/k/a Autumn Stewart and Duane Jay** at the suit of Santander Bank, N.A. Debt: \$404,577.94.

Jeff Calcagno (Brock & Scott, PLLC), Attorney(s). I.D. #327900

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

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

By virtue of a Writ of Execution **No. 2022-17273**, 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 **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the Layfield Road (33 feet wide), leading from Pottstown to New Hanover, said point, being a corner of lands of Eden Stauffer; thence, along the middle of said road, North, 45 degrees East, 60 feet to a corner of lands of Warren H. Freed; thence, along the same, North, 49 degrees 35 minutes West, 414.27 feet to a corner, and continuing along lands of Warren H. Freed, South, 45 degrees West, 60 feet to a corner of lands of Eden Stauffer; thence, along the same, South, 49 degrees 35 minutes East, 414.27 feet to the place of beginning.

CONTAINING: 91 perches of land.

BEING the same premises which Bryon Scott and Marianne Scott, his wife, by Deed dated 12/31/1987 and recorded 1/6/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4862 at Page 00708, granted and conveyed unto Kerry E. Wisneski, now deceased, date of death, 8/17/12 and Susan A. Wisneski, now deceased, date of death, 9/1/2019, his wife.

Parcel Number: 47-00-03940-00-9.

Location of property: 2787 N. Charlotte Street, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Kerry Wisneski, Deceased (DOD 8/17/12), solely in her capacity as Heir of Susan A. Wisneski, Deceased (DOD 9/1/2019) and The Unknown Heirs of Susan A. Wisneski Deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$143,750.35.

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. 2022-17965**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots, or tracts of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan dated September 10, 1963, as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Bronson Circle, said point, being a common corner of Lot 3 & 4 as shown on the above-mentioned plan, said point, being measured, the two (2) following courses and distances from a point of curve on the Northwesterly side of Third Avenue (Rt. 113), (45 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent; and (2) North, 48 degrees 15 minutes West, 355.00 to the point of beginning; thence, extending from said point along Lot 3, as shown on the above-mentioned Plan, North, 41 degrees 45 minutes East, crossing an existing stream and 20 feet wide sewer main easement, 303.17 feet to a point, in line of lands, now or late of Kaulback; thence, extending along the same, North, 54 degrees 40 minutes West, 769.50 feet to a point, a corner of lands, now or late of Gunner Rambo; thence, extending along the same, South, 42 degrees 06 minutes West, 652.96 to a point,

a corner of Lot 26, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 25, 24, 23, as shown on the above-mentioned plan, South, 48 degrees 02 minutes 30 seconds East, recrossing the aforesaid stream and sewer main easement, 414.57 feet to a point, in line of Lot 22, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 22, 21 and partly along Lot 21, the two following courses and distance: (1) North, 41 degrees 57 minutes 30 seconds East, 85.34 feet to a point; and (2) South, 48 degrees 15 minutes East, 279.00 feet to a point, a corner of Lot 13; thence, extending along the same, North, 41 degrees 45 East, 302.00 on a Southwesterly side of Bronson Circle; thence, extending along the same, South, 48 degrees 15 minutes East, 80.00 feet to a point; thence, extending North, 41 degrees 45 minutes East, crossing the bed of Bronson Circle, 50 feet to a point on the Northeasterly side of Bronson Circle; thence, extending along the same, North, 48 degrees 15 minutes West, 5.00 feet to the first mentioned point and place of beginning.

BEING Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 as shown on the above-mentioned plan.

BEING the same premises which the Estate of Charles W. MacMullen a/k/a Charles Wilde MacMullen, Jr., Deceased, by Pamela M. Busha Administratrix, by Deed, recorded in the Office of the Recorder of Deeds of Montgomery County, PA on June 9, 2021, Book 6229 at Page 451, et. seq., granted and conveyed unto MGL Holdings, LLC.

AND BEING the same premises which MGL Holdings, LLC, then by Deed, dated February 28, 2022, and recorded in the Office of the Recorder of Deeds of Montgomery County, PA on May 12, 2022, Book 6281 at Page 2721, et. seq., granted and conveyed unto MGL Holdings, LLC, in fee.

Parcel Numbers: 23-00-00070-00-6; 23-00-00073-00-3; 23-00-00079-00-6; 23-00-00082-00-3; 23-00-00085-00-9; 23-00-00088-00-6; 23-00-00091-00-3; 23-00-00094-00-9; 23-00-00097-00-6.

Location of property: Nine (9) certain lots or parcels of ground, being Lots 4 through 12 on Bronson Circle in the Borough of Trappe, Montgomery County, Pennsylvania.

The improvements thereon are: Undeveloped lots.

Seized and taken in execution as the property of **MGL Holdings, LLC** at the suit of Independent Mortgage Company. Debt: \$401,501.34.

Phillip D. Berger, 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. 2022-18405**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the north side of Charlotte Street, at the distance of 60 feet East of the North corner of Charlotte and Lex Streets, in the division line of this and Lot 12; thence, along said division of Lot 12, North, 140 feet to a 20 feet wide alley; thence, East along said alley, 30 feet to Lot 14; thence, along same, South 140 feet to Charlotte Street, as aforesaid; thence, along North side of said Street, West, 30 feet to the place of beginning.

BEING the same premises which Walter A Hamilton, by Deed, dated February 25, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County on March 20, 2008 at Book 5686, Page 01019, granted and conveyed unto Heather L. Roy.

Parcel Number: 16-00-04088-00-9.

Location of property: 709 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather L. Roy** 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: \$170,797.18.

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.

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 IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2021-03579
ACTION IN DIVORCE

Zina M. Porter,
Plaintiff

vs.

Antonio Mack,
Defendant

**COMPLAINT IN DIVORCE
NOTICE TO DEFEND AND CLAIM RIGHTS**

Notice is hereby given that a divorce action has been filed between Plaintiff, Zina M. Porter and Defendant, Antonio Mack on March 19, 2021.

You have failed to perfect your economic claims in your divorce filing or file a counter-affidavit to the §3301(d) affidavit. Therefore, 20 days from the date of the advertising of this notice, the other party can request that the Court enter a final decree in divorce. When the grounds for relief is indignities or irretrievable breakdown of marriage, you may request marriage counseling. A list of marriage counselors is available in the

Office of the Prothonotary
Montgomery County Courthouse
Swede and Airy Streets
Norristown, PA 19401

Unless you have already filed with the Court a written claim for economic relief, you must do so by the above date or the Court may grant the divorce and you will lose forever the right to ask for economic relief. A judgement may also be entered against you for any other claim or relief requested in Plaintiff's divorce action. The filing of the form counter-affidavit alone does not protect your economic claims.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT 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

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

NOTICE IS HEREBY that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/5/2022, for:

CeeGee Corp.

having a registered office address of:
310 3rd Street, East Greenville, PA 18041-1606.

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

KP Hill Staffing Service, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael A. Etkin & Associates

4961 Oxford Avenue
Philadelphia, PA 19124

**ARTICLES OF INCORPORATION
NONPROFIT**

Generations Dance Foundation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 1/18/2023, for:

IWC Enterprises Corp
508 Prudential Road, Ste. 100
Horsham, PA 19044-2309

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

NOTICE IS HEREBY GIVEN THAT, on January 31, 2023, Articles of Incorporation were filed with the Department of State for **Light the Minds, Inc.**, a nonprofit corporation, organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

Antheil, Maslow & MacMinn, LLP, Solicitors
131 W. State Street, P.O. Box 50
Doylestown, PA 18901

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania, on or before 1/28/2023, with respect to a proposed nonprofit corporation, **Linden Place Condominium Association**, which has been incorporated under the Nonprofit Corporation Law of 1988. The address of the registered office is 308 E. Lancaster Avenue, Suite 235, Wynnewood, PA 19096-2147.

A brief summary of the purpose or purposes for which said corporation is organized is to act as Condominium Association for a commercial and residential/mixed-use condominium, which includes management and operation of real estate and any other lawful purpose.

Notice is hereby given that **Response Crew** has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation - Nonprofit with the Pennsylvania Department of State on November 21, 2022.

The purpose of the corporation is to provide disaster relief and related activities.

Jamie V. Ottaviano, Esquire
Yergey. Daylor. Allebach. Scheffey. Picardi.
1129 E. High Street, P.O. Box 776
Pottstown, PA 19464

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-00708

NOTICE IS HEREBY GIVEN that on January 13, 2023, the Petition of Amy L. Brantz, a/k/a Amy Louise Brantz, a/k/a Amy B. Bedrick and Amy Louise Bedrick was filed in the above-named Court, praying for a Decree to change her name to AMY BRANTZ BEDRICK.

The Court has fixed March 15, 2023, at 9:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-10641

NOTICE IS HEREBY GIVEN that on January 13, 2023, the Petition of Charlene Barbara Holsendorff was filed in the above-named Court, praying for a Decree to change her name to CHARLENE BARBARA KWAN.

The Court has fixed March 15, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01083

NOTICE IS HEREBY GIVEN that the Petition of CHARLOTTE MARY ROHLAND, was filed in the above-named Court, praying for a Decree to change Petitioner's name to CHARLIE M. ROHLAND.

The Court has fixed March 22, 2023, at 10:30 A.M., in Courtroom "TBD", Montgomery County Courthouse, Norristown, PA 19401, 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 the said Petition should not be granted.

Benjamin L. Jerner and Kenneth R. Pugh,
Attys. for Petitioner
Jerner Law Group, P.C.
5401 Wissahickon Avenue
Philadelphia, PA 19144
215-843-6000

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-01080

NOTICE IS HEREBY GIVEN that the Petition of LAURA KATHERINE HAKES, was filed in the above-named Court, praying for a Decree to change Petitioner's name to LAKE KAIENCE HAKES.

The Court has fixed March 22, 2023, at 10:00 A.M., in Courtroom "TBD", Montgomery County Courthouse, Norristown, PA 19401, 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 the said Petition should not be granted.

Benjamin L. Jerner and Kenneth R. Pugh,
Attys. for Petitioner
Jerner Law Group, P.C.
5401 Wissahickon Avenue
Philadelphia, PA 19144
215-843-6000

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-15792

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

U.S. Bank National Association, as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2007-WMC1 Mortgage Pass-Through Certificates Series 2007-WMC1,
Plaintiff

vs.

Aaron V. Hill a/k/a Aaron Hill, Individually, and in his capacity as Co-Administrator and Heir of the Estate of Irish Williams a/k/a Irish S. Williams; Christopher Lee Williams, in his capacity as Co-Administrator and Heir of the Estate of Irish Williams a/k/a Irish S. Williams; et al,
Defendants

To: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Irish Williams a/k/a Irish S. Williams Defendant(s), 420 E. Spruce St., Norristown, PA 19401**

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. Bank National Association, as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2007-WMC1 Mortgage Pass-Through Certificates Series 2007-WMC1, has filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2022-15792, seeking to foreclose the mortgage secured on your property located, 420 E. Spruce St., Norristown, PA 19401.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys For Plaintiff
Jonathan Etkowicz, Esq., ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE FORECLOSURE
NO. 2022-16899

ARBA Credit Investors II, L.P.,
Plaintiff

vs.

Estate of Rose Marie R. Riley and Owen Gustav Riley III, in His Capacity Administrator of the Estate of Rose Marie R. Riley, Deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Rose Marie R. Riley, deceased,
Defendants

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Rose Marie R. Riley, deceased

You are hereby notified that on November 2, 2022, and as reinstated thereafter, Plaintiff, ARBA Credit Investors II, L.P. filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed at No.: 2022-16899, wherein Plaintiff seeks to enforce its rights under its loan documents.

Since your current whereabouts are unknown, the Court by Order dated January 24, 2023, ordered notice of said facts and the filing of the Complaint to be served upon you as provided by Pa. R.C.P. 430(b).

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

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

If you 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

Brown McGarry Nimeroff LLC
By: Scott M. Klein, Esquire
Attorney I.D. No. 94129
158 W. Gay Street, Suite 200
West Chester, Pennsylvania 19380
Phone: 610-755-3311
Facsimile: 484-631-1302

Solomon, Berschler, Campbell & Thomas, P.C.
By: Leno P. Thomas, Esquire
Attorney I.D. No. 90702
317 Swede Street
Norristown, PA 19401
610-279-4300
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-15395

Virginia D'Angelo,
Plaintiff

vs.

Jason A. Rizzo and Total Turf Landscaping Services, Inc.,
Defendants

TO: DEFENDANTS, JASON A. RIZZO AND TOTAL TURF LANDSCAPING SERVICES, INC.

Plaintiff, Virginia D'Angelo's Petition for Alternative Service for personal injuries sustained as a result of a motor vehicle accident that occurred on September 19, 2020, involving Defendant, Jason A. Rizzo.

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

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

BARON, MICHAEL STANLEY, dec'd.

Late of East Norristown Township.
Co-Executors: THERESA A. BARON,
2411 Alan Road,
Norristown, PA 19401,
MARK N. DILTS,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034.
ATTORNEY: NEIL J. HUNT,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034

BROMMER, BARRY LEE also known as

BARRY BROMMER, dec'd.
Late of Cheltenham Township.
Executrix: JOY CHAIT BROMMER,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19454.

ATTORNEY: DAVID C. ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454

BUDD, EVELYN E., dec'd.

Late of Franconia Township.
Executors: SUSAN J. NESSPOR,
115 Sloan Road,
Phoenixville, PA 19460,
DORIS J. JOHNSON,
6 King Street,
Douglassville, PA 19518.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

CAMPBELL, KLARA R., dec'd.

Late of Upper Gwynedd Township.
Executrix: LINDA ANN CAMPBELL,
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

CLAUSER, SHIRLEY MAE, dec'd.

Late of Marlborough Township.
Executor: EDWARD P. SHEETZ,
5930 Hamilton Boulevard, Suite 106,
Allentown, PA 18106.
ATTORNEY: EDWARD P. SHEETZ,
GARDNER, RACINES & SHEETZ,
5930 Hamilton Street, Suite 106,
Allentown, PA 18106

COYLE, JANICE M., dec'd.

Late of Lower Gwynedd Township.
Administratrix: STEPHANIE S. TWHIG,
236 Williams Road,
Rosemont, PA 19010.
ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX LLP,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087

DOUGHERTY, LAWRENCE RAYMOND, dec'd.

Late of Towamencin Township.
Executrix: EILEEN R. DOUGHERTY,
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

EVERY, ETA L., dec'd.

Late of Upper Frederick Township.
Executrix: MALIKA L. LAGLER-EVERY,
c/o Young & Young,
Rebecca M. Young, Esquire,
Lia K. Snyder, Esquire,
119 E. Main Street,
Macungie, PA 18062.
ATTORNEY: REBECCA M. YOUNG,
LIA K. SNYDER,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

FEMMER JR., CHARLES H., dec'd.

Late of Upper Pottsgrove Township.
 Executrix: LEIGH E. SAXTON,
 c/o Lee F. Mauger, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: LEE F. MAUGER,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

FRASER, JOHN D., dec'd.

Late of Lower Merion Township.
 Executor: MICHAEL P. CASEY,
 368 Thornbrook Avenue,
 Rosemont, PA 19010.
 ATTORNEY: FREDERICK M. NICE,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

FREYER JR., GEORGE, dec'd.

Late of New Hanover Township.
 Executrix: MARTYNE L. MOYER,
 2398 Magnolia Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

GENNARIA, HAROLD A., dec'd.

Late of Douglass Township.
 Executor: JOHN R. GENNARIA.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

GOULDEY, KENNETH L., dec'd.

Late of Pennsburg, PA.
 Executors: PATTI A. LANDIS,
 672 Landis Road,
 Telford, PA 18969,
 KEVIN L. GOULDEY,
 503 Fairhill Road,
 Hatfield, PA 19440.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GREEN, IRMA, dec'd.

Late of Abington Township.
 Executrices: SUSAN G. SCHWARTZ AND
 ELLEN STEIN,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

GULDIN, RICHARD, dec'd.

Late of Pennsburg Borough.
 Executrix: ELEANOR M. GULDIN.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

GUZIEWICZ, JOHN A. also known as

JACK GUZIEWICZ, dec'd.
 Late of Swedesburg, PA.
 Administratrix: JEANETTE GUZIEWICZ.
 ATTORNEY: GREGORY W. PHILIPS,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

HAGEY, ELIZABETH C., dec'd.

Late of Franconia Township.
 Executors: JOAN GOTWALS YODER,
 77 Magnolia Drive,
 Leola, PA 17540,
 UNIVEST BANK & TRUST CO.,
 14 N. Main Street,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HOFFERT, ESTHER A., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: NANCY KOCHER,
 34 Golf Acres Road,
 Mohnton, PA 19540.
 ATTORNEY: RICHARD D. LINDERMAN,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

HOLMES, PAULINE W., dec'd.

Late of East Norriton Township.
 Executrix: GAIL C. HOLMES,
 c/o Peter E. Bort, Esquire,
 101 Lindenwood Drive, Suite 225-G,
 Malvern, PA 19355.
 ATTORNEY: PETER E. BORT,
 BORT LAW,
 101 Lindenwood Drive, Suite 225-G,
 Malvern, PA 19355

HOM, DELORES, dec'd.

Late of Abington Township.
 Executor: JOHN HOM,
 1910 Moreland Road,
 Abington, PA 19001.
 ATTORNEY: MICHAEL L. GALBRAITH,
 GALBRAITH LAW, LLC,
 2001 Market Street, Suite 3810,
 Philadelphia, PA 19103

**KIBBLEHOUSE SR., JOHN R. also known as
JOHN ROBERT KIBBLEHOUSE, SR., dec'd.**

Late of Skippack Township.
 Executors: TRACI K. MILLER,
 2146 Weber Road,
 Lansdale, PA 19446,
 JOHN R. KIBBLEHOUSE, JR.,
 439 Fallowfield Lane,
 Harleysville, PA 19438,
 JENNIFER L. BEALER,
 1052 Almond Drive,
 Phoenixville, PA 19460.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLAND LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

KIRKHOFF, ELIZABETH G., dec'd.

Late of Pottstown, PA.
 Administrator: CHARLES R. KIRKHOFF,
 c/o Carolyn M. Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 800 E. High Street, P.O. Box 444,
 Pottstown, PA 19464.

- ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High Street, P.O. Box 444,
Pottstown, PA 19464
- KUHN, CHRISTIANA, dec'd.**
Late of Horsham Township.
Executrix: DONNA L. LIMA-MONTEIRO,
c/o Christopher P. Coval, Esquire,
Fenningham, Dempster & Coval, LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053.
ATTORNEY: CHRISTOPHER P. COVAL,
FENNINGHAM, DEMPSTER & COVAL, LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053
- KUKULSKI, ANTOINETTE, dec'd.**
Late of West Norriton Township.
Executrix: LINDA KUKULSKI,
341 Laurel Drive,
Trappe, PA 19426.
ATTORNEY: TIMOTHY G. DALY,
DALY & CLEMENTE, P.C.,
630 Freedom Business Center Drive, 3rd Floor,
King of Prussia, PA 19406
- LeSTORTI, CONCHETTA also known as
CONNIE LeSTORTI, dec'd.**
Late of Dresher, PA.
Executor: ANTHONY LeSTORTI,
304 Lantern Drive,
Doylestown, PA 18901.
- LEVIN, JANET, dec'd.**
Late of Upper Gwynedd Township.
Administrator: MICHAEL C. SHIELDS, ESQUIRE,
305 Garden Road,
Oreland, PA 19075.
ATTORNEY: MICHAEL C. SHIELDS,
305 Garden Road,
Oreland, PA 19075
- LYONS, JAMES E. also known as
JAMES E. LYONS, SR., dec'd.**
Late of Willow Grove, PA.
Executor: JAMES E. LYONS, JR.,
c/o Fenningham, Dempster & Coval LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053.
ATTORNEY: GEORGE M. DEMPSTER,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053
- MAYRON, DAVID, dec'd.**
Late of Lower Providence Township.
Executrix: GAIL MAYRON-KING,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- McALLISTER, EDITH L., dec'd.**
Late of Borough of Pottstown.
Executor: ROBERT A. McALLISTER,
c/o Stephen H. Kalis, Esquire,
P.O. Box 673,
Exton, PA 19341.
ATTORNEY: STEPHEN H. KALIS,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341
- McCREA, THOMAS F., dec'd.**
Late of Upper Dublin Township.
Executrix: KIMBERLY M. DOLTON,
c/o Devin S. Fox, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: DEVIN S. FOX,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422
- PALKO, MARY C. also known as
MARY CAROLYN PALKO, dec'd.**
Late of Telford, PA.
Executor: UNIVEST BANK & TRUST CO.,
14 N. Main Street,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- PICKEL, DORIS E., dec'd.**
Late of Lower Gwynedd Township.
Executor: MICHAEL J. PICKEL,
c/o James M. Jacquette, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: JAMES M. JACQUETTE,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544
- PREEDY, MARIA ROSE, dec'd.**
Late of Borough of Lansdale.
Executor: FRANCIS X. PREEDY,
237 Linden Lane, P.O. Box 658,
Riegelsville, PA 18077.
- REILLY, JOHN RICHARD also known as
J. RICHARD REILLY and
JOHN RICHARD REILLY, JR., dec'd.**
Late of Marlborough Township.
Executrix: SHARON A. REILLY,
107 Colwell Lane,
Conshohocken, PA 19428.
ATTORNEY: ADAM T. KATZMAN,
KATZMAN LAW OFFICE, P.C.,
1117 Bridge Road, Suite A,
P.O. Box 268,
Creamery, PA 19430,
610-409-2909
- RIVERA, ANDY, dec'd.**
Late of Cheltenham Township.
Executrix: SABRINA RIVERA,
c/o Denise A. Kuestner, Esquire,
1818 Market Street, Suite 2430,
Philadelphia, PA 19103.
ATTORNEY: DENISE A. KUESTNER,
LANGSAM STEVENS SILVER &
HOLLAENDER, LLP,
1818 Market Street, Suite 2430,
Philadelphia, PA 19103
- ROBERTS JR., RICHARD J. also known as
RICK ROBERTS, JR., dec'd.**
Late of Hatboro, PA.
Administratrix: DIANE M. ROBERTS,
218 N. Penn Street,
Hatboro, PA 19040.

**SHAW, LORRAINE A. also known as
LORRAINE ALBERTA SHAW, dec'd.**

Late of Whippen Township.
 Executrix: BRENDA L. DOLL,
 1458 W. Lamplighter Lane,
 North Wales, PA 19454.
 ATTORNEY: ANDREW P. GRAU,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

SOFFA, ROBERT D., dec'd.

Late of Upper Hanover Township.
 Executrix: KAREN E. SOFFA.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pottstown, PA 18073

STANEK, MARJORIE, dec'd.

Late of Abington Township.
 Executors: RACHEL COHEN,
 SUSAN D. LISMAN AND
 STEVEN R. STANEK,
 c/o William C. Hussey, II, Esquire,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.
 ATTORNEY: WILLIAM C. HUSSEY, II,
 KLEINBARD LLC,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103

**SURMA, LAWRENCE R. also known as
LAWRENCE SURMA, dec'd.**

Late of Upper Hanover Township.
 Administrator: MARK W. SURMA.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pottstown, PA 18073

TUTURICE, CHARLES, dec'd.

Late of East Norriton Township.
 Executrices: ROBYN LETO AND
 ROXANNE T. YOUNG,
 c/o Russell J. Ressler, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481.
 ATTORNEY: RUSSELL J. RESSLER,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355-1481

VERDI, BARBARA L. also known as

BARBARA LEE VERDI, dec'd.
 Late of Lower Moreland Township.
 Administrator CTA: RICHARD M. SAND,
 c/o Howard M. Solomon, Esquire,
 1760 Market Street, Suite 404,
 Philadelphia, PA 19103.
 ATTORNEY: HOWARD M. SOLOMAN,
 1760 Market Street, Suite 404,
 Philadelphia, PA 19103

WARRENDER, BERNICE J., dec'd.

Late of East Norriton Township.
 Executor: STEVEN R. WARRENDER,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: JAMIE V. OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

**WENDLER III, FREDERICK L. also known as
F.L. LARRY WENDLER, III, dec'd.**

Late of Plymouth Township.
 Executor: FREDERICK L. WENDLER, IV,
 c/o The Bainbridge Law Firm, LLC.
 ATTORNEY: JAMES S. BAINBRIDGE,
 921 Penlynn Blue Bell Pike, Suite A2,
 Plymouth Meeting, PA 19422

**WOODLAND, MARY BRENDLINGER also known as
MARY B. WOODLAND, dec'd.**

Late of Whippen Township.
 Executors: LISA WOODLAND-SMITH AND
 HORACE STEEN WOODLAND, II,
 c/o Thomas A. Boulden, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

YODER, NANCY L., dec'd.

Late of Upper Hanover Township.
 Executors: ANNETTE N. RICHTER AND
 KEITH A. YODER,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.
 ATTORNEY: SUPRIYA PHILIPS,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

Second Publication**BARSAM, JUDITH also known as
JUDITH EDWARDS, dec'd.**

Late of Lower Merion Township.
 Executor: ROBERT GUMAER,
 5 Spruce Lane,
 Marlton, NJ 08053.

BEACH, LORETTA, dec'd.

Late of Upper Providence Township.
 Administrator: CAROLYN MADISON,
 316 Gumbes Road,
 Collegeville, PA 19426.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

BERGEY, NAOMI also known as

NAOMI K. BERGEY, dec'd.
 Late of Franconia Township.
 Executors: AMY JO HAYDU,
 5 Dartmouth Drive,
 Doylestown, PA 18901-7017,
 DEBORAH A. BERGEY-WORKMAN,
 21-B Marwood Road, S,
 Port Washington, NY 11050.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BOROWY, PATRICIA M., dec'd.

Late of Borough of Pottstown.
 Executor: MARK W. BOROWY,
 100 Village Way, Apt. 206,
 Westport, MA 02790.

- ATTORNEY: DAVID A. MEGAY,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- BRINKOS, JOHN M. also known as
JOHN MICHAEL BRINKOS, dec'd.**
Late of Borough of Lansdale.
Executor: JOHN M. BRINKOS, 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
- CAVACINI, FRANCIS LOUIS also known as
FRANK CAVACINI, dec'd.**
Late of Schwenksville, PA.
Administrator: JOSEPH CAVACINI,
3087 Newark Road,
West Grove, PA 19390.
- CHRISTMAS, LOUISE MARIE also known as
LOUISE M. HILDEBRANDT, dec'd.**
Late of Borough of Schwenksville.
Executor: BARRY L. HILDEBRANDT,
c/o Lisa A. Shearman, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773
- COOPER, DONALD M. also known as
DONALD COOPER, dec'd.**
Late of Upper Dublin Township.
Executor: BARRY ROBERT COOPER,
1680 Huntingdon Pike, Apt. 324,
Huntingdon Valley, PA 19006.
ATTORNEY: MICHAEL L. GALBRAITH,
GALBRAITH LAW, LLC,
2001 Market Street, Suite 3810,
Philadelphia, PA 19103
- DALEY, MONIKA E. also known as
MONIKA ELISE DALEY and
MONIKA DALEY, dec'd.**
Late of Montgomery Township.
Executrix: JENNIFER DALEY,
c/o Charles Bender, Esquire,
2800 Kelly Road, Suite 200,
Warrington, PA 18976.
ATTORNEY: CHARLES BENDER,
FOX ROTHSCHILD LLP,
2800 Kelly Road, Suite 200,
Warrington, PA 18976
- DAVENPORT, ROBERT V., dec'd.**
Late of Upper Dublin Township.
Executor: KIMBERLY A. GRISPON,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040
- DELLACAMERA, HELEN E., dec'd.**
Late of Upper Merion Township.
Administratrix: ANN KENNEDY,
499 W. Valley Forge Road,
King of Prussia, PA 19406.
- ATTORNEY: KATHLEEN M. O'CONNELL,
SCHUBERT GALLAGHER TYLER & MULCAHEY,
121 S. Broad Street, 20th Floor,
Philadelphia, PA 19107
- DiGIUSEPPE, CAROL F., dec'd.**
Late of Lower Merion Township.
Executrix: JOSEPHINE T. DeSIDERIO,
c/o Michael LaRosa, Esquire,
959 West Chester Pike,
Havertown, PA 19083.
ATTORNEY: MICHAEL LaROSA,
LaROSA LAW FIRM,
959 West Chester Pike,
Havertown, PA 19083
- FIORE, JAMES M., dec'd.**
Late of Lower Pottsgrove Township.
Executrix: DEBORAH ANN GRILLO,
25 Pebble Beach Lane,
Pottstown, PA 19464.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- FLORO, JEAN A., dec'd.**
Late of East Norriton Township.
Executrix: ANASTASIA N. DeMEDIO,
1013 Pimlico Drive,
East Norriton, PA 19403.
ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX, LLP,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087
- FOY JR., WILLIAM P., dec'd.**
Late of Conshohocken, PA.
Executor: MARY GAWRONSKI,
c/o HighPoint Law Offices, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: PETER JAMES GILBERT,
HIGHPOINT LAW OFFICES, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914
- GRANESE, THERESA N., dec'd.**
Late of Borough of Telford.
Executor: LEIGH P. NARDUCCI.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422
- GRUBER, MARY R. also known as
MARY T. GRUBER, dec'd.**
Late of Borough of Jenkintown.
Executrix: PATRICIA E. GRUBER,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040
- GRUVER, RAYMOND L., dec'd.**
Late of Borough of Lansdale.
Executor: DAVID GRUVER,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

HANSHAW SR., ROY DAVID also known as**ROY D. HANSHAW, SR. and
ROY D. HANSHAW, dec'd.**

Late of Borough of Ambler.

Executor: ROY DAVID HANSHAW, JR.,
117 Azalea Way,
Flourtown, PA 19031.**HERNANE, TEOFILO T., dec'd.**

Late of Abington Township.

Executrix: RICCI F. ROGERS,
c/o Anthony J. Baratta, Esquire,
3500 Reading Way,
Huntingdon Valley, PA 19006.ATTORNEY: ANTHONY J. BARATTA,
BARATTA LAW, LLC,
3500 Reading Way,
Huntingdon Valley, PA 19006**HILL, JOSEPH JOHN, dec'd.**

Late of Upper Merion Township.

Executors: MICHAEL HAHN HILL AND
ELIZABETH BARTLETT HILL,
c/o Karen M. Stockmal, Esquire,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312.ATTORNEY: KAREN M. STOCKMAL,
KMS LAW OFFICES, LLC,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312**KEOWN, ALAN RAY, dec'd.**

Late of Borough of Conshohocken.

Administratrix: DONNA DeFRANGESCO,
220 Bard Court,
Spring City, PA 19475.ATTORNEY: JENNIFER M. MERX,
SKARLATOS ZONARICH,
320 Market Street, 600 West,
Harrisburg, PA 17101**KOHN, EMANUEL J., dec'd.**

Late of Abington Township.

Executors: DAVID M. KOHN AND
ELLEN K. MISHEL,
c/o Robert A. Cohen, Esquire,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341.ATTORNEY: ROBERT A. COHEN,
RILEY RIPER HOLLIN & COLAGRECO,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341**LOMBARDO, ALEXANDRA V., dec'd.**

Late of Plymouth Township.

Executrix: MICHELLE M. LOMBARDO,
c/o Moira B. Rosenberger, Esquire,
One Summit Street,
Philadelphia, PA 19118.ATTORNEY: MOIRA B. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118**LUNDEN, CHARLOTTE B., dec'd.**

Late of Upper Merion Township.

Executrix: VIRGINIA BENWAY,
c/o Ruth Ganister, Esquire,
Rosenthal and Ganister, LLC,
31 Turner Lane,
West Chester, PA 19380.ATTORNEY: RUTH GANISTER,
ROSENTHAL AND GANISTER, LLC,
31 Turner Lane,
West Chester, PA 19380**MATHESON, REGINA LEAH also known as****REGINA MATHESON and
REGINA L. MATHESON, dec'd.**Late of Borough of Collegeville.
Executrix: KRISTY A. OWENS,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2021.ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2021**McGOVERN, OSWILLA, dec'd.**

Late of Borough of Lansdale.

Executrix: SHELAGH McGOVERN,
c/o Michael J. Lyon, Esquire,
Walsh Pancio, LLC,
2028 N. Broad Street,
Lansdale, PA 19446.ATTORNEY: MICHAEL J. LYON,
WALSH PANCIO, LLC,
2028 N. Broad Street,
Lansdale, PA 19446**MITTAL, ARUNA A., dec'd.**

Late of Lower Gwynedd Township.

Administrator: ANAND P. MITTAL,
c/o Barry F. Penn, Esquire,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103.ATTORNEY: BARRY F. PENN,
LAW OFFICE OF BARRY F. PENN, PC,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103**PAUPST, DOROTHY, dec'd.**

Late of Limerick Township.

Executrix: JENNIFER G. HAAS,
720 Winston Street,
Hatfield, PA 19440.
ATTORNEY: AMY W. SOSNOV,
SOSNOV & SOSNOV,
540 Swede Street,
Norristown, PA 19401**REIFF, DEBORA A., dec'd.**

Late of Lower Merion Township.

Executor: EDWARD LUNDY,
c/o John R. Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.ATTORNEY: JOHN R. LUNDY,
LUNDY, BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072**RICCARDELLI, RITA D., dec'd.**

Late of Worcester Township.

Executrix: DONNA M. PITONIAK,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403

SCHEINOFF, RICHARD, dec'd.

Late of Upper Dublin Township.
 Executrix: HOLLY SCHEINOFF,
 1543 Foxbury Road,
 Maple Glen, PA 19002.

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

SCHOENLY, JUNE NAOMI, dec'd.

Late of Pottstown, PA.
 Executrix: KAREN PAUL,
 1244 3rd Avenue,
 Hellertown, PA 18055.

SHEEHAN, MICHAEL P., dec'd.

Late of Springfield Township.
 Executrix: PATRICIA A. SHEEHAN,
 c/o Robert R. Kreitz, Esquire,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19606.

ATTORNEY: ROBERT R. KREITZ,
 KREITZ GALLEN SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SILVERMAN, DOROTHY SARA, dec'd.

Late of Wynnwood, PA.
 Executrix: TERRY FEENEY,
 121 Harrogate Road,
 Wynnwood, PA 19096.

SLOYER, CATHERINE, dec'd.

Late of Borough of Pennsburg.
 Executor: ROGER W. SLOYER,
 2538 Broder Street SW,
 Allentown, PA 18103.

ATTORNEY: PHILIP L. GAZAN,
 GAZAN & JOHN, P.C.,
 30 W. Airy Street,
 Norristown, PA 19401

SOULGES, CONNIE, dec'd.

Late of Springfield Township.
 Executor: JEFFREY DEAN SOULGES,
 c/o April L. Charleston, Esquire,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380.

ATTORNEY: APRIL L. CHARLESTON,
 THE CHARLESTON FIRM,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380

STOLLWERK, CAROLYN M., dec'd.

Late of Hatfield Township.
 Administrator: HANS WERNER STOLLWERK,
 1545 Werner Road,
 Hatfield, PA 19440.

ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

STRUSE, CATHERINE A. also known as

**CATHY STRUSE,
 CATHY A. STRUSE and
 CATHERINE STRUSE, dec'd.**

Late of Plymouth Township.
 Executrix: CYNTHIA CIANCIULLI,
 c/o David S. Workman, Esquire,
 200 S. Broad Street, Suite 600,
 Philadelphia, PA 19102.

ATTORNEY: DAVID S. WORKMAN,
 ASTOR WEISS KAPLAN & MANDEL, LLP,
 200 S. Broad Street, Suite 600,
 Philadelphia, PA 19102

THOMAS, PATRICIA, dec'd.

Late of Lower Merion Township.
 Executor: ADAM REDMOND PODOWITZ-THOMAS,
 1012 Nicholson Road,
 Wynnewood, PA 19096.

ATTORNEY: STACEY W. MCCONNELL,
 LAMB McERLANE, P.C.,
 24 E. Market Street, P.O. Box 565,
 West Chester, PA 19381

WEBSTER, RITA E., dec'd.

Late of Abington Township.
 Executor: DONALD A. WESTERMANN,
 855 Chandlee Drive,
 West Chester, PA 19382.

ATTORNEY: JOHN P. MCGUIRE,
 552 Ridge Road,
 Telford, PA 18969

Third and Final Publication**ALPOHORITIS, CONSTANTINE N., dec'd.**

Late of Abington Township.
 Executrix: CATHERINE ALPOHORITIS,
 1080 Sherman Avenue,
 Huntingdon Valley, PA 19006.

ATTORNEY: MAX A. RUTKOWSKI,
 RUTKOWSKI & RUTKOWSKI, PC,
 4141 Woerner Avenue, Suite 3A,
 Levittown, PA 19057

BANNISTER, DENNIS LEE, dec'd.

Late of Abington Township.
 Administrator: AARON BANNISTER,
 c/o Renata T. Pabisz, Esquire,
 116 E. Court Street,
 Doylestown, PA 18901.

ATTORNEY: RENATA T. PABISZ,
 HIGH SWARTZ, LLP,
 116 E. Court Street,
 Doylestown, PA 18901

BOOTHE, BECKY S. also known as

BECKY SUE BOOTHE, dec'd.

Late of West Pottsgrove Township.
 Administratrix: AMY HARTLEY,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,

Pottstown, PA 19464.

BOTDORF, WARREN EDWARD, dec'd.

Late of Borough of Royersford.
 Executrix: LORI A. DiNAFO,
 1361 N. State Street,
 Pottstown, PA 19464.

ATTORNEY: JAMES R. FREEMAN,
 OWM LAW,
 41 High Street,
 Pottstown, PA 19464

CARCAREY, SUZANNE C., dec'd.

Late of Collegeville, PA.
 Executrix: DEBORAH GRAY,
 3847 Township Line Road,
 Collegeville, PA 19426.

COOPER, ADELINE also known as

**ADELINE M. COOPER and
ADELINE MARIE COOPER, dec'd.**

Late of Lower Merion Township.

Executrix: ELLEN J. COOPER,
119 West Street,
Media, PA 19063.

ATTORNEY: EDWARD A. FOX,
808 Bethlehem Pike, (Rear),
Erdenheim, PA 19038

CURA, IRENE CATHERINE also known as

IRENE C. CURA, dec'd.

Late of Cheltenham Township.

Executrix: JOANNE GOTTIER PARRIS,
c/o Marci S. Miller, Esquire,
P.O. Box 5349,
Lancaster, PA 17606.

ATTORNEY: MARCI S. MILLER,
GIBBEL KRAYBILL & HESS LLP,
P.O. Box 5349,
Lancaster, PA 17606

DEAN, MORRIS J. also known as

MORRIS JONATHAN DEAN, dec'd.

Late of Lower Merion Township.

Executors: DANIEL Z. DEAN,
ILANA DEAN-SCHMIDT AND
RACHEL MATTHEWS,

c/o Lawrence S. Chane, Esquire,
One Logan Square,

130 N. 18th Street,
Philadelphia, PA 19103-6998.

ATTORNEY: LAWRENCE S. CHANE,
BLANK ROME LLP,

One Logan Square,

130 N. 18th Street,
Philadelphia, PA 19103-6998

DORNISCH, LINUS VICTOR also known as

LINUS V. DORNISCH, dec'd.

Late of Upper Merion Township.

Administratrix: DAINA S. WILSON McLEAN,
ESQUIRE,

P.O. Box 2410,

Bala Cynwyd, PA 19004.

ATTORNEY: DAINA S. WILSON McLEAN,
WILSON McLEAN LAW FIRM,

P.O. Box 2410,

Bala Cynwyd, PA 19004

FULMER, EVELYN CLARA KERSHAW also known as

EVELYN C. FULMER, dec'd.

Late of Lower Providence Township.

Executor: ROBERT BOYD FULMER,
c/o Patricia Leisner Clements, Esquire,

516 Falcon Road,

Audubon, PA 19403.

ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,

Audubon, PA 19403

GUPTA, RAMESH also known as

RAMESH CHANDRA GUPTA, dec'd.

Late of Upper Dublin Township.

Executrix: KAVITA GUPTA-SHAH,

c/o Devin S. Fox, Esquire,

910 Harvest Drive, P.O. Box 3037,

Blue Bell, PA 19422.

ATTORNEY: DEVIN S. FOX,

KAPLIN STEWART MELOFF REITER & STEIN, PC,

910 Harvest Drive, P.O. Box 3037,

Blue Bell, PA 19422

HARTWICK, THELMA MARIE, dec'd.

Late of Franconia Township.

Executor: MELVIN R. HARTWICK,
c/o Maza, David & Hoeffel,
507 Salfordville Road, P.O. Box 369,
Lederach, PA 19450-0369.

ATTORNEY: JAMES W. MAZA,
MAZA, DAVID & HOEFFEL,
507 Salfordville Road, P.O. Box 369,
Lederach, PA 19450-0369,
215-256-0007

HARTZ, TERRI ELIZABETH also known as

TERRI E. HARTZ, dec'd.

Late of Lansdale, PA.

Administratrix: MAKENNA E. HARTZ,
c/o Kurt A. Gardner, Esquire,
109 W. Main Street,
Ephrata, PA 17522.

ATTORNEY: KURT A. GARDNER,
GARDNER AND STEVENS, P.C.,
109 W. Main Street,
Ephrata, PA 17522

HELWIG, DONALD C., dec'd.

Late of Borough of Norristown.

Executors: ALEXANDRA STABILE,
3 Nancy Drive,
Hillsdale, NJ 07642,
MARK HELWIG,
1766 Sorrel Road,
Warrington, PA 18976.

ATTORNEY: KENNETH C. RUSSELL,
RUSSELL LAW, P.C.,
3500 Reading Way,

Huntingdon Valley, PA 19006

HENNING, CLARENCE F., dec'd.

Late of East Norriton Township.

Executrix: CARLA F. BAYLER,
c/o Danielle M. Yacono, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.

ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,

375 Morris Road, P.O. Box 1479,

Lansdale, PA 19446-0773

HILL, RONALD F., dec'd.

Late of Lower Providence Township.

Co-Executors: PATRICIA A. DiDONATO,
P.O. Box 3269,

Shepherdstown, WV 25443,

THOMAS HILL,

1108 S. Main Street, Unit 327,

Greenville, SC 29601.

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

Royersford, PA 19468

HOLLENBACH, CHARLES RICHARD, dec'd.

Late of Borough of Souderton.

Executor: RICHARD BEAM,

c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. 1277,

Lansdale, PA 19446.

HOPKINS, PATRICIA ANN, dec'd.

Late of Conshohocken, PA.

Administrator: EDWARD TOLAND,

1303 Colwell Lane,

Conshohocken, PA 19428.

JOHNSON, JEANNE A., dec'd.

Late of Montgomery Township.
 Executor: BRIAN KENDALL JOHNSON,
 c/o D. Keith Brown, Esquire,
 Two N. State Street,
 Newtown, PA 18940.
 ATTORNEY: D. KEITH BROWN,
 STUCKERT AND YATES,
 Two N. State Street,
 Newtown, PA 18940

KARMANSKI, KATHLEEN B., dec'd.

Late of Plymouth Township.
 Executor: JOHN M. KARMANSKI,
 1159 S. Juniper Street,
 Philadelphia, PA 19147.
 ATTORNEY: EDWARD A. STERN,
 McBRIEN & MONTALTO, P.C.,
 325 Swede Street,
 Norristown, PA 19401

KARWOSKI JR., STANLEY JOSEPH, dec'd.

Late of Perkiomen Township.
 Executrix: BRIANNA KARWOSKI,
 c/o Kirsten B. Miniscalco, Esquire,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915

KELLY JR., GERALD J., dec'd.

Late of West Norriton Township.
 Administratrix: SANDRA L. DWORECKI,
 161 Ross Road,
 King of Prussia, PA 19406.
 ATTORNEY: MICHAEL A. CLEMENTE,
 DALY & CLEMENTE, P.C.,
 630 Freedom Business Center Drive, 3rd Floor,
 King of Prussia, PA 19406

LEPCHUK, KATHLEEN M., dec'd.

Late of Whitemarsh Township.
 Executrix: MARY KENNY LEE,
 407 Glen Arbor Court,
 King of Prussia, PA 19406.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

LORDI JR., GEORGE J., dec'd.

Late of Upper Hanover Township.
 Co-Executors: VIRGINIA E. LORDI,
 3966 Parestis Road,
 Barto, PA 19504,
 ANTHONY R. LORDI,
 2706 Shady Ridge Drive,
 Columbus, OH 43231.
 ATTORNEY: VICTOR M. FREDERICK, IV,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

**MASTURZO, ELIZABETH A. also known as
BETTY A. MASTURZO, dec'd.**

Late of Limerick Township.
 Executor: STEPHEN MASTURZO,
 124 MacDade Road,
 Phoenixville, PA 19460.

McGINTY, INEZ, dec'd.

Late of Huntingdon Valley, PA.
 Executor: PAUL McGINTY.

McGINTY, MARY JANE B., dec'd.

Late of Borough of Hatboro.
 Executrix: DAWN MAY,
 12 Springmeadow Road,
 Feasterville, PA 19053.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

McQUIGGAN, NANCY ELIZABETH, dec'd.

Late of Lower Gwynedd Township.
 Executrix: EILEEN CALVITTI,
 c/o Nicholas W. Stathes, Esquire,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312.
 ATTORNEY: NICHOLAS W. STATHES,
 TOSCANI, STATHES & ZOELLER, LLC,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312

MILLER, JANET M. also known as

**JANET E. MILLER and
 JANET ESCHBACH, dec'd.**
 Late of Borough of Pottstown.
 Executrix: MICHELLE L. GRASSI,
 c/o Stephanie A. Henrick, Esquire,
 1001 Conshohocken State Road, Suite 1-625,
 West Conshohocken, PA 19428.
 ATTORNEY: STEPHANIE A. HENRICK,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 1001 Conshohocken State Road, Suite 1-625,
 West Conshohocken, PA 19428

OGLE, MARY E., dec'd.

Late of East Norriton Township.
 Executor: DAVID MARTIN,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

PRUSKY, PAUL MURRAY, dec'd.

Late of Lower Merion Township.
 Executor: STEVEN G. PRUSKY,
 c/o Danielle Friedman, Esquire,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103.
 ATTORNEY: DANIELLE FRIEDMAN,
 OFFIT KURMAN, P.A.,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103

REMER, SANDI L., dec'd.

Late of Upper Dublin Township.
 Administrator: JUSTIN Z. REMER-HOFFMAN,
 1242 Glen Burnie Lane,
 Dresher, PA 19052.
 ATTORNEY: CARRIE L. SCATTERGOOD,
 ROTHKOFF LAW GROUP,
 Seven Neshaminy Interplex, Suite 403,
 Trevose, PA 19053

**RICHTER, DOROTHY also known as
DOROTHY WEAVER RICHTER, dec'd.**

Late of Upper Moreland Township.
 Executor: HARRY B. WEAVER,
 c/o Mark S. Danek, Esquire,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087.

ATTORNEY: MARK S. DANEK,
 THE DANEK LAW FIRM, LLC,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087

SALAMONE, RITA L., dec'd.

Late of Borough of Norristown.
 Co-Executors: DENISE A. LaROSA,
 1125 Hereford Drive,
 Blue Bell, PA 19422,
 GERALD A. SALAMONE,
 3110 Lena Lane,
 East Norriton, PA 19403.

SCOTT, JOYCE B., dec'd.

Late of Springfield Township.
 Executor: DAVID R. SCOTT,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.

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

SCULLY, MARGARET M., dec'd.

Late of Lower Providence Township.
 Executor: BRIAN J. SCULLY,
 c/o Richard C. Parker, Esquire,
 175 Strafford Avenue, Suite 230,
 Wayne, PA 19087.

ATTORNEY: RICHARD C. PARKER,
 MILES & PARKER, LLP,
 175 Strafford Avenue, Suite 230,
 Wayne, PA 19087

SEITZ, NANCY M., dec'd.

Late of Abington Township.
 Executrix: PAMELA RUTH GANLEY,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SHIELDS, SHARON, dec'd.

Late of Borough of Norristown.
 Administratrix: MAUREEN A. LEAR,
 c/o 104 N. York Road,
 Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

SNYDER, B. LORRAINE, dec'd.

Late of Borough of Lansdale.
 Executrix: JAIME E. KALER,
 c/o Danielle M. Yacono, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.

ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

TOOHEY, MARTIN E., dec'd.

Late of Springfield Township.
 Executors: JOSEPH P. TOOHEY,
 8316 Strahle Place,
 Philadelphia, PA 19111,
 BRENDAN THOMAS MOONEY,
 644 Newton Street,
 Denver, CO 80204.

ATTORNEY: BRIDGET M. WEIDENBURNER,
 McVAN & WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

VENEZIA, MARY, dec'd.

Late of Borough of Norristown.
 Co-Executors: CARMELLA VENEZIA,
 985 Von Steuben Drive,
 Stowe, PA 19464,
 FRANK VENEZIA,
 2101 Royal Court,
 Royersford, PA 19468.

ATTORNEY: BRIDGET MONAGHAN WIBLE,
 P.O. Box 2538,
 Upper Darby, PA 19082

WALSH, JAYNE ANN, dec'd.

Late of Harleysville, PA.
 Executrix: MELISSA GLIDDEN,
 c/o Daniel W. Katz, Esquire,
 121 S. Broad Street, Suite 1300,
 Philadelphia, PA 19107.

ATTORNEY: DANIEL W. KATZ,
 LAW OFFICES OF DANIEL W. KATZ, LLC,
 121 S. Broad Street, Suite 1300,
 Philadelphia, PA 19107

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, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing 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 Pennsylvania under the assumed or fictitious name, style or designation of Name: **Rodman & Associates**, with its principal place of business at: 161 Washington Street, Suite 1300, Conshohocken, PA 19428. The names and addresses of all persons or entities owning or interested in said business are: Ameriprise Financial Services, LLC, 707 2nd Avenue S, Minneapolis, MN 55474. The date of filing is: 11/22/22.

PROFESSIONAL CORPORATION

Alliance Primary Health, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation.

Lamb McErlane PC

24 E. Market Street, P.O. Box 565
West Chester, PA 19382

T. David Tarity, M.D., P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation.

Lundy Beldecos & Milby, PC

450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

TERMINATION OF PARENTAL RIGHTS

TO: Unknown Birth Father(s) of B.G.R. (10/20/2022)

A petition has been filed asking the Court to put an end to all rights you have to B.G.R., a female child born to Birth Mother, C. M. Realley (a resident of Philadelphia), on October 20, 2022, at Holy Redeemer Hospital at 1648 Huntingdon Pike, Meadowbrook, PA 19046.

The Court has set a virtual hearing to consider terminating your rights to the child. That hearing will be held on March 13, 2023, at 9:45 a.m. The virtual hearing shall take place via video conference using the Zoom platform. Your presence is required at the hearing. Please contact Attorney Debra Anne Moshinski, Esq. at 215-416-0729 for the Zoom log-in information.

PLEASE BE AWARE THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR PARENTAL RIGHTS MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, please contact the office set forth below to find out where you can get legal help.

Montgomery Bar Association
Lawyer Referral Service
100 W. Airy Street
Norristown, PA 19401
610-279-9660, ext. 201
www.montgomerybar.org

Attorney Info: Debra A. Moshinski, Esq.

Moshinski Law, P.C.

3472 Bent Road
Huntingdon Valley, PA 19006
215-416-0729
Debra@MoshinskiLawPC.com

TRUST NOTICES

First Publication

**THE FREDERICK H. and ELINOR L. SURGENER
TRUST DATED 04/18/13**

Frederick H. Surgener, Deceased 08/20/16

Elinor L. Surgener, Deceased 09/29/22

Late of Upper Frederick Twp., Pennsylvania

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Univest Bank & Trust Co.
14 N. Main Street, Souderton, PA 18964

**Or their Attorney, Jeffrey K. Landis
Landis, Hunsberger, Gingrich & Weik, LLP**

114 E. Broad Street, P.O. Box 64769
Souderton, Pennsylvania 18964
215-723-4350

EXECUTIONS ISSUED

Week Ending January 31, 2023

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

BEHRIG, KIMBERLY: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201405164; WRIT/EXEC.
BROKENBOROUGH, GERMAINE: CITIZENS BANK, GRNSH. - American Express National Bank; 202114791; WRIT/EXEC.
CUNNANE, STEVEN: TD BANK, N.A., GRNSH. - Aqua Pennsylvania, Inc.; 202225093; WRIT/EXEC.
DiSIRO, YOLANDA: DiSIRO JR., VINCENT - Mortgage Assets Management, LLC; 202220923; \$318,995.83.
ELMASRY, AHMED: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202012128.
GOLAS, MICHAEL: CITADEL FCU, GRNSH. - Cavalry Spv. I, LLC; 202117151.
HC SPECTRUM PARTNERS, L.P.: FALCONE HILLCREST, LLC - RREF IV - D Mlvn. PA, LLC C/O Rialto Capital Management, LLC; 202221810.
HUSSAIN, SYED: SERVICES UNLIMITED, INC.: TD BANK, GRNSH. - American Express National Bank; 201919285; WRIT/EXEC.
HUTCHINSON, KIA: NAVY FEDERAL CU, GRNSH. - East Coast Funding Group, Inc.; 202225091; WRIT/EXEC.
JACKSON, DANIEL: ARDENT CREDIT UNION, GRNSH. - American Express National Bank; 201924000; WRIT/EXEC.
JENNINGS, CHRISTOPHER: BANK OF AMERICA, GRNSH. - Crown Asset Management, LLC; 201514835; \$5,895.50.
KIEFER, ROBERT: UNIVEST BANK AND TRUST CO., GRNSH. - American Express National Bank; 202202556; WRIT/EXEC.
NG, ANUSA: TD BANK, GRNSH. - Bank of America, N.A.; 201907318; \$9,151.10.
REINHART, BARRY: LIZANNE: UNITED STATES OF AMERICA - Citizens Bank, N.A.; 202221253.

SYSTEMS FURNITURE SPECIALIST, LLC:
TD BANK, N.A., GRNSH. - 401 Fourth Street, Inc.;
202221635; \$21,239.74.
TOMLINSON PROPERTIES, LLC - Argosy Credit
Partners II, L.P.; 202222450.
WALTERS, ESTEFANA: MARK - U.S. Bank
National Association, as Trustee for Specialty Under;
202222278; \$387,372.63.

JUDGMENTS AND LIENS ENTERED

Week Ending January 31, 2023

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

CLERMONT, ROSE - Capital One Bank USA, N.A.;
202301625; Judgment fr. District Justice; \$3,352.06.
COLEMAN, JANELLE - Security Credit Services;
202301427; Judgment fr. District Justice; \$2,558.21.
CONNER, DENNIS - Capital One Bank USA, N.A.;
202301569; Judgment fr. District Justice; \$5,138.85.
CORELIFE VALLEY, LLC: CORELIFE VALLEY, LLC -
Marra Group, LLC; 202301698; Complaint In
Confession of Judgment; \$POSESSION.
DIPIETRO, CHRISTOPHER - Jefferson Capital Systems;
202301442; Judgment fr. District Justice; \$2,335.60.
DUCHY HOLDINGS USA, LLC - King of Prussia
Associates; 202301700; Complaint in Confession
of Judgment; \$332,877.87.
EMPIRE EXECUTIVE HOUSE PA, L.P.:
MICHAELS MANAGEMENT - Nelson, Aja;
202301556; Judgment fr. District Justice; \$2,993.60.
FRATROLI, LOUIS - Capital One Bank USA, N.A.;
202301608; Judgment fr. District Justice; \$3,461.02.
FULLER, BEN - Capital One Bank USA, N.A.;
202301566; Judgment fr. District Justice; \$3,791.23.
GILMORE, JULIE - Capital One Bank USA, N.A.;
202301534; Judgment fr. District Justice; \$2,652.86.
GOLD, SHARI - Capital One Bank USA, N.A.;
202301538; Judgment fr. District Justice; \$4,622.50.
GONDER, MELANIE - Capital One Bank USA, N.A.;
202301546; Judgment fr. District Justice; \$1,898.63.
GOOD, ROBERT - Capital One Bank USA, N.A.;
202301532; Judgment fr. District Justice; \$4,093.64.
HARRIS, AULA - Capital One Bank USA, N.A.;
202301549; Judgment fr. District Justice; \$4,690.35.
HILL, WAYNE - Capital One Bank USA, N.A.;
202301548; Judgment fr. District Justice; \$1,882.61.
HOME REPAIR, LLC - Barancho, John; 202301025;
Certification of Judgment; \$11,916.63.
HORAN, CATHERINE - Capital One Bank USA, N.A.;
202301564; Judgment fr. District Justice; \$2,961.02.
HUMMEL, MELISSA - Capital One Bank USA, N.A.;
202301565; Judgment fr. District Justice; \$7,749.26.
IACOVETTI, JOHN - Midland Funding, LLC; 202301154;
Judgment fr. District Justice; \$4,480.11.
JOHN, GEORGE: TRACY - Getty, Lyndsey; 202301503;
Judgment fr. District Justice; \$3,467.23.
JONES, SHIRLEY - Capital One, N.A.; 202301561;
Judgment fr. District Justice; \$3,769.23.
KLEMPLE, ROBERT - Capital One Bank USA, N.A.;
202301542; Judgment fr. District Justice; \$5,209.77.
MARSH, COLLIN - Capital One Bank USA, N.A.;
202301611; Judgment fr. District Justice; \$3,974.73.
MAVIS DISCOUNT TIRE SHOP - Johnson, Tyrell;
202301476; Judgment fr. District Justice; \$3,615.37.

MONTGOMERY, RENEE - Capital One Bank USA, N.A.;
202301544; Judgment fr. District Justice; \$2,927.59.
REYNOLDS, NOAH - Capital One Bank USA, N.A.;
202301570; Judgment fr. District Justice; \$2,326.30.
RUSH, NANCY - Capital One Bank USA, N.A.;
202301609; Judgment fr. District Justice; \$5,192.84.
SCHAEFFER, MEGAN - LVNV Funding, LLC;
202301560; Judgment fr. District Justice; \$852.84.
SHELTON, MALIK - Capital One Bank USA, N.A.;
202301531; Judgment fr. District Justice; \$8,548.59.
SOCKEL, JOSHUA - Capital One Bank USA, N.A.;
202301607; Judgment fr. District Justice; \$2,729.41.
THOMPSON, TRACEY - Capital One Bank USA, N.A.;
202301554; Judgment fr. District Justice; \$8,499.04.
THORNHILL, MICHELLE - Capital One Bank USA, N.A.;
202301550; Judgment fr. District Justice; \$2,412.89.
ULWELLING, WILLIAM - Capital One Bank USA, N.A.;
202301448; Judgment fr. District Justice; \$2,410.45.
VERTTEC, INC. - Suburban Management Co., Inc.;
202301473; Complaint in Confession of Judgment;
\$POSESSION.
WALKER, WILLIAM - Burke, Debbie; 202301293;
Judgment fr. District Justice; \$3,615.90.
WHITE, GARY - Midland Funding, LLC; 202301704;
Judgment fr. District Justice; \$2,513.08.
WILSON, JODIAN - Capital One Bank USA, N.A.;
202301621; Judgment fr. District Justice; \$3,787.67.
ZAHNER, TIMOTHY - Capital One Bank USA, N.A.;
202301573; Judgment fr. District Justice; \$11,722.17.

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

Abdullah, Rahimah; 202370023; \$10,678.15.
Acumen Analytics, Inc.; 202370020; \$102,365.00.
Allan, William: Kathleen; 202370028; \$13,507.38.
Allen, Kim; 202370022; \$21,281.98.
Guyer, Matt; 202370021; \$54,163.17.
Mazza, Sharon: John; 202370026; \$146,135.79.
Meketon, Marc; 202370025; \$10,038.84.
Priority Comfort, LLC; 202370024; \$2,839.27.
Tepper, Kenneth; 202370027; \$358,141.36.

LETTERS OF ADMINISTRATION

Granted Week Ending January 31, 2023

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

AGNEW, WAYNE - Upper Gwynedd Township;
Agnew, Mark D., 1990 West Point Pike,
Lansdale, PA 19446.
FINE II, CHARLES E. - Pottstown Borough;
Fine, Sheri Z., 495 Spring Street, Pottstown, PA 19464.
GUZIEWICZ, JOHN A. - Upper Merion Township;
Guziewicz, Jeanette, 345 Jefferson Street,
Swedesburg, PA 19405.
KNOWLTON, JEAN S. - Lower Providence Township;
Knowlton, Andrew, 140 Oakwood Lane,
Phoenixville, PA 19401.
MARKS SR., KEITH D. - Pennsburg Borough;
Marks, Kevin R., 201 4th Street,
East Greenville, PA 18041.
PAVUK, JOHN M. - Upper Moreland Township;
Pavuk, Danielle M., 2038 Jason Drive,
Huntingdon Valley, PA 19006.

SKELLY, SHAWN T. - Lansdale Borough;
Corcoran Jr, John P., 20 Stanwix Street,
Pittsburgh, PA 15222.
SMITH, M. H. - Upper Gwynedd Township;
Erb, Timothy J., 216 Quartz Court,
Warrington, PA 18976.
WASHINGTON, BETTYE M. - Norristown Borough;
Patterson, John, 603 E. Robert Street,
Norristown, PA 19401.
ZACCONE, LEWIS G. - Ambler Borough;
Lydzinski, Christine, 1382 Dawn Drive,
Maple Glen, PA 19002; Vennera, Anthony,
722A Norristown Road, Horsham, PA 19044.

LOWERY, BERNADETTE - Carroll, Franklin; 202301469;
Defendants Appeal from District Justice.
MAHONEY, DAVINA - Evans, Michael; 202301514;
Plaintiffs Appeal from District Justice.
MAIN, KAREN - Citibank, N.A.; 202301423;
Civil Action; Weinstein, Yale D.
MARTINEZ GARDUNO, VICENTE - Gomez Martinez,
Dominga; 202301529; Civil Action; Friedland, Harvey.
McKALE, JILLIAN; HOPFNER, JOSEPH -
Tiziana, Rachel; 202300256; Complaint for
Custody/Visitation.
MERA GAVIRIA, CARLOS - Maldonado, Ismary;
202301391; Complaint Divorce.
MIDWEST CAN COMPANY, LLC - McCune, Ljiljana;
202301387; Foreign Subpoena.
MILLER, MARCUS - Muth, Desirae; 202301115;
Complaint for Custody/Visitation.
MYERS, KENNETH - Myers, Jill; 202301508;
Complaint Divorce.
NALBANDIAN, LEVON - American Express
National Bank; 202301616; Civil Action;
Armstrong, Kirsten R.
NATIONWIDE MUTUAL INSURANCE COMPANY -
Feingold, Allen; 202301526; Civil Action.
NAVARRO, ANNE - Citibank, N.A.; 202301421;
Civil Action; Weinstein, Yale D.
ORTIZ, MARY - American Express National Bank;
202301619; Civil Action; Armstrong, Kirsten R.
PATTERSON AUTO REPAIR - Moore, Anthony;
202301742; Defendants Appeal from District Justice.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Martinez Auto Repair;
202301171; Appeal from Suspension/Registration/
Insp.; McMahon Jr., John I.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Congdon, Pamela; 202301173;
Appeal from Suspension/Registration/Insp.;
Goldman Jr., William L.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Martinez, Dario; 202301169;
Appeal from Suspension/Registration/Insp.;
McMahon Jr., John I.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rintoul, Liana; 202301301;
Appeal from Suspension/Registration/Insp.;
Guyer, Edwin L.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Smith, Tyshay; 202301399;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Williams, Tiara; 202301403;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Van Deuber, David; 202301509;
Appeal from Suspension/Registration/Insp.;
Harbison, Keith A.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lee, Sung; 202301629;
Appeal from Suspension/Registration/Insp.;
Sinowitz, Stanley J.
PRESTON, KYRA; VICKS, JAHLIL - Latimer, Latisha;
202301332; Complaint for Custody/Visitation.
RAZZAQ, BINYAMINE - Freas, Ashley; 202301536;
Petition for Protection from Sexual Viol.;
Marinari, Guy.
RONAN, JAMES - U.S. Bank National Association;
202301615; Civil Action; Loewy, Andrew D.

SUITS BROUGHT

Week Ending January 31, 2023

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

ALUGUPALLI, AKHIL - American Express
National Bank; 202301291; Civil Action;
Loewy, Andrew D.
BAUER, JASON - Sanchez, Erica; 202301457;
Complaint Divorce.
BOCCELLA-DALY, GERALDINE - Commonwealth
of Pennsylvania Department of Environmental Pr.;
202301477; Petition; Goodman, Jason.
BOTTO, ANDREW - Botto, Caitlyn; 202301734;
Complaint Divorce.
BROMELY, BROOKS - Broome, Jonathan; 202301340;
Complaint in Ejectment.
CAMPBELL, JOHN - Meoli-Campbell, Diane; 202301530;
Complaint Divorce.
CNAAN, GIL - Discover Bank; 202301288;
Civil Action; Loewy, Andrew D.
COLLABORATIVE CARE PSYCHIATRIC ASSOCIATE -
Beauregard, Courtney; 202301697; Defendants
Appeal from District Justice.
DAVIES, BRANDON - Plano, Bettina; 202301015;
Complaint for Custody/Visitation; Materese, Inna.
DUARTE, MARK - Boettlin, Erica; 202301315;
Complaint for Custody/Visitation; Weems, Aaron D.
FLORES-SEDANO, ELIZABETH - DelGadillo, Oscar;
202301390; Complaint for Custody/Visitation.
HANSELL, CHELSEA - Rahpo, Omid; 202301419;
Complaint for Custody/Visitation; Devlin, Daniel.
HARRISON, BRIAN - Harrison, Keyra; 202301735;
Complaint Divorce.
HECKROTE, JAYDEN - Oskiera-Schultz, Ashley;
202301400; Complaint for Custody/Visitation.
HICHOS, DAVID - Flores-Perez, Kendy; 202301289;
Petition for Protection from Sexual Viol.
HILL, WILLIAM - Applebaum, Emily; 202300962;
Complaint for Custody/Visitation.
KELLER, CHARLES - Keller, Cayleigh; 202301153;
Complaint for Custody/Visitation; Duffy, Liam J.
KRAMER, TAE - PNC Bank National Association;
202301284; Civil Action; Loewy, Andrew D.
LEMISHKO, MICHAEL - Lemishko, Sandra;
202301743; Complaint Divorce.
LITTLE, GEORGE; LONG, KELLY; McCOWN,
AMINA, ET AL. - Sanchez, Carlos; 202301535;
Civil Action.
LOPES MARTINS, SANDRA; LOPES, SANDRA -
Martins, Themar; 202301701; Complaint Divorce.

ROTTENBERG, MELISSA - Rottemberg, Damien;
202301543; Foreign Subpoena.
SAMPSON, MARSHALL - Johnson, Anthony; 202301518;
Foreign Subpoena.
SHAMUS, GAREB - Unilob Holdings, LLC; 202301736;
Foreign Subpoena.
SHIRINIAN, ANA - Americian Express National
Bank; 202301350; Civil Action; Felzer, Jordan W.
STERLING, MELISSA - Alston, Talanda; 202301346;
Civil Action.
STEWART, ROGER - U.S. Bank National Association;
202301620; Civil Action; Loewy, Andrew D.
UHURU, AKILAH: ROBINSON, BASIL -
Jones, Jazmine; 202301720; Complaint for
Custody/Visitation.
WENGER, JOSEPH - Wenger, Kaitlin; 202301363;
Complaint for Custody/Visitation; Weems, Aaron D.
WENLING, LIU - Booth Jr., John; 202301099;
Complaint for Custody/Visitation; Ibrahim, Marcia B.

WILLS PROBATED

Granted Week Ending January 31, 2023

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

BAHNER, PATRICIA E. - Springfield Township;
Bahner III, Theodore G., 801 Glenside Avenue,
Wyncote, PA 19095; Petruck, Kathleen,
21 E. Wissahickon Avenue, Flourtown, PA 19031.
BINTNER, SYLVIA W. - Pennsburg Borough;
Stokes, Claudia E., 7177 S. Liberty Knob Road,
Scottsburg, IN 47170.
BIRON, GEORGE E. - Upper Dublin Township;
Biron, Carol H., 1745 Terrace Drive,
Maple Glen, PA 19002.
BOGACKI, RONALD J. - Lower Moreland Township;
Bogacki, Jeffrey J., 616 Nancy Jane Lane,
Downingtown, PA 19335.
BOYD, RITA - Jenkintown Borough; Boyd, Elizabeth,
306 Wyncote Road, Jenkintown, PA 19046.
BUDD, EVELYN E. - Franconia Township;
Johnson, Doris J., 6 King Street,
Douglassville, PA 19518; Nesspor, Susan J.,
115 Sloan Road, Phoenixville, PA 19460.
BURNS, ROBERT A. - Towamencin Township;
McCall, Deborah B., 197 Comice Court,
Telford, PA 18969.
BUSHWICK, JANET - Upper Dublin Township;
Polksy, Scott D., 300 Welsh Road, Building One,
Horsham, PA 19044.
CIANCIULLI, RICHARD J. - East Norriton Township;
Cianciulli, Annie S., 1515 Plymouth Boulevard,
Plymouth Meeting, PA 19462.
CLAUSER, SHIRLEY M. - Marlborough Township;
Sheetz, Edward P., 5930 Hamilton Boulevard,
Allentown, PA 18106.
COHEN, PEARL F. - Abington Township;
Cohen, Bruce K., 202 Caribou Court,
Blue Bell, PA 19422.
DeFUSCO, FRANCES - East Norriton Township;
DeFusco, Joseph, 133 Gerloff Road,
Schwenksville, PA 19473; Porretti, Cathy,
1411 1/2 Boyer Boulevard, Norristown, PA 19401;
Santamauro, Joanne D., P.O. Box 692,
Gwynedd Valley, PA 19437.
DIETRICH, ROGER W. - Upper Frederick Township;
Dietrich, Roger L., 117 N. Walnut Street,
Boyertown, PA 19512.
DONOVAN, MARIAN A. - Collegeville Borough;
Murray, Joyce C., 176 Masters Drive,
Pottstown, PA 19464.
DYBICZ GRESKO, PAMELA A. - Upper Pottsgrove
Township; Smith, James S., 224 Pine Forge Road,
Pine Forge, PA 19548.
EWING SR., ROBERT L. - Upper Providence Township;
Dare, Leighanne, 318 Green Street,
Royersford, PA 19468.
FAIR, MARION T. - Plymouth Township; Fair, Paul,
146 Inverness Drive, Blue Bell, PA 19422.
FALCONE, MARY K. - Upper Dublin Township;
Reiley, Bernard, 232 Julia Lane, Manheim, PA 17545.
FORD, CATHERINE - Limerick Township;
Ford, Ronald J., 703 State Road,
West Grove, PA 19390; Taraborrelli, Laurie A.,
1002 Lamb Road, Secane, PA 19018.
GABLE, RUTH H. - Lower Moreland Township;
Pinciotti, Troy G., 5450 Bruce B Downs Boulevard,
402, Wesley Chapel, FL 33544.
GALLAGHER, RUTH C. - Upper Providence
Township; Gallagher, Michael L., 800 Troxel Road,
Lansdale, PA 19446.
GONSHOR, LEON - Upper Dublin Township;
Bater, Karen G., 232 Trianon Lane,
Villanova, PA 19085.
GREEN, IRMA - Abington Township; Schwartz, Susan G.,
808 Chauncey Road, Narberth, PA 19072;
Stein, Ellen, 2 S. Yarmouth Avenue,
Longport, NJ 08403.
HEIST JR., FRANCIS L. - Horsham Township;
Romano, Mary H., 40 E. Airy Street,
Norristown, PA 19401.
HOFFERT, ESTHER A. - Lower Pottsgrove Township;
Kocher, Nancy, 34 Golf Acres Road,
Mohnton, PA 19540.
HOLMES, PAULINE W. - Norristown Borough;
Holmes, Gail C., 517 W. Township Line Road,
Norristown, PA 19403.
HOWSE, WINIFRED M. - Lower Providence Township;
Howse, Chase, 8008 Whitewood Road,
Elkins Park, PA 19027.
HUND, PATRICIA W. - Lower Moreland Township;
Zebertavage, Patricia C., 40 Doe Run Drive,
Holland, PA 19466.
JORDAN, GEORGE B. - Lower Merion Township;
Jordan, Peter A., 1818 Port Barmouth Place,
Newport Beach, CA 92660.
KIBBLEHOUSE SR., JOHN R. - Skippack Township;
Bealer, Jennifer L., 1052 Almond Drive,
Phoenixville, PA 19460; Kibblehouse Jr., John R.,
439 Fallowfield Lane, Harleysville, PA 19438;
Miller, Traci K., 2146 Weber Road,
Lansdale, PA 19446.
KODER, WILLIAM D. - Abington Township; Koder,
Michael A., 512 Glendale Circle, Springfield, PA 19064.
KRIEBEL, KATHLEEN V. - Pennsburg Borough;
Hudson, Cynthia A., 3068 Link Road,
Lynchburg, VA 24530.
KUKULSKI, ANTOINETTE - West Norriton Township;
Kukulski, Linda, 341 Laurel Drive,
Trappe, PA 19426.
KUNZIER, EDITH I. - Whippain Township;
Reiker, Mary A., 82 Meadow Hill Drive,
York, PA 17402; Reiker, Thomas J.,
82 Meadow Hill Drive, York, PA 17402.

LANIGAN, DAWN L. - Norristown Borough;
Desimone, Suzanne, 307 Jefferson Street,
Bridgeport, PA 19405.

LESSER, RAYMOND J. - Lansdale Borough;
Lesser, Stephen, 498 McCchesney Road,
New Alexandria, PA 15670.

LORENZ, JOHN T. - Franconia Township; Lorenz, Dawn,
864 Laurel Lane, Harleysville, PA 19438.

MARANO JR., MARTIN J. - Lower Gwynedd Township;
Ryan, Kevin, 123 Golfview Drive, Ivyland, PA 18974;
Tancredi, Janet M., 1240 Carnigan Court,
Lower Gwynedd, PA 19002.

McCREA, THOMAS F. - Upper Dublin Township;
Dolton, Kimberly M., 625 Topsfield Road,
Hatboro, PA 19040.

MELNIK, MARY F. - Lower Merion Township;
Shin, Miae, 1725 Spruce Street, Philadelphia, PA 19103.

MICHEL, ROSEMARY - Horsham Township;
Michel, Robert H., 1511 Long Pond Drive,
Warrington, PA 18976.

MINSTER, LEONA M. - Schwenksville Borough;
Minster, John J., 331 Nicholas Lane,
Trappe, PA 19426.

MOORE, MARY E. - Lower Merion Township;
Durkin, Martin, 4501 S. Eagle Village,
Manlius, NY 13104.

NESTER, CAROL A. - Hatfield Township;
Nester, James L., 1601 Moyer Road, Telford, PA 18969.

PARSHALL II, WILLIAM W. - Upper Providence
Township; Roberts, Lee P., 15620 Point Lookout Road,
St Inigoes, MD 20684; Tarburton, Ann M.,
4493 Cedarwood Drive, York, PA 17402.

RHODES, JEFFREY J. - Lower Merion Township;
Attn.: Marlene Axel 200 West Street,
New York, NY 10282; Himmel, Kenneth,
30 Hudson Yards, New York, NY 10001;
Nitsun, Zoe R., 1117 Old Colony Road,
Lake Forest, IL 60045.

ROGERS, JAMES A. - North Wales Borough;
Widmeier, Linda M., 216 Ryers Avenue,
Cheltenham, PA 19012.

SHAPIRO, ALVIN - Lower Merion Township;
Shapiro, Teresa D., 909 Centennial Road,
Penn Valley, PA 19072.

SILLCOX, JANE R. - West Norriton Township;
Moise, Elisabeth S., 12 S. Schuylkill Avenue,
Norristown, PA 19403; Sillcox, Mary Ellen,
12 S. Schuylkill Avenue, Norristown, PA 19403.

SMYTH, JANICE L. - Upper Gwynedd Township;
Kovack, Susan A., 106 Abbey Lane,
Telford, PA 18969.

SPAHR, ROBERT N. - Lower Merion Township;
Spahr, Julia D., 41 Pond Lane, Bryn Mawr, PA 19010.

STAFFIN, ROBERT R. - East Norriton Township;
Holman, Cindy, 1 Beth Circle, Malvern, PA 19355.

STEINER, ALICE M. - Upper Pottsgrove Township;
Schiel, William, 113 Ritz Avenue, Reading, PA 19606.

WALTER, RICHARD T. - Lower Providence Township;
Long, Marcia J., 1338 Thomas Oaks Drive,
Pottstown, PA 19464.

WARRENDER, BERNICE J. - East Norriton Township;
Warrender, Steven R., 6947 Manti Street,
Philadelphia, PA 19128.

WATTS, CHARLEEN M. - Limerick Township;
Winell, Kathleen W., 185 West End Avenue,
New York, NY 10023.

WENDLER III, FREDERICK L. - Plymouth Township;
Wendler IV, Frederick L., 1854 Sandy Hill Road,
Plymouth Meeting, PA 19462.

WESTLUND, BARBARA K. - Cheltenham Township;
Carangi, Kirsten K., 428 W. Waverly Road,
Glenside, PA 19038.

WOJCIK JR., FRANK T. - Worcester Township;
Hornickle, Maria T., 1734 Colony Drive,
Wyomissing, PA 19610.

WOODLAND, MARY B. - Whitpain Township;
Woodland II, Horace S., 1526 Brush Hollow Road,
Hatfield, PA 19440; Woodland-Smith, Lisa,
1530 Daws Circle, Blue Bell, PA 19422.

RETURN DAY LIST

February 13, 2023
COURT ADMINISTRATOR

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master. Due to the declaration of Judicial Emergency in the 38th Judicial District, parties will be contacted directly by the Discovery Master as to the methodology of handling Discovery Arguments. Please see the General and Divisional Protocols for further information on Court Operations as of June 1, 2020.

1. Ali v. Zaidi - Plaintiff’s Motion to Strike Lis Pendens (Seq. 24) - **G. Berkowitz - A. Moretsky - R. Morris.**
2. Anoushian v. Shah - Defendant’s Motion to Compel Deposition (Seq. 17d) - **F. Bizzari - R. Steiger.**
3. Ashenfelter v. Pennsylvania State University - Defendant’s Motion to Compel IME (Seq. 49d) - **D. Klein - G. Sasso.**
4. Bank of America, N.A. v. Nguyen - Defendant’s Motion to Withdraw as Counsel (Seq. 13) - **F. Weinberg - B. Weston.**
5. Bank of America, N.A. v. Nguyen - Defendant’s Motion to Withdraw as Counsel (Seq. 12) - **F. Weinberg - B. Weston.**
6. Barry v. Pechy - Defendant’s Motion to Compel Discovery (Seq. 13d) - **G. DeMarco - K. May.**
7. Benitez v. Kleinheinz Pond - Plaintiff’s Motion to Compel Discovery (Seq. 26d) - **J. Kofsky - A. Fleming.**
8. Brahlin v. Autumn Real Estate, LLC - Defendant’s Motion to Compel Discovery (Seq. 59d) - **S. Brandt - J. Godin.**
9. Bruno v. Bruno - Plaintiff’s Petition to Withdraw as Counsel (Seq. 16) - **J. Ryan - L. Duffy.**
10. Carezzo v. Lehman - Defendant’s Petition to Withdraw as Counsel (Seq. 85) - **A. Sidari.**
11. Chi v. Johri - Defendant’s Motion to Compel Discovery (Seq. 11d) - **M. Mednick - J. Gilman - B. Foland.**
12. Choi v. Brown - Plaintiff’s Motion to Compel Discovery (Seq. 10d) - **J. Mezyk - J. Dingle.**
13. Choi v. Finn - Defendant’s Motion to Compel Discovery (Seq. 13d) - **W. Goldenberg - I. Kim.**
14. Citibank v. Nguyen - Defendant’s Motion to Withdraw as Counsel (Seq. 12) - **R. Kline - B. Weston.**
15. Cruz v. Vivano - Plaintiff’s Motion to Compel Discovery (Seq. 10d) - **B. Wall - D. Doyle.**
16. Deutsche Bank National Trust Company v. Ford - Plaintiff’s Motion to Amend Caption (Seq. 5) - **C. Treglia.**
17. Devivo v. Zeniou - Defendant’s Motion to Compel Discovery (Seq. 36d) - **J. Padova - C. Barone.**

18. *Diesinger v. Yenser* - Defendant's Petition to Withdraw as Counsel (Seq. 25) - **L. Westerman - E. Colbath**.
19. *Dignam v. Wyndmoor Care Center, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 43d) - **C. Galvin - W. Mundy**.
20. *Dignam v. Wyndmoor Care Center, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 44d) - **C. Galvin - W. Mundy**.
21. *Dutton v. Main Line Hospital, Inc.* - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 104) - **C. Hehmyer - C. Williamson - A. Romanowicz**.
22. *Edelman v. Ciocca* - Defendant's Motion for Protective Order (Seq. 161d) - **L. Kornblau - K. Koob**.
23. *Endy v. Endy* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 29) - **D. Megay - D. Sager**.
24. *Erney v. Brian R. Marston Executor of The Estate of Richard L. Marston, Deceased* - Defendant's Motion to Compel Discovery (Seq. 10d) - **D. Stutman - A. Fedak**.
25. *Forrest Walk Homeowners Association v. Forrest Avenue Developers, L.P.* - Defendant's Motion to Strike Fourth Amended Complaint (Seq. 147) - **C. Williamson - M. Finnerty**.
26. *Forrest Walk Homeowners Association v. Forrest Avenue Developers, L.P.* - Defendant's Motion to Compel Discovery (Seq. 150d) - **C. Williamson - M. Finnerty**.
27. *Forrest Walk Homeowners Association v. Forrest Avenue Developers, L.P.* - Defendant's Motion to Compel Discovery (Seq. 151d) - **C. Williamson - M. Finnerty**.
28. *Forrest Walk Homeowners Association v. Forrest Avenue Developers, L.P.* - Defendant's Motion to Compel Discovery (Seq. 152d) - **C. Williamson - M. Finnerty**.
29. *Foster v. Allstate Insurance* - Defendant's Motion to Compel Discovery (Seq. 18d) - **M. Clair - K. Frascella**.
30. *Grasso v. Goldman* - Plaintiff's Motion to Amend Complaint (Seq. 19) - **J. First - R. Goldman**.
31. *Green v. Doe* - Plaintiff's Motion for Appointment of Counsel (Seq. 29).
32. *Handwerk v. Norristown Borough* - Defendant's Motion to Compel Discovery (Seq. 30d) - **L. Thomas - D. MacMain**.
33. *Handwerk v. Norristown Borough* - Plaintiff's Motion to Compel Discovery (Seq. 28d) - **L. Thomas - D. MacMain**.
34. *Hartman v. The Surgery Center at Fort Washington* - Defendant's Motion to Strike Objections to Subpoena (Seq. 37d) - **J. Beasley - M. McGrath**.
35. *Hipple v. Preston* - Defendant's Motion to Compel Discovery (Seq. 16d) - **A. Lipps - H. Welch**.
36. *Ingram v. Does 13* - Defendant's Motion to Compel Discovery (Seq. 17d) - **J. Rosenbaum**.
37. *Janikic v. Bastedo* - Defendant's Motion to Compel Discovery (Seq. 10d) - **R. Teitell - T. Palmer**.
38. *Janikic v. Bastedo* - Defendant's Motion to Compel Discovery (Seq. 9d) - **R. Teitell - T. Palmer**.
39. *JP Morgan Chase Bank, N.A. v. Chladek* - Defendant's Motion to Compel Arbitration (Seq. 6d) - **J. Goodchild**.
40. *K&S Ventures, LLC v. D2 Management, LLC* - Plaintiff's Motion to Quash, for Protective Order and Order of Fees (Seq. 223d) - **G. Hoyt - R. Sebia**.
41. *Keystone Air, LLC v. Tirno Equities, LLC* - Defendant's Motion to Withdraw as Counsel (Seq. 3) - **M. Lisman**.
42. *Kirpal S. Saini Aps Associates v. DeHaven* - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **M. Gough**.
43. *Kramer v. Buck Ridge Carpentry* - Plaintiff's Motion to Compel Discovery (Seq. 61d) - **A. Spiegel - B. Pancio**.
44. *Law Office of Alan R. Mege v. Acevedo* - Plaintiff's Motion to Compel Discovery (Seq. 3d) - **M. Gough**.
45. *Martinez v. Poore* - Plaintiff's Motion to Compel Discovery (Seq. 8d) - **M. Simon - T. Arechabala**.
46. *McCloskey Mechanical Contractors, Inc. v. Old York, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 19d) - **D. Fierstein - D. Utain**.
47. *Merge Consumer Products, Inc. v. ATA Retail Services, LLC d/b/a Jacent Strategic Merchandising, LLC* - Plaintiff's Petition to Withdraw as Counsel (Seq. 8) - **S. Feldman - S. Goldblum**.
48. *Militello v. Rhode* - Defendant's Motion to Compel Discovery (Seq. 10d) - **B. Swartz - G. Peterson**.
49. *Mizrakhi v. Ozinski* - Defendant's Motion to Compel Discovery (Seq. 33d) - **K. Kofsky - B. Barrett**.
50. *Murphy, Murphy and Murphy, P.C. v. Nationwide Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 95d) - **R. Murphy - B. Vance**.
51. *O'Brien v. Aeroplate* - Plaintiff's Motion to Strike Motion to Compel (Seq. 96) - **J. O'Brien - T. Ruf**.
52. *O'Connor v. CVS* - Defendant's Motion to Compel Discovery (Seq. 29d) - **A. Smialowicz - C. Spitz**.
53. *Owolabi v. Thacker* - Plaintiff's Motion to Compel Discovery (Seq. 13d) - **B. McGovern - F. Gartner**.
54. *Pray-Jackson v. Arndt-Ladley* - Plaintiff's Motion to Compel Discovery (Seq. 48d) - **D. Feinberg - K. May**.
55. *Reel Innovation, Inc. v. Midwest Fuel Injection Service* - Defendant's Motion to Compel Discovery (Seq. 10d) - **S. Cooper - F. Lachat**.
56. *Rennells v. Reese* - Plaintiff's Motion for Admissions Pro Hac Vice (Seq. 25) - **L. Thomas - D. Shannon**.
57. *Republic-Franklin Insurance as Subrogee of Steel City Volunteer Fire Department v. Kaler Motor Company, LLC* - Defendant's Motion to Compel Depositions (Seq. 26d) - **J. Connor - F. Lachat**.
58. *Royal Water Damage Restoration v. Allstate Insurance Company* - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **S. Fegley - M. Maguire**.
59. *Scott v. Main Line Hospitals, Inc.* - Defendant's Motion to Compel Discovery (Seq. 11d) - **M. Rosenberg - L. Miller**.
60. *Sundanz Properties, LLC v. Formica Deconstruction, LLC* - Defendant's Motion to Compel Discovery (Seq. 11d) - **C. Williamson - S. Scheuerle**.
61. *Taylor v. Grinberg* - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **M. Simon - M. Lyon**.
62. *Thompson v. Blue Bell Country Club Community Association* - Defendant's Motion to Compel Discovery (Seq. 10d) - **J. Schaffer - C. Murphy**.
63. *Tinsley v. Botto* - Defendant's Motion to Compel Discovery (Seq. 31d) - **M. Weinberg**.
64. *Ugbo v. Oliver* - Defendant's Motion to Compel Discovery (Seq. 10d) - **J. Gillman - S. Vilardi**.
65. *Wiley v. Connors Automotive* - Defendant's Petition to Open/Strike Judgment (Seq. 7) - **W. Bernard - D. Kraut**.
66. *Young v. HCR Manorcare* - Defendant's Motion to Compel Discovery (Seq. 62d) - **M. Van Der Veen - M. Corso**.