

## 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 May 31, 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.

### First Publication

By virtue of a Writ of Execution **No. 2004-06767**, 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 thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, of the Recorder of Deeds of Montgomery County, in Deed Book 831, Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Juniata Road, a corner of Lot No. 34 on said Plan; thence, along Lot No. 34, Westwardly, 138.50 feet, more or less, to a point, in line of land, now or late of Henry Tetlow Estate; thence, along said land, North 23 degrees, 13 minutes East, 94.00 feet, more or less, to a stone in Egypt Road; thence, extending through Egypt Road, South 85 degrees, 11 minutes East, 106.00 feet, more or less, to a point along the Westerly side of Juniata Road, extended; thence, extending along the Westerly side of Juniata Road, South 03 degrees, 50 minutes West, 88.0 feet, more or less to the first mentioned point and place of beginning.

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

BEING a portion of Lot No. 34 on a Plan of Jefferson Manor, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 831 at Page 600, bounded and described in accordance with a recent Survey made by W.D. Hiltner, Registered Surveyor, dated October 11, 1947, as follows:

BEGINNING at a point on the Westerly side of Juniata Road, a corner of this and Lot No. 35 on said Plan; thence, extending along Lot No. 35, North 57 degrees, 21 minutes West, 133.10 feet to a corner of other land, now or late of Henry Testlow Estate; thence, along the same; South 22 degrees, 24 minutes West, 31.88 feet to a point; a corner, minutes East, 143.87 feet to a point; a corner on the Westerly side of Juniata Road; thence, along the said side of said road, North 02 degrees, 19 minutes East, 30.00 feet to the point and place of beginning.

ALSO, ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made June 7, 1948, by Will D. Hiltner, Registered Surveyor, Norristown, PA, as follows, to wit:

BEGINNING at a point in the Westerly side of Juniata Road, at the distance of 89.00 feet, measured South, 02 degrees, 39 minutes West from the Southerly side of Egypt Road (33.00 feet wide), in line of other land of these grantees; thence, by the Westerly side of Juniata Road, South, 02 degrees, 39 minutes West, 67.19 feet to a point, in line of land, now or late of Raymond Ellis; thence, on the course North, 87 degrees, 21 minutes West, 167.99 feet to a point, in line of land, now or late of Linwood Stout, et ux, et al.; thence, on a course North, 22 degrees, 24 minutes East, 71.39 to a point, in line of land of these grantees; thence by the same, South 87 degrees, 21 minutes East, 143.87 feet to the point and place of beginning.

BEING the same premises, which Hansell E. Wade and Susan L. Wade, husband and wife, by Deed, dated November 26, 1996, and filed in the Montgomery County Recorder of Deeds Office, at Deed Book 5168, Page 2256, granted and conveyed unto Kevin P. Burk.

Parcel Number: 63-00-04279-00-5.

Location of property: 40 Egypt Road, West Norriton Township, Montgomery County, PA 19403.

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

Seized and taken in execution as the property of **Kevin P. Burk and Susan Elizabeth Tears** at the suit of Sherman A. Eger, Jr. Debt: \$717,589.66.

**George J. Ozorowski (Hughes, Kalkbrenner & Ozorowski, 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. 2011-14360**, 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 message and two tracts of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follow, to wit:

**TRACT NO. 1**

BEGINNING at a point on the North side of High Street, a corner of lot of Reuben Geist; thence, by the same, Northwardly 140 feet to a corner on the South side of Buttonwood Alley; thence, by the same, Westwardly and in a line parallel with said High Street, 20 feet to other lands, now or late of Lewis B. Reifsnnyder; thence, by the same, Southwardly and on a line parallel with Reuben Geist's land, aforesaid, 140 feet to High Street, aforesaid; thence, by the same, Eastwardly 20 feet to the place of beginning.

**TRACT NO. 2**

BEGINNING at a point on the North side of High Street, between Franklin and Washington Streets, a corner of this and other lands of the said Newton R. Turner; thence, by the same, Northwardly, 140 feet to a 20 feet wide alley; thence, along the South side of said alley, Westwardly 18 inches to other land of John G. Kentzel; thence, by the same, Southwardly, 140 feet to the North side of High Street, aforesaid; thence, along the North side of High Street, Eastwardly, 18 inches to the place of beginning.

BEING the same premises which James Connolly by Deed, dated November 9, 1998 and recorded March 18, 1999, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, at Deed Book 5263, Page 2102, granted and conveyed unto Whitemarsh House, Inc.

Parcel Number: 16-00-14956-00-4.

Location of property: 437 High Street, Pottstown, PA 19464.

The improvements thereon are: Mixed residential/commercial.

Seized and taken in execution as the property of **Whitemarsh House, Inc.** at the suit of Neshaminy Capital, LLC. Debt: \$96,613.11.

**Eden R. Bucher (Barley Snyder)**, 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. 2016-15277**, 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 **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village, Section No. 3", made by George B. Mebus, Registered Professional Engineer, dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willard Road (fifty feet wide) at the distance of seventy-two and sixty-four one-hundredths feet, measured on a bearing of North, forty-three degrees, twenty minutes, ten seconds East along the said side of Willard Road from a point of tangent in the same, said point of tangent, being at the distance of thirty-two and forty-four one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of twenty feet from a point of curve on the Northeasterly side of Bryant Lane (fifty feet wide); thence, extending from said point of beginning, North, forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty one-hundredths feet to a point; thence, extending North, thirty-six degrees, twenty-four minutes, fifty seconds East, thirty-seven and thirty-seven one-hundredths feet to a point; thence, extending North, forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence, extending South, forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwesterly side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten second West, along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the above-mentioned Plan.

BEING the same premises which Robert Jankus and Linda Jankus by Deed, dated May 19, 2006 and recorded on July 21, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5609 at Page 646, as Instrument No. 2006089510, granted and conveyed unto John Lawrence Bridges.

Parcel Number: 59-00-18406-00-3.

Location of property: 303 Willard Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **John Lawrence Bridges and The United States of America** at the suit of U.S. Bank, N.A., as Successor Trustee to LaSalle Bank National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE7, Asset-Backed Certificates Series 2006-HE7. Debt: \$483,737.83.

**Hladik, Onorato and Federman, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2016-25041**, 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 Lot 7 Section A, on plan of Burnside Estates, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, PA, in Deed Book 1304 at Page 601 and described according to a survey and Plan thereof made by Will D. Hiltner, Registered Surveyor of Norristown, PA, on 3/26/1948, as follows, to wit:

BEGINNING at a point on the Southeast side of Liberty Avenue (50 feet wide), at the distance of 247.50 feet, Northeast from the intersection of one extended Southeast line of Liberty Avenue, with the extended Northeast line of Marshall Street (50 feet wide), containing in front or breadth on the Southeast side of Liberty Avenue, 55 feet and extending of that width, in length or depth, Southeast, between parallel lines at right angles to said Liberty Avenue, 156.33 feet.

BEING the same premises which Vincent R. Zinno and Karen L. Zinno, by Deed, dated 10/27/95 and recorded at Montgomery County Recorder of Deeds Office, on 10/31/95, in Deed Book 5129 at Page 2406, granted and conveyed unto Leonard G. Bisignaro, Jr. and Christina G. Bisignaro.

Parcel Number: 63-00-04435-00-2.

Location of property: 112 Liberty Avenue, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Leonard G. Bisignaro, Jr. and Christina G. Bisignaro** at the suit of West Norriton Township. Debt: \$4,718.26.

**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. 2017-02042**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet, an arc distance of 39.27 feet): thence, extending from said point of beginning, along the said side of Ricewynn Road; the (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point, in Lot No. 4 on said Plan; said point therein being the center of a 20 feet Right of Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right of Way for Sanitary Sewers, 185.19 feet to a point, in Lot No. 6 on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as sole owner** at the suit of MCLP Asset Company, INC. Debt: \$668,675.66.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-00683**, 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 "Kenrick Hills", a Condominium, located on Johnson Highway, **Norristown Borough**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, of a Declaration of "Kenrick Hills", a Condominium, dated April 17, 1974 and recorded April 17, 1974, in Deed Book 3935 at Page 28 &c., and the Declaration Plan thereto dated March 7, 1974 and recorded April 17, 1974, in Condominium Plan Book 3 at Page 1; and the Code of Regulations of said condominium, dated April 17, 1974 and recorded April 17, 1974, in Deed Book 3935 at Page 38 &c.; being designated on said Declaration Plan as Unit No. 2, as more fully described in such Declaration Plan and Declaration; together with that certain proportionate undivided interest in and to the common elements of said condominium, as more fully defined in said Declaration, and as the same may be amended from time to time by appropriate amendments to said Declaration.

BEING the same premises which Byron J. Wharton and Kyshia D. Wharton, by Deed dated 11/20/06 and recorded at Montgomery County Recorder of Deeds Office on 1/19/07, in Deed Book 5632 at Page 482, granted and conveyed unto Byron J. Wharton.

Parcel Number: 13-00-39735-00-5.

Location of property: 2 Zummo Way, Condo 2, Norristown, PA 19401.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Bryon J. Wharton** at the suit of Municipality of Norristown. Debt: \$1,269.62.

**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. 2018-07677**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan, made for Lexington Commons Limited, by Chambers Associates, dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A-46, Pages 392 and 398 and described as follows, to wit:

BEGINNING at a point on the Southeast side of Needham Circle, said point being measured along Needham Circle, the three following courses and distances from the Southernmost terminus of a round corner, connecting the Southeast side of Needham Circle, with the Northeast side of Roxbury Road (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 14.77 feet; (2) North 11 degrees 23 minutes 48 seconds East, 51.72 feet; (3) the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 36.57 feet to a point, a corner of Lot #69 and place of beginning.

THENCE, from said place of beginning and continuing along the Southeast side of Needham Circle, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 22.07 feet to a point, a corner of Lot #71.

THENCE, leaving the Southeast side of Needham Circle and along Lot #71, South 90 degrees 00 minutes 00 seconds East, 188.94 feet to a point, a corner in line of Lot #61 and #62; thence, along Lots #61 and #62, South 30 degrees 44 minutes 00 seconds West, 25.59 feet to a point, a corner of Lot #69; thence, along Lot #69, North 90 degrees 00 minutes 00 seconds, 174.25 feet to a point on the Southeast side of Needham Circle and first mentioned point and place of beginning.

BEING Lot #70 on said Plan.

UNDER AND SUBJECT to Agreements, Restrictions and Easements of Record.

BEING the same premises which Nicholas F. Changelo and Nicole Demers-Changelo, husband and wife, by Deed dated 10/12/2012 and recorded 11/05/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5853, Page 1019, granted and conveyed unto Brandyon Anthony Valencia and Jolene Jenkins Valencia, husband and wife, in fee.

Parcel Number: 35-00-07061-48-2.

Location of property: 1486 Needham Circle, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brandyon Anthony Valencia and Jolene Jenkins Valencia** at the suit of JPMorgan Chase Bank, National Association c/o Carrington Mortgage Services, LLC. Debt: \$211,093.48.

**LOGS Legal Group 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. 2018-15559**, 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 as The Village at Sawmill Valley Condominium and whereby First Amendment to Declaration, Condominium is now known as Sawmill Village Condominium, located in **Horsham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982, in Deed Book 4697 at Page 495, and an Amendment thereto, dated September 6, 1983 and recorded September 7, 1983, in Deed Book 4717 at Page 814; and a Second Amendment thereto, dated January 6, 1984 and recorded January 13, 1984, in Deed Book 4727 at Page 2092; and a Third Amendment thereto, dated April 30, 1984 and recorded May 9, 1984, in Deed Book 4735 at Page 1935; and a Fourth Amendment thereto, dated August 10, 1984 and recorded August 22, 1984, in Deed Book 4745 at Page 1657; and a Fifth Amendment thereto, dated September 11, 1984 and recorded September 19, 1984, in Deed Book 4748 at Page 602; and a Sixth Amendment thereto, dated October 24, 1984 and recorded November 7, 1984, in Deed Book 4752 at Page 120; and Declaration Plan, dated November 8, 1982 and recorded on December 8, 1982, in Condominium Plan Book 9 Pages 49 to 53; being and designated as Unit B-1, together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) of 0.8929%.

BEING the same premises conveyed which Deed, dated 04/05/12, conveying from Charles P. McClintock to Nicholas Rivelli, recorded 04/24/12, in Book 5833, Page 01324, Instrument #2012039829.

Parcel Number: 36-00-11669-68-8.

Location of property: 20 Hickory Drive, #B1, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Nicholas Rivelli** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$173,239.81.

**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. 2019-06056**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision, Plan of Section I-B of Tower Hill Ridge, prepared for Quaker Construction Company by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveyor, Sumneytown Pike, Kulpville, Pennsylvania, recorded April 24, 1986 in Plan Book A-47, Page 203, bounded and described as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Bellows Way, measured the two following courses and distances from a point of curve on the Northwesterly side of Twining Road: (1) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 31.82 feet, to a point of tangent; (2) North, 71 degrees 47 minutes 55 seconds West, 90.00 feet to a point; thence, extending from said point and place of beginning, along said side of Bellows Way, North 71 degrees 47 minutes 55 seconds West, 75.10 feet to a point; thence, extending North 21 degrees 12 minutes 11 seconds West, 147.90 feet to a point; thence, extending South 71 degrees 47 minutes 55 seconds East, 75.10 feet to a point, a corner of Lot No. 86; thence, extending along said lot and also Lot No. 85, South 21 degrees 12 minutes 11 seconds West, 147.90 feet to the first mentioned point and place of beginning.

BEING the same premises which Jennifer Cameron by Deed dated 3/30/2015 and recorded 4/2/2015 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5948 at Page 02666, granted and conveyed unto Robert Lee Knox.

Parcel Number: 46-00-00057-02-3.

Location of property: 201 Bellows Way, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Robert Lee Knox** at the suit of Freedom Mortgage Corporation. Debt: \$299,109.20.

**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. 2019-13888**, 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 message and tract, or piece of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 437 on a certain Plan of Lots of Grandview Heights, which Plan is recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 606 at Page 500, bounded and described as follows, to wit:

BEGINNING at a stake on the Northeast side of the Borough Line Road, now known as West Johnson Highway, at the distance of 440.00 feet, Northwesterly from the Northwest side of Third Street; thence, extending along the Northeasterly side of Johnson Highway, North 43 degrees West, 40.00 feet to a stake a corner; thence, extending along other land of the said Grantor, the line for a portion of the distance, passing through the middle of the partition wall, dividing the house on this lot from the one on the adjoining lot, North 47 degrees East, 150.00 feet to a stake, a corner; thence, extending along land of Marvel-Coles Company, South 43 degrees East, 40.00 feet to a point, a corner of other land of the said Grantor; thence, by and along the same, South 47 degrees West, 150.00 feet to the first mentioned point and place of beginning.

BEING the same premises which John Gambone and George J. Williams, Co-Partners, trading as Norristown Realty Holding Co., a Pennsylvania General Partnership, by Deed, dated July 7, 2003, and recorded August 21, 2003, in Deed Book 5470, Page 115, granted and conveyed unto David Martin and Kevin Davis, in fee.

BEING the same premises which David Martin and Kevin Davis, by Deed dated February 23, 2021, and recorded March 17, 2021, in Deed Book 6217, Page 1170, granted and conveyed unto Karen Bradford, in fee.

Parcel Number: 33-00-04648-00-8.

Location of property: 347 W. Johnson Highway, Norristown, PA 19401, f/k/a 316 W. Johnson Highway, Norristown, PA 19401.

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

Seized and taken in execution as the property of **David Martin, Kevin Davis, and Karen Bradford** at the suit of COBA, Inc., assignee of TD Bank, N.A., successor by merger to Commerce Bank, N.A. Debt: \$173,807.52.

**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. 2020-00199**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Final Plan, Section Three of "Justa Farms", made for Chapel Hill Development Corp., by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, dated December 13, 1965 and last revised April 29, 1966, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-9 at Page 56, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Somers Drive (50 feet wide), said point being the three following courses and distances from a point of curve on the Southwesterly side of County Line Road (L.R. 09033) (56.50 feet wide): (1) leaving County Line Road, on the arc of a circle, curving to the right, having a radius of 30.00 feet, the arc distance of 47.12 feet to a point of compound curve; (2) Southwestwardly, on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 48.94 feet to a point of tangent; and (3) South, 57 degrees 22 minutes 10 seconds West, along the Northwesterly side of Somers Drive, 98.62 feet to the point of beginning.

CONTAINING in front or breath Southwesterly, along the Northwesterly side of Somers Drive, 125.00 feet and extending of that width, in length or depth, Northwestwardly, between parallel line at right angles to Somers Drive, 150.00 feet.

BEING Lot Number 155 as shown on the above-mentioned plan.

BEING the same property conveyed to Joseph D. Leska and Melissa Leska, no marital status shown, who acquired title by virtue of a deed from Brian Lichtenstein and Irvin Lichtenstein, Co-Executors of the Estate of Bernice Lichtenstein, deceased, dated April 5, 2006, recorded April 13, 2006, at Document ID 2006043656, and recorded in Book 05597, Page 0808, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-08530-00-6.

Location of property: 3914 Somers Road, a/k/a 3914 Sommers Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph D. Leska and Melissa Leska** at the suit of MCLP Asset Company, Inc. Debt: \$309,575.24.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-01791**, 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 81-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, on February 3, 1987, in Deed Book 4828 at Page 1172; A First Supplementary Declaration of Condominium, dated February 26, 1987 and recorded March 3, 1987, in Deed Book 4830 at Page 1406; A Second Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987, in Deed Book 4834 at Page 1169; A Third Supplementary Declaration of Condominium, dated May 20, 1987 and recorded June 9, 1987, in Deed Book 4840 at Page 877; A Fourth Supplementary Declaration of Condominium, dated July 14, 1987 and recorded July 21, 1987, in Deed Book 4845 at Page 106; A Fifth Supplementary Declaration of Condominium, dated July 28, 1987 and recorded August 19, 1987, in Deed Book 4848 at Page 936; A Sixth Supplementary Declaration of Condominium, dated October 7, 1987 and recorded October 13, 1987, in Deed Book 4853 at Page 2336; A Seventh Supplementary Declaration of Condominium, dated November 25, 1987 and recorded January 5, 1988, in Deed Book 4862 at Page 427; An Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988, in Deed Book 4865 at Page 938; A Ninth Supplementary Declaration of Condominium, dated April 6, 1988 and recorded April 15, 1988, in Deed Book 4870 at Page 399; A Tenth Supplementary Declaration of Condominium, dated May 10, 1988 and recorded May 16, 1988, in Deed Book 4873 at Page 485; An Eleventh Supplementary Declaration of Condominium, dated June 10, 1988 and recorded June 15, 1988, in Deed Book 4776 at Page 424; and A Twelfth Supplementary Declaration recorded August 9, 1988 and recorded in Deed Book 4882 at Page 2066; and A Thirteenth Supplementary Declaration recorded November 10, 1988 in Deed Book 4893 at Page 864; and A Fourteenth Supplementary Declaration recorded December 15, 1988 in Deed Book 4896 at Page 1864.

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

UNDER AND SUBJECT TO the burdens, and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium, together with Plats and Plans, dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on November 27, 1985 in Deed Book 4785 at Page 1772, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810 at Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820 at Page 770.

TITLE TO SAID PREMISES IS VESTED IN Mark Gillman, by Deed from Darek Koleda, dated October 16, 2017, and recorded October 17, 2017, in Deed Book 6065, Page 1457.

Parcel Number: 63-00-05515-25-4.

Location of property: 1027 Northridge Drive, Condominium #81-B, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Gillman** at the suit of Pennymac Loan Services, LLC. Debt: \$140,996.51.

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

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

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

By virtue of a Writ of Execution **No. 2020-04560**, 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 thereon erected, situate **partly in Perkiomen Township and partly in Upper Salford Township**, Montgomery County, Pennsylvania and being Lot No. 2 on a map showing land of R. Campbell Start, made by Francis W. Wack, Registered Surveyor, Schwenksville, PA, on May 22, 1942, as follows, to wit:

BEGINNING at a point, in the bed of Cedar Road, a public road, leading from Schwenksville to Spring Mount, at the distance of ninety six feet and four tenths of a foot, measured along the title line in the bed of said Cedar Road on a course of South, 14 degrees 56 minutes East from an iron pin set at an angle point in said road, a corner of Lot No. 3, as shown on said plan; thence, extending along Lot No. 3; North, 67 degrees 38 minutes East, two hundred twenty-one feet and four tenths of a foot to an iron pin, in line of Spring Mountain House land; thence, along said land, South 14 degrees 56 minutes East, fifty-five feet to an iron pin, a corner of Lot No. 1; thence, along Lot No. 1, South 67 degrees 38 minutes West, two hundred twenty-one feet and four tenths of a foot to a point in the title line in the bed of Cedar Road, aforesaid; thence, along the title line in the bed of Cedar Road, North 14 degrees 56 minutes West, fifty-five feet to the place of beginning.

BEING the same premises which Charles T. Jackson, by Deed dated 6/30/2010 and recorded 7/7/2010, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5772 at Page 02048, granted and conveyed unto Robert D. Jackson.

Parcel Number: 62-00-00151-00-3.

Location of property: 826 Cedar Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Robert D. Jackson** at the suit of MidFirst Bank. Debt: \$133,313.56.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-04633**, 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 **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation, by John G. Walter, Inc., Registered Engineer, dated 7/1/1970 and recorded in the Office of the Recorder of Deeds on 7/23/1970, in Plan Book A-17 at Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (50 feet wide), at the following 2 courses and distances measured along the said side of Jefferson Street, from its point of intersection with the Southeasterly side of 8th Street (50 feet wide): (1) on the arc of a circle, curving to the right, in a Southeastwardly direction, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent in same; thence, (2) South 21 degrees 47 minutes 30 seconds East, 251.54 feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street, measured South 21 degrees 47 minutes 30 seconds East, 20 feet and extending of that width, in length or depth, measured South 68 degrees 12 minutes 30 seconds West, 155 feet to a 20 feet wide alley, running from 8th Street and 7th Street.

BEING Lot #60 on said plan.

BEING the same premises, which James M. Finnell, by Deed, dated February 13, 2012 and recorded March 2, 2012, in the County of Montgomery Clerk's/ Register's Office, in Deed Book 5828 at Page 2573, conveyed unto Joshua Greenwald and Megan M. Moyer, as Joint Tenants with the Right of Survivorship and not as Tenants in common, in fee.

Parcel Number: 17-00-00148-33-9.

Location of property: 749 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Joshua Greenwald and Megan M. Moyer a/k/a Megan Moyer** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Debt: \$164,337.08.

**Jill 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. 2020-14916**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania and described according to a Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated February 17, 1953, as follows, to wit:

BEGINNING at the point formed by the intersection of the Northwesterly side of York Road (60 feet wide) and the Northeasterly side of Williams Lane (50 feet wide); thence, extending from said point of beginning, North 82 degrees 29 minutes West, along the said Northeasterly side of Williams Lane, crossing a certain 20 feet wide right-of-way 171.48 feet to a point on the Northwesterly side of the said right-of-way; thence, extending North 11 degrees 37 minutes East along the said side of the right-of-way 77.55 feet to a point; thence, extending South 78 degrees 51 minutes 30 seconds East re-crossing the aforesaid right-of-way and partly through a wall 170.50 feet to a point on the Northwesterly side of York Road, aforesaid; thence, extending South 11 degrees 8 minutes 30 second West, along the said side of York Road, 66.61 feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND RESERVING THEREOUT a right-of-way 20 feet in width extending from the Northeasterly side of Williams Lane to the property of, now or late of Harry V. Yerkes, the Westerly side of the said right-of-way to follow the said Easterly line of Lot No. 2 as laid out on a certain Plan of Lots made by Herbert H. Metz, dated April 2, 1924 and known as Hatboro Heights and recorded at Norristown, PA, in Deed Book Number 768, Page 600 and the Easterly line to extend parallel thereto at a distance of 20 feet therefrom to all who abut thereon, their heirs, executors, administrators and assigns the free and uninterrupted use thereof for ingress, egress, regress to their properties forever.



BEING PART OF THE SAME PREMISES which Salrick, LLC, by Indenture, dated July 18, 2017, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid in Deed Book and Page 6053/2967, granted and conveyed unto 58 York Partners, LLC, in fee.

Parcel Number: 08-00-06652-00-9.

Location of property: 58 S. York Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **58 York Partners, LLC; Bernie's Hatboro, LLC; Eric S. Kretschman; and Oreland Associates II, LLC** at the suit of Berkshire Bank. Debt: \$1,933,790.84.

**Robert L. Saldutti**, Attorney. I.D. #63867

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. 2021-01282**, 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 or tenement and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Fourth Street, between Johnson and State Streets, being known as No. 34 West Fourth Street, bounded and described as follows, to wit:

BEGINNING at a point on the South line of said Fourth Street, at the distance of 324 feet, 6 inches, more or less, Eastwardly from the Southeast corner of State and Fourth Streets, a corner of this and House No. 36 West Fourth Street, now or late of William H. Wiand; thence, Southwardly 140 feet to a twenty feet wide alley, passing in part of said course and distance through the middle of the division or partition wall of this and House No. 38 West Fourth Street; thence, by said twenty feet wide alley, Eastwardly, 22 feet 6 inches to land of \_\_\_\_\_; thence, Northwardly, 140 feet to the South side of Fourth Street, aforesaid; thence, by the same, Westwardly, 22 feet 6 inches to the place of beginning.

BEING the same premises which Lisa Butler-Keys a/k/a Lisa Butler, by Deed, dated 11/30/2004 and recorded 12/09/2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 11331 at Page 2746, granted and conveyed unto Mallie Roberson, in fee.

Parcel Number: 16-00-09884-00-9.

Location of property: 34 W. 4th Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mallie Robinson** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE2. Debt: \$76,245.66.

**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. 2021-04837**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Willow Park Homes, made December 20, 1950, and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2151 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Coolidge Avenue (50 feet wide), measured the two following courses and distance along the Northeast and Northwest sides of Coolidge Avenue, from the point of intersection of the Northwest side of Coolidge Avenue, with the Southwest side of Moreland Avenue (70 feet wide), (as widened 10 feet on the Southwest side thereof) (both lines produced): (1) South 42 degrees 25 minutes West, 21.85 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.41 feet to the point and place of beginning; thence, extending from said beginning point, along the Northeast side of Coolidge Avenue, on the arc of a circle, curving to the left, having the radius of 165 feet, the arc distance of 63.82 feet to a point; thence, extending North 18 degrees 34 minutes 22 seconds East, 137.61 feet to a point; thence, extending South 47 degrees 35 minutes East, 122.33 feet to a point on the Northeast side of Coolidge Avenue; thence, extending along the same, South 42 degrees 25 minutes West, 101.85 feet to a point a curve; thence, extending on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.41 feet to the point and place beginning.

BEING Lot Number 32 Coolidge Avenue on said Plan.

FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the County Assessor as 300010284009; source of title is Book 5339, Page 1854 (recorded 11/27/00).

Parcel Number: 30-00-10284-00-9.

Location of property: 1972 Coolidge Avenue, Township of Abington, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Carnell Williams, Jr.** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II. Debt: \$300,786.32.

**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. 2021-07431**, 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 CERTIN Lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a plan of part of Fern Village, Section No. 3, made by George B. Mebus, Registered Professional Engineer, dated 5/27/1954, as follows, to wit:

BEGINNING at a point on the Southeastly side of High Avenue (50 feet wide), at a distance of 305 feet, measured on a bearing North, 43 degrees 4 minutes 10 seconds East, along the said side of High Avenue, from a point of tangent, in the same said point of tangent, being at a distance of 31.32 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Northeastly side of Exton Road, (50 feet wide).

CONTAINING in front or breadth on the said side of High Avenue, 60 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles at High Avenue, 122 feet.

BEING the same premises which Barbara Ann Tafuri, Kristina Foley and Christopher Foley, by Deed, dated 6/16/16 and recorded at Montgomery County Recorder of Deeds Office, on 7/19/16, in Deed Book 6007 at Page 2397, granted and conveyed unto Christopher Foley and Kristina Foley.

Parcel Number: 59-00-09346-00-9.

Location of property: 817 High Avenue, Upper Moreland, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Christopher Foley and Kristina Foley** at the suit of School District of Upper Moreland Township. Debt: \$3,485.09.

**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. 2021-07463**, 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 at the intersection of the Northeastly line of Beecher Avenue (50 feet wide) and the Northwestly line of Grove Avenue (50 feet wide), in the Village and **Cheltenham Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on Beecher Avenue 50 feet and extending of that width, in length or depth, Northeastwardly, along the Northwestly side of Grove Avenue, 150 feet.

BEING the same premises which Edward Blanchard, by Deed dated 2/28/18 and recorded at Montgomery County Recorder of Deeds Office on 4/2/18, in Deed Book 6084 at Page 1721, granted and conveyed unto Michael Garcia.

Parcel Number: 31-00-13000-00-1.

Location of property: 104 Grove Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael Garcia** at the suit of Cheltenham School District. Debt: \$6,322.26.

**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. 2021-24798**, 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 as Stony Creek Condominiums, located in **East Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records, of a Declaration dated 11/17/1986 and recorded in Deed Book 4819 at Page 1495, and First Amendment thereto recorded in Montgomery County in Deed Book 4936 at Page 172; Second Amendment recorded in Deed Book 5092 at Page 1682, being and designated as Unit No. 304, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto) of 0.54947317%.

BEING the same premises which, Laura Levin, by Deed, dated 07/28/2011 and recorded 08/12/2011 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5810 at Page 660, granted and conveyed unto Samuel Danner, in fee.

Parcel Number: 33-00-08576-30-1.

Location of property: 304 Stony Way, a/k/a 304 Stony Way, Condominium 304, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrea Danner, in her capacity as Heir of Samuel Danner a/k/a H. Samuel Danner a/k/a H. S. Danner, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Samuel Danner a/k/a H. Samuel Danner a/k/a H. S. Danner, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$129,067.46.

**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. 2022-00071**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

DESCRIBED in accordance with a Survey and Plan of property of William C. and Nancy Lee Warner, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated June 3, 1955, as follows, to wit:

BEGINNING at a point in the center line of Walnut Street (57 feet wide), at the distance of 325 feet, Northeastwardly from the center line of 7th Avenue; thence, crossing a mark in concrete on the Northwest side of Walnut Street, North 41° West, the line passing through the center line of partition wall, dividing the building hereon erected and the building on the adjoining lot, 190 feet to an iron pin on the Southeast side of an intended alley; thence, along said side of said intended alley, North 49° East, crossing an iron pin, 71.32 feet from the beginning of this line, 75 feet to a tree with a pad at the corner of the premises herein described; thence, South 41° East, crossing an iron pin on the Northwest side of Walnut Street, 190 feet to a point in the center line of Walnut Street; thence, along the center line of Walnut Street, South 49° West, 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Anna L. Gyuris f/k/a Anna L. Coan, by Deed dated 7/10/2018 and recorded at Montgomery County Recorder of Deeds Office on 7/11/2018, in Deed Book 6097 at Page 2621, Instrument No. 2018046018, granted and conveyed unto David N. Auman and Katherine A. Ryberg.

Parcel Number: 19-00-04828-00-4.

Location of property: Residential, single-family.

The improvements thereon are: 733 Walnut Street, Royersford, PA 19468.

Seized and taken in execution as the property of **Katherine A. Ryberg and David N. Auman** at the suit of Citizens Bank, N.A. Debt: \$225,931.74.

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

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

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

By virtue of a Writ of Execution **No. 2022-03157**, 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 erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 25 on a Subdivision Plan, Section No. 1 Pine Hill Acres, made by C. Raymond Weir, Associates, Inc., of Ambler, Pa., dated September 12, 1964, and recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pa., in Plan Book No. C-3 at Page 125 and described as follows:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (of a width as shown on said plan) which point is measured the three following courses and distances from a point of curve on the southwesterly side of Susquehanna Road (65 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 67.57 feet to a point of tangent; (2) South 49 degrees 01 minutes 20 seconds West, 3.63 feet to a point of curve; and (3) on the arc of a circle, curving to the left, having a radius of 11,429.19 feet, the arc distance of 321.57 feet to the point and place of beginning; thence, extending along Lot No. 26 on said plan; South 40 degrees 58 minutes 40 seconds, East 143.66 feet to a point; thence, extending South 49 degrees 01 minutes 20 seconds West, 86 feet to a point; thence, extending North 40 degrees 58 minutes 40 seconds West, 140.91 feet to a point on the Southeasterly side of Fitzwatertown Road, aforementioned; thence, extending along the said Southeasterly side of Fitzwatertown Road, on the arc of a circle, curving to the right, having a radius of 11,429.19 feet, the arc distance of 86.03 feet to the point and place of beginning.

BEING the same premises where Denise Cummins by Deed dated 06/06/2019 and recorded 06/06/2019 in the Office of the Recorder of Deed in Montgomery County, Commonwealth of Pennsylvania in Deed Book 6138, Page 2296 and as Instrument No. 20190354688 granted and conveyed unto Michael Cummins.

BEING the same premises that Denise Cummins by Deed dated June 6, 2019, and recorded on June 6, 2019, in the Office of Recorder of Deeds in and for Montgomery County, at Book 6138, Page 2296 and Instrument #20190354688 conveyed unto Michael Cummins, Grantee herein.

Parcel Number: 54-00-06268-00-5.

Location of property: 1045 Fitzwatertown Road, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Denise Cummins and Michael Cummins** at the suit of U.S. Bank National Association, not in its individual capacity, but Solely, as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$367,894.12.

**Richard M. Squire & Associates, 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. 2022-09207**, 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 two and one-half story, brick dwelling house and lot of land, situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the Northeast corner of Fourth and Howard Streets, the dimensions of the building being 20 feet wide in front, by 30 feet in length and the description of the lot on which said dwelling house is located is as follows:

BEGINNING at a stake on the Northeast corner of Howard and Fourth Streets; thence, Northwardly, along the East side of said Howard Street, 64 feet 6 inches, more or less to the dividing line of this and Lot 205; thence, Eastwardly, along the same 75 feet to land, now or late of Samuel Hartlino; thence, Southwardly, along the same 60 feet, more or less to the North side of said Fourth Street; thence, Westwardly, along the same, 75 feet to the place of beginning.

BEING Lot Nos. 203 and 204 in a plan of lots laid out by Horace N. and C. Q. Guldin.

BEING the same premises which Kathryn L. Sabuack, by Deed dated September 13, 2018, and recorded September 28, 2018, in Deed Book 6109 at Page 00142. Instrument No. 2018067620 conveyed to Neil C. Heinrich, II.

Parcel Number: 64-00-02500-00-1.

Location of property: 530 E. Howard Street, Stowe, PA 19464.

The improvements thereon are: Single-family, residence.

Seized and taken in execution as the property of **Neil C. Heinrich, II** at the suit of Pennsylvania Housing Finance Agency. Debt: \$105,860.25.

**Lois M. Vitti (Vitti Law Group Incorporated)**, Attorney(s). I.D. #209865.

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. 2022-11451**, 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, described according to a Survey and Plan of Betzwood Hills, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 3rd, 1954, and revised October 18th, 1955, and described, as follows to wit:

BEGINNING at a point on the Northerly Side of Betzwood Drive (60 feet wide), which point is measured South, 87 degrees, 15 minutes East, 97.53 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 13.00 feet, the arc distance of 20.42 feet from a point on the Easterly side of Parkview Drive (60 feet wide); thence, extending North, 02 degrees, 45 minutes East, 124.43 feet to a point; thence, extending North, 75 degrees, 20 minutes East, 93.78 feet to a point; thence, extending South, 02 degrees, 45 minutes West, 152.50 feet to a point on the Northerly side of Betzwood Drive; thence, extending along the Northerly side of Betzwood Drive, North, 87 degrees, 15 minutes West, 89.47 feet to the first mentioned point and place of beginning.

BEING Lot #34 on said Plan.

BEING the same premises which Joyce Carol Grieb, by her agent William James Grieb, by Deed dated 5/22/2019 and recorded 5/29/2019 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6137 at Page 01211, Instrument #2019032955, granted and conveyed unto William Grieb, Jr.

Parcel Number: 63-00-00403-00-2.

Location of property: 975 Betzwood Drive, Norristown, PA 19403.

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

Seized and taken in execution as the property of **William Grieb, Jr.** at the suit of Pennsylvania Housing Finance Agency. Debt: \$153,720.37.

**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. 2022-14900**, 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, described according to a Survey made by George B. Mebus, Registered Professional Engineer on 4/20/1950, as follows:

BEGINNING in the Northeast side of Arbor Road (40 feet wide), 275 feet, Northwest from the intersection of the Northwest side of Walden Avenue (40 feet wide) and the Northeast side of Arbor Road (if both were produced to intersect), said beginning point being in the extended party wall, between these premises and the premises adjoining to the Southeast; thence, (1) North 51 degrees 45 minutes West, along the Northeast side of Arbor Road, 25 feet to the center line of an 8 feet wide driveway, laid out partly between these premises and the premises adjoining to the Northwest and which driveway extends Northeast at right angles to Arbor Road, for the approximate distance of 100 feet; thence, (2) North 38 degrees 15 minutes East, along the center line of said joint driveway and also through the party wall of a stucco garage between these premises and the premises adjoining to the Northeast and its extensions thereof, 125 feet; thence, (3) South 51 degrees 45 minutes East, 25 feet to the extended party wall, between these premises and the premises adjoining to the Southeast above mentioned; and thence, (4) South 38 degrees 15 minutes East, running through the last mentioned party wall and its extensions thereof, 125 feet to the Northeast side of Arbor Road and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide joint driveway as and for a driveway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

BEING the same premises conveyed from David Rosenblum and Lynn Rosenblum, by Deed dated 07/27/2015, recorded in Montgomery County on 07/30/2015, in Deed Book 5693, Page 2824 as Instrument # 2015056512 to Chakaire Sanders.

Parcel Number: 31-00-00259-00-7.

Location of property: 623 Arbor Road, Cheltenham, PA 19012.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Chakaire Sanders** at the suit of NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$171,063.64.

**Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-15192**, 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 lots, or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot #481 and one-half and Lot #480 on Plan of Willow Grove Heights, which plan is recorded at Norristown, Pa., in Deed Book 380 at Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reservoir Avenue (50 feet wide) at the distance of 100 feet, Southwestwardly from the Southwesterly side of Rubicam Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Reservoir Avenue, 37 1/2 feet and extending in length or depth between parallel lines at right angles to said Reservoir Avenue, Southeastwardly, 110.58 feet.

BEING the same property conveyed to Leon M. Glover, Sr. who acquired title by virtue of a deed from Leon M. Glover, Sr. and Danese M. Glover, dated December 22, 1998, recorded August 31, 1999, at Document ID 018705, and recorded in Book 5285, Page 2390, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-55944-00-6.

Location of property: 1651 Reservoir Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Leon M. Glover, Sr.** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: \$42,426.49.

**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. 2022-16015**, 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 Lots or pieces of land with the buildings and improvements thereon erected, Situate in **East Norriton Township**, Montgomery County, Pennsylvania, being Lots Numbered 380 and 490 on Plan of Lots of Grandview Heights, recorded at Norristown, in Deed Book No. 606 at Page 500 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Francis Avenue, fifty feet wide, at the distance of three hundred fifty feet, Southeastwardly from the Southeast side of Markley or Swede Streets, a corner of Lot #489 on said Plan; thence, Northeastwardly, along Lot #489, one hundred fifty feet to a point, a corner of Lot #488; thence, Southeastwardly, along Lot #488 and #287, eighty feet to a point, a corner of Lot #379; thence, Southwestwardly, along Lot #379, one hundred fifty feet to a point on the Northeast side of Francis Avenue, aforesaid; thence, along the Northeast side thereof, Northwestwardly eighty feet to the place of beginning.

BEING the same premises which Francis J. Foley by Deed dated January 20, 1993, and recorded in Montgomery County in Deed Book 5033, at Page 937, conveyed unto The Foley Family Trust dated March 4, 1992.

UNDER AND SUBJECT to restrictions as of record.

BEING Parcel #C-104-968-N.

TITLE TO SAID PREMISES IS VESTED IN Francis J. Foley and Anna Mae Foley, his wife, as Tenants by the Entireties by Deed from The Foley Family Trust, dated March 4, 1992, dated December 20, 2007, recorded January 25, 2008, in Book No. 5680 at Page 00468, Instrument No 2008008496.

\*Francis J. Foley departed this life on or about June 3, 2016.

\*Anna Mae Foley departed this life on or about July 7, 2020.

Parcel Number: 33-00-02830-00-8.

Location of property: 320 Francis Avenue, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Sam Rosato, in his capacity as Heir of Anna Mae Foley; Paul Rosato, in his capacity as Heir of Anna Mae Foley; Matthew Rosato, in his capacity as Heir of Anna Mae Foley; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anna Mae Foley, (Francis J. Foley and Anna Mae Foley, both deceased)** at the suit of Mortgage Assets Management, LLC. Debt: \$296,189.40.

**Robert Crawley, (Robertson Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company**, Attorney(s). I.D. #319712

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. 2022-16165**, 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 referred to below as "Summit Mews Condominium", located on Farmington Avenue, **Pottstown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa C.S. Section 3101, et seq, by the recording in the Montgomery County Recorder of Deeds Office at Norristown,

Pennsylvania, of a Declaration dated 4/22/1987 and recorded on 4/24/1987, in Deed Book 4835, Page 1792; and of an Amended Declaration, dated 4/30/1987 and recorded on 5/1/1987, in Deed Book 4836, Page 783; and of the Second Amended Declaration, dated 5/26/1987 and recorded on 5/28/1987, in Deed Book 4838, Page 2471; and the Third Amended Declaration, dated 9/22/1987 and recorded on 9/22/1987, in Deed Book 4851, Page 2143; and of the Fourth Amended Declaration dated 9/16/1988 and recorded 9/21/1988, in Deed Book 4887, Page 1729; and of the Fifth Amended Declaration 5/22/1989 and recorded 5/22/1989, in Deed Book 4911, Page 1804; and of the Sixth Amended Declaration dated 6/27/1989 and recorded 6/28/1989, in Deed Book 4915, Page 923, being and designated in *such* Declaration as Unit No. 4. *As* more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

BEING the same premises that David Burford, by Deed dated August 4, 2021, and recorded September 27, 2021, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6249, Page 800, as Instrument # 2021116023, granted and conveyed unto Amanda Wise, in fee.

Parcel Number: 16-00-08744-06-9.

Location of property: 700 Farmington Avenue, Unit 4, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Amanda Wise** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing, in the matter of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$172,498.48.

**Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-16254**, 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 message and tract of land situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, being a part of Lot No. 25 on a Plan of Lots, known as the "Ideal Bungalow Sites".

BEGINNING at a stake a corner of Lot No. 26 and Second Avenue; thence, by the aforesaid Lot No. 26, North forty-three degrees, West eighty-two and seventy-five one-hundredths feet to a point, a corner, in line of land of William S. Pierson, Sr., and Mary A. Pierson, his wife; thence, along land of the said William S. Pierson, Sr. and Mary A. Pierson, his wife; North forty-seven degrees East, sixty feet to a point, a corner in line of land of John F. Dallas and Charles Del Bona; thence, along land of the said John A. Dallas and Charles Del Bona, South forty-three degrees East, eighty-two and seventy-five one-hundredths feet to an iron pin, a corner in the aforesaid, Second Avenue; thence, along the same, South forty-seven degrees West, sixty feet to the place of beginning.

EXCEPTING AND RESERVING the use of a right of way as described in Deed from Elwood W. Fulmer, deceased to William S. Pierson, Sr. and Mary A. Pierson, his wife, dated November 17, 1942, and recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book No. 1495 at Page 43.

ALSO, EXCEPTING AND RESERVING the use of a right of way as described in Deed from Elwood W. Fulmer, deceased to James A. McIntyre, dated April 1, 1944, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book No. 1576 at Page 153.

BEING the same premises which Gary W. Weidemoyer, Administrator of the Estate of William W. Roth, Jr. a/k/a William Wallace Roth, Jr., by Deed dated 9/25/2020 and recorded 11/18/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6201 at Page 02633, granted and conveyed unto Justin M. Knight.

Parcel Number: 38-00-02428-00-9.

Location of property: 11 Second Avenue, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Justin M. Knight** at the suit of Amerihome Mortgage Company, LLC. Debt: \$91,213.07.

**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. 2022-16323**, 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 thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Sub-division of Property, made for D & C Construction Company, by George C. Heilman, Registered Surveyor, on August 26, 1961 and last revised April 22, 1962, said plan being recorded at Norristown, Pennsylvania, in Plan Book B-7 at Page 111, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeast side of Beech Street (shown on said Plan 50 feet wide), with the Northwest side of Haws Avenue (shown on Plan 100 feet wide); thence, extending from said beginning point, along the Northeast side of said Beech Street, North 45 degrees no minutes West, 36 feet to a point, a corner of No. 803 Beech Street; thence, extending along the same and passing in part through the party wall between these premises and the adjoining premises erected to the Northwest, North 45 degrees no minutes East, 73.34 feet to a point, a corner of lands, now or late of Leo P Mancini; thence, extending along the same, South 45 degrees no minutes East, 36 feet to a point, a corner on the Northwest side of Haws Avenue, aforesaid; thence, extending along the same, South 45 degrees no minutes West, 73.34 feet to the Northeast side of Beech street, the first mentioned point and place of beginning.

BEING the same premises which Pierre V. Thelemaque and Chrislaine Thelemaque, husband and wife, by their Deed dated July 26, 1999, and recorded in the Montgomery County Recorder of Deeds, on September 1, 1999, in Deed Book 5286, Page 7, granted and conveyed unto Sylvia Tukes.

Parcel Number: 13-00-04548-00-2.

Location of property: 801 Beech Street a/k/a 801 W. Beech Street, Norristown, PA 19401-3711.

The improvements thereon are: 2-story, twin townhouse.

Seized and taken in execution as the property of **Sylvia Tukes** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$32,871.23.

**Matthew G. Brushwood (Barley Synder)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-16431**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Charles F. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on April 13, 1960, as follows to wit:

SITUATE on the Southeasterly side of St. Charles Place (fifty feet wide) at the distance of two hundred fifty feet, Northeastwardly from the Northeastly side of Pershing Avenue (fifty feet wide).

CONTAINING in front or breadth on said St. Charles Place, fifty feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said St. Charles Place, one hundred ten feet.

BEING House No. 1423, Lot No. 516A St. Charles Place, also being all of Lot No. 11 and all of Lot No. 12 Block "I", as shown on a plan of Roslyn Heights.

BEING the same premises which Suburban Building Materials, Inc. (Pa. Corp.), by Deed, dated 10/13/1961 and recorded in Montgomery County, in Deed Book 3214 at Page 537, conveyed unto Charles A. Shimkus and Marian V. Shimkus, his wife, in fee.

AND the said Charles A. Shimkus died on 12/18/89.

Parcel Number: 30-00-63276-00-9.

Location of property: 1423 St. Charles Place, Roslyn, PA 19001.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marian V. Shimkus, Deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of Reliant Trust Series HPP. Debt: \$410,431.41.

**Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-16463**, 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 or land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southeast side of Forrest Avenue (50.00 feet wide), at the distance of 210.17 feet, measured Northeastwardly from the Northeast side of Oak Street (66.00 feet wide); thence, along the Southeast side of Forrest Avenue, North 41 degrees East, 100.00 feet to a corner of this and other lands of Edgar D. Clemson, Jr.; thence, by said Clemson's land, South 49 degrees, 13 minutes East, 290.15 feet to a point, in line of land, now or late of J. Frank Boyer; thence, along said land, South 67 degrees, 10 minutes West, 111.63 feet to other lands of Albert J. Pizzica, and Helen A. Pizzica, his wife; thence, along said Pizzica's land, North 49 degrees, 13 minutes West, 249.92 feet to the place of beginning.



TOGETHER with the free and uninterrupted use of the hereinafter described area as and for a sanitary sewer easement in order to construct, locate, relocate, renew, replace, add to and maintain sanitary sewer lateral between the dwelling erected, or to be erected, on the above described premises and the existing sanitary sewer main in the bed of Oak Street, with the right of the said Grantee, their heirs and assigns to keep said area clear of trees, shrubs, roots, buildings and any other obstructions which would interfere with the use of said area as provided.

PROVIDED, however, that all costs of said construction, location, relocation, renewal, replacement, addition to and maintenance shall be at the expense of the Grantee herein, their heirs and assigns; and that all work done shall be done in a workmanlike manner, said area shall always be replace to existing grade and reseeded with the grass at any time any rights herein provided for shall be exercised.

BEGINNING at a point on the Northeasterly side of Oak Street (66.00 feet wide), said point being measured South, 49 degrees, 08 minutes East, 140.00 feet from the Southeasterly side of Forrest Avenue (50.00 feet wide), said point being the Southeasterly corner of said lot, which is to contain this sanitary sewer easement; thence, leaving Oak Street and proceeding along the Southeasterly property line of said lot, North 41 degrees, 00 minutes East, 210.17 feet to an iron pin, on line of the above described land; thence, along the same, North 49 degrees, 08 minutes West, 10.00 feet to an iron pin; thence, extending through these lands, South 41 degrees, 00 minutes West, 210.17 feet to a point on the Northeasterly side of Oak Street; thence, along the said side of Oak Street, South 49 degrees, 08 minutes East, 10.00 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN David H. Green, as Sole Owner by Deed from David H. Green dated 08/03/2005 recorded 08/25/2005 Book 5568 at Page 422, Instrument No. 2005120385.

\*David H. Green Died on or about 2/27/2021.

Parcel Number: 13-00-11416-00-1.

Location of property: 730 Forrest Avenue a/k/a 730 Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling, residential duplex.

Seized and taken in execution as the property of **Holly Fiscaro a/k/a Holly L. Fiscaro, in her capacity as Heir of David H. Green; Suzanne Pascale, in her capacity as Heir of David H. Green; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David H. Green (David H. Green, Deceased)** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4. Debt: \$244,840.36.

**Robert Crawley (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorney(s). I.D. #319712**

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. 2022-16929**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a map made for Whiply Corp., by Yerkes Engineering Co., Bryn Mawr, PA, dated 12/5/1966 and last revised 9/20/1971, as follows, to wit:

BEGINNING at a point on the Northwest side of Potshop Road, as laid out and shown on said plan, measured the two following courses and distances along the side thereof, from a point of tangent of a curve on the Southwest side of Woodland Avenue, as laid out and shown on said plan: (1) Southeastwardly and Southwestwardly, on the arc of a circle, curving to the right with a radius of 25 feet, the arc distance of 37.98 feet; (2) South 40 degrees 56 minutes 40 seconds West, 365.81 feet; thence, from said point of beginning, along the Northwest side of Potshop Road, South 40 degrees 56 minutes 40 seconds West, 100 feet to a point, a corner of Lot# 12; thence, along Lot #12, North 49 degrees 03 minutes 20 seconds West, 200 feet to a Point, in line of Lot #35; thence, along Lot #35, North 40 degrees 56 minutes 40 seconds East, 100 feet to a point, a corner of Lot #14; thence, along Lot #14, South 49 degrees 03 minutes 20 seconds East, 200 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Erik Pannone, by Deed from Zhou Yong, also known as Yonghai Zhou, and Xu Yong, also known as Yongxia Xu, dated October 21, 2019, and recorded November 7, 2019, in Deed Book 6160 at Page 2077, Instrument Number 2019080158.

Parcel Number: 33-00-07141-33-2.

Location of property: 3027 Potshop Road, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erik Pannone** at the suit of Citizens Bank, N.A. Debt: \$318,174.99. **Joseph I. Foley (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #314675**

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. 2022-17259**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of 'Deep Creek Acres', Phase I, made by Urwiler and Walter, Inc., dated January 30, 1987, and last revised April 9, 1987, and recorded in Plan Book A-48 at Page 243, as follows, to wit:

BEGINNING at a point on the Southwesterly proposed ultimate right-of-way line of Hill Road (which point is 30 feet from the center line of said road), said point, being a corner of Lot No. 3, as shown on the above-mentioned plan; thence, extending along the said side of Hill Road, the 3 following courses and distances: (1) along the arc of a circle, curving to the left, having a radius of 1030 feet, the arc distance of 51.52 feet to a point of tangent; (2) South 53 degrees 1 minute 21 seconds East, 313.80 feet to a point of curve; (3) along the arc of a circle, curving to the left, having a radius of 640 feet, the arc distance of 107.89 feet to a point, a corner of Lot No. 1; thence, extending along said lot, South 34 degrees 52 minutes 11 seconds West, 506.86 feet to a point, a corner in line of lands, now or late of J.R. Brode and DJ Burns; thence, extending along said lands, North 53 degrees 1 minute 21 seconds West, 501.28 feet to a point, a corner of Lot No. 3; thence, extending along said lot, North 37 degrees 13 minutes 39 seconds East, 584.11 feet to a point on the Southwesterly proposed ultimate right-of-way line of Hill Road, the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above-mentioned plan.

BEING the same premises which Jeffrey R. Bode and Dennis J. Burns, by Deed, dated 3-17-1985 and recorded 3-31-1965, in Montgomery County, in Deed Book 4863 at Page 2189, conveyed unto Thomas W. Cochrane and Karen F. Cochrane, husband and wife, in fee.

BEING the same premises which Thomas W. Cochrane and Karen F. Cochrane by Deed dated 8/1/2006 and recorded 8/8/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5611 at Page 01125, granted and conveyed unto Stephen H. Sheriff and Carol E. Sheriff, as Tenants by the Entirety.

Parcel Number: 55-00-00882-90-8.

Location of property: 2824 Hill Road, Green Lane, PA 18054.

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

Seized and taken in execution as the property of **Carol E. Sheriff and Stephen H. Sheriff** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$647,361.77.

**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. 2022-17359**, 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 **Springfield Township**, Montgomery County, Pennsylvania, and described according to a last Subdivision Plan, part of Whitmarsh Village, Section No. 1, made for McCloskey Homes, Inc, by Franklin and Lindsay, Registered Engineers, on October 4, 1949, which said plan is recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 2025 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Churchill Road (50 feet wide), at the distance of 236 feet, measured along said side of Churchill Road, South 38 degrees 30 minutes West, from its intersection with the Southwest side of Douglas Road (50 feet wide); thence, extending South, 51 degrees 30 minutes East, partly along the center line of a certain 8 feet wide driveway, laid out between these premises and the premises adjoining to the Northeast, 182 feet to a point; thence, extending South, 38 degrees 30 minutes 79 feet to a point; thence, extending North, 51 degrees 30 minutes West, 182 feet to a point on the Southeast side of Churchill Road; thence, extending along same, North, 38 degrees 30 minutes East, 79 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 664 in the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the driveway in good order, conditions and repair at all times hereafter forever.

BEING the same premises which Philip B Seeherman and Jill Seeherman, by Deed dated June 18, 1998, and recorded July 21, 1998, in the County of Montgomery, in Deed Book 5233 at Page 1828, conveyed unto Florence B. Watson, in fee. Florence B. Watson departed this life on June 6, 2015, vesting title to Roy Watson, in his capacity as Administrator of The Estate of Florence B. Watson, Deceased.

Parcel Number: 52-00-03985-00-4.

Location of property: 1200 Churchill Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Roy Watson, Individually and in his capacity as Administrator of The Estate of Florence B. Watson, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates Series 2006-23CB. Debt: \$265,958.80.

**Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-17676**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots, Section #1, Springbourne, made by H. Gilroy Damon Assoc., Inc., Civil Engineers, Sharon Hill, Pa., dated 12/17/75 and last revised 8/4/77 as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Dixon Road (variable width), which point is measured the 3 following courses and distances from a point of curve on the Northwesterly side of Spring Lane (variable width); (1) leaving said Spring Lane, on the arc of a circle, curving to the left, having a radius of 29.07 feet, the arc distance of 51.93 feet to a point of tangent on the said Southwesterly side of Dixon Road; (2) thence, along same, North 22 degrees 26 minutes 31 seconds West, 49.75 feet to a point of curve; and (3) on the arc of a circle, curving to the right, having a radius of 382.84 feet, the arc distance of 31.85 feet to the place of beginning; thence, extending from Dixon Road and along the center of a 20 foot wide easement for sewers and also along Lot #46, South 67 degrees 33 minutes 29 seconds West, 170.67 feet to a point, in line of lands of Lot #52 on said Plan; thence, along same, North 22 degrees 26 minutes 31 seconds West, 54.11 feet to a point, in line of land of Lot #50, on said Plan; thence, along same and along Lot #49 on said Plan, North 43 degrees 59 minutes 39 seconds East, 112 feet to a corner of Lot #49 and #48 on said Plan; thence, along said Lot #49, North 59 degrees 29 minutes 15 seconds East, 75.64 feet to a point of curve on the said Southwesterly side of Dixon Road; thence, along same, the following 3 courses and distances: (1) on the arc of a circle, curving to the right, having a radius of 185.37 feet, the arc distance of 49.42 feet to a point of tangent; (2) South 15 degrees 14 minutes 15 seconds East, 44.42 feet to a point of curve; and (3) on the arc of a circle, curving to the left, having a radius of 382.84 feet, the arc distance of 16.29 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #47 on said Plan.

BEING the same property conveyed to Alvin N. Grant and Angella R. Grant who acquired title, as tenants by the entirety, by virtue of a deed from Nora Fluellen and Vincent Swindell Cowell, her husband, dated March 13, 2007, recorded April 16, 2007, at Instrument Number 2007047066, and recorded in Book 5643, Page 01507, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-08471-01-2.

Location of property: 1002 Dixon Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Angella R. Grant and Alvin N. Grant** at the suit of U.S. Bank National Association, not in its individual capacity, but Solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2. Debt: \$307,871.60.

**Manley Deas Kochalski LLC**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-18066**, 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, bounded and described according to a Subdivision of Oakland Farms, made by Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA., dated July 15, 1974, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-26 at Page 26-B, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac, at the end of Barnwood Circle (50.00 feet wide), measured the five following courses and distances from a point of tangent on the Northwesterly side of Plowshare Road (50.00 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent; (2) North 49 degrees, 26 minutes, 20 seconds West, 33.46 feet to a point of curve;

(3) extending Northwestwardly, on the arc of a curve, curving to the right, having a radius of 315.00 feet, the arc distance of 92.35 feet to a point of tangent; (4) North 32 degrees, 38 minutes, 30 seconds West, 347.94 feet to a point of curve; and (5) extending Northwestwardly, on the arc of a curve, curving to the right, having a radius of 60.00 feet, the arc distance of 28.48 feet to the point of beginning; thence, extending from said point and place of beginning, along the cul-de-sac at the end of Barnwood Circle, the two following courses and distances: (1) extending Northwestwardly, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 18.54 feet to a point of reverse curve; and (2) extending Northwestwardly and Westwardly, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 115.48 feet, crossing a twenty feet wide Sanitary and Storm Sewer Easement, to a point on the Northwesterly side thereof, said point also being a corner of lands of Markley Swim Club; thence, extending along said land and along the Northwesterly side of said Easement, North 64 degrees, 40 minutes, 40 seconds East 201.64 feet to a corner of Lot No. 217; thence, extending along said lot and re-crossing the twenty feet wide Sanitary and Storm Sewer Easement; South 32 degrees, 38 minutes, 30 seconds East, 86.14 feet to a corner of Lot No. 226; thence, extending along said lot, South 57 degrees, 21 minutes, 30 seconds West, 193.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 227 on said Plan.

BEING the same premises which Patrick J. Ahmad and Linda M. Ahmad, by Sheriff's Deed, recorded in Montgomery County Book 6309 at Page 01070, on November 29, 2022, conveyed to B & E Real Estate II.

Parcel Number: 63-00-00236-10-6.

Location of property: 2129 Barnwood Circle, Norristown, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Linda Ahmad, as Sole Owner and Administratrix of the Estate of Patrick Ahmad and B & E Real Estate II** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWMBMS Inc., CHL Mortgage Pass-Through Certificates 2005-03. Debt: \$233,912.29.

**Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-19116**, 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 thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Pineview Estate, made by Barry Isett & Associates, Consulting Engineers, Norristown, Pennsylvania, dated 9/23/1988 and last revised 1/21/1989 and recorded in the Office of the Recorder of Deeds, in Plan Book A-50 at Page 372, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hartranft Avenue, measured the two following courses and distances from a point of curve on the Southwesterly side of Lafayette Street; (1) on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.72 feet to a point of tangent; (2) South 41 degrees 04 minutes 00 seconds West, 21.47 feet to a point; thence, extending from said point and place of beginning, along said side of Hartranft Avenue, South 41 degrees 04 minutes 00 seconds West, 25.00 feet to a point, a corner of Lot No. 3; thence, extending along said lot, passing through a partition wall, North 48 degrees 56 minutes 00 seconds West, 84.75 feet to a point in the center of a 20.00 feet wide alley; thence, extending along the said center line thereof, North 41 degrees 04 minutes 00 seconds East, 25.00 feet to a point, a corner of Lot No. 1; thence, extending along said lot, passing through a partition wall, South 48 degrees 56 minutes 00 seconds East, 84.75 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2 on said plan.

UNDERAND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

TITLE TO SAID PREMISES IS VESTED IN Eva L. Wright, by Deed from Paula Frances Harkin, Executrix for the Estate of Michael J. Cicala, Deceased, dated September 24, 2020, recorded October 13, 2020, in Book No. 6196 at Page 1543.

Parcel Number: 13-00-15767-60-9.

Location of property: 121 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Eva L. Wright** at the suit of Loandepot.com, LLC. Debt: \$206,765.20. **Robert Flacco and Robert Crawley**, Attorneys. I.D. #s 325024 and 319712

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. 2022-21255**, 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 **Horsham Township**, Montgomery County, Pennsylvania, drawn according to a Subdivision Plan for Highgate at Horsham (Baur Tract), dated 2/12/2000, last revised 6/10/2001, and recorded at Norristown, Pennsylvania, in Plan Book A-60 at Pages 205-207, as follows, to wit:

BEGINNING at a point on the Northwestern side of Highgate Drive, said point being a corner of this and Lot No. 16, as shown on said Plan; thence, extending from said beginning point and along Highgate Drive, North 30° 5' 7" East, 118.77 feet to a point, a corner of Lot No. 14; thence, extending along Lot No. 14, North 54° 11' 39" West, 292.18 feet to a point on the Southeasterly side of Lowe State Road; thence, extending along the same, the next two following courses and distances: (1) South 35° 48' 21" West, 5.54 feet to a point; (2) South 30° 5' 7" West, 159.54 feet to a point, a corner of Lot No. 16; thence, extending along Lot No. 16, South 59° 54' 53" East, 291 feet to said beginning point.

BEING Lot No. 15 on said plan.

BEING the same premises which Orleans Corporation, by Deed, dated 9/5/2003 and recorded at Montgomery County Recorder of Deeds Office on 10/2/2003, in Deed Book 5476 at Page 461, Instrument No. 2003600532, granted and conveyed unto Marc Chernoff.

Parcel Number: 36-00-05009-55-3.

Location of property: 400 Highgate Drive, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marc Chernoff** at the suit of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. Debt: \$315,843.78.

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

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

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

By virtue of a Writ of Execution **No. 2022-21385**, 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 message and lot, or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Southeasterly side of Locust Street, at the distance of two hundred fifty eight and six tenths feet, Northeastwardly from the Northeasterly side of Roberts Street; thence, at right angles to Locust Street, Southeastwardly, one hundred thirty six feet to the Northwesterly side of a twenty feet wide alley (known as Grady Alley); thence, along the same, Northeastwardly, twenty four feet to a point of other ground of William I Winterbottom; thence, by and along the same, the line passing for a portion of the distance through the middle of the partition wall, between the house hereon erected and that on the adjoining lot to the Northeast and parallel to the first mentioned course, Northwesterly, one hundred thirty six feet to the Southeasterly side of Locust Street, aforesaid; and thence, along the same, Southwestwardly, twenty four feet to the first mentioned point and place of beginning.

BEING the same premises which Richard E. Miles and Bernadette Miles, his wife by Deed dated 10/28/1977 and recorded 10/31/1977 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4252 at Page 00267, granted and conveyed unto Donald E. Adams, now deceased (date of death 9/3/1997) and Nancy M. Adams, his wife, as Tenants by the Entireties.

Parcel Number: 13-00-20664-00-5.

Location of property: 1724 Locust Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Nancy M. Adams and Donald E. Adams (date of death 09/13/1997)** at the suit of Loancare, LLC. Debt: \$91,162.17.

**KML Law Group, P.C.**, Attorneys.

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

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

#### **To all parties in interest and claimants:**

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

**ARTICLES OF AMENDMENT  
NONPROFIT**

Notice is hereby given that Articles of Amendment were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, amending the purpose clause of **The Women’s Golf Association of Philadelphia, Inc.**, to include in particular to promote and encourage local state and interstate amateur golf competition for girls and women, to conduct programs to educate female golfers on the rules of golf, to enhance their golf experience and to support other golf assns., which benefit young women and men. Notice is further given that they have changed the registered office address to 101 Bill Smith Boulevard, King of Prussia, PA 1906.

**Susan L. Anderson, Solicitor**  
3644 Darby Road  
Bryn Mawr, PA 19010

**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 GIVEN that on April 18, 2023, Articles of Incorporation were filed with the Department of the State of the Commonwealth of Pennsylvania for **DBN Hardware, Inc.**, a corporation organized under the Business Corp. Law of 1988.

**James C. Kovaleski, Solicitor**  
**O’Donnell, Weiss & Mattei, P.C.**  
347 Bridge Street, Suite 200  
Phoenixville, PA 19460

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for **Limit Labs Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Christopher P. Fiore, Solicitors**  
**Fiore & Barber LLC**  
418 Main Street, Suite 100  
Harleysville, PA 19438

**Ochoa Landscaping, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 7, 2023, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **SAHS 5QC FOOTBALL BOOSTERS, INC.**

The purposes for which it was organized are: Providing services to support the players, managers, and coaches of the Souderton Area High School Football Team.

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 April 18, 2023, for:

**Troop Committee Paoli 1**  
1038 Radnor Road  
Wayne, PA 19087-2205

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

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-06496

NOTICE IS HEREBY GIVEN that on March 29, 2023, the Petition of Caleb Eno Knippenberg was filed in the above-named Court, praying for a Decree to change his name to **CALEB ENO SLATER**.

The Court has fixed June 7, 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. 2023-06116

NOTICE IS HEREBY GIVEN that on April 10, 2023, the Petition of Daniel Bruce Morgan Jones was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **DANA BRIGID MORGAN JONES**.

The Court has fixed June 7, 2023, at 10:30 AM, in “Video Room 2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Mindy J. Snyder, Esquire**  
**Liebmann Family Law**  
The Atrium, Suite 4  
4 Terry Drive  
Newtown, PA 18940

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-06493

NOTICE IS HEREBY GIVEN that on March 29, 2023, the Petition of Danielle Christine Knippenberg, as an adult individual and on behalf of her minor daughters, Audra Christine Knippenberg and Brooke Quinn Knippenberg was filed in the above-named Court, praying for a Decree to change their names to **DANIELLE CHRISTINE SLATER, AUDRA CHRISTINE SLATER AND BROOKE QUINN SLATER**.

The Court has fixed June 7, 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. 2023-06122

NOTICE IS HEREBY GIVEN that the Petition of JULIA KATHLEEN BOLAND-SZURA, was filed in the above-named Court, praying for a Decree to change her name to JULIA KATHLEEN BOLAND.

The Court has fixed June 7, 2023, at 10:30 A.M., in “Video Room 2”, 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.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-06912

NOTICE IS HEREBY GIVEN that on April 20, 2023, the Petition of Lauren Elizabeth Martin was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ADAM AVERY MARTIN.

The Court has fixed June 14, 2023, at 10:30 AM, in “Video Room 2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-05773

NOTICE IS HEREBY GIVEN that on April 4, 2023, the Petition of Milani Roberson, on behalf of Jasmine Umble, a minor was filed in the above-named Court, praying for a Decree to change the Child’s name to JASMINE ROBERSON.

The Court has fixed June 7, 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. 2023-06231

NOTICE IS HEREBY GIVEN that on April 11, 2023, the Petition of Thomas Raymond Stephenson was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to TOREE THOMAS STEPHENSON.

The Court has fixed June 7, 2023, at 10:30 AM, in “Video Room 2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-06020

NOTICE IS HEREBY GIVEN that on April 5, 2023, the Petition of Trinh Thuc Ngo, Mother, on behalf of Quan Kien Ngo, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to QUAN KIEN LE.

The Court has fixed June 7, 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.

**CIVIL ACTION**

COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-24175

**Lawrence J. Murphy, Jr. Individually and as Executor of the Estate of Rose M. Murphy a/k/a Rose Marie Kontra Murphy,**  
Plaintiff

vs.

**Home Choice Companion Care, Inc, and Santora Senior Services, LLC d/b/a Home Choice Companion Care #2,**  
Defendants

To: Home Choice Companion Care Inc, Defendant,  
212 W. Main St., Trappe, PA 19426.

Take notice that a Complaint in Civil Action has been filed against you in the above-named Court. Said complaint arises from a complaint that Defendant acted in a negligent and reckless manner, causing Plaintiff’s Decedent to suffer injuries, resulting in death.

WHEREFORE, Plaintiff’s demand judgment against Defendant, for a sum in excess of Fifty Thousand Dollars (\$50,000.00), plus interest, delay damages, costs, disbursements, and other and further relief as this Honorable Court may deem just and proper.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without 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, x201

**Robert P. Snyder & Erik P. Snyder, Attys. for Plaintiff  
Snyder Law Group, P.C.**  
121 Ivy Ln.  
King of Prussia, PA 19406  
610-265-8050

## 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

**AMIRAULT, ELAINE M., dec'd.**

Late of Towamencin Township.  
Executor: DAVID AMIRAULT,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**BOSTOCK, JACQUELINE S., dec'd.**

Late of Huntingdon Valley, PA.  
Executor: BRADEN BOSTOCK,  
2752 Alden Road, #811,  
Bryn Athyn, PA 19009.

**BROCKWELL SR., JOHN H. also known as**

**JOHN H. BROCKWELL and  
JOHN BROCKWELL, dec'd.**  
Late of Borough of Jenkintown.  
Executor: JOHN H. BROCKWELL, JR.,  
247 Wyncote Road,  
Jenkintown, PA 19046.  
ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND, HESS, GUINAN, TORPEY, CASSIDY,  
O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**CAHILL, JULIA also known as**

**JULIA CAHILL-NISH, dec'd.**  
Late of Upper Dublin Township.  
Administrator: JEFFREY S. NISH,  
c/o Denise M. Cordes, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.  
ATTORNEY: DENISE M. CORDES,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063

**CHERNICK, ALAN JAY also known as  
ALAN J. CHERNICK, dec'd.**

Late of Plymouth Township.  
Administratrix: CAROLYM C. DAVIS,  
c/o Alan J. Mittelman, Esquire,  
1635 Market Street, 7th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: ALAN J. MITTELMAN,  
SPECTOR GADON ROSEN VINCI P.C.,  
1635 Market Street, 7th Floor,  
Philadelphia, PA 19103

**CHIBARO, MARGARET SUSAN, dec'd.**

Late of Upper Merion Township.  
Administrator: KEITH DELLAPENA,  
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

**COHN, EMIL also known as**

**EMIL COHN, III and  
EMIL COHN, 3RD, dec'd.**  
Late of Abington Township.  
Executors: ANDREW STARR AND  
JUDITH H. COHN,  
c/o Robert J. Stern, Esquire,  
Two Bala Plaza, Suite 300,  
Bala Cynwyd, PA 19004.  
ATTORNEY: ROBERT J. STERN,  
ROBERT J. STERN LAW, LLC,  
Two Bala Plaza, Suite 300,  
Bala Cynwyd, PA 19004

**CONNOLLY, JOHN D. also known as  
JOHN DOLAN CONNOLLY, dec'd.**

Late of Lower Merion Township.  
Executrix: ELIZABETH F. CONNOLLY,  
c/o Paul C. Heintz, Esquire,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102-2101.  
ATTORNEY: PAUL C. HEINTZ,  
OBERMAYER, REBMANN, MAXWELL &  
HIPPEL, LLP,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102-2101

**CONTI, FREDERIC L., dec'd.**

Late of Abington Township.  
Executor: FREDERICK J. CONTI,  
c/o Mario DiClerico, Esquire,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.  
ATTORNEY: MARIO DICLERICO,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**CZERVISKI, TIMOTHY D., dec'd.**

Late of Abington Township.  
Executrix: KELLY A. CZERVISKI,  
831 Jackson Avenue,  
Glenside, PA 19038.

**DOTTER, BEVERLY also known as  
BEVERLY M. DOTTER, dec'd.**

Late of Lower Merion Township.  
Executor: BRIAN J. MCGOWAN, SR.,  
937 Glenbrook Avenue, P.O. Box 1180,  
Bryn Mawr, PA 19010.



- ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422
- DUGAN, CAROLANNE, dec'd.**  
Late of Montgomery Township.  
Executor: SAMUEL R. DUGAN,  
143 Pinecrest Lane,  
Lansdale, PA 19446.
- ECKERT, TIMOTHY J., dec'd.**  
Late of Lower Salford Township.  
Executrix: MARY D. ECKERT,  
499 Old Morris Road,  
Harleysville, PA 19438.  
ATTORNEY: NEIL M. HILKERT,  
229 W. Wayne Avenue,  
Wayne, PA 19087
- FRAZER, BARBARA G. also known as  
BARBARA GEORGE FRAZER, dec'd.**  
Late of Lower Merion Township.  
Executors: ELAINE FRAZER COLVIN AND  
THE GLENMED TRUST COMPANY, N.A.,  
Attn.: Isabel M. Albuquerque,  
1650 Market Street, Suite 1200,  
Philadelphia, PA 19103.  
ATTORNEY: LISA K. SCHUBEL,  
FISHER BROYLES LLP,  
25 S. Main Street, #163,  
Yardley, PA 19067
- FRESE, ELIZABETH S., dec'd.**  
Late of Worcester Township.  
Executors: CHRISTOPHER R. FRESE,  
8 Mohawk Drive,  
Conestoga, PA 17516,  
WENDY FRESE IRWIN,  
136 Spring Meadow Lane,  
Washingtonboro, PA 17582.  
ATTORNEY: BRIAN D. GOURLEY,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- GABAY, ANTOINETTE A. also known as  
ANTOINETTE GABAY, dec'd.**  
Late of Borough of Bridgeport.  
Administrator: JOSEPH A. GABAY,  
c/o Denise M. Cordes, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.  
ATTORNEY: DENISE M. CORDES,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063
- GARRETT SR., KEVIN, dec'd.**  
Late of Borough of Ambler.  
Administrator: KYLE GARRETT,  
c/o Kristen L. Behrens, Esquire,  
457 Haddonfield Road, Suite 700,  
Cherry Hill, NJ 08002.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON LLP,  
457 Haddonfield Road, Suite 700,  
Cherry Hill, NJ 08002
- GOTSDINER, JUDITH Z., dec'd.**  
Late of Plymouth Township.  
Executrices: DENISE GOTSDINER AND  
MARCI S. ZINN,  
c/o Ryan M. Bornstein, Esquire,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312.
- ATTORNEY: RYAN M. BORNSTEIN,  
HARVEY BALLARD & BORNSTEIN LLC,  
510 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312
- GUBICZA, WENDELL D. also known as  
WENDELL GUBICZA, dec'd.**  
Late of Upper Moreland Township.  
Administratrix: BRENDA DEVINE,  
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
- HALVONIK, SUSAN H., dec'd.**  
Late of Upper Providence Township.  
Administrators: ERIC HALVONIK,  
1917 NE 7th Place,  
Fort Lauderdale, FL 33304,  
KELLY BATCHELOR,  
420 Larchwood Drive,  
Limerick, PA 19468.  
ATTORNEY: KENNETH E. PICARDI,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776
- HARTNETT, CHRISTOPHER J., dec'd.**  
Late of West Norriton Township.  
Executrix: LAUREL L. PIPPEN,  
c/o Sarah M. Ford, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: SARAH M. FORD,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422
- HILLEGASS, BERNICE, dec'd.**  
Late of Borough of East Greenville.  
Executrix: PHYLLIS J. ACKERMAN,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024
- HONG, CHUNG-ILE, dec'd.**  
Late of Lower Providence Township.  
Executor: MICHAEL HONG,  
1016 Ruby Circle,  
Gilbertsville, PA 19525.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403
- HUNSICKER, CAROL G. also known as  
CAROL HUNSICKER, dec'd.**  
Late of Franconia Township.  
Executor: DAVID V. MOYER,  
638 Highland Drive,  
Perkasie, PA 18944.  
ATTORNEY: DOUGLAS A. GIFFORD,  
CLEMENS, NULTY and GIFFORD,  
510 E. Broad Street, P.O. Box 64439,  
Souderton, PA 18964-0439

**ILCKEN, ERNESTINE also known as ERNESTINE J. B. ILCKEN, dec'd.**

Late of Towamencin Township.  
 Executrices: CHRISTINA B. ECKHART,  
 1663 Bishopwood Boulevard, E,  
 Harleysville, PA 19438,  
 LINDA C. BAILEY,  
 236 Rushes Drive,  
 Bear, DE 19701.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**JOHNSON, FLORENCE M., dec'd.**

Late of Hatboro, PA.  
 Executor: DAVID JOHNSON,  
 c/o 2390 Thyme Court,  
 Jamison, PA 18929.  
 ATTORNEY: WILLIAM A. HABIB,  
 HABIB LAW ASSOCIATES, LLC,  
 2390 Thyme Court,  
 Jamison, PA 18929

**KILGANNON SR., THOMAS J., dec'd.**

Late of Hatfield Township.  
 Administrator: JOHN ERTHAL,  
 5 Bradford Circle,  
 Fort Washington, PA 19034.  
 ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**LEONARD SR., JOSEPH GERALD, dec'd.**

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

**LEVINS, GERARD F., dec'd.**

Late of Plymouth Township.  
 Executor: CHRISTOPHER G. LEVINS,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**LONG, MICHAELA., dec'd.**

Late of West Norriton Township.  
 Co-Administrators: BARBARA A. LONG,  
 827 N. Lewis Road, Apt. 110,  
 Limerick, PA 19468, AND  
 RICHARD LONG,  
 827 N. Lewis Road, Apt. 112,  
 Limerick, PA 19468.  
 ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**MAHONEY, GALE C., dec'd.**

Late of Royersford, PA.  
 Executrix: JESSICA ZEBROWSKI,  
 c/o 2390 Thyme Court,  
 Jamison, PA 18929.  
 ATTORNEY: WILLIAM A. HABIB,  
 HABIB LAW ASSOCIATES, LLC,  
 2390 Thyme Court,  
 Jamison, PA 18929

**MATTIS, ROY B. also known as RICK MATTIS, dec'd.**

Late of Borough of Conshohocken.  
 Administrator: BRUCE MATTIS,  
 155 W. 7th Avenue,  
 Conshohocken, PA 19428.

**McMENAMIN, WILLIAM J., dec'd.**

Late of Abington Township.  
 Executrix: CAROLE COVERT McMENAMIN,  
 c/o Robert S. Cohen, Esquire,  
 123 Old York Road, Suite 201,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT S. COHEN,  
 LAW OFFICE OF ROBERT S. COHEN,  
 123 Old York Road, Suite 201,  
 Jenkintown, PA 19046

**McPHEE, LORRAINE M., dec'd.**

Late of Towamencin Township.  
 Executrix: KIMBERLY A. OLSEN,  
 c/o Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: R. LEONARD DAVIS, III,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**NICHOLSON, HELEN R., dec'd.**

Late of Upper Dublin Township.  
 Administratrix: JEANNE A. NICHOLSON,  
 c/o Hilary Fuelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.  
 ATTORNEY: HILARY FUELLEBORN,  
 YORKWAY LAW GROUP,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**NIGRO, ANGELA C., dec'd.**

Late of East Norriton Township.  
 Executor: RICHARD J. NIGRO,  
 250 Cedar Place,  
 Wayne, PA 19087.  
 ATTORNEY: EDMUND J. CAMPBELL, JR.,  
 2201 Renaissance Boulevard, 3rd Floor,  
 King of Prussia, PA 19406

**O'NEAL, GENE PAUL, dec'd.**

Late of Upper Providence Township.  
 Executrix: REBECCA LYNN KOVACH,  
 251 Gay Street,  
 Royersford, PA 19468.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 878 Main Street,  
 Harleysville, PA 19438

**PEARSON, MARGARET NEWBOLD, dec'd.**

Late of Whitmarsh Township.  
 Executor: ALEXANDER C. PEARSON,  
 c/o Lance S. Lacheen, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: LANCE S. LACHEEN,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**POMPIZZI, GEMMA MARIE, dec'd.**

Late of Springfield Township.  
 Executrix: COURTNEY ANN LUNNEY,  
 c/o Brutscher Foley Milliner Land & Kelly LLP,  
 213 E. State Street,  
 Kennett Square, PA 19348.

**ROBERTS, LILLIAN H., dec'd.**

Late of Towamencin Township.  
 Executor: GEORGE H. ROBERTS,  
 c/o David C. Onorato, Esquire,  
 Hladik, Onorato & Federman, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: DAVID C. ONORATO,  
 HLADIK, ONORATO & FEDERMAN, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**ROBINSON, SUSANNE S., dec'd.**

Late of Lower Merion Township.  
 Executrix: PAMELA R. ADAMS,  
 c/o Jill R. Fowler, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**SALADINO, FRANK, dec'd.**

Late of Worcester Township.  
 Executor: VICTOR J. SALADINO,  
 1130 Quarry Hall Road,  
 Norristown, PA 19403.

**SCHWARZ, KURT WALTER also known as**

**SCHWARTZ, dec'd.**  
 Late of Borough of Lansdale.  
 Executor: STEVEN R. SCHWARZ,  
 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

**SHENK, BETTY J., dec'd.**

Late of Douglass Township.  
 Executrix: DEBRA HARRIS,  
 431 Douglass Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**SILVEY JR., JAMES H., dec'd.**

Late of Borough of Norristown.  
 Co-Administrators: FLORENCE SILVEY AND  
 JAMES H. SILVEY, SR.,  
 c/o Christopher M. Murphy, Esquire,  
 Breslin Murphy & Roberts, P.C.,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015.

**SPEKTER, RUTH GREENBERG also known as**

**RUTH NANCY SPEKTER, dec'd.**  
 Late of Lower Merion Township.  
 Executrix: BARBARA GHEN,  
 9435 Southern Belle Drive,  
 Brooksville, FL 34613.  
 ATTORNEY: WHITNEY P. O'REILLY,  
 COHEN SEGLIAS,  
 1600 Market Street, Floor 32,  
 Philadelphia, PA 19103

**STRASSACKER, PATRICIA E. also known as**

**PAT STRASSACKER, dec'd.**  
 Late of Hatboro, PA.  
 Executor: WILLIAM L. GILBERT,  
 18 Academy Road,  
 Hatboro, PA 19040.

**SULLIVAN, PHILIP A., dec'd.**

Late of Lower Merion Township.  
 Executrix: MARGOT A. SULLIVAN,  
 c/o Peter J. Bietz, Esquire,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087.  
 ATTORNEY: PETER J. BIETZ,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087

**TISSIAN, GLORIA, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT M. TISSIAN,  
 c/o Andrew L. Miller, Esquire,  
 15 Saint Asaphs Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ANDREW L. MILLER,  
 ANDREW L. MILLER & ASSOCIATES, P.C.,  
 15 Saint Asaphs Road,  
 Bala Cynwyd, PA 19004

**TOMCZAK, RAYMOND C., dec'd.**

Late of Borough of Norristown.  
 Executrix: AMY JETTE,  
 18 Tantasqua Shore Drive,  
 Sturbridge, MA 01566.  
 ATTORNEY: THOMAS J. BARNES,  
 EGBERT & BARNES, P.C.,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090

**WETZEL, MARIA CARLA also known as**

**CARLA WETZEL, dec'd.**  
 Late of West Norriton Township.  
 Executor: ANGELO CARRION, III,  
 1475 Graystone Road, Lot 7,  
 Manheim, PA 17545.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**WU, RICHARD T., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: ALICE SUN,  
 c/o 2390 Thyme Court,  
 Jamison, PA 18929.  
 ATTORNEY: WILLIAM A. HABIB,  
 HABIB LAW ASSOCIATES,  
 2390 Thyme Court,  
 Jamison, PA 18929

**Second Publication****ARGER, PETER H., dec'd.**

Late of Lower Merion Township.  
 Executor: CHANDRA M. SEHGAL,  
 612 Wallace Drive,  
 Wayne, PA 19087.  
 ATTORNEY: KIM CARTER PATERSON,  
 2703 Willow Street Pike North,  
 Willow Street, PA 17584

**BERKOWITZ, ROBERT I. also known as****ROBERT IRA BERKOWITZ, dec'd.**

Late of East Norriton Township.  
 Executor: BENJAMIN W. BERKOWITZ,  
 249 Cascade Drive,  
 Mill Valley, CA 94941.

ATTORNEY: KATHRYN H. CRARY,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571

**BETZ, ROBERT H. also known as****ROBERT HERMAN BETZ, dec'd.**

Late of Whitpain Township.  
 Executrix: LOIS SPEROW,  
 c/o John A. Terrill, II, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.

ATTORNEY: JOHN A. TERRILL, II,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**BRADEN, KEVIN GEORGE also known as****KEVIN BRADEN, dec'd.**

Late of Springfield Township.  
 Executor: MATTHEW BRADEN,  
 c/o John A. Wetzel, Esquire,  
 122 S. Church Street,  
 West Chester, PA 19382.

ATTORNEY: JOHN A. WETZEL,  
 WETZEL GAGLIARDI FETTER & LAVIN, LLC,  
 122 S. Church Street,  
 West Chester, PA 19382

**BURNS, ROSE MARIE FRANCES, dec'd.**

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

**CANDELORI, LOUIS J., dec'd.**

Late of Lower Merion Township.  
 Administratrix: MAUREEN L. ANDERSON,  
 605 Farm Lane,  
 Doylestown, PA 18901.

ATTORNEY: MAUREEN L. ANDERSON,  
 MAUREEN L. ANDERSON ELDER LAW,  
 605 Farm Lane,  
 Doylestown, PA 18901

**CARFAGNO, PETER L., dec'd.**

Late of East Norriton Township.  
 Executrix: CLARE DeTULLEO,  
 612 Vicksburg Court,  
 Naperville, IL 60540.

ATTORNEY: JEFFREY W. SODERBERG,  
 P.O. Box 1229,  
 Skippack, PA 19438

**CARLIN, LOUISE T., dec'd.**

Late of Abington Township.  
 Executor: KEVIN F. C. CARLIN,  
 9014 Cargill Lane,  
 Philadelphia, PA 19115.

**CHALMERS, JOAN M., dec'd.**

Late of Lower Salford Township.  
 Executor: JAMES A. McKEOWN, JR.,  
 111 Pioneer Drive,  
 Lansdale, PA 19446.

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

**CHESTEK, NANCY BRANHAM, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: JULIE LEIGH NAHILL,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,  
 THE LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**COOPER, ALTHEA E., dec'd.**

Late of Borough of Lansdale.  
 Executor: DANIEL HARING,  
 215 E. Third Street,  
 Boyertown, PA 19512.

ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER, PC,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**COYLE, HELEN M., dec'd.**

Late of Upper Merion Township.  
 Administratrix: JANE RIFE,  
 15 Freedom Drive,  
 Cape May, NJ 08204.

ATTORNEY: MICHAEL DAIELLO,  
 DAIELLO LAW, LLC,  
 230 S. Broad Street, 17th Floor,  
 Philadelphia, PA 19102

**DECKER, ANNE E., dec'd.**

Late of Whitpain Township.  
 Administratrix: PATTI L. DECKER,  
 c/o Daniel R. Coleman, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.

ATTORNEY: DANIEL R. COLEMAN,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**DIETZ, ROBERT, dec'd.**

Late of Borough of Pottsgrove.  
 Executor: VERA ROMANIA,  
 c/o Lisa J. Cappelolla, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.

ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**DRUCTOR, MICHAEL V., dec'd.**

Late of Borough of North Wales.  
 Administrator: AUSTON DRUCTOR,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**DUKA, JEANETTE S., dec'd.**

Late of Souderton, PA.  
 Co-Executors: MATTHEW S. DUKA AND  
 TERESA L. DeBIAS.

**EWING, ROBERT LEE, dec'd.**

Late of Upper Providence Township.  
 Executrix: LEIGHANNE DARE,  
 318 Green Street,  
 Royersford, PA 19468.

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

**FARROW JR., CHARLES ANTHONY, dec'd.**  
Late of New Hanover Township.  
Executor: MICHAEL J. FARROW,  
c/o Robert J. Iannozi, Jr., Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.

ATTORNEY: ROBERT J. IANNOZZI, JR.,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**FOERSTER, FREDERICA, dec'd.**  
Late of Lower Gwynedd Township.  
Executor: MARK J. EICHNER,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,  
YORKWAY LAW GROUP,  
745 Yorkway Place,  
Jenkintown, PA 19046

**GASKIN, THEODORE, dec'd.**  
Late of Hatfield Township.  
Executor: THOMAS K. GASKIN,  
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.

**GEORGE, BERNARD ANGELO, dec'd.**  
Late of Lower Providence Township.  
Executrix: DAWN M. SKELLY,  
2003 Saffron Way,  
Collegedale, PA 19426.

ATTORNEY: B. JOHN BEDROSSIAN,  
900 Maple Street, Suite A,  
Conshohocken, PA 19428

**GOSNELL, CLYDE MICHAEL also known as  
BUD GOSNELL, dec'd.**  
Late of West Norriton Township.  
Executor: CLYDE A. GOSNELL,  
550 Red Fox Lane,  
Wayne, PA 19087.

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

**HURLEY, BETTY also known as  
BETTY J. HURLEY, dec'd.**  
Late of East Norriton Township.  
Executor: DAVID A. BISHOP,  
c/o David J. Moloznik, Esquire,  
45 Brennan Drive,  
Bryn Mawr, PA 19010.

ATTORNEY: DAVID J. MOLOZNIK,  
LAW OFFICES OF DAVID J. MOLOZNIK,  
45 Brennan Drive,  
Bryn Mawr, PA 19010

**JENNINGS, CLIFTON MILLTON, dec'd.**  
Late of Springfield Township.  
Administrator: MICHAEL C. JENNINGS, SR.,  
5333 Irving Street,  
Philadelphia, PA 19139.

**KERPAN, ALLEN M., dec'd.**  
Late of Whitemarsh Township.  
Executrix: JOAN KERPAN,  
826 Pine Tree Road,  
Lafayette Hill, PA 19444.

ATTORNEY: SUSAN W. O'DONNELL,  
REARDON & ASSOCIATES, LLC,  
985 Old Eagle School Road, Suite 516,  
Wayne, PA 19087

**KLING, RUTH EMMA also known as  
RUTH E. KLING, dec'd.**  
Late of Borough of Souderton.  
Executor: MICHAEL A. KLING,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**KLOPFER, LEOPOLD E., dec'd.**  
Late of Horsham Township.  
Executors: JOANNE S. CARR AND  
MICHAEL A. CARR,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,  
YORKWAY LAW GROUP,  
745 Yorkway Place,  
Jenkintown, PA 19046

**KOPACK, DAY ELIZABETH, dec'd.**  
Late of Borough of Hatboro.  
Executor: ADELBERT THOMAS KOPACK,  
c/o James F. Carney, Esquire.  
ATTORNEY: JAMES F. CARNEY,  
715 Twining Road, Suite 208,  
Dresher, PA 19025

**LACKEY, BARBARA LEE, dec'd.**  
Late of Lower Merion Township.  
Executrix: GWEN KOHLENBERG,  
141 Woodbine Road,  
Havertown, PA 19083.

ATTORNEY: DANIEL J. SIEGEL,  
LAW OFFICES OF DANIEL J. SIEGEL, LLC,  
66 W. Eagle Road, Suite 1,  
Havertown, PA 19083

**LANDIS, J. STANLEY also known as  
JACOB STANLEY LANDIS, dec'd.**  
Late of Perkiomenville, PA.  
Executrix: DARLENE A. NEUMANN,  
2324 Hill Road,  
Perkiomenville, PA 18074.

ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER, PC,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**LIFSON, MARILYN, dec'd.**  
Late of Abington Township.  
Executrix: AMY LIFSON,  
c/o John R. Latourette, Esquire,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102.

ATTORNEY: JOHN R. LATOURETTE,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102

**LUCK, WILLIE E., dec'd.**

Late of Borough of Conshohocken.  
 Administrator: ISAIAH SHIKIM LUCK,  
 3030 Butler Pike,  
 Conshohocken, PA 19428.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**MILLER, MARY LOU, dec'd.**

Late of Upper Providence Township.  
 Executor: ROBERT B. MILLER,  
 c/o Stephen I. Baer, Esquire,  
 Baer Romain & Ginty, LLP,  
 1288 Valley Forge Road, Suite 63,  
 Phoenixville, PA 19460.

**MORGAN, ANNIE, dec'd.**

Late of Borough of Norristown.  
 Administratrix: RICOLE MORGAN,  
 c/o Fox and Fox Attorneys at Law, P.C.,  
 700 E. Main Street, Suite 200,  
 Norristown, PA 19401.  
 ATTORNEY: JEFFREY V. MATTEO,  
 FOX AND FOX ATTORNEYS AT LAW, P.C.,  
 700 E. Main Street, Suite 200,  
 Norristown, PA 19401,  
 610-275-7990

**MUNDY, CHARLES L., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: LINDA J. SCHIELE,  
 307 E. Montgomery Avenue,  
 North Wales, PA 19454.

**O'BRIEN, CHRISTOPHER GEORGE, dec'd.**

Late of West Norriton Township.  
 Administrator: PATRICK O'BRIEN,  
 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

**PARKER, KEITH A., dec'd.**

Late of Franconia Township.  
 Administratrix: AUDREY J. WESTON,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 THE LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**PERUZZI, MAUREEN L. also known as**

**MAUREEN PERUZZI, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executor: ROBERT V. PERUZZI, III,  
 80 E. End Avenue, Apt. 17E,  
 New York, NY 10028.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**POWEL, WENDY, dec'd.**

Late of Limerick Township.  
 Administrator: SEAN McCLEA HOEY,  
 c/o Nathan Snyder, Esquire,  
 3070 Bristol Pike, Building 2, Suite 204,  
 Bensalem, PA 19020.

ATTORNEY: NATHAN SNYDER,  
 LAW OFFICE OF NATHAN SNYDER,  
 3070 Bristol Pike, Building 2, Suite 204,  
 Bensalem, PA 19020

**ROBINSON III, CHARLES R. also known as CHARLES R. ROBINSON, dec'd.**

Late of Hatfield Township.  
 Executrix: PATTI-JEAN HALLMAN,  
 c/o Devin S. Fox, Esquire,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-3037.  
 ATTORNEY: DEVIS S. FOX,  
 KAPLIN STEWART MELOFF REITER & STEIN, PC,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-3037

**ROGERS, ROBERT G., dec'd.**

Late of Lower Providence Township.  
 Executor: JOHN RUSSELL ROGERS,  
 11953 Beckenham Road,  
 North Royalton, OH 44133.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX, LLP,  
 130 W. Lancaster Avenue,  
 P.O. Box 191,  
 Wayne, PA 19087

**SCHLAU, VERNA also known as**

**VERNA R. SCHLAU, dec'd.**  
 Late of Borough of Schwenksville.  
 Executor: DALE SCHLAU,  
 145 Walnut Street,  
 Schwenksville, PA 19473.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY DAYLOR ALLEBACH SCHEFFEY  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**SHOESMITH, MARY ELLEN, dec'd.**

Late of Skippack Township.  
 Executrix: KATHLEEN R. KENNEDY,  
 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

**SIMONS, FREDERICK G., dec'd.**

Late of Borough of Pottstown.  
 Executors: ANDREA S. SIMONS-SNEDDEN,  
 5304 Cristina Drive,  
 Erie, PA 16506,  
 MICHAEL E. SIMONS,  
 258 N. York Street,  
 Pottstown, PA 19464.  
 ATTORNEY: ADAM J. SAGER,  
 SAGER & SAGER ASSOCIATES,  
 43 E. High Street,  
 Pottstown, PA 19464

**SOBOTKIN, SHARON, dec'd.**

Late of Upper Gwynedd Township.  
 Administrator: JON P. SOBOTKIN,  
 c/o William L. Landsburg, Esquire,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323.

ATTORNEY: WILLIAM L. LANDSBURG,  
WISLER PEARLSTINE, LLP,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323

**STRAUSS, KAREN G., dec'd.**

Late of Lower Merion Township.  
Executor: ERIC E. STRAUSS,  
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

**WATERS, CLAIRE L., dec'd.**

Late of Hatfield Township.  
Executrix: JANE WATERS BUGG,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**WOLBRAMSKY, DEBORAH, dec'd.**

Late of Plymouth Township.  
Executrix: ERICA WOLBRAMSKY,  
c/o David R. White, Jr., Esquire,  
Ten Penn Center, Suite 1140,  
1801 Market Street,  
Philadelphia, PA 19013.

ATTORNEY: DAVID R. WHITE, JR.,  
FINEMAN KREKSTEIN & HARRIS, P.C.,  
Ten Penn Center, Suite 1140,  
1801 Market Street,  
Philadelphia, PA 19013

**WOODEN, ALMA, dec'd.**

Late of Upper Dublin Township.  
Executor: STEVEN C. WOODEN,  
230 Chelsea Avenue,  
Glenside, PA 19038.

**YOUNG, MARTHA E., dec'd.**

Late of Upper Providence Township.  
Administrator: WILLIAM P. YOUNG,  
405 Bridge Street,  
Mont Clare, PA 19453.

ATTORNEY: LATISHA B. SCHUENEMANN,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**Third and Final Publication**

**ACKERMAN, EMLY W., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: CHRISTINA W. CRAMTON,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.

ATTORNEY: MARY L. BUCKMAN,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**ANTONACIO, ANN M., dec'd.**

Late of Lower Gwynedd Township.  
Executrices: ROSE ANNE SERIANNI,  
LINDA M. HOADE AND  
CHARLOTTE P. ANTONACIO,  
c/o David B. Pudlin, Esquire,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933.  
ATTORNEY: DAVID B. PUDLIN,  
HANGLEY ARONCHICK SEGAL PUDLIN &  
SCHILLER.

One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933

**BARNDT, SCOTT D., dec'd.**

Late of Hatfield Township.  
Administratrix: GAIL MADGE,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**BERGIN, DONNA LOU also known as  
DONNA LOU COLEMAN, dec'd.**

Late of Borough of Lansdale.  
Executors: JOSEPH I. BERGIN,  
755 Caboose Drive,  
Quakertown, PA 18951,  
BONNIE R. BERGIN,  
7 Branch Avenue,  
Telford, PA 18969.

**BONIFANTE, NICHOLAS M., dec'd.**

Late of Borough of Glenside.  
Administratrix: RACHEL E. LAUER,  
400 N. Keswick Road,  
Glenside, PA 19038.

ATTORNEY: KAREN F. ANGELUCCI,  
SEMANOFF ORMSBY GREENBERG &  
TORCHIA, LLC,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**BREHONY, THERESA S., dec'd.**

Late of Montgomery Township.  
Executor: JAMES R. BREHONY,  
37 Douglass Road,  
Lansdale, PA 19446.

ATTORNEY: WHITNEY P. O'REILLY,  
1600 Market Street, Floor 32,  
Philadelphia, PA 19103

**CANDELORI, CARMEN DANIEL also known as  
CARMEN D. CANDELORI, dec'd.**

Late of Lower Merion Township.  
Administratrix: MAUREEN L. ANDERSON,  
605 Farm Lane,  
Doylestown, PA 18901.

ATTORNEY: MAUREEN L. ANDERSON,  
MAUREEN L. ANDERSON ELDER LAW,  
605 Farm Lane,  
Doylestown, PA 18901

**CERIMARA, FRANCESCA, dec'd.**

Late of Upper Dublin Township.  
Executor: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**CLARK, ALMA C., dec'd.**

Late of Newtown Square, PA.  
 Personal Representative: MARK E.  
 KROPIEWNICKI,  
 3404 Lewis Road,  
 Newtown Square, PA 19073.  
 ATTORNEY: DAVID J. SCHILLER,  
 530 Swede Street,  
 Norristown, PA 19401

**EASTON, NATALIE L., dec'd.**

Late of Upper Hanover Township.  
 Administrator: CHRISTOPHER V. EASTON.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**FINE, BETTY, dec'd.**

Late of Upper Moreland Township.  
 Administratrix DBN: MINDY FURCHI,  
 c/o Robert S. Levy, Esquire,  
 1204 Township Line Road,  
 Drexel Hill, PA 19026.  
 ATTORNEY: ROBERT S. LEVY,  
 COOPER SCHALL & LEVY, P.C.,  
 1204 Township Line Road,  
 Drexel Hill, PA 19026

**FORKE, JOSEPHINE, dec'd.**

Late of Abington Township.  
 Executor: STEPHEN M. KUMMERLING,  
 1142 Boone Avenue,  
 Roslyn, PA 19001.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**FRANK, LEONARD A., dec'd.**

Late of Lower Merion Township.  
 Executors: BRADFORD ALLAN FRANK,  
 518 W. Beechtree Lane,  
 Wayne, PA 19087,  
 MICHAEL SCOTT FRANK,  
 12421 Bodega Highway,  
 Sebastopol, CA 95472.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX, LLP,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087

**FREED, HELEN ADAMS also known as****HELEN L. FREED and  
HELEN FREED, dec'd.**

Late of Telford, PA.  
 Executrix: SUSAN L. LEIDY,  
 2155 Finland Road,  
 Green Lane, PA 18054.  
 ATTORNEY: RON R. MILLER,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**FRITZ, CECILIA ANN, dec'd.**

Late of Borough of Pottstown.  
 Executor: JAMES EDWARD McMENAMIN, JR.,  
 P.O. Box 139,  
 Carversville, PA 18913.  
 ATTORNEY: DAWN E. MILLER MEDVESKY,  
 601 E. Broad Street, Suite 110,  
 Souderton, PA 18964

**GLASSMAN, SOL, dec'd.**

Late of Lower Merion Township.  
 Executrix: SHERYL B. SPIELMAN,  
 c/o Wendy Fein Cooper, Esquire,  
 50 S. 6th Street, Suite 3530,  
 Philadelphia, PA 19102.  
 ATTORNEY: WENDY FEIN COOPER,  
 DOLCHIN, SLOTKIN & TODD, P.C.,  
 50 S. 6th Street, Suite 3530,  
 Philadelphia, PA 19102

**GURSCHKOV, SYDNEY also known as  
SYDNEY GERSH and  
SYDNEY M. GURSCHKOW, dec'd.**

Late of Upper Merion Township.  
 Executor: RICHARD GERSH,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 SLUTSKY ELDER LAW,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**HARTMAN JR., HARRY W., dec'd.**

Late of Upper Salford Township.  
 Administratrix: CYNTHIA M. HARTMAN,  
 2601 Bittersweet Drive,  
 Harleysville, PA 19438.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 878 Main Street,  
 Harleysville, PA 19438

**HAYSE, CHRISTINE ELIZABETH, dec'd.**

Late of Abington Township.  
 Executrix: CHRISTINE E. FAHEY,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**HENDERSON, HOWARD also known as  
HOWARD S. HENDERSON, dec'd.**

Late of Borough of North Wales.  
 Executor: MATTHEW H. HENDERSON,  
 1529 Kriebel Road,  
 Lansdale, PA 19446.  
 ATTORNEY: EDWARD A. STERN,  
 McBRIEN & MONTALTO, P.C.,  
 325 Swede Road,  
 Norristown, PA 19401

**IACOVINO JR., THOMAS K., dec'd.**

Late of West Norriton Township.  
 Executrix: MICHELLE IACOVINO,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD AND BUCKMAN, PC,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**JOHNSON, ETHEL B., dec'd.**

Late of Lower Providence Township.  
 Executrix: NANCY BACHMAN,  
 c/o Andrew H. Dohan, Esquire,  
 460 E. King Road,  
 Malvern, PA 19355-3049.  
 ATTORNEY: ANDREW H. DOHAN,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 E. King Road,  
 Malvern, PA 19355-3049



**KERNEY, BARBARA E., dec'd.**

Late of Upper Gwynedd Township.  
Executors: SCOTT KERNEY AND  
BRUCE KERNEY,  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.  
ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**KINNEY, KATHRYN C., dec'd.**

Late of Lower Merion Township.  
Executors: LEE K. ANTHONY,  
533 Maison Place,  
Bryn Mawr, PA 19010,  
BRIAN S. KINNEY,  
277 Old Tote Road,  
Mountainside, NJ 07092-1836.  
ATTORNEY: MATTHEW D. GILBERT,  
GADSDEN, SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571

**KLEIN, GLORIA, dec'd.**

Late of Dresher, PA.  
Executor: ROBERT HERMAN,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEY: HOPE BOSNIAK,  
DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090

**KULP, VIRGINIA L., dec'd.**

Late of Towamencin Township.  
Executrix: CYNTHIA GAYLE ARCADE,  
c/o Gary A. Zlotnick, Esquire,  
Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
One Commerce Square, 16th Floor,  
2005 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: GARY A. ZLOTNICK,  
ZARWIN BAUM DEVITO KAPLAN SCHAER &  
TODDY, PC,  
One Commerce Square, 16th Floor,  
2005 Market Street,  
Philadelphia, PA 19103

**LEWIS-TYLER, MILDRED F. also known as  
MILLIE F. LEWIS, dec'd.**

Late of Perkiomen Township.  
Administrator: JOSE JUAN CARBAJAL-ALVAREZ,  
c/o Patricia Leisner Clements, Esquire,  
516 Falcon Road,  
Audubon, PA 19403.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**LYNG, SHARON ANN, dec'd.**

Late of Upper Dublin Township.  
Executrix: MAUREEN ANN HOFFMAN,  
c/o Rudolph L. Celli, Jr., Esquire,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087.  
ATTORNEY: RUDOLPH L. CELLI, JR.,  
CELLI & ASSOCIATES,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087

**MALIS, PHYLLIS also known as  
PHYLLIS WASSERMAN MALIS and  
PHYLLIS W. MALIS, dec'd.**

Late of Abington Township.  
Executrix: SUSAN M. YOSKIN,  
c/o John A. Rule, Esquire,  
3770 Ridge Pike,  
Collegeville, PA 19426.  
ATTORNEY: JOHN A. RULE,  
MILLER, TURETSKY, RULE & McLENNAN, P.C.,  
3770 Ridge Pike,  
Collegeville, PA 19426

**MICHENER JR., B. FRANKLIN also known as  
BENJAMIN F. MICHENER, JR., dec'd.**

Late of Upper Providence Township.  
Executors: ROBERT T. MICHENER,  
1251 Maple Street,  
Pottstown, PA 19464,  
JOHN F. MICHENER,  
644 Rhoads Avenue,  
Boyertown, PA 19512.  
ATTORNEY: DAVID A. MEGAY,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**MYERS, BERNICE M. also known as  
BERNICE MARIE MYERS, dec'd.**

Late of Borough of Hatboro.  
Executrix: JANICE MYERS MILLER,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: JOSHUA S. GANZ,  
104 N. York Road,  
Hatboro, PA 19040

**NIAGARA, EVELYN, dec'd.**

Late of Lower Merion Township.  
Executors: BRYN MAWR TRUST,  
4919 Woodland Avenue,  
Drexel Hill, PA 19026,  
JOSEPH F. NIAGARA, III,  
1436 Lancaster Avenue,  
Berwyn, PA 19312.  
ATTORNEY: BRIAN J. HONNESS,  
McNEES WALLACE & NURICK LLC,  
570 Lausch Lane, Suite 200,  
Lancaster, PA 17601

**RAYMOND, DOUGLAS T., dec'd.**

Late of Upper Dublin Township.  
Executor: EDWARD A. RAYMOND, III,  
c/o Bernard F. Siergiej, Esquire,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: BERNARD F. SIERGIEJ,  
TIMONEY KNOX, LLP,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544

**RESCH, BARBARA BOLGER, dec'd.**

Late of Springfield Township.  
Executor: WILLIAM HENRY RESCH, JR.,  
14 Hillcrest Avenue,  
Erdenheim, PA 19038.

**SURRETT, BETTY MESSER, dec'd.**

Late of Borough of North Wales.  
Executor: WILLIAM ROY SURRETT,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.

- ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- SZURPETA, ELFRIEDE M., dec'd.**  
Late of Borough of Ambler.  
Executor: MICHAEL J. SZURPETA,  
34 Wynmere Drive,  
Horsham, PA 19044.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785
- TAKALA, DAVID J., dec'd.**  
Late of Borough of Lansdale.  
Executrix: ALISA SAETHRE TAKALA,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- TIPSON, YVONNE G., dec'd.**  
Late of Abington Township.  
Executors: DAVID S. TIPSON,  
LYNN BAIRD TIPSON, JR. AND  
FREDERICK S. TIPSON,  
c/o Brian M. Balduzzi, Esquire,  
105 College Road East, Suite 300,  
Princeton, NJ 08540.  
ATTORNEY: BRIAN M. BALDUZZI,  
FAEGRE DRINKER BIDDLE & REATH LLP,  
105 College Road East, Suite 300,  
Princeton, NJ 08540
- TRIPODI, MARK A., dec'd.**  
Late of Skippack Township.  
Executor: ANDREW C. TRIPODI,  
c/o Charles G. Cheleden, Esquire,  
275 S. Main Street, Suite 11,  
Doylestown, PA 18901.  
ATTORNEY: CHARLES G. CHELEDEN,  
275 S. Main Street, Suite 11,  
Doylestown, PA 18901
- TROSTER, RUTH LOIS also known as  
RUTH L. TROSTER, dec'd.**  
Late of Borough of Norristown.  
Executor: RONALD JOSEPH SLIZOFSKI,  
320 Richard Way,  
Collegeville, PA 19426.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785
- URBAN, JANE LEONARDA, dec'd.**  
Late of Lower Moreland Township.  
Executors: STEPHEN GREGORY URBAN,  
507 Goldfinch Lane,  
Ambler, PA 19002,  
NEIL URBAN,  
104 Davis Drive,  
North Wales, PA 19454.  
ATTORNEY: MARY KAY KELM,  
418 Stump Road, Suite 103,  
Montgomeryville, PA 18936
- WALDRON, CATHERINE A., dec'd.**  
Late of Upper Merion Township.  
Executor: EILEEN CARLIN,  
c/o Richard L. Newman, Esquire,  
Park Terrace, Suite 6,  
275 S. Main Street,  
Doylestown, PA 18901.  
ATTORNEY: RICHARD L. NEWMAN,  
Park Terrace, Suite 6,  
275 S. Main Street,  
Doylestown, PA 18901
- WALDRON, MARGARET, dec'd.**  
Late of Lower Merion Township.  
Executor: DONALD M. WOODS, JR.,  
532 Prescott Road,  
Merion Station, PA 19066.
- WALTZ, KATHRYN B., dec'd.**  
Late of Worcester Township.  
Executor: SHARON FRANKENFIELD.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422
- WHITE, JEREMIAH DA'GENE, dec'd.**  
Late of Borough of Pottstown.  
Administratrix: KRISTEN L. BEHRENS,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102
- WHITE, NEHEMIAH EUGENE, dec'd.**  
Late of Borough of Pottstown.  
Administratrix: KRISTEN L. BEHRENS,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102
- WOLFORD, MARY ELLEN, dec'd.**  
Late of Upper Dublin Township.  
Executors: BOYD C. WOLFORD, JR. AND  
STEPHEN L. WOLFORD,  
c/o James F. Carney, Esquire.  
ATTORNEY: JAMES F. CARNEY,  
715 Twining Road, Suite 208,  
Dresher, PA 19025
- ZAWISLAK, ANNA H. also known as  
ANNA HANNY ZAWISLAK, dec'd.**  
Late of New Hanover Township.  
Executor: HELEN Z. STAUFFER,  
70 Hemlock Drive,  
Gilbertsville, PA 19525.

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## FICTITIOUS NAME

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

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 10, 2023, for **CaffeinatedCollectors** at 130 Monument Road, Apt. 224, Bala Cynwyd, PA 19004. The name and address of each individual interested in such business is Daniel Henderson, 130 Monument Road, Apt. 224, Bala Cynwyd, PA 19004, in Montgomery County. This was filed in accordance with 54 Pa. C.S. § 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on December 13, 2022, for **Direct 2 Retail** at 109 Gordon Lane, North Wales, PA 19454. The name and address of each individual interested in such business is Matthew Pratt, 109 Gordon Lane, North Wales, PA 19454, in Montgomery County. This was filed in accordance with 54 Pa. C.S. § 311.

NOTICE is hereby given, pursuant to the provisions of the Act of Assembly, No. 295 of 1982, effective 3/16/1983, as amended, of the filing in the Office of the Dept. of State of the Commonwealth of PA, at Harrisburg, PA on 4/24/2023, of an application for the conduct of a business in Montgomery County, PA under the assumed or fictitious name, style or designation of **Dublin Ace Hardware**, with a principal place of business at 482 Pottstown Ave., Pennsburg, PA 18073. The name and address of the entity interested in said business is DBN Hardware, Inc., 482 Pottstown Ave., Pennsburg, PA 18073.  
**James C. Kovaleski, Solicitor**  
**O'Donnell, Weiss & Mattei, P.C.**  
 347 Bridge Street, Suite 200  
 Phoenixville, PA 19460

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 11, 2023, for **Everstream Mortgage** at 555 East North Lane, Building C, Suite 6125, Conshohocken, PA 19428, Montgomery County. The entity interested in such business is Filo Mortgage, L.L.C., in care of the Registered Office provider Registered Agent Solutions, Inc., in the County of Delaware. This was filed in accordance with 54 Pa. C.S. § 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 30, 2023, for **Industrial Equipment Solutions** at 77 Hawthorne Avenue, Gilbertsville, PA 19525. The name and address of each individual interested in the business is David E. Poley, 77 Hawthorne Avenue, Gilbertsville, PA 19525, in Montgomery County. This was filed in accordance with 54 Pa. C.S. § 311.417.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 19, 2023, for **Mowgli and friends** at 259 Summerwind Lane, Harleysville, PA 19438. The name and address of each individual interested in the business is Julia Waskiewicz, 259 Summerwind Lane, Harleysville, PA 19438, in Montgomery County. This was filed in accordance with 54 Pa. C.S. § 311.417.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 19, 2023, for **S E E Notary** at 7804 Haines Road, Cheltenham, PA 19012. The name and address of each individual interested in the business is Shawn Elijah, 7804 Haines Road, Cheltenham, PA 19012, in Montgomery County. This was filed in accordance with 54 Pa. C.S. § 311.417.

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## MISCELLANEOUS

### NOTICE OF SUSPENSION

Notice is hereby given that on April 21, 2023, pursuant to Rule 214, Pa. R.D.E., the Supreme Court of Pennsylvania ordered that **Patrick Francis Lomax (#92676)** whose registered address is in Pottstown, PA, be placed on Temporary Suspension from the practice of law until further definitive action by the Court, *to be effective May 21, 2023.*

Marcee D. Sloan  
 Board Prothonotary  
 The Disciplinary Board of the  
 Supreme Court of Pennsylvania

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## SALE OF REAL ESTATE

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL DIVISION  
 NO. 2019-21836

**Carrington Mortgage Services, LLC,**  
 Plaintiff

vs.

**Elizabeth Holland, Known Heir of Michelle T. Holland a/k/a Michelle Theresa Holland, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michelle T. Holland, Deceased,**  
 Defendants

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michelle T. Holland, Deceased located at 14 Featherbed Lane, Norristown, PA 19403**

Your house (real estate) at: 14 Featherbed Lane, Norristown, PA 19403; 430004237004 is scheduled to be sold at Sheriff's Sale on June 28, 2023, at 1:00 PM,

will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$349,177.57 obtained by Carrington Mortgage Services, LLC against you.

**NOTICE OF OWNER’S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF’S SALE**

To prevent this Sheriff’s Sale, you must take immediate action:

The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney’s fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC, 610-278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

**TRUST NOTICES**

**Third and Final Publication**

**LOIS E. WELSH TR. DTD. NOV. 1, 1999**

Upon the death of Lois E. Welsh of Lower Pottsgrove Township, Montgomery County, Pennsylvania, on March 2, 2023, the Trustee of the Lois E. Welsh TR. DTD. Nov. 1, 1999, Sandra E. Olock, under agreement dated November 1, 1999, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Supriya G. Philips, Esquire**  
**Wolf, Baldwin & Associates, P.C.**  
P.O. Box 444, Pottstown, PA 19464

**THE THERESA M. LAUCHMAN  
LIVING TRUST DATED 6/4/97  
AMENDED 5/13/09 AMENDED 12/15/20  
LAST AMENDED 2/9/23  
Theresa M. Lauchman, deceased 3/27/2023  
Late of FRANCONIA TWP.**

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:

Mark J. Lengel, **Trustee**  
247 Stahl Rd., Harleysville, PA 19438

Kelly I. Parsels, **Trustee**  
3048 Smartweed Ln., Grove City, OH 43123

Or their Attorney,  
**JEFFREY K. LANDIS, Esquire**  
**LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP**  
114 East Broad Street, P.O. Box 64769  
Souderton, Pennsylvania 18964  
215-723-4350

**EXECUTIONS ISSUED**

**Week Ending April 25, 2023**

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

- AMERICAN EXPRESS CO.: AMERICAN EXPRESS NATIONAL BANK, GRNSH. - Berkery, John; 202302719; WRIT/EXEC.
- BEEPOT, CHRISTOPHER: TRUMARK FINANCIAL CU, GRNSH. - Discover Bank; 202105242; \$9,626.66.
- BERTOTTI, HOLLY: NAVY FEDERAL CREDIT UNION, GRNSH. - Remit Corporation, et al.; 201701683; WRIT/EXEC.
- BOWMAN, PATRICIA: KEY BANK, GRNSH. - Discover Bank; 201814668; WRIT/EXEC.
- BUNGERZ, KARL - Township of Abington; 202019346; WRIT/EXEC.
- BURKE, MARCUS - Rutgers the State University of New Jersey; 202106219; WRIT/EXEC.
- CHRISTMAS, RICK - Santander Bank, N.A.; 202002732; \$132,725.25.
- DAGIT, CHARLES - Freedom Mortgage Corporation; 202219359.
- DISCAVAGE, GEORGE: JEAN - U.S. Bank Trust National Association, et al.; 202303229.
- HART, JUSTIN: AISLYN, OLIVER, GRNSH. - Montgomery Glen Association, Inc.; 202307140; \$10,191.32.
- HOWE, THOMAS: BRANDT, GARY: TEN DIGIT COMMUNICATIONS, LLC: BANK OF AMERICA, GRNSH., ET AL. - Pudles, Gary; 202212265; WRIT/EXEC.
- KLAWITTER, JENNIFER: BANK OF AMERICA, GRNSH. - Westlake Services, LLC; 202302650; WRIT/EXEC.
- McCLINTON, RACHEL: BANK OF AMERICA, GRNSH. - Westlake Services, LLC; 202302660; WRIT/EXEC.
- NUNEZ, REBECCA: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 201721302.
- O’DONNELL, MARIE: WELLS FARGO BANK, GRNSH. - Discover Bank; 201922252.
- PUKOWSKY, ALISON - The Bank of New York Mellon, as Trustee; 201919528.
- ROBAL MEXICAN RESTAURANT, LLC: PEREZ, CARLOS: ROBLES, MARIO: KEY BANK, GRNSH., ET AL. - Three Brothers Mexican Grill, LLC; 202304082; WRIT/EXEC.
- SELFINGER, DENNIS: MARSHA - Phoenixville Borough; 201806383; WRIT/EXEC.
- THROWER, DANIELLE: NAVY FEDERAL CU, GRNSH. - Sun East Federal Credit Union; 202116609; WRIT/EXEC.
- TYLER, TRACEY: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201433909; \$1,235.91.
- VASSALL, ANDREW - Citigroup Mortgage Loan Trust 2021-RP2; 202220867.

**JUDGMENTS AND LIENS ENTERED****Week Ending April 25, 2023****The Defendant's Name Appears  
First in Capital Letters**

384 WESTFIELD RD., LLC: GREENSTEIN,  
JONATHAN - Univest Bank and Trust Co.; 202306635;  
Complaint in Confession of Judgment; \$30,365.39.  
AMOLE, JENNIFER - Mariner Finance, LLC;  
202306632; Judgment fr. District Justice; \$10,897.85.  
BOWRY, FRED - Discover Bank; 202306933;  
Judgment fr. District Justice; \$6,288.67.  
DIGIAN, CAITLIN - Capital One Bank USA, N.A.;  
202306642; Judgment fr. District Justice; \$7,700.53.  
DONLEY, PATRICIA - LVNV Funding, LLC;  
202306930; Judgment fr. District Justice; \$903.73.  
FOUR SEASONS PROPERTY SERVICES -  
Eidel, Michael; 202307158; Judgment fr.  
District Justice; \$879.47.  
HARRE, MICHAELA - Capital One Bank USA, N.A.;  
202307027; Certification of Judgment; \$5,715.07.  
HILL, JAMES - LVNV Funding, LLC; 202306660;  
Judgment fr. District Justice; \$981.38.  
HINES, TARA - Capital One, N.A.; 202306643;  
Judgment fr. District Justice; \$10,972.91.  
KISSINGER, CHRISTY - Mariner Finance, LLC;  
202306639; Judgment fr. District Justice; \$4,031.30.  
LERSLIE, LYNN - Capital One Bank USA, N.A.;  
202307136; Judgment fr. District Justice; \$4,677.29.  
LEWIS, VANESSA - American Express National Bank;  
202306652; Judgment fr. District Justice; \$8,977.25.  
LYONS, JEREMY - Capital One Bank USA, N.A.;  
202307073; Certification of Judgment; \$3,415.88.  
McCANN, GEORGIANNE - Capital One, N.A.;  
202307041; Certification of Judgment; \$2,495.68.  
MILLER, RHIANNA - LVNV Funding, LLC;  
202306927; Judgment fr. District Justice; \$1,398.08.  
PARK, SANGUK: SANGSOOK - Tarquinio, Tracey;  
202307109; Complaint in Confession of Judgment;  
\$22,776.25.  
RODGERS, ROBERT: APEXCAPITAL -  
Balanced Bridge Funding, LLC; 202307124;  
Complaint in Confession of Judgment; \$36,469.09.  
SHOPE, JULIANA - Capital One Bank USA, N.A.;  
202307128; Judgment fr. District Justice; \$2,621.23.  
SMITH, ANDREW - LVNV Funding, LLC; 202306923;  
Judgment fr. District Justice; \$1,547.26.  
SUGARUSH ENTERPRISES, INC. - TD Bank, N.A.;  
202306640; Complaint in Confession of Judgment;  
\$56,686.02.  
WADE, LISA - Capital One Bank USA, N.A.; 202306996;  
Certification of Judgment; \$3,042.69.

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

3D Futures, Inc.; 202370141; \$33,768.54.  
861 Grace, Inc.; 202370143; \$1,397.63.  
Bracket Global, LLC; 202370145; \$2,027,085.12.  
Faherty, Ryan; 202370140; \$5,257.28.  
Fisher, Alfred; 202370144; \$56,969.09.  
Rogers, Paul; Emons-Rogers, F.; 202370142; \$55,972.78.

**LETTERS OF ADMINISTRATION****Granted Week Ending April 25, 2023****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BALDWIN, CARL - Cheltenham Township;  
Nikolaou, George M., 166 Allendale Road,  
King of Prussia, PA 19406.  
BAUM, RUDY P. - Upper Moreland Township;  
Bowen, George W., 31 Beverly Drive,  
Kintnersville, PA 18930; Nekouei, Diana,  
11 Leighton Drive, Mt. Laurel, NJ 08054.  
CHIBARO, MARGARET S. - Upper Merion Township;  
Dellapena, Keith, 469 Innes Road, Wood Ridge,  
NJ 07075.  
CONWELL SR., CHARLES A. - Lower Providence  
Township; Conwell Jr., Charles A.,  
666 Heatherton Lane, West Chester, PA 19380.  
GAUGER, MICHAEL R. - Lansdale Borough;  
Coppolella, Jessica M., 345 Trinity Avenue,  
Ambler, PA 19002.  
GONZALEZ JR., PEDRO - Norristown Borough;  
Gonzalez, Rodriguez David, 209 West Spruce Street,  
Norristown, PA 19401.  
GONZALEZ, MARITZA - Norristown Borough;  
Gonzalez Rodriguez, David, 209 W. Spruce Street,  
Norristown, PA 19401.  
GUBICZA, WENDELL D. - Upper Moreland Township;  
Devine, Brenda, 528 Grant Avenue,  
Willow Grove, PA 19090.  
JACOBY, ROBERT D. - Pennsburg Borough;  
Denver-Paul, Elizabeth A., 332 Lyster Road,  
Oreland, PA 19075.  
KARPO, MORRIS A. - Lower Merion Township;  
Vanderslice, Richard L., 1445 Snyder Avenue,  
Philadelphia, PA 19145.  
LEAHAN, ANN M. - Upper Merion Township;  
Leahan, Thomas J., P.O. Box 881,  
Skippack, PA 19474.  
LITES, GARY K. - Cheltenham Township;  
Lites, Sean-Michael A., 204 W. Sylvania Avenue,  
Neptune City, NJ 07753.  
LORUSSO, ROBERT - Limerick Township;  
Lorusso, Lawrence, 406 Horton Street,  
Wilkes-Barre, PA 18702.  
MULFORD, CAROLE - Upper Merion Township;  
Haller, William R., 10413 Valley Forge Circle,  
King of Prussia, PA 19406-1126.  
NICHOLSON, HELEN R. - Upper Dublin Township;  
Nicholson, Jeanne A., 1844 Willow Avenue,  
Willow Grove, PA 19090.  
PAUL, ROBERT J. - Abington Township;  
Gaffin, Debra A., 348 Rices Mill Road,  
Wyncote, PA 19095.  
PETERS, ROBERT P. - Upper Hanover Township;  
Peters, Margaret A., 2020 Bridgeport Avenue,  
Pennsburg, PA 18073.  
RAIETA, CYNTHIA L. - Upper Gwynedd Township;  
Raieta, Joseph A., 279 Acorn Lane,  
North Wales, PA 19454.  
ROBINSON JR., FREDERICK T. - Pottstown Borough;  
Robinson, Douglas M., 3029 S. 70th Street,  
Philadelphia, PA 19142; Robinson, Kim J.,  
7229 Calvin Road, Upper Darby, PA 19082.

ROSE, PARKER - Lower Salford Township; Hoermann, Maryann, 255 Farmview Drive, Harleysville, PA 19438; Hoermann, Thomas F., 255 Farmview Drive, Harleysville, PA 19438.

SEIDENBERGER, JAMES W. - Royersford Borough; Martinez, Carolyn M., 158 Providence Forge Road, Royersford, PA 19468.

SEIDENBERGER, VICTORIA E. - Upper Providence Township; Martinez, Carolyn M., 158 Providence Forge Road, Royersford, PA 19468.

SHAHID, BASIL - Upper Moreland Township; Johnson, James T., 103 Point Comfort Avenue, Hampton, VA 23664.

SIRKIN, MEL - Cheltenham Township; Sirkin, Jeff, 600 S. 24th Street, Philadelphia, PA 19146.

SNYDER, CHARLES J. - Hatfield Township; Snyder, Gerald W., 744 W. Orvilla Road, Hatfield, PA 19440.

SWEDO III, WALTER M. - Upper Moreland Township; Wolfgang, Megan, 395 Huffner Hill Circle Street, Augustine, FL 32092.

TORRES, IRENE - Upper Dublin Township; Torres, Gwendolyn A., 910 Cheltenham Hills Drive, Wyncote, PA 19095.

WACKER SR., CHARLES J. - Whitmarsh Township; Wacker, Nina A., 3171 Mayflower Road, Plymouth Meeting, PA 19462.

WAMBOLD, RAYMOND A. - Horsham Township; Yeager, Jennifer A., 28 Crestwood Court, Lansdale, PA 19446.

ZIEGLER, KERRY - Pennsburg Borough; Hartman, Kerrie Z., 6 N. Chukkar Court, Galloway, NJ 08205.

DICKERSON, ZANITY - Blake, James; 202307080; Complaint for Custody/Visitation.

DiGILIO, ELAINE - Hannock, Joseph; 202307165; Complaint in Partition; Brewster, Damien D.

DRABICK, FREDERIC - Pennsylvania Turnpike Commission; 202306686; Civil Action; Kelly, Joseph.

EMINENT CONSULTING, LLC - FocusPoint Healthcare, Inc.; 202306915; Foreign Subpoena.

GERHARD, KEITH - Bank of America, N.A.; 202307107; Civil Action; Shean, Dennis E.

GOUDY, DARNELL - Pennsylvania Turnpike Commission; 202306687; Civil Action; Kelly, Joseph.

GRANT, PATRICIA - Ally Financial, Inc.; 202307189; Petition; Black, Michala.

HAMILTON, STEPHANIE - Monte, Paul; 202306671; Complaint for Custody/Visitation.

HARING, ERIC - Haring, Stephanie; 202306692; Complaint Divorce.

HARPER, IVY - Pennsylvania Turnpike Commission; 202306691; Civil Action; Kelly, Joseph.

HENDERSON, ANTHONY - Portfolio Recovery Associates, LLC; 202307098; Civil Action; Gerding, Carrie A.

HENNINGSEN, ROSE - Norris Hill II; 202306840; Petition to Appeal Nunc Pro Tunc.

HICKS, CRYSTAL - Quoc, Quan; 202307035; Defendants Appeal from District Justice.

HOOD, HENRY - Reich, Emily; 202306872; Complaint for Custody/Visitation.

IRAHETA, MANUEL - Penate, Yaqeline; 202307087; Complaint for Custody/Visitation.

JACKSON, SHANIECE - Portfolio Recovery Associates, LLC; 202307089; Civil Action; Gerding, Carrie A.

JOHNSON, CHARLES - Buckley, Leen; 202307081; Complaint for Custody/Visitation.

JORDAN, WILLIAM: STUBANAS, MARIKATE - 409 Easton, LLC; 202307121; Defendants Appeal from District Justice.

KING, BRANDEN - Levy, Irene; 202306285; Complaint for Custody/Visitation.

LANGSTON, JORDAN - Cooke, Cierra; 202306665; Complaint for Custody/Visitation.

LE, NANCY: DRAGON, GOLDEN - American Express National Bank; 202307139; Civil Action; Felzer, Jordan W.

LEE, DONG - Lee, Young; 202306664; Complaint Divorce.

LEFEVRE, PATRICIA - Pennsylvania Turnpike Commission; 202306677; Civil Action; Kelly, Joseph.

LEISTER, PETER - LVNV Funding, LLC; 202306641; Civil Action; Ratchford, Michael F.

LOJA, CARLOS - Castro Zumba, Rosa; 202306882; Complaint for Custody/Visitation; Ahlert, Michael.

LOPUZSANKI, CHARLES - Regan, Shannon; 202307127; Complaint for Custody/Visitation.

MAPP, SHAWN - Pennsylvania Turnpike Commission; 202306688; Civil Action; Kelly, Joseph.

NATO PETZ, LEYDI: OSORIO LEIVA, TOMAS - Nato Petz, Gladis; 202307105; Complaint for Custody/Visitation; Costello, Caitlin.

NICHOLS, JASON - Michael, Kristen; 202307045; Petition for Protection from Intimidation.

O'NEILL, BRIAN - LVNV Funding, LLC; 202306647; Civil Action; Ratchford, Michael F.

PALMER, JENNIFER - 625 Goddard KOP, LLC; 202306919; Defendants Appeal from District Justice.

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## SUITS BROUGHT

**Week Ending April 25, 2023**

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

ALLEN, WALTER: GRAY, KELLY - Ama Property Management, LLC; 202306990; Petition to Appeal Nunc Pro Tunc.

BERDEL, CARA - Pennsylvania Turnpike Commission; 202306680; Civil Action; Kelly, Joseph.

BOBACK, JOSEPH - Pennsylvania Turnpike Commission; 202306682; Civil Action; Kelly, Joseph.

BROWN, CAMERON - Johnson, Kiesha; 202306690; Petition for Protection from Sexual Viol.

CAPPS, MARK - Watson, Shawn; 202307063; Complaint In Partition.

CARTER, WILLIAM - James, Tiara; 202306421; Complaint for Custody/Visitation.

CHUBB GROUP OF INSURANCE COMPANIES: VIGILANT INSURANCE COMPANY - DePills, Vincent; 202306981; Foreign Subpoena.

CUSTODIO, ASHLEY - American Express National Bank; 202306926; Civil Action; Felzer, Jordan W.

DANIELS, SARAH - Daniels, William; 202306886; Complaint Divorce.

DeDICATO, AMANDA - DeDicato, Michael; 202307132; Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Howard, Jeanette; 202306646;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dierov, Jamil; 202306695;  
Appeal from Suspension/Registration/Insp.;  
Rudolph, Joshua.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Blackshear, Autumn;  
202306782; Appeal from Suspension/Registration/  
Insp.; Tinari, Eugene P.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Foster, Victoria; 202307095;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Travaglini, Michael;  
202307137; Appeal from Suspension/Registration/  
Insp; Wilkov, Matthew T.

PEYRAU RODRIGUEZ, OSWALDO -  
Medina Boadas, Maria; 202307112; Complaint for  
Custody/Visitation.

POLLOCK, JOSEPH - Pollock, Cheryl; 202306935;  
Complaint Divorce.

RAMPASARD MOTOR SPORT, LLC -  
Syed, Nomanullah; 202306763; Petition.

RIPPERT, KEVIN - Rippert, Tracey; 202306666;  
Complaint for Custody/Visitation; O'Brien, Ayla.

RIVERA, JASMINE - McCorts, Melissa; 202306752;  
Complaint Divorce.

SABATINI, JYSSICA - Pennsylvania Turnpike  
Commission; 202306681; Civil Action; Kelly, Joseph.

SAHAKYAN, SEVAK - Pennsylvania Turnpike  
Commission; 202306675; Civil Action; Kelly, Joseph.

SHRAWDER, MELISSA - Michael, Kristen;  
202306759; Petition for Protection from  
Intimidation.

SHUPP, WESLEY - Pennsylvania Turnpike Commission;  
202306673; Civil Action; Kelly, Joseph.

SKARABAHATY, DZMITRY - Bank of America, N.A.;  
202307115; Civil Action; Polas, Bryan J.

SMITH, NYASIA; ROBINSON, AVERY -  
Gale, Samirah; 202306737; Complaint for  
Custody/Visitation.

SMITH, RODRICK - Phillips, Nadirah; 202306679;  
Complaint Divorce.

SOLIS SINAY, LUIS - Ortega Guerra, Luz; 202306818;  
Complaint for Custody/Visitation; Donegan, Joseph.

SWAIN, DEVAURD - Duckett, Kristina; 202306889;  
Complaint for Custody/Visitation.

TALIAFERRO, CATHERINE - Taliaferro, Lawrence;  
202306580; Complaint for Custody/Visitation.

TRANG, HONG - Do, Mai; 202306663; Petition;  
Liberatori, Sandra M.

TURNER, TINA - Kehoe, Michael; 202306353;  
Complaint for Custody/Visitation; Snyder, Mindy J.

VELANDIA PINILLA, NELSON - Moreno Ospina,  
Nidia; 202306916; Complaint for Custody/Visitation;  
Ahlert, Michael.

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## WILLS PROBATED

### Granted Week Ending April 25, 2023

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

ALBERT, JOAN E. - Skippack Township;  
Albert, Donald W., 758 Evansburg Road,  
Collegeville, PA 19426.

AMIRAULT, ELAINE M. - Towamencin Township;  
Amirault, David, 9 Bartlett Street,  
Andover, MA 01810.

ANDERSON, PATRICIA A. - Springfield Township;  
Darcy, Michael J., 1417 Bethlehem Pike,  
Flourtown, PA 19031.

ASKEW, ERIC L. - Lower Merion Township;  
Askew, Mychael L., 3600 Conshohocken Avenue,  
Philadelphia, PA 19131.

BERSON, ARNOLD J. - Jenkintown Borough;  
Berson, Alan M., 832 Cedar Glen Road,  
Elkins Park, PA 19027.

CANTELLA JR., JOHN R. - Norristown Borough;  
Vanderlaan, James R., 418 York Avenue,  
Lansdale, PA 19446.

CARDAMONE, CARMELA - Lower Providence  
Township; Cardamone, Anthony F.,  
210 Windermere Avenue, Wayne, PA 19087.

CARR, PETER E. - Upper Gwynedd Township;  
Wiater, Deborah, 912 Old Bethlehem Pike,  
Sellersville, PA 18960.

CHANTZ, PHILLIP M. - Upper Dublin Township;  
Chantz, Barbara H., 735 Susquehanna Road,  
Fort Washington, PA 19034.

CIPOLLA, CONCEPCION - Upper Gwynedd Township;  
Alburger, Teresa, 616 W. Blooming Glen Drive,  
Perkasie, PA 18944; Migliore, Juan, 50965  
Briarwood Court, Granger, IN 46530;  
Migliore, Maria T., 1101 Brittany Pointe,  
Lansdale, PA 19446.

COHN, EMIL - Abington Township; Cohn, Judith H.,  
4110 Hain Drive, Lafayette Hill, PA 19444;  
Starr, Andrew, 10105 E. Via Linda,  
Scottsdale, AZ 85258.

DAY, HARVEY J. - Upper Dublin Township; Day,  
Marlene, 215 Goldenrod Drive, Lansdale, PA 19446.

DiMARIO, MICHELE - Upper Merion Township;  
Harker, Andrew W., 612 Coates Lane,  
King of Prussia, PA 19406.

DiSANTO, MARYANN - East Norriton Township;  
Nikolaou, George M., 166 Allendale Road,  
King of Prussia, PA 19406.

DiVITO, JOSEPHINE R. - Abington Township;  
DiVito-Tait, Nancy, 1609 Shoemaker Road,  
Abington, PA 19001.

DOTTER, BEVERLY - Lower Merion Township;  
McGowan Sr., Brian J., P.O. Box 1180,  
Bryn Mawr, PA 19010.

DRAYTON, CYNTHIA W. - Lower Merion Township;  
Drayton Jr., John W., 35 W. 90th Street, #7A  
New York, NY 10024.

FEINGOLD, RONALD - Ambler Borough;  
Feingold, David C., 146 Buttercup Boulevard,  
Warrington, PA 18976; Mielziner, Michele E.,  
108 Joseph Drive, Newtown, PA 18940.

- FLOYD, ELLEN T. - Franconia Township;  
Floyd, Matthew J., 16 N. Allentown Road,  
Telford, PA 18969.
- GAGLIANO, PATRICK W. - Lansdale Borough;  
Kraynak, Michele, 1045 Weikel Road,  
Lansdale, PA 19446.
- GOTSDINER, JUDITH Z. - Plymouth Township;  
Gotsdiner, Denise, 210 Rittenhouse Square,  
Plymouth Meeting, PA 19462; Zinn, Marci S.,  
465 W. End Avenue, 3A, New York, NY 10024.
- GRAY, HAROLD N. - Upper Providence Township;  
Stoudt, Cindy G., 1746 St. Peters Road,  
Pottstown, AL 19465.
- GREENE, LOUIS R. - East Norriton Township;  
Keene, Pauline A., 16712 1st Avenue,  
East Bradenton, FL 34212.
- HAINES, MARK A. - Pottstown Borough;  
Haines, Kurt D., 342 Cherry Street,  
Pottstown, PA 19464.
- HATHAWAY, SHIRLEY - Lower Gwynedd Township;  
Ellis, Linda H., 11 Bear Lane, South Setauket, NY 11720.
- HENNESSEY, ROSEMARIE P. - Pottstown Borough;  
Hennessey, Joseph, 1005 Candelora Drive,  
Pottstown, PA 19464.
- HONG, CHUNG-ILE - Lower Providence Township;  
Hong, Michael, 1016 Ruby Circle,  
Gilbertsville, PA 19525.
- HOUSEHOLDER, MARY ANN - Lower Gwynedd  
Township; Householder, Eric R., 412 Navajo Drive,  
Royersford, PA 19468.
- JONES, JESSIE L. - Abington Township;  
Dougherty, Joseph H., 2209 Mount Carmel Avenue,  
Glenside, PA 19038.
- JONES, KATHARINE W. - Jenkintown Borough;  
Fernback, Jan, 132 Rochelle Avenue,  
Philadelphia, PA 19128.
- KOVACS, VICTOR J. - Abington Township;  
Szalwinski, Michelle A., 631 Monroe Avenue,  
Ardley, PA 19038.
- KRATZ, RONALD A. - Limerick Township;  
Kratz, Peggy J., 25 Collins Lane,  
Schwenksville, PA 19473.
- LEONARD SR., JOSEPH G. - Towamencin Township;  
Gorman, Patricia M., 1206 Wellsley Court,  
Lower Gwynedd, PA 19002.
- MARINE, ETSUKO - Montgomery Township;  
Garzone, Diane, 114 Davis Drive,  
North Wales, PA 19454.
- MASSADIN, BEULAH M. - Norristown Borough;  
Massadin, Lorenzo, 506 Kohn Street,  
Norristown, PA 19401.
- McKENNA, MARY C. - East Norriton Township;  
McKenna-Tausz, Heather M., 857 Patterson Avenue,  
Lansdale, PA 19446.
- NIGRO, ANGELA C. - East Norriton Township;  
Nigro, Richard J., 250 Cedar Place, Wayne, PA 19087.
- NYCE, CLARA J. - Hatfield Township;  
Bainbridge, Janice E., 207 Elliott Drive,  
Douglassville, PA 19518; Snyder, Shirley D.,  
215 N. Main Street, Hatfield, PA 19440.
- PALMER SR., JOHN C. - Red Hill Borough;  
Palmer Jr., John C., 4995 Chelsea Drive,  
Bethlehem, PA 18020.
- PARETCHAN, JUDY W. - Abington Township;  
Paretchan, Donald K., 735 Susquehanna Road,  
Fort Washington, PA 19034.
- PERRONG JR., HAROLD W. - Upper Moreland  
Township; Engard, Margaret P., 123 S. 4th Street,  
Perkasie, PA 18944.
- PETERSON, JOAN D. - Pottstown Borough;  
Peterson, Joel T., 34 Thomas Avenue, Shrewsbury,  
NJ 07702; Pratt, Stacie L., 103 Norwood Avenue,  
Haddon Township, NJ 08108-3518.
- PUMILIA, STEVE P. - East Norriton Township;  
Pumilia, Gregory J., 1714 Reserve Drive,  
Collegeville, PA 19426; Pumilia, Stephen W.,  
3808 Lisa Lane, Collegeville, PA 19426.
- ROBINSON, SUSANNE S. - Lower Merion Township;  
Adams, Pamela R., 3608 Wentwood Drive,  
Dallas, TX 75225.
- RONAN, MARTHA J. - Upper Merion Township;  
Hannan, M.K., 639 Rosemont Ringoes Road,  
Stockton, NJ 08559; Ronan, John B.,  
204 W. Shore Road, Harrington Park, NJ 07640.
- ROSSI-MATEJA, ELAINE L. - Upper Dublin Township;  
Mateja, Stanley J., 815 Greenwood Avenue, Suite 22,  
Jenkintown, PA 19046.
- SAGENDORPH, JOAN M. - Whitpain Township;  
Wood, Dorothea S., 501 Forbidden Lane,  
Condon, MT 59826.
- SCHULTZ, HAROLD E. - East Greenville Borough;  
Schultz, Charles E., 327 Cherry Street,  
East Greenville, PA 18041.
- SCHWARZ, KURT W. - Lansdale Borough;  
Schwarz, Steven R., 16 Jefferson Road,  
Cranbury, NJ 08512.
- SCULLY, JOSEPH - Lower Gwynedd Township;  
Scully, Donna, 724 Old York Road,  
Jenkintown, PA 19046.
- SHWARTZ, YONA - Lower Merion Township;  
Shwartz, Avshalom, 2 Pico Cres, Thomhill L4J8P-4.
- SOSA, JASON B. - Limerick Township;  
Sosa, Kimberly M., 122 Neiffer Road,  
Limerick, PA 19468.
- SOUDER, MIRIAM W. - Salford Township;  
Landis, Eileen S., 709 Morwood Road,  
Telford, PA 18969; Rittenhouse, Cheryl R.,  
216 Morwood Road, Telford, PA 18969.
- STECK, TRUDY N. - Lansdale Borough;  
Witman, Jaime, 612 Cypress Street,  
Lansdale, PA 19446.
- STROBEL, MARY K. - Hatfield Township;  
Strobel, William A., 2210 Hedgewood Road,  
Hatfield, PA 19440.
- SULLIVAN, PHILIP A. - Lower Merion Township;  
Sullivan, Margot A., 1329 Beaumont Drive,  
Gladwyne, PA 19035.
- SWEENEY, LUCY P. - Lower Providence Township;  
Sweeney, Richard J., 201 Chestnut Avenue,  
Narberth, PA 19072.
- TATARIAN, ARAXY - ; Bedrosian, Gregory,  
6899 Collins Avenue, Miami, FL 33141.
- TRACHTMAN, DIANA M. - Whitemarsh Township;  
Hochman, Victoria R., 27 Fairway Drive,  
Sutton, MA 01590; Ross Jr., Richard S.,  
576 Peters Road, Hancock, NY 13783.
- VECCHIOLLI, JOYCE A. - Lower Merion Township;  
Vecchiolli, Geraldine, 404 Cheswick Place,  
Bryn Mawr, PA 19010.
- WHITE, EVELYN G. - Horsham Township;  
Sciandro, Lynne, 504 Cedar Hill Road,  
Ambler, PA 19002.
- WISTAR, VERONICA M. - ; Wistar, Jonathan,  
323 Aubrey Road, Wynnnewood, PA 19096.



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**RETURN DAY LIST**

**May 8, 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. Alexander v. Chang - Defendant’s Motion to Compel Discovery (Seq. 17d) - **M. Simon.**
2. Anthony v. Lynnwood Garden Apartments - Defendant’s Motion to Compel Discovery (Seq. 26d) - **B. Hoffman.**
3. Ashenfelter v. Pennsylvania State University - Defendant’s Motion to Compel Discovery (Seq. 56d) - **D. Klein - G. Sasso.**
4. Blat v. Nelson - Plaintiff’s Motion to Compel Discovery (Seq. 15d) - **L. Koletas - J. Homel.**
5. Brown v. Pitre - Defendant’s Motion to Compel Deposition (Seq. 26d) - **B. Hoffman.**
6. Bruwelheide v. Infiniti of Ardmore - Plaintiff’s Motion to Compel Discovery (Seq. 11d) - **W. Bensley - M. Korenski.**
7. Burno v. Mandarano - Defendant’s Motion to Compel Supplemental Discovery (Seq. 30d) - **T. Crawford - T. Palmer.**
8. Christoff v. Oshman - Plaintiff’s Motion to Compel Discovery (Seq. 47d) - **A. Townsend - M. Kuldiner.**
9. Continental Machinery Company v. Korn - Plaintiff’s Motion to Compel Deposition (Seq. 138d) - **M. Finnerty - D. Rodkey.**
10. DeFrancesco v. 1700 Pine Street Operations, LLC - Plaintiff’s Petition for Leave to Withdraw as Counsel (Seq. 4) - **M. Collis - R. Dillon.**
11. Discover Bank v. Nguyen - Plaintiff’s Motion to Place Matter on Arbitration List (Seq. 25) - **M. Dougherty - A. Tuttle.**
12. Edelman v. Ciocca - Plaintiff’s Motion to Compel Discovery (Seq. 180d) - **L. Kornblau - E. Bock.**
13. Elliott Greenleaf, P.C. v. Zahralddin-Aravena - Defendant’s Motion to Strike Objections to Subpoena (Seq. 141d) - **M. Schwemler - E. Milby.**
14. English v. Goldstein - Plaintiff’s Motion to Compel Discovery (Seq. 11d) - **R. Madden - A. Longo.**
15. Esola v. Pattison - Plaintiff’s Petition to Withdraw as Counsel (Seq. 30) - **B. Swartz - A. Venters.**
16. Federal Realty Op, L.P. f/k/a Federal Realty Investment Trust v. Lord & Taylor Holdings, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 105d) - **M. Kizner - J. Eads.**
17. Fentress v. Gladwyne Animal Hospital, LLC - Defendant’s Motion to Compel Discovery (Seq. 1d) - **K. Kofsky - E. Johnson.**
18. Fisher v. Delmar - Defendant’s Motion to Compel Discovery (Seq. 9d) - **A. Aigeldinger - C. Horn.**
19. Gage-Dorman v. Life Time, Inc. - Plaintiff’s Motion to Deem Admissions Admitted (Seq. 18d) - **Y. Koelsch.**
20. Glass-Williams v. Johnson - Plaintiff’s Petition to Withdraw as Counsel (Seq. 172) - **E. Pearce - C. Harrington - J. Fisher.**
21. Gordon v. Ampler QSR, LLC - Defendant’s Motion to Compel Discovery (Seq. 16d) - **B. Swartz - J. Field.**
22. Griffith v. Gallardo - Defendant’s Motion to Compel Discovery (Seq. 29d) - **L. Thomas - K. May.**
23. Hansen v. Uninvest Bank & Trust Company - Plaintiff’s Motion for Admission Pro Hac Vice (Seq. 14) - **K. Grunfeld - C. Styer.**
24. Harris v. Wellpath, LLC - Plaintiff’s Petition to Open/Strike Judgment of Non Pros (Seq. 21) - **A. Ferrante.**
25. Horning v. DePaul - Plaintiff’s Petition to Withdraw as Counsel (Seq. 45) - **C. Consolo.**
26. Jadali v. DMS Stucco Construction Company - Plaintiff’s Motion to Compel Discovery (Seq. 147d) - **K. Watson.**
27. Kazman v. Wyndon Apartments - Defendant’s Motion to Strike Objections to Subpoena (Seq. 61d) - **V. Wilson - P. Kathopoulos.**
28. Kilson v. Morton - Defendant’s Motion to Compel IME (Seq. 20d) - **A. Galerman - A. Venters.**
29. Kre Mreg Union Owner, LLC v. Karp - Plaintiff’s Motion to Amend Caption (Seq. 2) - **M. Bradley.**
30. Law Offices of Jennifer J. Riley v. 610 Hauling, LLC - Defendant’s Motion to Compel Discovery (Seq. 14) - **A. Levin - R. Morton.**
31. Lewis-Uqdaq v. Harper - Defendant’s Motion to Compel Discovery (Seq. 16d) - **R. Krause - M. Giannotti.**
32. McDonnell v. McDonnell - Plaintiff’s Motion to Withdraw as Counsel (Seq. 118) - **C. Young - L. Shemtov.**
33. McFarland v. McFarland - Defendant’s Petition to Withdraw as Counsel (Seq. 10) - **P. McMenamain - I. Michener.**
34. Micheals v. State Farm Fire and Casualty Company - Plaintiff’s Petition to Confirm Appraisal Award (Seq. 0) - **T. Gold.**
35. Palumbo v. General Asphalt Paving Company - Defendant’s Motion to Compel Discovery (Seq. 7d) - **J. Shorr.**
36. Phelps v. Phelps - Defendant’s Petition to Withdraw as Counsel (Seq. 160) - **D. Zitomer.**
37. Ragsdale v. Bullock - Defendant’s Motion to Compel Discovery (Seq. 32d) - **A. Neuwirth - K. Nosari.**
38. Rivera v. Borough of Pottstown - Defendant’s Motion to Strike Objections to Subpoena (Seq. 196d) - **M. Faherty - S. Brown.**
39. Sanderlin v. Hernandez - Plaintiff’s Motion to Compel Discovery (Seq. 6d) - **B. Kredon - J. Mirabile.**
40. Shuster v. Weissberger - Defendant’s Motion to Compel Discovery (Seq. 11d) - **D. Rubin - H. Welch.**
41. Siegel v. Lundy - Plaintiff’s Motion to Compel Discovery (Seq. 42d) - **B. Andersen - J. Gulash.**
42. Timberline Communications, Inc. v. Empire Telecom USA, LLC - Plaintiff’s Motion to Compel IME (Seq. 41d) - **T. Hinchey - C. Dougherty.**
43. Tucker v. Sadigov - Defendant’s Petition to Withdraw as Counsel (Seq. 20).
44. Ugboye v. Oliver - Plaintiff’s Motion to Compel Discovery (Seq. 16d) - **J. Gillman - S. Vilardi.**
45. Waller v. Allstate Fire and Casualty Insurance Company - Defendant’s Motion to Compel Discovery (Seq. 7d) - **F. Murphy - C. Stevens.**
46. Wojtowicz v. Main Line Hospital - Plaintiff’s Motion to Consolidate (Seq. 57) - **J. Beasley - T. Vizza - K. Thompson.**
47. Wojtowicz v. Main Line Pathology Associates, P.C. - Plaintiff’s Motion to Consolidate (Seq. 10) - **J. Beasley.**
48. Yerke v. Romani - Defendant’s Motion to Satisfy Judgment (Seq. 16) - **E. Cox - J. Kelly.**