

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 January 26, 2022.

To all parties in interest and claimants:

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

Second Publication

By virtue of a Writ of Execution **No. 2013-06601**, 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, together with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being the Northeasterly portion on Lot No. 39 and the greater portion of Lot No. 40, as shown on Plan of Property at Melrose Park, Section 2, made for Stratford Development Co., dated February 6, 1952 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2340 at Page 601, and more fully bounded and described according to a Plan showing lot revision on Plan of Property at Melrose Park, Section 2, made for Stratford Development Co., by George B. Mebus, Registered Professional Engineer, dated February 26, 1953 and last revised August 24, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Seminole Avenue (fifty feet wide) at the distance of sixty-seven and eighty-nine one-hundredths feet measured North thirty-nine degrees twenty-nine minutes thirty seconds East from a point of tangent in the said Southeasterly side of Seminole Avenue, said point of tangent being at the arc distance of two hundred five and forty-five one-hundredths feet measured on the arc of a curve deflecting to the left, having a radius of six hundred thirty-seven feet from the Northerly end of a curve, having a radius of twenty feet, which connects the said Southeasterly side of Seminole Avenue with the Northeasterly side of Towanda Avenue (fifty feet wide); thence, from the point of beginning and extending North thirty-nine degrees twenty-nine minutes thirty seconds East, along the Southeasterly side of Seminole Avenue, a distance of ninety-six feet to a point; thence, leaving the said Southeasterly side of Seminole Avenue and extending South fifty degrees thirty minutes thirty seconds East, a distance of one hundred fifty-five feet to a point; thence, extending South forty-two degrees fifty-six minutes twenty seconds West, a distance of ninety-six and eighteen one-hundredths feet to a point; thence, extending North fifty degrees thirty minutes thirty seconds West, a distance of one hundred forty-nine and twenty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Sam Betesh and Laura Betesh, his wife, by deed dated 7/31/1984 and recorded at Montgomery County Recorder of Deeds Office on 8/15/1984 in Deed Book 4745 at Page 392, granted and conveyed unto Marvin Betesh and Helene Jeri Betesh, his wife.

MARVIN BETESH departed this life on January 5, 2006, whereby title to said premises became vested in Helene Jeri Betesh, his wife, by operation of law.

Parcel Number: 31-00-24289-00-7.

Location of property: 7613 Seminole Avenue, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Marvin Betesh, Dec'd, Helene Jeri Betesh, and United States of America** at the suit of School District of Cheltenham Township. Debt: \$15,708.94.

Portnoff Law Associates, Ltd., 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. 2014-18473**, 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 tenement and lot of land, situate on the North side of Lincoln Avenue, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Lincoln Avenue, in the middle of Lot No. 95; thence, Northwardly through the middle of said Lot No. 95, one hundred and fifteen feet to Pine Alley; thence, by the same Westwardly fifteen feet to a corner of Lot No. 94; thence, by the same Southwardly one hundred and fifteen feet to Lincoln Avenue, aforesaid; thence, by the same Eastwardly fifteen feet to the point or place of beginning.

BEING a portion of Lot No. 95 in a Plan of Mintzer's Addition to the Borough of Pottstown, together with the house thereon erected.

BEING the same premises which Jack C. Hatcher and Elizabeth Hatcher, by deed dated 3/21/1981 and recorded at Montgomery County Recorder of Deeds Office, on 4/29/1981, in Deed Book 4620 at Page 275, granted and conveyed unto Frances Marie Laws.

FRANCES MARIE LAWS departed this life on February 17, 2013.

Parcel Number: 16-00-19016-00-3.

Location of property: 405 1/2 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Daniel B. Laws, Sr., Executor of the Estate of Frances Marie Laws, (Dec' d 2/17/2013)** at the suit of Pottstown School District. Debt: \$12,389.55.

Portnoff Law Associates, Ltd., 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. 2014-24970**, 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 portion or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, being a triangular portion at the Southwest corner of a larger tract, as shown on a plan of survey, made by Richard W. Crop Associates, Surveyors and Engineers, of Norristown, PA, for Glasgow, Inc., dated 1/04/1982 and being bounded and described as follows, to wit:

BEGINNING at a point on or near the center line of Upper Indian Head Road (a/k/a Suplot Road, 33 feet wide), said point being a common corner of this and lands, now or late of Troutman; thence, from said point of beginning and along line of lands of said Troutman, North 5 degrees, 19 minutes, 04 seconds East, 420 feet, more or less to a point of intersection of this line and the legal right-of-way line of the proposed Legislative Route 1046; thence, along said right-of-way, in a Southeasterly direction, 520 feet, more or less to the point of intersection of said right-of-way line with the aforesaid center line of Upper Indian Head Road; thence, along said center line South 89 degrees, 52 minutes, 04 seconds West, 350 feet more or less to the first mentioned point and place of beginning.

BEING the same premises that: The Tax Claim Bureau by Deed dated 4/02/04 and recorded 4/05/04 in Montgomery County Deed Book 5502, Page 830, conveyed unto Fazio Properties, LLC, in fee.

AND Fazio Properties, LLC, by Deed dated 11/29/04 and recorded 11/29/2004 with the Montgomery County Recorder of Deeds, Deed Book 5534, Page 2010 conveyed unto R. Bruce Fazio and Rachael A. Fazio, in fee.

AND from Upper Indian Head Road Development, LLC to Robert B. Fazio, in fee, by Deed dated 1/2/18 recorded 1/2/18 with the Montgomery County Recorder of Deeds, Deed Book 6075, Page 1391.

Parcel Number: 61-00-02653-01-3.

Location of property: 290 Upper Indian Head Road, Collegeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Robert Bruce Fazio and Upper Indian Head Road Development, LLC, Real Owner** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11. Debt: \$1,117,858.66 plus interest to Sale date.

Pincus Law Group, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-09106**, 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 and Plan, made of Oak Lane Manor, Section No. 5, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on August 3, 1949, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Johns Avenue (fifty feet wide); which point is measured South nine degrees forty minutes East two hundred thirty four and seventy five one hundredths feet from a point; which point is measured on the arc of a circle, curving to the right, having a radius of one thousand seventy five feet the arc distance of three hundred eight six and thirty four one hundredths feet from a point; which point is measured on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeasterly side of Brookfield Road (fifty feet wide); thence, extending along the said side of Johns Avenue, South nine degrees forty minutes East sixty four feet to a point; thence, extending South

eighty degrees twenty minutes West one hundred nineteen and eleven one hundredths feet to a point; thence, extending North nine degrees no minutes twelve seconds West forty eight and forty four one-hundredths feet to a point; thence, extending North nine degrees fifty nine minutes twenty one seconds West fifteen and fifty six one hundredths feet to a point; thence, extending North eighty degrees twenty minutes East one hundred eighteen and sixty four one hundredths feet to a point on the Southwesterly side of Johns Avenue, the first mentioned point and place of beginning.

BEING the same premises which Lorraine Hoehn Schroeck, also known as Lorraine D. Hoehn, by deed dated 6/20/1980 and recorded at Montgomery County Recorder of Deeds Office, on 6/30/1980 in Deed Book 4539 at Page 110, granted and conveyed unto Emil T. Ricci and Barbara Ricci, his wife.

Parcel Number: 31-00-15787-00-4.

Location of property: 118 Johns Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Emil T. Ricci and Barbara Ricci** at the suit of School District of Cheltenham Township. Debt: \$8,879.05.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-09360**, 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 PARCEL of land in **Cheltenham Township**, Montgomery County, Pennsylvania, as more fully described in Deed Book 3940, Page 9, ID# 31-00-09499-00-1, being known and designated as all that certain lot or piece of ground, together with the two story brick and stone message or tenement thereon erected, described according to a survey and plan thereof, made by Chester E. Albright, Civil Engineer, on the 11th day of May, 1937, as follows, to wit:

SITUATE on the Northeasterly side of Erlen Road (50 feet wide), at the distance of 168.04 feet Northwestwardly from a concrete monument marking the intersection of the produced Northeasterly side of Erlen Road and the produced Northwestwardly side of Cedar Lane (40.34 feet wide) in Cheltenham Township, Montgomery County, Pennsylvania.

CONTAINING IN FRONT OR BREADTH on the said Erlen Road 23.96 feet and extending of that width in length of depth, Northeastwardly, between parallel lines at right angles to Erlen Road, crossing a certain 12 feet wide driveway, which extends Southeastwardly from Penrose Avenue (50 feet wide) to Cedar Lane, on the Northwestwardly line thereof 95.36 feet and on the Southeastwardly line thereof, 95.41 feet to the Southwestwardly side of Willow Avenue (50 feet wide); and containing in the rear along the Southwestwardly side of Willow Avenue 23.96 feet.

DEED from Herman B. Leff and Beatrice Leff, his wife as set forth in Deed Book 3940, Page 9 dated 04/17/1974 and recorded 05/06/1974, Montgomery County Records, Commonwealth of Pennsylvania.

BEING the same premises which Tax Claim Bureau of the County of Montgomery, Pennsylvania, as Trustee, by deed dated 11/16/2017 and recorded at Montgomery County Recorder of Deeds Office On 11/30/2017 in Deed Book 6071 at Page 704 granted and conveyed unto Cathedral from Heaven Cogic.

Parcel Number: 31-00-09499-00-1.

Location of property: 1815 Erlen Road, La Mott, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Alexander Harris, Jr. and Cathedral from Heaven Cogic, Real Owner** at the suit of Township of Cheltenham. Debt: \$1,767.38.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-05689**, 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 message and tenement thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made by James Cresson, Esquire, civil engineer, as follows, to wit:

BEGINNING at a point on the southwesterly side of Fornance Street, at the distance of three hundred eighteen feet, two inches southeastwardly from the south corner of Green and Fornance Streets; thence along the line of land late of Anson B. Evans, through the middle of the partition wall between this house and the adjacent house formerly of said Evans, south fifty one degrees, twenty five minutes west, one hundred twenty feet more or less to the northeasterly side of Boorse Alley; thence along the northeasterly side of said Boorse Alley, south thirty eight degrees, thirty five minutes east, parallel to Fornance Street, twenty one feet, four inches to land now or late of Anson B. Evans; thence along the line of land formerly of said Evans, north fifty one degrees, twenty five minutes east, one hundred twenty feet more or less to the southwest side of Fornance Street aforesaid; thence along the said side of Fornance Street, north thirty eight degrees, thirty five minutes west, twenty one feet, four inches to the first mentioned point and place of beginning.

BEING Block 112 Unit 68.

BEING the same premises which estate of Helen Carver, Deceased, etc., by Deed dated 6/16/1965 and recorded 6/18/1965 at Norristown, Pennsylvania in Deed Book 3383, Page 570, granted and conveyed unto Curtis Charles Lindsey and Marilyn B. Lindsey, his wife, in fee.

Parcel Number: 13-00-11640-00-2.

Location of property: 230 E. Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marilyn B. Lindsey and Curtis Charles Lindsey** at the suit of Finance of America Reverse LLC and Urban Financial of America, LLC. Debt: \$91,630.04.

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

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

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

By virtue of a Writ of Execution **No. 2016-07460**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Second Street, between Johnson and York Street, bounded and described as follows, to wit:

BEGINNING at a point in the North line of Second Street and corner of this land now or late of Daniel W. Rause; thence, Northwardly 140 feet to a 20 feet wide alley; thence, by the same, Westwardly, 15 feet more or less, to the center of the alley, separating the two brick houses; thence, Southwardly, along the same center line and now or late of James H. Miller, 140 feet to Second Street; thence, along the North line of the same, Eastwardly, 16 feet 06 inches, more or less to the place of beginning.

BEING the same premises which Deborah Tarpey, single woman, by deed, dated 3/30/2013 and recorded at Montgomery County Recorder of Deeds Office, on 6/17/2013, in Deed Book 5877 at Page 728, granted and conveyed unto Jemal Lloyd, single man.

Parcel Number: 16-00-25244-00-3.

Location of property: 9 E. Second Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jemal Lloyd** at the suit of Pottstown School District. Debt: \$7,709.96.

Portnoff Law Associates, Ltd., 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. 2016-14191**, 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.

THE LAND hereinafter referred to is situated in the City of Gladwyne, **Lower Merion Township**, Montgomery County, Pennsylvania, and is described as follows:

LOT 3 BEGINNING at an interior point being the Northwestern corner of Lot 3 said point being the five following courses and distances measured along the centerline of Waverly Road (40 feet wide); from its intersection with the centerline of Young's Ford Road (33 feet wide); North 40 degrees 39 minutes 00 seconds East 1070.12 feet to a point in line of lands now or formerly of Robert R. and Mona N. Batt; (2) thence, along the same, leaving the bed of Waverly Road, crossing over a monument to be set marking the Easterly street line of Waverly Road, crossing over 45 seconds East 308.25 feet to a point; (3) North 40 degrees 39 minutes 0 seconds East 30.98 feet to a point in the bed of an asphalt driveway; (4) thence, along said driveway South 34 degrees 54 minutes 45 seconds East 64.45 feet to a point in line of lands, now or formerly of Myung and Youg Sim Song; (5) thence, still along said driveway, South 33 degrees 22 minutes 45 seconds East 18.20 feet to the beginning point; thence, from said beginning point leaving said driveway and along Lot 1 and 2 South 40 degrees 39 minutes 0 seconds West 297.60 feet into a 30 foot wide sanitary sewer easement to a point in line of lands of the Shipley School; thence, along the same, South 49 degrees 21 minutes 0 seconds East 43.44 feet, passing through said sanitary sewer easement to a point; thence, re-crossing said easement still along lands of Shipley School, South 41 degrees 25 minutes 0 seconds West 139.91 feet to a point in line of lands, now or formerly of Thomas and Victoria Richter; thence, along the same, South 43 degrees 34 minutes 0 seconds East 197.38 feet to a point; thence South 31 degrees 42 minutes 0 seconds East crossing over a monument to be set marking the Northwesterly street line of Monk Road (33 feet wide) 292.67 feet to a point on the centerline of Monk Road; thence, along said centerline North 61 degrees 42 minutes East 50.09 feet to a point in line of lands now or formerly of David and Adriance Dayton; thence, along the same, leaving said centerline crossing over a monument marking the Northwesterly street line of Monk Road, North 31 degrees 36 minutes 8 seconds West 264.76 feet to a point;

thence, North 31 degrees 41 minutes 11 seconds West 100.10 feet to a point; thence, North 56 degrees 50 minutes 44 seconds East 321.78 feet to a point in line of lands, now or formerly of Myung and Youg Sim Song; thence, along the same North 33 degrees 22 minutes 45 seconds West 288.17 feet to the first mentioned point and place of beginning.

BEING the same premises which Marla J. Green by deed, dated 5/23/2012 and recorded 7/16/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5841 at Page 01927, granted and conveyed unto Marla J. Green and James Didio, husband and wife.

Parcel Number: 40-00-37892-00-3.

Location of property: 1320 Monk Road, Gladwyne, PA 19035.

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

Seized and taken in execution as the property of **James Didio and Marla J. Green** at the suit of M&T Bank a/k/a Manufacturers and Traders Trust Company s/b/m to Hudson City Savings Bank. Debt: \$2,023,853.32.

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. 2016-26197**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lot or pieces of ground together with the buildings and improvements thereon erected, situate, in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Lots of Roslyn Terrace" made by Chester E. Albright, Civil Engineer, as one lot as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakdale Avenue (50 feet wide), at the distance of 68 feet of 5/8 of an inch, Northwestwardly from the intersection which the said side of Oakdale Avenue makes with the Northeasterly side of Mt. Carmel Avenue (50 feet wide); thence, extending along the said side of Oakdale Avenue, North 37 degrees 28 minutes 37 seconds West 50 feet to a point; thence, North 52 degrees 31 minutes 23 seconds East 150 feet 9 1/8 inches to a point; thence, South 37 degrees 30 minutes 16 seconds East 2 feet 1 1/2 inches to a point; thence, South 42 degrees 55 minutes 44 seconds East 58 feet 1 1/8 inches to a point; thence, South 52 degrees 31 minutes 23 seconds West 155 feet 3 3/4 inches to a point on the aforementioned Northeasterly side of Oakdale Avenue and place of beginning.

BEING the same premises which Thomas Millar and Shirley Millar, his wife, by deed dated 4/15/1988 and recorded at Montgomery County Recorder of Deeds Office, on 4/19/1988, in Deed Book 4870 at Page 954, granted and conveyed unto Shirley Millar, married woman, and Kimberly Spaid Millar, a married woman, as joint tenants with the right of survivorship.

SHIRLEY MILLAR departed this life on October 23, 1992, whereby title to said premises became vested in Kimberly Spaid Millar, by operation of law.

Parcel Number: 30-00-47544-00-9.

Location of property: 2029 Oakdale Avenue, Abington Township, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kimberly Spaid Millar and Shirley Millar (Dec'd 10/23/1992)** at the suit of Township of Abington. Debt: \$3,044.03.

Portnoff Law Associates, Ltd., 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. 2016-27132**, 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.

THE following described property:

PROPERTY located in the City of Souderton, County of Montgomery, State of Pennsylvania:

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Overall Record Plan of Westport Farm, prepared for T.H. Properties by Duffy Engineering Co., LLC, dated 10/18/2005, last revised 8/23/2006 and recorded in Montgomery County in Plan Book 27, Page 422, et al., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Grayson Drive (50 feet wide); which point of beginning is at the distance of 31.42 feet measured, on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Southeasterly side of Bellevue Lane (50 feet wide); thence, extending from said point of beginning, along the Southwesterly side of Grayson Drive, South 54 degrees 45 minutes 34 seconds East 152.28 feet to a corner of Lot No. 84, as shown on said Plan; thence, extending South 34 degrees 05 minutes 11 seconds West 221.69 feet to a corner of lands, now or late of Christian A. & Lori H. Borglum; thence, extending along the same, North 54 degrees

31 minutes 57 seconds West 170.84 feet to a point on the Southeasterly side of Bellevue Lane, aforesaid; thence, extending along the same, the four following, courses and distances, viz: (1) North 35 degrees 14 minutes 26 seconds East 77.54 feet to a point of curve, (2) Northwestwardly on the arc of a circle, curving to the right, having a radius of 1025, the arc distance of 11.65 feet to a point of tangent, (3) North 35 degrees 14 minutes 26 seconds East 100.47 feet to a point of curve, and (4) Southeastwardly on the arc of a circle, curving to the right, having a radius of 20, the arc distance of 31.42 feet to the first mentioned place of beginning.

BEING Lot No. 85, as shown on said Plan.

BEING the same premises conveyed to Myung Shin Hong and Jae Y. Yum from T.H. Properties, a Pa Limited Partnership, by virtue of a Deed dated 03/08/2007, recorded 03/19/2007, in Deed Book 5639, Page 850, County of Montgomery, and State of Pennsylvania.

BEING the same premises which T.H. Properties, a PA Limited Partnership by Deed, dated 3/8/2007 and recorded 3/19/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5639 at Page 849, granted and conveyed unto Myung Shin Hong and Jae Y. Yum.

Parcel Number: 35-00-02890-23-8.

Location of property: 1429 Bellevue Lane, Souderton, PA 18964.

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

Seized and taken in execution as the property of **Myung Shin Hong and Jae Y. Yum** at the suit of Specialized Loan Servicing LLC. Debt: \$405,565.37.

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. 2016-29569**, 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.

PROPERTY located in **Abington Township**, Montgomery County, Pennsylvania, made for Henry O. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated August 16, 1958 and last revised October 1, 1959, as follows, to wit:

BEGINNING at a point in the center line of Penn Avenue (formerly Avenue "F") (40 feet wide); said point being at the distance of 552.97 feet, measured South 46 degrees 35 minutes West, along the center line of Penn Avenue, aforesaid, from its point of intersection with the center line of Jenkintown Road (50 feet wide).

CONTAINING in front or breadth Southwestwardly along the center line of Penn Avenue (formerly Avenue "F") 50 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Penn Avenue 120 feet.

BEING the same premises which William Agovino and Marguerite Agovino, his wife, by Deed dated 10/17/1994 and recorded at Montgomery County Recorder of Deeds Office on 10/21/1994, in Deed Book 5094, at Page 2176, granted and conveyed unto George W. Discavage and Jean Ann Discavage, his wife.

Parcel Number: 30-00-52808-00-1.

Location of property: 511 Penn Avenue, Abington Township, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **George W. Discavage and Jean Ann Discavage** at the suit of Township of Abington. Debt: \$1,962.24.

Portnoff Law Associates, Ltd., 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. 2017-05789**, 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, being Southwesterly half of Lot No. 333, on the Plan of Lots of the North Wales Land Association, of **North Wales Borough**, Montgomery County, Pennsylvania, situate on the Southeasterly side of Elm Avenue, at the distance of four hundred twenty five feet Southwesterly from the Southwesterly side of Swartley Street, being Premises No. 335 Elm Avenue in the Borough of North Wales, Pennsylvania; thence, Southeasterly through the center wall dividing Houses No. 335 and 333 on said Elm Avenue, and in a line parallel with said Swartley Street, a distance of two hundred four and sixty seven one-hundredths feet to a twenty feet wide alley; thence, Southwesterly along the line of the Northwesterly side of said alley, a distance of twenty five feet; thence, Northwesterly in a line parallel with said Swartley Street, a distance of two hundred four and sixty seven one-hundredths feet to the Southeasterly side of Elm Avenue; thence, Northeasterly along the Southeasterly side of said Elm Avenue, a distance of twenty five feet to the place of beginning.

BEING the same premises, which Stephan Leshner by Marian E. Leshner, his attorney in fact, by Power of Attorney, recorded in Book 216, Page 757 and Marian E. Leshner, husband and wife, by Deed dated September 26, 2003 and recorded November 7, 2003 in the Montgomery County Recorder of Deeds, as Book 05480, Page 1319, conveyed unto David J. Abbagnaro and Michele Abbagnaro, husband and wife.

BEING the same premises, which Stephan Leshner by Marian E. Leshner, his attorney in fact, by Power of Attorney, recorded in Book 216, Page 757 and Marian E. Leshner, husband and wife, by Deed dated September 26, 2003 and recorded November 7, 2003 in the Montgomery County Recorder of Deeds, as Book 05480, Page 1319, conveyed unto David J. Abbagnaro and Michele Abbagnaro, husband and wife.

Parcel Number: 14-00-00468-00-4.

Location of property: 335 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **David J. Abbagnaro and Michele Abbagnaro** at the suit of Wilmington Savings Fund Society, FSB, as owner Trustee of the Residential Credit Opportunities Trust VII-A. Debt: \$267,352.74.

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

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. 2017-09517**, 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 **Upper Moreland Township**, Montgomery, County, Pennsylvania, bounded and described according to a final plan subdivision known as "the Buehler Estate" made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors dated 6/3/1998, being Recorded on 9/25/1998 in the Recorder of Deeds Office of Montgomery County of Norristown, PA, in Plan Book A58, Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Madison Road (50 feet wide) said point of beginning being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide), thence extending from said point of beginning along lands now or late of Donald and Joyce Mignona, Block 43, Unit 28, South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands now or late of Eugene and Katherine Brett, Block 43 Unit 72, thence extending along part of the aforesaid lands and along lands now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71, South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above mentioned plan, thence extending along the aforesaid Lot North 47 degrees 41 minutes 00 seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East 75 feet to a concrete monument to the first mentioned point and place of beginning.

BEING the same premises conveyed to Kathleen Marco, as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife, as to the other 1/2 as tenants by the entireties, by deed dated 5/09/2007 and recorded 05/10/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5646 at Page 2023, granted and conveyed unto Steven G. Hurley.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Megan A. Hurley, Kathleen Marco and Steven G. Hurley** at the suit of U.S. Bank National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

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. 2017-15303**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a plan of Hughes Park Homes, made by Yerkes Engineering Co., Bryn Mawr, PA, on July 14, 1955 and last revised October 23, 1963, as follows:

BEGINNING at a point on the southeasterly side of Westfall Avenue, (thirty three feet wide) at the distance of one hundred two and fifty one hundredths feet measured south sixty six degrees thirty four minutes west, along same, from its intersection with the southwesterly side of Lawndale Avenue (thirty three feet wide); thence extending from said beginning point south twenty three degrees forty six minutes east, ninety eight and fifty one hundredths feet to a point; thence extending south sixty six degrees thirty four minutes west, one hundred sixteen feet, to a point; thence extending north twenty three degrees forty six minutes west, ninety eight and fifty one hundredths feet to a point of the southeasterly side of Westfall Avenue, aforesaid; thence extending along the same, north sixty six degrees thirty four minutes east, one hundred sixteen feet to the first mentioned point and place of beginning.

BEING the same premises which Stanley Hamilton and Alice Hamilton, husband and wife, by Deed dated 07/20/1998 and recorded 11/04/1998 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5247 at Page 1043, granted and conveyed unto Anthony Pollitt.

Parcel Number: 40-00-47948-00-9.

Location of property: 36 Prospect Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Anthony Pollitt** at the suit of The Bank of New York Mellon, as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$204,571.67.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-19170**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Building A, Unit Number W-406, a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 5th day of February A.D., 1981 in Deed Book 4603, page 176 etc., and whereby a Corrective Amendment thereto dated June 30, 1981 and recorded July 1, 1981 in Deed Book 4638, page 56, and a Second Corrective Amendment thereto dated July 10, 1981 and recorded July 15, 1981 in Deed Book 4642, page 534, and the Third Amendment thereto dated August 20, 1985 and recorded September 4, 1986 in Deed Book 4811, page 2113 and the Fourth Amendment thereto dated October 7, 1988 and recorded October 14, 1988 in Deed Book 4890, page 1189 and the Fifth Amendment thereto dated January 29, 1990 and recorded May 18, 1990 in Deed Book 4986, page 1896 and Plats and Plans for Green Hill Condominium bearing date the 29th date of January A.D. 1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium in Deed Book 4603, page 176.

TOGETHER with all right, title and interest, being a 0.185522 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises, which Annette Shindell, by her Agents William Shindell and Susan Picker, appointed by Power of Attorney, dated 4/22/2014, by Deed dated May 2, 2014 and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 7, 2014 in Deed Book 5912, at Page 00871, et seq., granted and conveyed unto Isiah Heyward, in fee.

Parcel Number: 40-00-11150-62-7.

Location of property: 1001 City Avenue, Condominium W-406, Wynnewood, PA 19096.

The improvements thereon are: Residential real estate, condominium unit.

Seized and taken in execution as the property of **Isiah Heyward and Roslyn Heyward** at the suit of Green Hill Condominium Owners Association. Debt: \$33,793.97 (\$53,527.21-\$19,733.24 (credit)).

Stefan Richter, Attorney. I.D. #7004

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. 2017-26296**, 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 place of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pa., on May 14, 1963 and last revised on January 28, 1964, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Avenue (40.00 feet wide), at the distance of 150.00 feet measured South 43 degrees 45 minutes West, along the said side of Brookside Avenue from its point of intersection with the Southwesterly side of Knight Road.

CONTAINING in front or breadth measure Southwestwardly, along the side Southeasterly side of Brookside Avenue, the distance of 66.67 feet and extending or that width in length or depth, Southwestwardly, between parallel lines at right angles to the said Brookside Avenue, the distance of 150.00 feet.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining.

BEING the same premises conveyed to Scott D. Montague, by Deed from Craig Atkins, dated 08/05/2004 and recorded 09/02/2004 in Montgomery County Book #5524, Page 734.

BEING the same premises which Scott D. Montague by Deed dated 11/15/2017 and recorded 11/15/2017 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6069, at Page 01042, granted and conveyed unto Twyla Morgan-Montague.

Parcel Number: 39-00-00454-00-2.

Location of property: 442 Brookside Avenue, Lower Gwynedd, PA 19002.

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

Seized and taken in execution as the property of **Scott D. Montague (Mortgagor) and Twyla Morgan-Montague (Property Owner)** at the suit of Chimera REO 2018-NR1 LLC. Debt: \$295,870.26.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-27118**, 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 revised Plan of Lots of Huntingdon Manor Section No. 2, made for Rockledge Homes Inc., by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated September 9, 1955, as follows, to wit:

BEGINNING at a point on the southwesterly side of Rockledge Avenue (sixty feet wide) at the distance of six hundred seventy-five and thirteen hundredths feet (675.13') measured South forty-three degrees eleven minutes East from a point of tangent in the same which point of tangent is measured on the arc of a circle on a line curving to the right with a radius of twenty feet the arc distance of thirty-one and forty-two hundredths (31.42') feet from a point on the southeasterly side of Vansant Road (fifty feet wide); thence from said beginning point extending along the southwesterly side of Rockledge Avenue South forty-three degrees eleven minutes East, sixty-eight feet to a point; thence extending of that width in length or depth South forty-six degrees forty-nine minutes West, between two parallel lines at right angles to the said Rockledge Avenue one hundred nine and fifty hundredths feet (109.50').

BEING known as Lot No. 10-A on said plan.

BEING the same premises which Sallie J. Rosenfeld and Leonard M. Rosenfeld, husband and wife, by Deed dated June 5, 1974 and recorded June 5, 1974 in Deed Book 3947, page 379, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Robert J. Sion and Frances S. Sion, husband and wife, in fee.

Parcel Number: 30-00-57140-00-7.

Location of property: 386 Rockledge Avenue a/k/a 368 Rockledge Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frances S. Sion; Robert J. Sion; and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A. Debt: \$322,165.46.

Katherine M. Wolf, Attorney.

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

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

By virtue of a Writ of Execution **No. 2018-00992**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pa., designated as Lot No. 3402 on a Certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26, Page 19A, described according to a Situation Survey of the 3400 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son, Engineering Co. as endorsed hereon as follows.

BEGINNING at a point a corner of this and Unit No. 3401, as shown on said Plan, which point is measured the five following courses and distances from a point, a corner of the Walnut Ridge Estates Subdivision in the bed of Buchert Road, as shown on said Plan: (1) leaving Buchert Road, on a course measured South 29 degrees 00 minutes West along lands of Edgar Frey 115.00 feet; (2) South 38 degrees 03 minutes West still along lands of Frye 128.42 feet; (3) North 79 degrees 15 minutes West through the Walnut Ridge Estates Subdivision 69.96 feet to a point on the centerline of "A" Drive, (4) South 42 degrees 00 minutes West through "A" Drive 254.99 feet; and (5) South 48 degrees 00 minutes East 56.96 feet to the point of beginning.

BEING the same premises which Cheryl Walesyn, by deed dated 8/3/2006 and recorded at Montgomery County Recorder of Deeds Office, on 8/16/2006 in Deed Book 5612, at Page 2075, granted and conveyed unto Alex L. White. Parcel Number: 42-00-05119-52-7.

Location of property: 3402 Walnut Ridge Estate, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Alex L. White** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,208.43.

Portnoff Law Associates, Ltd., 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. 2018-03527**, 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 piece of ground with improvements thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin planted in a public road in the line of land, now or late of John Himmelwright; thence, by the same along said public road, North 53-1/4 degrees East, 66 feet to another iron pine in said road; thence, by lands, now or late of Honas Wendling; the following courses and distances: South 41 degrees East, 165 feet to a post, South 53-1/4 degrees West, 66 feet to a post; thence, North 41 degrees West, 165 feet to the point of beginning.

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

BEING the same premises conveyed to Howard Beale by deed from Alexander N. Gould, dated 5/23/2012 and recorded 6/5/2012 in Book 5837, Page 813.

BEING the same premises which Alexander N. Gould by Deed dated 5/23/2012 and recorded 6/5/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5837, at Page 813, granted and conveyed unto Howard Beale.

Parcel Number: 57-00-03700-00-5.

Location of property: 3060 Wentling Schoolhouse Road, a/k/a 3060 Wentlings Schoolhouse Road, East Greenville, PA 18041.

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

Seized and taken in execution as the property of **Howard Beale** at the suit of Pennsylvania Housing Finance Agency. Debt: \$102,134.26.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-07270**, 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, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain plan thereof known as Plan of Carnation Homes, made for Dominic LaRosa by Charles E. Shoemaker, Registered Professional Engineer, dated 11/28/1961, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book A-6, Page 115, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carnation Avenue (50 feet wide), which point being the two following courses and distances from a point of curve on the Southeasterly side of Smith Avenue (50 feet wide):

(1) leaving Smith Avenue on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.43 feet to a point of tangent on the Southwesterly side of Carnation Avenue; and (2) South 47 degrees 56 minutes East along the Southwesterly side of Carnation Avenue, 126.99 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Carnation Avenue 67 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Carnation Avenue, 87 feet.

BEING the same premises which Marie Clunie Jacques, Executrix of The Estate of Michaele Bien-Aime, Deceased and Robert Patrick Bien-Aime and Archange Harry Ben-Aime as specific Devisee under the Will of Michaele Bien-Aime, Deceased, by Deed dated 9/29/2000 and recorded 11/14/2000 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5338, at Page 735, granted and conveyed unto Cynthia Y. Chandler and Eric L. Chandler.

Parcel Number: 30-00-06472-00-5.

Location of property: 2916 Carnation Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Eric L. Chandler and Cynthia Y. Chandler** at the suit of Secretary of Veterans Affairs. Debt: \$372,995.31.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-14118**, 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 to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to an Amended Subdivision Plan entitled "Pleasantview Estates Phase II", drawn by Bursich Associates, Inc., Consulting Engineers, Pottstown, PA, dated 9/20/1989, last revised 9/27/1993 and recorded in Plan Book A-54, Page 344 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Deer Ridge Drive (50 feet wide), said point of beginning, being at a point, a corner of Lot No. 168 on said plan; thence, extending from said point of beginning and extending along the line of said Lot No. 168; extending from said point of beginning and extending along the line of said Lot No. 168, North 47 degrees 14 minutes 46 seconds East, 125.73 feet to a point in line of lands, now or late of Anton and Martha W. Kels, as shown on said plan; thence, extending along the line of said lands of Kels, South 42 degrees 15 minutes 36 seconds East, 85.00 feet to a point, a corner of Lot No. 90 of Pleasantview Estates Phase I as shown on said plan; thence, extending along the line of said Lot No. 90, South 47 degrees 14 minutes 46 seconds West, 125.00 feet to a point on the Northeasterly side of Deer Ridge Drive, aforesaid; thence, extending along the said Northeasterly side of Deer Ridge Drive, North 42 degrees 45 minutes 14 seconds West, 85.00 feet to a point, a corner of Lot No. 168, aforesaid, being the first mentioned point and place of beginning.

BEING the same premises which Paul Glaeser and Elizabeth Glaeser, husband and wife, by deed dated 8/8/2013 and recorded at Montgomery County Recorder of Deeds Office, on 8/9/2013, in Deed Book 5884 at Page 1746, granted and conveyed unto Elizabeth Glaeser.

Parcel Number: 42-00-01253-39-7.

Location of property: 2023 Deer Ridge Drive, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Elizabeth Glaeser** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,868.38.

Portnoff Law Associates, Ltd., 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. 2018-15559**, 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**, County of Montgomery, Commonwealth of Pennsylvania, which has, heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C.S. 3101 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982 in Deed Book 4697 Page 495, and an Amendment thereto dated September 6, 1983 and recorded September 7, 1983 in Deed Book 4717

Page 814; and a Second Amendment thereto dated January 6, 1984 and recorded January 13, 1984 in Deed Book 4727 Page 2092; and a Third Amendment thereto dated April 30, 1984 and recorded May 9, 1984 in Deed Book 4735 Page 1935; and a Fourth Amendment thereto dated August 10, 1984 and recorded August 22, 1984 in Deed Book 4745 Page 1657; and a Fifth Amendment thereto dated September 11, 1984 and recorded September 19, 1984 in Deed Book 4748 Page 602; and a Sixth Amendment thereto dated October 24, 1984 and recorded November 7, 1984 in Deed Book 4752 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 19044-1935.

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

Seized and taken in execution as the property of **Nicholas Rivelli** at the suit of Ditech Financial LLC. Debt: \$173,239.81.

KML Law Group, PC, 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. 2018-16642**, 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, being Lot No. 30 on Plan of Laverock Downs, made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, on the 17th day of July A.D., 1958, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-4, Page 87 and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cobden Road (50 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 420 feet to the arc distance of 122.44 feet from a point of tangent therein, which point of tangent is measured North 74 degrees 54 minutes 24 seconds West 149.77 feet from a point of tangent on the Southwesterly side of Cobden Road, which point of tangent is measured on the arc of a circle, curving to the left, having a radius of 125 feet, the arc distance of 67.63 feet from a point of curve therein, which point of curve is measured North 43 degrees 54 minutes 24 seconds West 568.93 feet from the Northwesterly terminus of the radial intersection, connecting the Southwesterly side of Cobden Road with the Northwesterly side of Waverly Road (43 feet wide) (said radial intersection having a radius of 20 feet an arc distance of 31.06 feet); thence, extending from said point of beginning, along Lot No. 79 on said Plan, South 1 degree 36 minutes 35 seconds East 214.98 feet to a point in Lot No. 28 on said Plan; thence, extending along the same, South 45 degrees 25 minutes 6 seconds West 69.04 feet to a point in Lot No. 31 on said Plan; thence, extending along the same, North 19 degrees 20 minutes 39 seconds West 254.16 feet to a point on the Southeasterly side of Cobden Road; thence, extending along the same, on the arc of a circle, curving to the right, having a radius of 420 feet, the arc distance of 130 feet to the first mentioned point and place of beginning.

BEING the same premises which Mildred S. Bird, by deed, dated 5/15/1984 and recorded at Montgomery County Recorder of Deeds Office on 5/22/1984 in Deed Book 4736 at Page 2002, granted and Conveyed unto Gene R. Newton and Maconia D. Newton, his wife.

Parcel Number: 31-00-07147-00-4.

Location of property: 1926 Cobden Road, Cheltenham, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gene R. Newton and Maconia D. Newton** at the suit of Cheltenham School District. Debt: \$9,931.64.

Portnoff Law Associates, Ltd., 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. 2018-17288**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel of land, located on the Northeastly side of Grove Street (paving 24 feet, ultimate R/W 40 feet), situated in **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan and Survey, as prepared by **Atson Surveyors & Engineers**, Boyertown, Pennsylvania, Plan No. 2008-2A,

dated September 21, 1988, as last revised, being Lot 8 herein, said plan being recorded in the Office of the Recording of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-50, Page 230, bounded on the Northeast by a 15 feet wide alley (to be opened); on the Southeast by Lot 9 of the said Plan; on the Southwest by Grove Street; and on the Northwest by Lot 7 of the said Plan, being more fully described as follows:

BEGINNING at a point on the Northeasterly side of Grove Street, a corner of this and Lot 9 of said Plan, being located North 50 degrees 35 minutes West 220.25 feet from a point at the corner of the intersection of the Northeasterly side of Grove Street with the Northwesterly side of Roland Street (paving 30 feet, ultimate R/W 50 feet); thence, from the point of beginning, along the Northeasterly side of Grove Street, North 50 degrees 35 minutes West 25.00 feet to a point, a corner of this and Lot 7 of the said Plan; thence, along Lot 7, leaving Grove Street, North 39 degrees 25 minutes East 100.00 feet to a point on the Southwesterly side of a 15 feet wide alley (to be opened), a corner of this and Lot 7; thence, along the Southwesterly side of the said alley, South 50 degrees 35 minutes East 25.00 feet to a point, a corner of this and Lot 9 of the said Plan; thence, along Lot 9, South 39 degrees 25 minutes West 100.00 feet to the point of beginning.

BEING the same premises which Michael A. Marabella and Maureen G. Marabella, his wife, by deed dated 12/4/2000 and recorded at Montgomery County Recorder of Deeds Office, on 12/11/2000 in Deed Book 5341 at Page 1544, granted and conveyed unto Carolyn L. Mock.

Parcel Number: 16-00-11980-10-9.

Location of property: 1141 Grove Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Carolyn L. Mock** at the suit of Pottstown School District. Debt: \$6,226.51.

Portnoff Law Associates, Ltd., 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. 2018-20410**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Revised Subdivision Plan, showing relocated property line, prepared for Ryan P. Rex, dated September 12, 2011 and recorded April 25, 2014, in Plan Book 40 at Page 330, as follows, to wit:

BEGINNING at a point on the Northeasterly side of North Avenue/East Avenue (of irregular width at this point), said point being a common corner of Lot No. 1 and No. 2; thence, extending from said point of beginning, along the Northeasterly and Northerly side of North Avenue/East Avenue, on the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 44.01 feet to a point, a corner of Lot No. 50; thence, extending along same, North 25 degrees 14 minutes 0 seconds West 107.63 feet to a point in line of lands, now or late of Walter P. and Maria L. Moore; thence, extending along same and also along lands, now or late of Edward T. and Juanita Wilson and land, now or late of Marvin Watkins, North 54 degrees 36 minutes 30 seconds East 155.76 feet to a point in line of lands of SEPTA; thence, extending along same, South 28 degrees 45 minutes 5 seconds East 30.00 feet to a point, a corner of Lot No. 2; thence, extending along same, the two following courses and distances: 1) South 15 degrees 24 minutes 51 seconds West 136.96 feet to a point; and 2) South 31 degrees 52 minutes 6 seconds West 30.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same premises conveyed to Joseph Carfi and Kelly Malloy, by deed from Ryan P. Rex, dated 6/25/2015 and recorded 6/26/2015 in Montgomery County Book 5959, Page 1008.

BEING the same premises, which Ryan P. Rex, by Deed dated 6/25/2015 and recorded 6/26/2015 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5959 at Page 01008, granted and conveyed unto Joseph Carfi and Kelly Malloy, joint tenants with right of survivorship.

Parcel Number: 39-00-03061-00-5.

Location of property: 409 North Avenue, Penllyn, PA 19422.

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

Seized and taken in execution as the property of **Joseph Carfi and Kelly Malloy** at the suit of Ditech Financial LLC. Debt: \$213,190.67.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-22526**, 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 piece or parcel of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, where the Southerly line of Laurel Street, 50' wide, meets the Westerly line of Franklin Street; thence, extending from said beginning point, the following 4 courses and distances; (1) Southwardly along the said Westerly line of Franklin Street 84' to a point; the following 2 courses and distances, being by land of the Pennsylvania Railroad Company; (2) departing from the said Westerly line of Franklin Street, Westerly on a line parallel with the said Southerly line of Laurel Street, 190' to a point; (3) Northwardly on a line parallel with the said Westerly line of Franklin Street, 84', to a point in the said Southerly line of Laurel Street; and thence, (4) Eastwardly along said Southerly line of Laurel Street 190' to the place of beginning.

BEING the same premises, which Brian P. O'Connor, Kay L. O'Connor, Timothy J. O'Connor and Barbara G. O'Connor, by deed, dated 9/23/2014 and recorded at Montgomery County Recorder of Deeds Office, on 10/27/2014, in Deed Book 5932 at Page 839, granted and conveyed unto Timothy J. O'Connor and Barbara G. O'Connor, husband and wife.

Parcel Number: 16-00-18364-00-7.

Location of property: 374 Laurel Street, Pottstown, PA 19464.

The improvements thereon are: Industrial, multi-story warehouse/manufacturing up to 15000 square feet.

Seized and taken in execution as the property of **Timothy J. O'Connor and Barbara G. O'Connor** at the suit of Borough of Pottstown. Debt: \$3,916.29.

Portnoff Law Associates, Ltd., 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. 2018-22528**, 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 piece or parcel of land, being a part or portion of Grantor's property known as the Schuylkill Secondary Track, identified as Line Code 1129 in Grantor's corporate records, situate in the Second Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plat of Survey, prepared by Russell R. Greulich, Registered Professional Land Surveyor No. SU-323-A, of Ralph E. Shaner and Son Engineering Co., 117 High Street, Pottstown, Pennsylvania, dated December 23, 1988; as follows:

BEGINNING at a corner on the west side of South Franklin Street (40 feet wide); said point being located 84.0 feet from the South side of Laurel Street (50 feet wide), and also being a corner of other lands of Humphrys Flag Co.; thence, from said point of beginning and along the West side of South Franklin Street, South 15° 17' West, 80.52 feet to a point of curvature; thence, by a curve curving to the right, having a radius of 43.0 feet, an arc length of 71.13 feet to a point of tangency on the North side of Industrial Highway (46 feet wide); thence, along the North side of Industrial Highway and crossing an existing railroad siding track near the next mentioned point, North 57° 33' West, 353.85 feet to a point of curvature; thence, by a curve curving to the right, having a radius of 43.0 feet, an arc length of 54.08 feet to a point of tangency on the East side of South Evans Street (40 feet wide); thence, along the East side of South Evans Street, North 15° 11' East, 42.38 feet to a point of curvature; thence, by a curve curving to the right, having a radius of 12.0 feet, an arc length of 11.86 feet to a point on the South side of Laurel Street (50 feet wide); thence, along the South side of Laurel Street, South 74° 35' East, 228.40 feet to a corner of other lands of Humphrys Flag Co.; thence, leaving Laurel Street and along Humphrys Flag Co., the next two courses and distances to wit: (1) South 15° 17' West, 84.0 feet, crossing an existing railroad siding tract to a corner near the next mentioned point; and (2) South 74° 35' East, 190.0 feet to the place of beginning.

BEING the same premises which Brian P. O'Connor, Kay L. O'Connor, Timothy J. O'Connor and Barbara G. O'Connor, by deed dated 9/23/2014 and recorded at Montgomery County Recorder of Deeds Office, on 10/27/2014 in Deed Book 5932 at Page 923, granted and conveyed unto Timothy J. O'Connor and Barbara G. O'Connor, husband and wife.

Parcel Number: 16-00-15864-00-5.

Location of property: 357 Industrial Highway, Pottstown, PA 19464.

The improvements thereon are: Industrial, one-story warehouse/manufacturing up to 15000 square feet.

Seized and taken in execution as the property of **Timothy J. O'Connor and Barbara G. O'Connor** at the suit of Borough of Pottstown. Debt: \$3,441.82.

Portnoff Law Associates, Ltd., 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. 2019-04825**, 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 at Elkins Parks, **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Harry Linn, Civil Engineer on January 24, 1916, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cadwalader Avenue (50 feet wide), at the distance of 270 feet, Northeastwardly from the intersection of the said side of Cadwalader Avenue, with the Northeastwardly side of Shoemaker Road (40 feet wide), measured along the angles and curvings of the said side of Cadwalader Avenue; and from thence, extending along the Northwestwardly side of Cadwalader Avenue, North 23 degrees 49 minutes East 50 feet; thence, extending along ground, now or late of Howard McCauley, North 66 degrees 11 minutes West 124.17 feet; thence, extending by ground, now or late of W. Frederick Snyder, South 28 degrees 35 minutes 14 seconds West 50.17 feet; and thence, extending by ground, now or late of Charles Yost, South 66 degrees 11 minutes East 128.35 feet to a point, the first mentioned point and place of beginning.

BEING Lot No. 112 on a Plan of Lots of "Elkins Park Manor" and known as No. 8210 Cadwalader Avenue.

TITLE TO SAID PREMISES IS VESTED IN East Coast Investors LLC, by Deed from Annabella W. Wood, dated 07/25/2011, recorded 11/10/2011, in Book 5819, Page 31.

Parcel Number: 31-00-04075-00-7.

Location of property: 8210 Cadwalader Avenue, Elkins Park, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **East Coast Investors, LLC (Mortgagor) and AnnaBella W. Wood (Property Owner)** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$294,645.58.

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

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. 2019-06411**, 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 in accordance with a survey and plan thereon, made by Barton and Martin, Civil Engineers Philadelphia, Pennsylvania, on September 21, 1949, as follows, to wit:

BEGINNING at a point on the Southeast side of Waln Road (forty feet wide), at the distance of two hundred thirty two feet and fifty one-hundredths of a foot, measured Southeast, along the arc of a circle, curving to the left, having a radius of four hundred forty seven feet and seventy eight one hundredths of a foot from the Southeasternmost terminus of a radial road, connecting the said side of Waln Road with the Southeast side of Bridle Road (forty feet wide); said side of Waln Road, on the arc of a circle, curving to the left, having a radius of four hundred forty seven feet and seventy eighty one hundredths of a foot, the arc distance of one hundred twelve feet and fifty one-hundredths of a foot, more or less to a point; thence, extending South fourteen degrees forth six minutes ten seconds East along the line of land, lot of Number 525 on said plat, one hundred fifty three feet and forty eight one-hundredths of a foot to a point; thence, extending South sixty nine degrees four minutes West one hundred fifty nine feet and sixty four one hundredth of a foot, more or less to a point; thence, extending North, no degrees twenty two minutes twenty eight seconds West one hundred ninety feet and sixty seven one hundredths of a foot, more or less to the Southeast side of Waln Road, the first mentioned point and place of beginning.

BEING all of Lot No. 529 and the easternmost half of Lot Number 533 on the aforesaid plan.

BEING the same premises, which Oksana M. Korzeniowski by deed dated 3/7/2002 and recorded 3/13/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5399 at Page 1802, granted and conveyed unto Oksana M. Korzeniowski, now deceased 3/9/2002 and Lee Rudakewych, her spouse.

Parcel Number: 31-00-27382-00-1.

Location of property: 529 Waln Road, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Lee Rudakewych and Oksana M. Korzeniowski (now deceased 3/9/2002)** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$364,605.36.

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. 2019-07045**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a final plan of subdivision, made for Wynne-Hill Development Corp. and Harriet B. Kravitz, made by Urwiler and Walter Inc., Sumneytown, Pa., dated 5/5/1976 and last revised 5/28/1976 recorded in Plan Book A-26 Page 62-B, described as follows, to wit:

BEGINNING at a point on the Southwest side of Ridge Pike (50 feet wide), which point is measured South 63 degrees 20 minutes East 27.58 feet from the Northerly terminus of the radial round corner, which connects Ridge Pike and Ash Lane, (50 feet wide); thence, extending from said point of beginning and along Ridge Pike, South 63 degrees 20 minutes East 20.00 feet to a corner of Lot #5 on said plan; thence, leaving Ridge Pike and along Lot #5 on said plan, South 26 degrees 40 minutes West 172.51 feet to a point in line of Lot #9 on said plan; thence, along same, North 64 degrees 42 minutes West 20.00 feet to a corner of Lot #7 on said plan; thence, along same, North 26 degrees 40 minutes East 172.99 feet to the first mentioned point and place of beginning.

BEING Lot No. #6 on said plan.

BEING the same premises, which Lois A. Henkel, by Deed, dated 8/15/2013 and recorded 8/21/2013 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5885 at Page 2917, granted and conveyed unto Tracey Martin.

Parcel Number: 65-00-09976-25-5.

Location of property: 194 Ridge Pike, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Tracey E. Martin a/k/a Tracey Martin** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper, As Successor by Merger to Pacific Union Financial, LLC. Debt: \$197,567.92.

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. 2019-14393**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan known as Norriswood Mamas, made by Damon and Foster, Civil Engineers, dated July 24, 1955 and last revised June 14, 1957, as follows:

BEGINNING at a point on the Northeasterly aide of Dartmouth Drive (50.00 feet wide), at the distance of 30.00 measured along Dartmouth Drive, on a course of South 38 degrees, 40 minutes East from a point of tangent in the same, which point of tangent is measured on the arc of a circle, on a line curving to the left, having a radius of 20.00 feet, the arc distance of 31.42 feet from a point on the Southeasterly side of Arch Street (66.00 feet wide); thence, from said beginning point, extending along the Northeasterly side of Dartmouth Drive, South 38 degrees, 40 minutes East 32.00 feet to a point; thence, extending of that width in length or depth, North 51 degrees, 20 minutes East between parallel lines, at right angles with the said Dartmouth Drive, 100.00 feet, the Northwesterly side line of which passes partly through the title line in the party wall of the house erected on this lot and the house erected on Lot No. 25, on said plan, to the Northwest and the Southeasterly side line thereof extending the title in the bed of a certain driveway erected on this lot and Lot No. 27, on said plan, adjoining to the Southeast.

BEING Lot No. 26, on said plan.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid driveway as and for a passageway and watercourse at all times hereafter, forever.

BEING the same premises, which Dwight E. Soleta and Joan M. Soleta, by Deed dated 04/28/2017, and recorded 05/19/2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6045, Page 803, granted and conveyed unto Stacey M. Perry.

Parcel Number: 13-00-09284-00-9.

Location of property: 303 Dartmouth Drive, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stacey M. Perry** at the suit of Freedom Mortgage. Debt: \$172,385.34.

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

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. 2019-14436**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, being lots numbered 223 and 224, on a Plan of Lots of Grandview Heights, recorded at Norristown, in Deed Book 606, Page 500 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Hartranft Avenue (50 feet wide); at the distance of eighty feet, Northwestwardly from the Northwest side of First Street, 50 feet wide, a corner of Lot #225; thence, extending along Lot #225, Southwestwardly, one hundred fifty feet to a point, a corner of Lot #245; thence, along Lot #245 and #246, Northwestwardly and parallel with Hartranft Avenue, eighty feet to a point, a corner of Lot #222 on said plan; thence, along Lot #222, Northeastwardly, one hundred fifty feet to a point, on the Southwest side of Hartranft Avenue, aforesaid; thence, along the Southwest side of Hartranft Avenue, Southeastwardly, 80 feet to the place of beginning.

BEING the same premises, which Barbara Smith, by Deed, dated 4/21/2016 and recorded 5/27/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6000 at Page 01048, granted and conveyed unto Thomas Smith.

Parcel Number: 33-00-03862-00-2.

Location of property: 104 W. Hartranft Boulevard, East Norriton, PA 19401.

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

Seized and taken in execution as the property of **Thomas Smith** at the suit of Midfirst Bank. Debt: \$235,041.54.

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. 2019-14592**, 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 and single brick dwelling, thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lot #156, on plan of Belmont Terrace, made by George F. Shaner, Reg. Eng. of Pottstown, Pa., on April 20, 1949, and bounded and described in accordance therewith, as follows, viz:

BEGINNING at a point on the Northwest side of Terrace Lane (laid out 50 feet wide), at the distance of 125 feet Northeast from the point of intersection of the extending lines of the Northwest side of Terrace Lane, with the Northeast side of Mineral Street (50 feet wide), said point, being a corner of this and Lot #155 on said plan; thence, extending by said Lot #155, North 43 degrees West 124.43 feet to a corner, in line of land, now or late of Michael Yonkovitch; thence, extending by the same, North 46 degrees 45 minutes East 60.01 feet to a corner of this and Lot #157 on the aforesaid plan; thence, extending by the same, South 43 degrees East 125.74 feet to a point on the aforesaid Northwest side of Terrace Lane; and thence, extending by the same, South 47 degrees West 60 feet to the first mentioned point and place of beginning.

BEING the same premises, which John P. Deegan and Nancy H. Deegan, his wife, by deed, dated 4/25/1994 and recorded at Montgomery County Recorder of Deeds Office, on 4/29/1994, in Deed Book 5075 at Page 2257, granted and conveyed unto Gregory P. Deegan.

Parcel Number: 16-00-29124-00-2.

Location of property: 1019 Terrace Lane, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gregory P. Deegan** at the suit of Pottstown School District. Debt: \$5,135.24.

Portnoff Law Associates, Ltd., 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. 2019-15521**, 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 brick message or tenement thereon erected, situate on the East side of Evans Street, between Oak and West Streets, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East Side of Evans Street, at a distance of 166 feet 9 inches Northwardly from the Northeast corner of Oak and Evans Streets and in the division line of this and land, now or late of Mary B. Binkley; thence, Eastwardly, along the line through the center of the partition wall, dividing this house and lot from the house and lot on the South 140 feet to a 20 feet wide alley; thence, Northwardly, along said alley, 17 feet 6 inches, more or less to land, now or late of Daniel Arndt; thence, Westwardly, along the same, 140 feet to Evans Street, aforesaid; thence, Southwardly, along the East side of Evans Street, 17 feet 6 inches, more or less to the point and place of beginning.

BEING the same premises, which Dori Wade, by deed, dated 7/26/2005 and recorded at Montgomery County Recorder of Deeds Office, on 8/25/05, in Deed Book 5568 at Page 810, granted and conveyed unto James F. Bergey, Jr. Parcel Number: 16-00-07620-00-5.

Location of property: 468 N. Evans Street, Pottstown, PA 19464.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **James F. Bergey, Jr.** at the suit of Pottstown School District. Debt: \$4,153.19.

Portnoff Law Associates, Ltd., 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. 2019-15526**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Evans Street, distant 346 feet Northwardly of Jefferson Avenue, a corner of this and Lot Number 42, the property late of James Imbody; thence, Westwardly along said Lot Number 42, 110 feet to Lot Number 36, now or late of the Estate of H.H. Hartman, deceased; thence, Northwardly along Lot Numbers 36 and 37 and parallel with said Evan Street, 36 feet, 6 and 1/2 inches to land of John H. Jones; thence, along the same, Eastwardly 110 feet, more or less, to the Westerly line of Evans Street; thence, along the same, Southwardly 29 feet, 9 inches to the first mentioned point and place of beginning.

BEING the same premises, which Aurora Loan Services, LLC, by Green River Capital, LC, as Attorney in Fact, by deed dated 7/22/11 and recorded at Montgomery County Recorder of Deeds Office, on 1/19/12 in Deed Book 5825 at Page 1069, granted and conveyed unto James F. Bergey, Jr.

Parcel Number: 16-00-08196-00-5.

Location of property: 387 N. Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James F. Bergey Jr.** at the suit of Pottstown School District. Debt: \$3,199.23.

Portnoff Law Associates, Ltd., 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. 2019-16437**, 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 on Second Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of Second Street, in line, land now or late of Annie H. Freed; thence, along the middle of said Second Street, South thirty-two and three quarters degrees East, twenty-four feet to a corner in the middle of said Street; thence, by the lands of now or late Stanley C. and Emma Freed, South fifty-seven degrees and a half West, two hundred and one feet to a corner on the East side of an alley; thence, along the easterly side of said alley, North thirty-two and three-quarters degrees West, twenty-four feet to a corner in line of land, now or late of the said Annie H. Freed; thence, along the said lands and through the middle of a double brick house on this and the adjoining lot, North fifty-seven and a half degrees East, two hundred and one feet to the place of beginning.

BEING the same premises, which Wanda D. Freed, by deed dated 5/14/1969 and recorded at Montgomery County Recorder of Deeds Office, on 5/15/1969, in Deed Book 3554 at Page 686, granted and conveyed unto James R. Trout and Patricia A. Trout, his wife.

JAMES R. TROUT departed this life on July 29, 2005, whereby title to said premises became vested in Patricia A. Trout, his wife, by operation of law.

Parcel Number: 21-00-06732-00-6.

Location of property: 28 N. Second Street, Souderton, PA 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Patricia A. Trout and James R. Trout, Dec'd.** at the suit of Souderton Area School District. Debt: \$2,503.62.

Portnoff Law Associates, Ltd., 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. 2019-18820**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania; bounded and described according to a survey thereof by George F. Shower, Registered Engineer, July 22, 1929, revised September 26, 1949, as follows, to wit:

BEGINNING on the North side of Legislative Route #46153, at a corner of this and other lands, now or late of Robert D. Smith, et ux; thence, along said lands of Robert D. Smith, North forty-one degrees fifteen minutes East three hundred forty-seven feet two inches to a point, a corner of this and other lands, now or late of John W. Wolfgang and Vina A. Wolfgang a/k/a Lavina A. Wolfgang; thence, along other lands, now or late of John W. Wolfgang and Vina A. Wolfgang, a/k/a Lavina A. Wolfgang South sixty-two degrees forty-nine minutes East one hundred three feet one inch to a point, a corner of other lands, now or late of John W. Wolfgang and Vina A. Wolfgang a/k/a Lavina A. Wolfgang; thence, along other lands, now or late of John W. Wolfgang and Vina A. Wolfgang a/k/a Lavina A. Wolfgang, South forty-one degrees fifteen minutes West three hundred seventy-five feet nine inches to a point of the Northerly side of the aforesaid Legislative Route #46153; thence, along the Northerly side of said Legislative Route #46153, North forty-eight and three-fourth degrees West one hundred feet to the point and place of beginning.

BEING the same premises, which Delores DeSanto, by deed, dated 7/6/2017 and recorded at Montgomery County Recorder of Deeds Office, on 7/11/2017, in Deed Book 6052 at Page 1292, granted and conveyed unto Roger C. Daviduck. Parcel Number: 42-00-04417-00-5.

Location of property: 1630 N. Sanatoga Road, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Roger C. Daviduck** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,831.16.

Portnoff Law Associates, Ltd., 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. 2019-19351**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, in accordance with Subdivision Plan of Property of Roma Giles and Linda Grill, made by Ralph E. Shaner & Son Engineering Co., Pottstown, Pennsylvania, dated September 20, 1982 and recorded in Plan Book C16, Page 28, as follows, to wit:

BEGINNING at a point on the South side of Queen Street (50 feet wide), at the distance of 151.37 feet, measured South 89 degrees 15 minutes West from the intersection of the Northwesterly side of Kern Street (50 feet wide); thence, extending from said point of beginning, South 00 degrees 45 minutes East, 140.00 feet to a point on the Northerly side of a 20 foot wide alley; thence, extending along the same, South 89 degrees 15 minutes West, 25 feet to a point; thence, extending North 00 degrees 45 minutes West, 140.00 feet to the aforesaid Southerly line of Queen Street; thence, extending along the same, North 89 degrees 15 minutes East, 25 feet to the first mentioned point and place of beginning.

BEING the same premises, which Virginia M. Sweet, by deed, dated 6/2/2006 and recorded at Montgomery County Recorder of Deeds Office, on 6/23/2006, in Deed Book 5605, at Page 2057, granted and conveyed unto Walter N. Wampole and Jean A. Wampole, husband and wife.

Parcel Number: 16-00-23236-00-4.

Location of property: 948 Queen Street, Pottstown, PA 19464.

The improvements thereon are: More than one house, detached.

Seized and taken in execution as the property of **Walter N. Wampole and Jean A. Wampole** at the suit of Pottstown School District. Debt: \$4,736.45.

Portnoff Law Associates, Ltd., 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. 2019-20738**, 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 **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan, made by Charles E. Shoemaker, Registered, Professional Engineer, Abington, Pennsylvania, on March 18, 1960, as follows, to wit:

SITUATE on the Northwesterly side of Lindbergh Avenue (50 feet wide), at the distance of 379 feet Southwestwardly from the Southwesterly side of Miriam Avenue (40 feet wide); thence, extending along the Northwesterly side of Lindbergh Avenue, South 44 degrees, 0 minutes West 54 feet to a point; thence, extending North 46 degrees, 0 minutes West 105.76 feet to a point; thence, extending North 45 degrees, 2 minutes East 54 feet to a point; thence, extending South 46 degrees, 0 minutes West 104.78 feet to a point on the Northwesterly side of Lindbergh Avenue, the first mentioned point and place of beginning.

ALSO, being part of Lot No. 5 and all of Lot No. 6 and part of Lot No. 7, Block "D" as shown on a plan Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Michael Rector, Known Surviving Heir of Herbert Lee Rector; Kevin Rector, Known Surviving Heir of Herbert Lee Rector; David Rector, Known Surviving Heir of Herbert Lee Rector; Gina Johnson, Known Surviving Heir of Herbert Lee Rector; and Unknown Surviving Heirs of Herbert Lee Rector, and Jean B. Rector, deceased as of October 13, 1999, by deed from Harry Alfonso Cartwright and Beverly J. Cartwright, husband and wife, dated November 30, 1990 and recorded December 5, 1990 in Deed Book 4964, Page 1379, Instrument Number 019211.

Parcel Number: 30-00-38384-00-7.

Location of property: 1544 Lindbergh Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Rector, Known Surviving Heir of Herbert Lee Rector; Kevin Rector, Known Surviving Heir of Herbert Lee Rector; David Rector, Known Surviving Heir of Herbert Lee Rector; Gina Johnson, Known Surviving Heir of Herbert Lee Rector; and Unknown Surviving Heirs of Herbert Lee Rector** at the suit of Reverse Mortgage Funding LLC. Debt: \$169,419.26.

Christine L. Graham, Attorney, (McCabe, Weisberg & Conway, LLC).

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. 2019-23127**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and limited and described as follows, to wit:

BEGINNING at a stake in the public road leading to the "Half-Way House"; thence, along the middle of said road, South Fifty-five degrees East, one hundred feet to a corner; thence, by other land of Aaron D. Hartranft, South thirty-nine and one-quarter degrees West, two hundred feet to a corner; thence, continuing by land of Aaron D. Hartranft, North fifty-five degrees West, one Hundred feet to a corner in line of land of Henry Kopline; thence, along the same, the line being the West side of a private lane, North thirty-nine and one-quarter degrees East, two Hundred feet to the place of beginning.

BEING the same premises, which Carl L. Farkosh, as to an undivided one-half interest, and Stephen Farkosh, as to an undivided one-half interest, father and son, by deed dated 4/19/2016 and recorded at Montgomery County Recorder of Deeds Office, on 4/28/2016, in Deed Book 5996 at Page 1408, granted and conveyed unto Carl L. Farkosh and Stephen Farkosh, as joint tenants with right of survivorship.

CARL L. FARKOSH departed this life on November 13, 2016, whereby title to said premises became vested in Stephen Farkosh, by operation of law.

Parcel Number: 60-00-02005-00-5.

Location of property: 128 Maugers Mill Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stephen Farkosh and Carl L. Farkosh (Dec'd 11/13/2016)** at the suit of Pottsgrove School District. Debt: \$5,711.21.

Portnoff Law Associates, Ltd., 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. 2019-23377**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land with message, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Gravel Pike, said point being the intersection of the common property line of lands of Donald Hamilton and Charles J. Custer with the aforementioned center line; thence extending along lands of Donald Hamilton South 71 degrees 15 minutes West 209.17 feet to a point in line with lands of Henry Holman; thence extending along same North 28 degrees 30 minutes West 336.60 feet to a point; thence extending along land of Oliver Hood North 54 degrees 30 minutes West 849.75 feet to a point in line with lands of James Bartman, thence extending along same North 79 degrees 30 minutes East 397.65 feet to a point; thence continuing along land

of James Bartman North 80 degrees 30 minutes East 396 feet to a point; thence extending South 13 degrees 00 minutes East 298.65 feet to a point, a corner of lands of Harvey Nyce; thence extending along same North 66 degrees 30 minutes East 256.26 feet to a point in line of Gravel Pike South 02 degrees 50 minutes 20 seconds West 671.85 feet to a point and place of beginning.

BEING the same property conveyed to Walter Koestel and Carole Koestel, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Priscilla S. Loeben, f/k/a Priscilla S. Van Der Kleut, dated June 14, 2005, recorded July 12, 2005, at Document ID 2005095749, and recorded in Book 05561, Page 2082, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 55-00-00679-00-4.

Location of property: 1715 Gravel Pike, Perkiomenville, PA 18074.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Walter Koestel and Carole Ann Koestel, a/k/a Carole Koestel, husband and wife**, at the suit of KeyBank N.A. s/b/m First Niagara Bank N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$410,088.54.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-24900**, 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 **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Windlestrae Associates, Phase VI, made by Urwiler and Waiter Inc., Summeytown, PA, dated December 8, 1989 and last revised January 31, 2007, recorded in the Office of the Recorder of Deeds, of Montgomery County, PA, in Plan Book 28, Pages 237-246, as follows, to wit:

BEING Lot 45.

BEING the same premises, which NVR, Inc., by Deed, dated 02/09/2016, and recorded 03/02/2016, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed, Instrument No. 2016014608, granted and convey unto Shannon Burghardt, sole owner.

Parcel Number: 47-00-05020-58-1.

Location of property: 200 Tulip Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shannon Burghardt** at the suit of Freedom Mortgage Corporation. Debt: \$246,046.92.

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

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. 2019-25088**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a Plan of Lot "O", on Plan of Latham Park, made for Holyn Kline, by George B. Nebus, Engineer of Glenside, Pennsylvania, dated May 8, 1958.

BEGINNING at a point on the Northeasterly side of Willow Avenue (50 feet wide), at the distance of eight hundred nine feet eight and one-half inches, measured North fifty-three degrees, twenty-eight minutes thirty seconds West, along the Northeasterly side of Willow Avenue, from the intersection of the Northeasterly side of Willow Avenue, with the Northwesterly side of Old York Road (eighty feet wide); thence, extending North fifty-three degrees twenty-eight minutes thirty seconds West along the Northeasterly side of Willow Avenue, two hundred feet to a point; thence, extending North thirty-six degrees thirty minutes East two hundred forty-three feet five and one-half inches to a point on the Southwesterly side of Latham Parkway (one hundred feet wide); thence, extending South fifty-three degrees thirty minutes East, along the Southwesterly side of Latham Parkway, two hundred feet to a point; thence, extending South thirty-six degrees, thirty minutes West two hundred forty-three feet six and one-half inches to a point on the Northeasterly side of Willow Avenue, the first mentioned point and place of beginning.

BEING the same premises, which Morris Kaplan and James M. Jacquette, Co-Executors of the Estate of Bernard Kaplan, deceased, by deed dated 1/7/2013 and recorded at Montgomery County Recorder of Deeds Office, on 1/8/2013, in Deed Book 5860 at Page 1916, granted and conveyed unto Martin W. McCall and Nicole D. Swayze McCall, husband and wife.

Parcel Number: 31-00-16684-00-7.

Location of property: 12 Latham Parkway, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Martin W. McCall and Nicole D. Swaayze McCall** at the suit of Cheltenham School District. Debt: \$14,370.06.

Portnoff Law Associates, Ltd., 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. 2019-26473**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots or pieces of land, being Lot Nos. 19, 20 and 21 on a Plan of Lots known as Gwynedd Heights, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the Southwest side of Sixth Street, 50 feet wide, with the center line of Swedesford Road, 50 feet wide; thence, along said side of said Sixth Street, Northwesterly 150 feet to a corner in line of Lot No. 57 on said Plan; thence, extending along the line of Lot Nos. 57, 58 and 59 on said Plan about to be conveyed to Jennie Pierson, Southwestwardly 150 feet to a corner in line of Lot No. 18 on said Plan; thence, extending along line of Lot No. 18 Southeastwardly 150 feet to a point in the center line of Swedesford Road aforesaid; thence, extending along the same, Northeastwardly 150 feet to the place of beginning.

BEING the same premises, which Estate of James W. Johnson, by Deed, dated 1/14/2011 and recorded 1/25/2011 in Montgomery County, in Deed Book 5791, Page 2084, conveyed unto Louella M. Johnson, in fee.

Parcel Number: 56-00-08770-00-3.

Location of property: 240 N. Swedesford Road, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Louella M. Johnson, a/k/a Louella Johnson** at the suit of Wilmington Savings Fund Society, FSB, As Trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1. Debt: \$294,329.57.

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. 2019-28214**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northeasterly side of Airy Street, at the distance of 33 feet, Northwesterly from the Northerly corner of said Airy and Norris Streets, a corner of this and brick house owned by Henry C. Cressman; thence, through the middle of the partition wall, between said houses, Northeasterly parallel with said Norris Street, 100 feet to a stake, a corner; thence, by land, now or late of William Churchburteon, Northwesterly parallel which said Airy Street, 33 feet 8 inches to a stake, a corner of this and now or late of Andrew Rancon; thence, by the same, Southwesterly parallel with said Norris Street, 100 feet to the Northwest side of Airy Street, aforesaid; thence, along the said side of said Street, Southeasterly 33 feet 8 inches to the place of beginning.

BEING the same premises as Julio Alvarez and Irma Bernites, by Deed, dated October 31, 2005, and recorded on December 2, 2005, by the Montgomery County Recorder of Deeds in Book 5581, at Page 1303, as Instrument No. 2005175883, granted and conveyed unto Lawton Delisser, an Individual.

Parcel Number: 13-00-01140-00-8.

Location of property: 133 W. Airy Street, a/k/a 133 W. Airy Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawton Delisser and United States of America** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2. Debt: \$260,550.82.

Stern & Eisenberg, 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. 2019-29517**, 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 **Narberth Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodside Avenue (forty four feet wide), at the distance of three hundred sixty feet, Southeastwardly from the Northeasterly side of Narberth Avenue; thence, extending along said Woodside Avenue, South seventy two degrees, sixteen minutes East, sixty feet; thence, North seventeen degrees, forty four minutes East, two hundred fourteen and two-tenths feet to land of the Pennsylvania Railroad Company; thence, along said land, North sixty nine degrees, forty seven minutes West, sixty and six one-hundredths feet; thence, South seventeen degrees, forty four minutes West, two hundred sixteen and eight-tenths feet to the place of beginning.

BEING the same premises which **Abbott W. Thompson and Patricia J. Thompson** by Deed, dated 1/7/2011 and recorded 1/14/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5790, at Page 2447, granted and conveyed unto **Abbott W. Thompson and Patricia J. Thompson**, also known as **Patricia J. Sheridan-Thompson**, Deceased 9/19/2018.

Parcel Number: 12-00-03856-00-2.

Location of property: 313 Woodside Avenue, Narberth, PA 19072.

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

Seized and taken in execution as the property of **Abbott W. Thompson and Patricia J. Thompson, a/k/a Patricia J. Sheridan-Thompson, Deceased 9/19/2018** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$562,655.30.

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. 2020-14312**, 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 Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Dresher-View Farms", made by Barton and Martin, Engineers of Philadelphia, Pennsylvania, dated December 10, 1954, which Plan is recorded in Plan Book A-2, Page 2, as follows, to wit:

BEGINNING at a point on the Southeastly side of Harris Road (Fifty feet wide) at the arc distance of Sixty-nine and ten one-hundredths feet measured on the arc of a circle curving to the right, in a Northeasterly direction having a radius of Five hundred seventy-five feet from a point of tangent in the same which point of tangent is at the distance of One hundred thirty-three and ninety-six one-hundredths feet measured North Twenty-three degrees, Twenty-one minutes East from another point of curve in the same which point of curve is at the arc distance of One hundred fifty-six and ninety-four one-hundredths feet measured on the arc of a circle curving to the left, in a Northerly direction having a radius of One hundred seventy-five feet from a point of reverse curve in the same which point of reverse curve is at the arc distance of Fifteen and seventy-one one-hundredths feet measured on the arc of a circle curving to the right in an Easterly direction having a radius of Ten feet from a point of tangent on the Northeasterly side of Limekiln Pike (Fifty feet wide); thence extending from said point of beginning along said side of Harris Road on the arc of a circle curving to the right, in a Northeasterly direction having a radius of Five hundred seventy-five feet the arc distance of One hundred forty feet to a point in line of Lot No. 40, on said Plan; thence extending along the same South Forty-five degrees, Forty-eight minutes Fifty-one seconds East Two hundred ninety-seven and five one-hundredths feet to a point; thence extending South Forty-seven degrees, Forty-five minutes Ten seconds West Seventy and twenty-seven one-hundredths feet to a point in line of Lot No. 42 on said Plan; thence extending along the same North Fifty-nine degrees, Forty-five minutes Fifty-two seconds West Two hundred eighty-four and ten one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 41 on said Plan.

BEING the same premises, which **Elleanor C. Burns**, by deed, dated 10/26/2011 and recorded at Montgomery County Recorder of Deeds Office, on 10/27/2011, in Deed Book 5817 at Page 1528, granted and conveyed unto **Patricia L. Burns**.

Parcel Number: 54-00-07855-00-2.

Location of property: 1312 Harris Road, Dresher, PA 19025.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Patricia L. Burns** at the suit of School District of Upper Dublin. Debt: \$8,100.59.

Portnoff Law Associates, Ltd., 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. 2020-15748**, 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 Number 1503, being a Unit in "The Meadows Condominium", situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. §3101 et seq., as designated in the Declaration of Condominium of "The Meadows", bearing date 1-4-1984 and recorded in the Office of the Recording of Deeds at Norristown, Pennsylvania on 1-12-1984 and Plats and Plans for Condominium bearing date 12-29-1983 and recorded as Exhibit "C" on the Declaration of Condominium of "The Meadows Condominium" in Deed Book 4727 page 1766, and First Amendment thereto dated 10-23-1990 and recorded 3-12-1991 in Deed Book 4971 page 347 and Second Amendment thereto dated 5-12-2001 and recorded 8-15-2001 in Deed Book 5371 page 1221.

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 Amendments thereto.

BEING the same premises, which Swataben Patel, by Deed, dated 12/10/2008 and recorded 08/09/2010 at the Office for the Recorder of Deeds, in and for Montgomery County, in Deed Book 5776, at Page 00178 et seq., granted and conveyed unto Patricia Leisner Clements, Esquire, Trustee of the Revocable Trust of Gerhard G. Malguth, in fee.

Parcel Number: 61-00-01662-55-4.

Location of property: 1503 Meadowview Lane, Condominium 1503, Mont Clare, PA 19453.

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

Seized and taken in execution as the property of **Revocable Trust of Gerhard G. Malguth and Patricia Lesiner Clements** at the suit of Meadows Condominium Association. Debt: \$18,826.27.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2020-18771**, 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 known as Lot 4 of the Subdivision, known as The Elsom Tract, situate in **Lower Merion Township**, Montgomery County, Pennsylvania according to a plan titled "Record Plan, The Elsom Tract; Final Plan; Sheet 1 of 2 for recording", dated December 20, 1996, last revised May 20, 1997, prepared by Momenee and Associates, Inc., Consulting Civil Engineers and Surveyors as follows, to wit:

BEGINNING at a point on the center of a 24 foot wide common drive and access easement, said point being the intersection of the centerline of said common drive and easement with the centerline of Old Gulph Road (40 feet wide) and the line of lands, now or formerly of the Gateway School; thence, from said beginning point along said centerline S 78-44-10 E 64.10 feet to a point; thence, leaving Old Gulph Road, along the land of, now or formerly of Alan Goldstein and Dianne Chamberless crossing over the southerly streetline marked by a monument to be set S 50-00-00 W 207.09 feet to a point of curvature, marked by a monument; thence, along the arc of circle, curving to the left, having a radius of 175.00 feet, an arc distance of 9.98 feet, a chord bearing of S 48-22-00 W and a chord distance of 9.98 feet to a point, marked by a monument; thence S 47-32-00 E 263.77 feet to a point, in line of lands, now or formerly of Edward Rosen and Evelyn Border marked by a monument; thence, along the same, S 20-17-00 E 148.52 feet to a point, a corner of lands, now or formerly of Frank and Elayne Brodsky and a corner of Lot 1; thence, along Lot 1 S 73-02-45 W 267.22 feet to a point; thence, N 21-08-22 W 68.78 feet to a point; thence, N 59-49-18 W 40.00 feet crossing over the Easterly streetline of the cul-de-sac bulb of the 24 foot wide access easement, having a 32 foot radius to a point, the center of said cul-de-sac bulb; thence, along the centerline of said 24 foot wide access easement, the six following courses and distances: 1) N 12-00-01 E 148.00 feet to a point of curvature; thence, 2) along the arc of a circle, curving to the left, having a radius of 100.00 feet, an arc distance of 64.58 feet, a chord bearing of N 06-29-59-w and a chord distance of 63.46 feet to a point of reverse curvature; thence, 3) along the arc of a circle, curving to the right, having a radius of 115.00 feet, an arc distance of 167.36 feet, a chord bearing of N 16-41-33 E and a chord distance of 152.98 feet to a point of tangency; thence, 4) N 58-23-05 E 89.18 feet to a point of curvature; thence, 5) along the arc of circle, curving to the left, having a radius of 50.00 feet, an arc distance of 41.12 feet, a chord bearing of N 34-49-33 E and a chord distance of 39.97 feet to a point of tangency; thence, 6) N 11-16-00 E crossing over the Southerly streetline of Old Gulph Road (40.00 feet wide existing and 60 feet wide proposed) 30.00 feet to the centerline, the first mentioned point and place of beginning.

BEING the same premises which Mark A. Stiffler, by Indenture dated 06-30-07 and recorded 12-20-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5675 Page 2890, granted and conveyed unto Old Gulph Farm Developers LLC.

ALSO, ALL THAT CERTAIN lot or piece of ground known as:

DESCRIPTION of Lot 2 of the subdivision known as The Elsom Tract, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, according to a plan titled "Record Plan; The Elsom Tract; Final Plan; Sheet 1 of 2 for Recording" dated December 20, 1996 last revised May 20, 1997 prepared by Momenee and Associates, Inc., Consulting Civil Engineers and Surveyors, as follows, to wit:

BEGINNING at a point in the center of the cul-de-sac bulb of a 24 foot wide common drive and access easement, said point being the following six courses and distances measured along the centerline of said common drive and easement from its intersection with the centerline of Old Gulph Road (40 feet wide) and the line of lands now or formerly of the Gateway School; 1) S 11-16-00 W 30.00 feet to a point; 2) thence, along the arc of a circle, curving to the right, in a Southwesterly direction having a radius of 50.00 feet, an arc distance of 41.12 feet, a chord bearing of S 34-49-33 W and a chord distance of 39.97 feet to a point of tangency; 3) thence, S 58-23-05 W 89.18 feet to a point of curvature; 4) thence, along the arc of circle, curving to the left, in a Southwesterly direction having a radius of 115.00 feet, an arc distance of 167.36 feet, a chord bearing of S 16-41-33 W and a chord distance of 152.98 feet to a point of reverse curvature; 5) thence, along the arc of circle, curving to the right, in a Southeasterly direction, having a radius of 100.00 feet, an arc distance of 64.58 feet, a chord bearing of S 06-29-59 E and a chord distance of 63.46 feet to a point of tangency; 6) thence S 12-00-01 W 148.00 feet to the beginning point; thence, from said beginning point, crossing the Southeasterly sideline of said access easement along Lot 1 21-08-22 E 100.00 feet to a point; thence, S 12-14-09 W 39.61 feet to a point; thence, S 32-34-49 W 182.36 feet to a point, in line of lands, now or formerly of James D. and Sally W. Winsor, marked by a monument; thence, along the same N 57-25-11 W 528.13 feet, a corner of Lot 3; thence, along the same, N 89-51-38 E crossing the Southwesterly sideline of said access easement 515.55 feet to the first mentioned point and place of beginning.

CONTAINING 83,283 square feet (1.912 acres), more or less, as well as being encumbered by an open space preservation area as described herein:

BEGINNING at a point on the line separating the lands of Lot 2 and Lot 3, said point being measured along said line S 89-51-38 W 92.78 feet from the center of said drive and access easement; thence, from said beginning point, leaving said line passing through Lot 2 S 11-12-14 E 47.76 feet to a point; thence, S 25-06-24 W 90.00 feet to a point; thence, S 28-43-41 E 35.00 feet to a point; thence, S 52-25-58 E 97.35 feet to a point in line of Lot 1; thence, along the same, S 32-34-49 W 79.54 feet to a point, in line of lands, now or formerly of James D. and Sally W. Winsor; thence, along the same, N 57-25-11 W 528.13 feet to a point, in line of Lot 3; thence, along the same, N 89-51-38 E 422.77 feet to the first mentioned point and place of beginning.

BEING the same premises, which Mark A. Stiffler, by Indenture dated 06-30-07 and recorded 12-20-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5675 Page 2896, granted and conveyed unto Old Gulph Farm Developers LLC.

Parcel Number: 40-00-43360-00-7 and 40-00-43360-20-5.

Location of property: 32 E. Old Gulph Road, Lower Merion Township, PA 19096, n/k/a 32 W. Old Gulph Road, Lower Merion Township, PA 19096; and 36 E. Gulph Road, Lower Merion Township, PA 19096.

The improvements thereon are: Single-family, home.

Seized and taken in execution as the property of **Old Gulph Farm Developers, LLC (case number 2020-18771)** at the suit of MPB Realty Holding, LLC. Debt: \$1,424,381.70.

Janet L. Gold, Attorney. I.D. #38100 (Eisenberg, Gold & Agrawal, P.C.)

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. 2020-18786**, 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 known as ("Lot 1"), Wynnewood, **Lower Merion Township**, Montgomery County, Pennsylvania.

DESCRIPTION of Lot 1 of the Subdivision known as the Elsom Tract, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, according to a plan titled "Record Plan; The Elsom Tract; Final Plan; Sheet 1 of 2 for recording" dated December 20, 1996, last revised May 20, 1997, prepared by Momence and Associates, Inc., Consulting Civil Engineers and Surveyors, as follows, to wit:

BEGINNING at a point in the center of the cul-de-sac bulb of a 24 foot wide common drive and access easement said point, being the following six courses and distances measured along the centerline of said common drive and easement from its intersection with the centerline of Old Gulph Road (40 feet wide) and the line of lands now or formerly of the Gateway School; 1) S 11-16-00 W 30.00 feet to a point; 2) thence, along the arc of a circle, curving to the right, in a southwesterly direction having a radius of 50.00 feet, an arc distance of 41.12 feet, a chord bearing of S 34-49-33 W and a chord distance of 39.97 feet to a point of tangency; 3) thence, S 58-23-05 W 89.18 feet to a point of curvature; 4) thence, along the arc of circle, curving to the left, in a Southwesterly direction having a radius of 115.00 feet, an arc distance of 167.36 feet, a chord bearing of S 16-41-33 W and a chord distance of 152.98 feet to a point of reverse curvature; 5) thence, along the arc of circle, curving to the right, in a Southeasterly direction, having a radius of 100.00 feet, an arc distance of 64.58 feet, a chord bearing of S 06-29-59 E and a chord distance of 63.46 feet to a point of tangency; 6) thence, S 12-00-01 W 148.00 feet to the beginning point; thence, from said beginning point, crossing the Easterly sideline of said access easement, along Lot 4, S 59-49-18 E 40.00 feet to a point; thence, S 21-08-22 E 68.78 feet to a point; thence, N 73-02-45 E 267.22 feet to a point, in line of lands, now or formerly of Frank and Elayne Brodsky, marked by a monument; thence, along the same, S 11-24-00 E 350.66 feet to a point, a Northerly corner of Adrienne Lane (50.00 feet wide private road), marked by a monument; thence, along the same and along lands, now or formerly of Richard and Stacy Lichman, S 67-25-00 W 294.54 feet to a point, in line of lands,

now or formerly of James D. and Sally W. Winsor, marked by a monument; thence, along the same, N 32-01-30 W 119.22 feet to a point, marked by an old stone; thence, N 57-25-11 W 142.00 feet, a corner of Lot 2; thence, along the same, N 32-34-49 E 182.36 feet to a point; thence, N 12-14-09 E 39.61 feet to a point; thence, N 21-08-22 W, crossing the Southerly sideline of said access easement 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 130,087 square feet (2.986 acres), more or less.

BEING the same premises, which Mark A. Stiffler, by Indenture, dated 09-15-04 and recorded 11-19-04 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5533 Page 2517, granted and conveyed unto Old Gulph Farm Developers LLC.

ALL THAT CERTAIN lot or piece of ground known as ("Lot 3"), Wynnewood, **Lower Merion Township**, Montgomery County, Pennsylvania.

DESCRIPTION of Lot 3 of the Subdivision known as the Elsom Tract situate in the Township of Lower Merion, County of Montgomery and Commonwealth of Pennsylvania according to a plan titled "Record Plan; The Elsom Tract; Final Plan; sheet 1 of 2 for recording" dated December 20, 1996 last revised May 20, 1997 prepared by Momenee and Associates, Inc. consulting civil engineers and surveyors as follows, to wit:

BEGINNING at a point in the center of a 24 foot wide common drive and access easement said point being the intersection of the centerline of said common drive and easement with the centerline of Old Gulph Road (40 feet wide) and the line of lands now or formerly of the Gateway School; thence, from said beginning point the following six courses and distances measured along said centerline 1) S 11-16-00 W 30.00 feet to a point; 2) thence, along the arc of a circle, curving to the right, in a Southwesterly direction, having a radius of 50.00 feet, an arc distance of 41.12 feet, a chord bearing of S 34-49-33 W and a chord distance of 39.97 feet to a point of tangency; 3) thence, S 58-23-05 W 89.18 feet to a point of curvature; 4) thence, along the arc of circle, curving to the left, in a Southwesterly direction, having a radius of 115.00 feet, an arc distance of 167.36 feet, a chord bearing S 16-41-33 W and a chord distance of 152.98 feet to a point of reverse curvature; 5) thence, along the arc of circle, curving to the right, in a Southeasterly direction, having a radius of 100.00 feet, an arc distance of 64.58 feet, a chord bearing of S 06-29-59 E and a chord distance of 63.46 feet to a point of tangency; 6) thence, S 12-00-01 W 148.00 feet to the center of the cul-de-sac bulb; thence, crossing the Westerly sideline of said access easement along Lot 2, S 89-51-38 W 515.55 feet to a point, in line of lands, now or formerly of James D. and Sally Winsor, marked by a monument; thence, along the same, N 57-29-30 W 43.34 feet to a point, in line of lands, now or formerly of Albert and Pearl Nipon; thence, along the same, N 36-42-00 E, crossing a tributary of Mill Creek and crossing the Southerly streetline of Old Gulph Road (40 feet wide), 705.65 feet to a point on the centerline of said road; thence, along the same, S 59-45-20 E 52.88 feet to a point; thence, S 63-02-20 E 25.52 feet to a point, a corner of lands now or formerly of the Gateway School; thence, along the same, leaving said centerline crossing over the Southerly streetline of Old Gulph Road, S 36-44-40 W 217.18 feet to a point; thence, S 63-11-20 E 201.38 feet to a point; thence, along the arc of a circle, curving to the right, in a Northeasterly direction, having a radius of 225.00 feet, an arc distance of 91.41 feet, a chord bearing of N 38-21-41 E and a chord distance of 90.88 feet to a point of tangency; thence, N 50-00-00 E, crossing over the Southerly streetline of Old Gulph Road, 166.98 feet to the first mentioned point and place of beginning.

CONTAINING 180,521 square feet (4.144 acres), more or less.

BEING the same premises, which Mark A. Stiffler, by Indenture, dated 09-15-04 and recorded 11-19-04, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5533 Page 2521, granted and conveyed unto Old Gulph Farm Developers LLC.

Parcel Number: 40-00-43359-50-3 and 40-00-43360-10-6.

Location of property: 30 East Old Gulph Road, Lower Merion Township, PA 19096 and 34 East Old Gulph Road, Lower Merion Township, PA 19096.

The improvements thereon are: Vacant land.

Seized and taken in execution as the property of **Old Gulph Farm Developers, LLC (case number 2020-18786)** at the suit of MPB Realty Holding, LLC. Debt: \$1,153,338.21.

Janet L. Gold, Attorney. I.D. #38100 (**Eisenberg, Gold & Agrawal, P.C.**)

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. 2020-19045**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwynedale, prepared for The Cutler Group, Inc. made by Uirilwer & Walter, Inc., dated December 8, 1986 and last revised March 30, 1987, said plan being recorded in Plan Book A-48, Pages 363 and 364, as follows, to wit:

BEGINNING at an interior point, in the bed of a 20 feet wide water easement "E", said point being a corner of Lot 231; thence, extending from said point of beginning, North 79 degrees 29 minutes 19 seconds West, through the bed of said 20 feet wide water easement "E", 28.00 feet to a point, a corner of Lot 229; thence, extending along same, North 10 degrees 30 minutes 41 seconds East, crossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to point; thence, extending South 79 degrees 29 minutes 19 seconds East, 28.00 feet to a point, a corner of Lot 231; thence, extending along same, South 10 degrees 30 minutes 41 seconds West, re-crossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to the first mentioned point and place of beginning.

BEING Lot 230 as shown on said Plan.

BEING the same premises, which Catherine DiGhughelmo, by Deed, dated November 21, 2003 and recorded in the Official Records of Montgomery County, on January 7, 2004, in Deed Book Volume 5488, Page 2478, granted and conveyed unto Sylvannya Walters.

Parcel Number: 56-00-04556-20-3.

Location of property: 1174 Kipling Court, Lansdale, PA 19446.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Sylvannya C. Walters** at the suit of AJX Mortgage Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB Trustee. Debt: \$277,409.85.

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. 2021-01872**, 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 Number 1701, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. § 3101 et seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1-4-1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on 1-12-1984 and Plats and Plans for Condominium bearing date 1-4-1984 and recorded as Exhibit "C" of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest, being .31% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises, which Sanjay J. Patel and Sweta S. Patel, by Deed, dated 12/10/2008 and recorded 08/12/2010, at the Office for the Recorder of Deeds, in and for Montgomery County, in Deed Book 5776 at Page 01571, et seq., granted and conveyed until Patricia Leisner Clements, Esquire, Trustee of the Revocable Trust of Gerhard G. Malguth, in fee.

Parcel Number: 61-00-01662-81-5.

Location of property: 1701 Meadowview Lane, Condominium 1701, Mont Clare, PA 19453.

The improvements thereon are: Residential - Condominium Garden Style-Private Entrance 1-3S.

Seized and taken in execution as the property of **Revocable Trust of Gerhard G. Malguth and Patricia Leisner Clements, Trustee** at the suit of Meadows Condominium Association. Debt: \$5,353.92 (\$6,449.45 less \$1,095.51 credit). **Stefan Richter**, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2021-02563**, 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 Number 520, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa. C.S. § 3101, et seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, Pennsylvania, on 1/12/1984 and Plats and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit C of the Declaration of Condominium of the Meadows Condominium, in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest, being .27% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 61-00-01660-30-4.

Location of property: 520 Meadowview Lane, Condominium 520, Mont Clare, PA 19453.

The improvements thereon are: Residential - Condominium Garden Style-Private Entrance 1-3S.

Seized and taken in execution as the property of **Gerhard Malguth Trust and Patricia Leisner Clements, Trustee, a/k/a Patricia Leisner Clements TR** at the suit of Meadows Condominium Association. Debt: \$19,962.60.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2021-06394**, 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 Montgomery Brook, a Condominium located in **Limerick 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 December 10, 1987 and recorded on December 16, 1987, in Deed Book 4860, Page 1162; an amendment thereto dated January 15, 1988 and recorded January 20, 1987, in Deed Book 4863, Page 651; an amendment thereto dated April 28, 1988 and recorded May 6, 1988, in Deed Book 4872, Page 792; an amendment thereto dated July 27, 1988 and recorded August 1, 1988, in Deed Book 4881, Page 1409 and amendment thereto dated October 6, 1988 and recorded October 25, 1988, in Deed Book 4891, Page 1218; an amendment thereto dated November 30, 1988 and recorded December 7, 1988, in Deed Book 4895, Page 2463; and amendment thereto, dated March 8, 1989 and recorded March 22, 1989, in Deed Book 4905, Page 1362; and an amendment, dated May 5, 1989 and recorded May 25, 1989, in Deed Book 4912, Page 3241; and an amendment, dated July 4, 1989 and recorded August 1, 1989, in Deed Book 4812, Page 1836; an amendment, dated September 7, 1989 and recorded October 20, 1989, in Deed Book 4927, Page 206; an amendment dated 12/5/89 and recorded 12/12/89, in Deed Book 4932, Page 982; an amendment, dated 5/11/90 and recorded 5/22/90, in Deed Book 4946, Page 2006; an amendment, dated 6/27/90 and recorded 9/11/90, in Deed Book 4957, Page 1481; an amendment, dated 5/6/91 and recorded 6/4/91, in Deed Book 4977, Page 770; an amendment, dated 6/24/91 and recorded 9/5/91 in Deed Book 1985, Page 237; an amendment, dated 4/10/92 and recorded 4/10/92 in Deed Book 5003, Page 1579; and amendment, dated 3/6/92 and recorded 4/15/92 in Deed Book 5003, Page 2317; an amendment, dated 6/9/92 and recorded 6/29/92, in Deed Book 5011, Page 289; an amendment, dated 8/14/92 and recorded 9/24/92, in Deed Book 5019, Page 2148; an amendment, dated 11/3/92 and recorded 2/5/93, in Deed Book 5032, Page 2438; an amendment, dated 5/7/92 and recorded 6/22/93, in Deed Book 5045, Page 20; an amendment, dated 9/27/93 and recorded 11/1/93, in Deed Book 5059, Page 483; an amendment, dated 3/28/94 and recorded 4/19/94, in Deed Book 5075, Page 107; an amendment, dated 7/7/94 and recorded 7/21/94; an amendment, dated 7/7/94 and recorded 7/21/94, in Deed Book 5085, Page 93; an amendment, dated 12/22/94 and recorded 1/18/95, in Deed Book 5103, Page 1302.

INCLUDING plats and plans attached thereto and being designated in such Declaration and amendments thereto as Unit Number 1002 as more fully described in such Declaration.

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 as Condominium and as the same may be changed by any amendments thereto.

BEING the same premises, which Christopher L. Fritz by Deed Dated 5/22/06 and Recorded 6/16/06 at Montgomery County, in Deed Book 5604, Page 2363 granted and conveyed unto Rebecca L. Fleming in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Parcel Number: 37-00-00744-74-1.

Location of property: 1002 Foxmeadow Drive, Building 10, Condominium 1002, Royersford, PA 19468.

The improvements thereon are: Residential - Condominium Garden Style – Private Entrance 1-3S.

Seized and taken in execution as the property of **Joseph Rodriguez** at the suit of Montgomery Brook Condominium Association. Debt: \$13,188.07.

Brady & Cissne Law, 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. 2021-13392**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot of land, situated in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Green Street, at the distance of 130 feet Southwesterly from Spruce Street, a corner of this and another house and lot of Fillman; thence, along the same, Northwesterly, the line passing through the middle of the partition wall, between this and said Fillman's adjoining house, 100 feet to a 12 foot wide alley called Polk Alley; thence, along said alley, Southwesterly, 15 feet to a corner of this and another lot of said Fillman; thence, along the same, Southeasterly, parallel to the first line, and partly passing through the middle of the partition wall, between this and the adjoining house of said Fillman, 100 feet to the Northwest side of Green Street aforesaid; and thence, along the said side of Green Street, 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Urban Renewal 1, LLC, by Deed from Property Revival, LLC and Conicella Inc., dated 10/27/2017, recorded 10/31/2017 in Book 6067, Page 1318, Instrument No. 2017082287.

Parcel Number: 13-00-14556-00-2.

Location of property: 1037 Green Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Urban Renewal 1, LLC** at the suit of Peoples United Bank, National Association s/b/m United Bank. Debt: \$106,097.21.

Gregory Javardian, Attorney. I.D. #55669 - **Law Office of Gregory Javardian LLC**.

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. 2021-13403**, 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 of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Airy Street, at the distance of 31 feet 5 inches Southeasterly from Barbadoes Street, a corner of this property and property now or late of Clemmer and Thodermer; thence, Southwesterly parallel to said Barbadoes Street, through the middle of the partition wall, dividing said houses 65 feet to a corner of this and in line of land of Sarah Shattleworth; thence, by the same, Southeasterly and parallel to said Airy Street, 15 feet and 8 inches to the corner of another house and lot, now or late of said Clemmer and Thodermer; thence, by the same, Northeasterly and parallel to the first mentioned line through the middle of an alley, between said houses (said alley to be used and enjoyed in common by the owners or occupiers of this and adjoining house and lot forever) and passing through the middle of the partition wall, above said alley, dividing said houses 65 feet to a point on the Southwesterly side of Airy Street; and thence, along the same, Northwesterly 15 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Urban Renewal 2, LLC, by Deed from Property Revival, LLC and Conicella Inc., dated 3/15/2018, recorded 3/19/2018, in Book 6083, Page 30, Instrument No. 2018016926.

Parcel Number: 13-00-00700-00-7.

Location of property: 158 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Urban Renewal 2, LLC** at the suit of Peoples United Bank, National Association s/b/m United Bank. Debt: \$108,864.37.

Gregory Javardian, Attorney. I.D. #55669 - **Law Office of Gregory Javardian LLC**.

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. 2021-15872**, 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, composed of three continuous lots or pieces of ground (namely Nos. 69, 70 and 71), and marked on a certain Plan and Survey, made by Harry A. Stallman, C.E., of Abraham Unruh's land, **Springfield Township**, Montgomery County, Pennsylvania, described as follows:

BEGINNING at a point on the Southeast side of Pleasant Avenue, at the distance of 152 feet 8-1/2 inches Northeastward from the Northeast side of Elm Street; thence, extending on a line Southeastward, 200 feet to a point, a corner on the Northwest side of Spring Avenue; thence, extending along the said line Southwestward, 152 feet 8-1/2 inches to a corner of the said Elm Street; thence, along the Northeast line of said Elm Street, 200 feet to a corner at the intersection of the said Elm Street and Pleasant Avenue; thence, Northeastward 152 feet 8-1/2 inches to a point and place of beginning.

LESS AND EXCEPTING, ALL THAT CERTAIN tract, piece or parcel of land conveyed in Deed Book 2000, Page 282.

BEING the same premises, which the Montgomery County Tax Claim Bureau, by Deed, dated February 23, 2021 and recorded March 11, 2021 in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book 6217, at Page 01056, et seq., granted and conveyed to First Generation Millionaires LLC, following purchase of same at Upset Tax Sale, held on September 24, 2020, being the property formerly owned or reputed to be owned by Pleasant Avenue LLC.

Parcel Number: 52-00-14251-00-7.

Location of property: 902 Pleasant Avenue, Wyndmoor, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Pleasant Avenue LLC and First Generation Millionaires LLC** at the suit of Neal Menaged. Debt: \$319,214.58.

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

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

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

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 DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **KFL Enterprises, Inc.**, a PA corp., with a registered address at 130 W. Lancaster Ave., Ardmore, PA 19003, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended.

Notice is hereby given that the shareholders & directors of **Leaves of The Tree Foundation**, a PA nonprofit corp., located at 805 E. Germantown Pike, Norristown, PA, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of the PA Nonprofit Corp. Law of 1988, as amended.

Cozen O' Connor, Solicitors

1001 Conshohocken State Road, Suite 2-400
West Conshohocken, PA 19428

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **REB Enterprises, Inc.**, a PA corp., with a registered address at 1720 DeKalb Street, Blue Bell, PA 19422, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended.

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **Rhodes Enterprises, Inc.**, a PA corp., with a registered address at 481 Old York Road, Jenkintown, PA 19046, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended.

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **SRL Enterprises, Inc.**, a PA corp., with a registered address at 130 W. Lancaster Avenue, Ardmore, PA 19003, have approved a proposal that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended.

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 the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on November 3, 2021, for **EM International Inc.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for **HFS Sales, Inc.**, a corp. organized under the PA Business Corp. Law of 1988.

James C. Kovaleski, Solicitor O'Donnell, Weiss & Mattei, P.C.

347 Bridge Street, Suite 200
Phoenixville, PA 19460

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2021-24404

NOTICE IS HEREBY GIVEN that on December 15, 2021, the Petition of Karen Gisotti Crowe was filed in the above named Court, praying for a Decree to change the name to TRISTAN KAREN CROWE.

The Court has fixed February 16, 2022, at 9:30 a.m. in Courtroom "16" 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.

Patrick J. McGinnis, Esquire
585 Skippack Pike, Suite 200
Blue Bell, PA 19422

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2021-24283

NOTICE IS HEREBY GIVEN that on December 13, 2021, the Petition of Samuel Hrizhynku and Anabelle Mae Hrizhynku was filed in the above named Court, praying for a Decree to change their name to SAMUEL DAVID GRIJNCU AND ANABELLE MAE GRIJNCU.

The Court has fixed February 2, 2022, at 9:30 a.m. in Courtroom "16" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2021-06509

**U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL1,**
Plaintiff

vs.

**IMANI GREER, AS SURVIVING HEIR OF
RICHARD J. GREER, DECEASED, DEBRAMAVI,
AS SURVIVING HEIR OF RICHARD J. GREER,
DECEASED, PIPER ANDERSON, AS SURVIVING
HEIR OF RICHARD J. GREER, DECEASED,
UNKNOWN SURVIVING HEIRS OF RICHARD J.
GREER, DECEASED,**
Defendants

TO THE DEFENDANTS:

You are hereby notified U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, has filed a Complaint in Mortgage Foreclosure with regard to 48 Hildale Road, Cheltenham, PA 19012, endorsed with a Notice to Defend, against you at No. 2021-06509

in the Civil Division of the Court of Common Pleas of Montgomery County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Montgomery County Sheriff.

NOTICE

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

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

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Montgomery Bar Association
100 W. Airy Street (Rear), P.O. Box 268
Norristown, PA 19404-0268
610-279-9660, ext. 201
www.montgomerybar.org

**Plaintiff's Attorney: Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP**

298 Wissahickon Avenue
North Wales, PA 19454
215-855-9521

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

ALBRIGHT, PHILIP R., dec'd.

Late of Worcester Township.
Executrix: DEBORAH A. JOHNSON,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

ANDREWS, DEVEREUX HUNTER, dec'd.

Late of Lower Merion Township.
Executor: ALEXANDER M. ANDREWS,
c/o Stephen T. Elinski, Esquire,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422.
ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS ELINSKI & SCULLIN,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422

BARNDT, CAROLYN R., dec'd.

Late of Franconia Township.
 Executor: KEVIN R. BARNDT,
 496 Indian Creek Road,
 Telford, PA 18969.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BERMAN, RICHARD ELLIOTT, dec'd.

Late of Lower Gwynedd Township.
 Executrix: BARBARA C. BERMAN,
 704 E. Pennsylvania Avenue,
 Fort Washington, PA 19034.
 ATTORNEY: ALAN D. SILVERMAN,
 GOLDENBERG, SILVERMAN, GILLMAN &
 BINDER,
 Two Penn Center, Suite 1506,
 1500 JFK Boulevard,
 Philadelphia, PA 19102

**BULYK, NADIA L. also known as
NADIA LIDIA BULYK, dec'd.**

Late of Cheltenham Township.
 Administrators: MARTHA L. BULYK,
 61 Meadowbrook Road,
 Weston, MA 02493,
 YAROSLAW E. BULYK,
 7427 Barclay Road,
 Cheltenham, PA 19012.
 ATTORNEY: EDWARD A. ZETICK,
 415 Johnson Street, Suite 101,
 Jenkintown, PA 19046-2705

CHESKIN, RHETA also known as

RHETA F. CHESKIN, dec'd.
 Late of Whitemarsh Township.
 Executor: BRUCE CHESKIN,
 c/o Danielle Friedman, Esquire,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103.
 ATTORNEY: DANIELLE FRIEDMAN,
 OFFIT KURMAN, P.A.,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103

DENIOUS, ROBERT W., dec'd.

Late of Lower Merion Township.
 Executor: DAVID S. DENIOUS,
 c/o Marianna F. Schenk, Esquire,
 One Bala Plaza, Suite 623,
 231 St. Asaphs Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: MARIANNA F. SCHENK,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 231 St. Asaphs Road,
 Bala Cynwyd, PA 19004

**DUNN, MARY H. also known as
POLLY DUNN, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: CONSTANCE R. DUNN,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD AND BUCKMAN, P.C.,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

FERRIGNO, EDWARD R., dec'd.

Late of Abington Township.
 Administrator: LAWRENCE BOVE,
 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

FIELD, ROBERT CAMPBELL, dec'd.

Late of Borough of Hatboro.
 Executrix: CAROLYN DeLONG,
 1405 Yardley-Newtown Road,
 Yardley, PA 19067.
 ATTORNEY: FRANCIS X. DILLON,
 680 Middletown Boulevard,
 Langhorne, PA 19047

FINKELSTEIN, DAVID MATTHEW, dec'd.

Late of Cheltenham Township.
 Administratrix: HILARY FUELLEBORN,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: HILARY FUELLEBORN,
 LUSKUS & FUELLEBORN, P.C.,
 745 Yorkway Place,
 Jenkintown, PA 19046

GARVIN, JEAN K., dec'd.

Late of Upper Gwynedd Township.
 Executrix: BARBARA L. GARVIN,
 c/o 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 A. VICTOR MEITNER, JR., P.C.,
 564 Skippack Pike,
 Blue Bell, PA 19422

GRACE, MICHAEL P., dec'd.

Late of Borough of Hatboro.
 Administrator: JOSEPH P. GRACE,
 c/o Donald Petrille, Jr., Esquire,
 116 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: DONALD PETRILLE, JR.,
 HIGH SWARTZ, LLP,
 116 E. Court Street,
 Doylestown, PA 18901

GREENFIELD, III, ALBERT MONROE, dec'd.

Late of Lower Merion Township.
 Executrix: WENDY GREENFIELD,
 c/o Erica A. Russo, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 Conshohocken, PA 19428.
 ATTORNEY: ERICA A. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER,
 1001 Conshohocken State Road, Suite 1-300,
 Conshohocken, PA 19428

HARTSOCK, HAROLD W., dec'd.

Late of Cheltenham Township.
 Administrator: BRYAN W. HARTSOCK,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

HOFFMAN, THERESA B., dec'd.

Late of Towamencin Township.
 Executor: ROBERT A. HOFFMAN, III,
 c/o Adam L. Fernandez, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
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 Blue Bell, PA 19422-2323

HUGHES, FRANCIS J., dec'd.

Late of Whitemarsh Township.
 Executor: JOHN EDWIN,
 133 Shasta Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: WILLIAM M. LABKOFF,
 Two Penn Center, Suite 405,
 1500 JFK Boulevard,
 Philadelphia, PA 19102

INGBER, DAVID M., dec'd.

Late of Abington Township.
 Executrix: ROSALIND INGER,
 c/o James M. Orman, Esquire,
 1600 Market Street, Suite 3305,
 Philadelphia, PA 19103.
 ATTORNEY: JAMES M. ORMAN,
 1600 Market Street, Suite 3305,
 Philadelphia, PA 19103

ISETT, SHIRLEY A.M., dec'd.

Late of Perkiomenville, PA.
 Executrix: JENNIFER A. ISETT,
 c/o Fitzpatrick Lentz & Bubba,
 645 W. Hamilton Street, Suite 800,
 Allentown, PA 18101.
 ATTORNEYS: FITZPATRICK LENTZ &
 BUBBA, P.C.,
 645 W. Hamilton Street, Suite 800,
 Allentown, PA 18101

KESSLER, SHIRLEY F., dec'd.

Late of Abington Township.
 Executrices: TERRY A. KESSLER,
 190 Gennifer Hill Road,
 Richboro, PA 18954,
 LINDA R. RUBIN,
 228 N. 35th Street,
 Longport, NJ 08403.
 ATTORNEY: ANTHONY J. ROCCA,
 LAW OFFICES OF ANTHONY J. ROCCA, P.C.,
 1528 Walnut Street, Suite 1507,
 Philadelphia, PA 19102

MEALEY, HELEN J., dec'd.

Late of Pottstown, PA.
 Executor: JEROME D. MEALEY, SR.,
 110 W. Harmony Drive,
 Pottstown, PA 19464.

MECKLEY, JEANNE W., dec'd.

Late of Lower Providence Township.
 Executor: GERALD MECKLEY,
 c/o E. Garrett Gummer, III, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: E. GARRETT GUMMER, III,
 GUMMER ELDER LAW,
 1260 Bustleton Pike,
 Feasterville, PA 19053

MOSKOWITZ, GERTRUDE, dec'd.

Late of Lower Merion Township.
 Executrix: JAN M. ZACHARJASZ,
 c/o Ilene Schafer, Esquire,
 123 S. Broad Street, Suite 2170,
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 ATTORNEY: ILENE SCHAFFER,
 ROSEN, SCHAFFER & DiMEO, LLP,
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MOYER, EVA S., dec'd.

Late of Franconia Township.
 Executors: GLENDA E. BERGEY,
 2722 Penn Street,
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 NEAL J. MOYER,
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 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

PEARCE, GORDON F., dec'd.

Late of Upper Moreland Township.
 Executor: RICHARD WOBENSMITH,
 516 Gilpin Road,
 Willow Grove, PA 19090.
 ATTORNEY: MARK R. SEMISCH,
 SEMISCH AND SEMISCH,
 408 Easton Road,
 Willow Grove, PA 19090

QUINTILIANO, MARIE N., dec'd.

Late of Plymouth Meeting, PA.
 Executrix: BRENDA QUINTILIANO,
 1716 N. Whitehall Road,
 Eagleville, PA 19403.
 ATTORNEY: NEIL M. HILKERT,
 229 W. Wayne Avenue,
 Wayne, PA 19087

ROSENMAN, DAVID E. also known as

DAVID ROSENMAN, dec'd.
 Late of Cheltenham Township.
 Administrators: DENA ROSENMAN LAKE AND
 WILLIAM C. GRANT,
 1740 Brittany Drive,
 Maple Glen, PA 19002.

SHANER, SHIRLEY L., dec'd.

Late of Upper Pottsgrove Township.
 Executrix: TINA C. ZIEGLER,
 115 Woodglen Road,
 Birdsboro, PA 19508.
 ATTORNEY: MARK E. HALBRUNER,
 2109 Market Street,
 Camp Hill, PA 17011

SHARP, JUDITH R., dec'd.

Late of Cheltenham Township.
 Administrator: BARNES SCOTT WILSON,
 2436 S. Sunrise Lane,
 Post Falls, ID 83854.

SNOW, STANLEY, dec'd.

Late of Plymouth Township.
 Executor: STANLEY JOHN SNOW,
 c/o Rachel Fitoussi, Esquire,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: RACHEL FITOUSSI,
 62 W. Princeton Road,
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STIPA, ALVIN CARL also known as**ALVIN C. STIPA, dec'd.**

Late of Lower Providence Township.

Co-Executors: SHIRLEY L. STIPA,

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ATTORNEY: JOHN R. TWOMBLY, JR.,

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THETGYL, KATHERINE, dec'd.

Late of Whitmarsh Township.

Executor: SEAN BATUNKYI,

c/o Marjorie J. Scharpf, Esquire,

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TUFILLARO, TRACY ANN also known as**TRACY A. TUFILLARO, dec'd.**

Late of Upper Providence Township.

Executrix: MARY ELLEN FREILICH,

c/o Adam L. Fernandez, Esquire,

Blue Bell Executive Campus, Suite 110,

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Blue Bell, PA 19422-2323.

ATTORNEY: ADAM L. FERNANDEZ,

WISLER PEARLSTINE, LLP,

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WRIGHT, JANE CAMBURN also known as**JANE K. WRIGHT,****JANE KATHRYN WRIGHT and****JANE K. WRIGHT, dec'd.**

Late of Franconia Township.

Executor: JAMES W. CAMBURN,

c/o Michael P. Gottlieb, Esquire,

Vangrossi and Recchuiti,

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Second Publication**ASTON, ELIZABETH M. also known as****ELIZABETH MARIE ASTON, dec'd.**

Late of New Hanover Township.

Executrix: KAYLA GIRARD,

134 Cross Road,

Gilbertsville, PA 19525.

ATTORNEY: DAWN E. MILLER MEDVESKY,

601 E. Broad Street, Suite 110,

Souderton, PA 18964

BECK, DAISY L., dec'd.

Late of Worcester Township.

Executrix: JACLYN L. CROWNER.

ATTORNEY: ROWAN KEENAN,

KEENAN, CICCITTO & ASSOCIATES, LLP,

376 E. Main Street,

Collegeville, PA 19426,

610-489-6170

CRAMER, JACK, dec'd.

Late of Upper Merion Township.

Executor: STUART CRAMER,

301 Wetherill Lane,

Phoenixville, PA 19460.

ATTORNEY: GEORGE M. NIKOLAOU,

166 Allendale Road,

King of Prussia, PA 19406

DASCONIO, MARGARET A., dec'd.

Late of Lower Moreland Township.

Co-Executors: FLORENCE BASILE AND

ELIZABETH SUGDEN,

c/o Michael D. Recchuiti, Esquire,

60 W. Broad Street, Suite 303,

Bethlehem, PA 18018.

ATTORNEY: MICHAEL D. RECCHUITI,

60 W. Broad Street, Suite 303,

Bethlehem, PA 18018

FELTON II, PAUL MORLEY, dec'd.

Late of Worcester Township.

Executor: ROBERT E. ASHWOOD,

c/o Kevin Kimmel, CPA,

P.O. Box 1098,

North Wales, PA 19454.

FROGGATT, JOHN CHARLES, dec'd.

Late of Lower Moreland Township.

Executrix: CYNTHIA FROGGATT,

3248 Philmont Avenue,

Huntingdon Valley, PA 19006.

GOLD, FERNE R. also known as**FERNE GOLD, dec'd.**

Late of Upper Dublin Township.

Executor: ERIC GOLD,

c/o Stephen M. Asbel, Esquire.

ATTORNEY: STEPHEN M. ASBEL,

2929 Arch Street, 13th Floor,

Philadelphia, PA 19104

LOANE SR., JOSEPH ROBERT also known as**JOSEPH ROBERT LOANE and****JOSEPH R. LOANE, dec'd.**

Late of Whitmarsh Township.

Executrix: SUSAN DeMEDIO,

3962 Township Line Road,

Collegeville, PA 19426.

ATTORNEY: FRANQUI-ANN RAFFAELE,

P.O. Box 798,

Skipack, PA 19474

MAGEE, CAROL GAIL also known as**CAROL G. MAGEE, dec'd.**

Late of Abington Township.

Executrix: KATHERINE M. RUSSELL,

607 Shuler Road,

Cleveland, GA 30528.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD & GERHARD, P.C.,

815 Greenwood Avenue, Suite 8,

Jenkintown, PA 19046,

215-885-6785

MEINZER, MARK JAMES, dec'd.

Late of Upper Hanover Township.

Executor: CHRISTOPHER H. MEINZER.

ATTORNEY: CHRISTOPHER H. MEINZER,

MLO ASSOCIATES,

516 Main Street,

Pennsburg, PA 18073,

215-679-4554

POWELL, JONATHAN P. also known as JONATHAN PATRICK POWELL and JONATHAN POWELL, dec'd.
Late of Borough of Pottstown.
Co-Administrators: ALEXANDER P. POWELL AND DEVON M. POWELL.
ATTORNEY: MICHELLE M. FORSELL, WOLF, BALDWIN & ASSOCIATES, P.C., 570 Main Street, Pennsburg, PA 18073

SWARTZ, MARGARET ANNA also known as MARGARET A. SWARTZ, MARGARET SWARTZ, MARGARET ANN SWARTZ and MARGARET ANNE SWARTZ, dec'd.
Late of Borough of Schwenksville.
Administrator: GEORGE M. NIKOLAOU, ESQUIRE, 166 Allendale Road, King of Prussia, PA 19406.
ATTORNEY: GEORGE M. NIKOLAOU, 166 Allendale Road, King of Prussia, PA 19406

TATE, ALBERT JOHN, dec'd.
Late of Lower Pottsgrove Township.
Administrator: JEFFREY A. TATE, c/o John R. Lundy, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Avenue, Suite 200, Narberth, PA 19072.
ATTORNEY: JOHN R. LUNDY, LUNDY BELDECOS & MILBY, PC, 450 N. Narberth Avenue, Suite 200, Narberth, PA 19072

WASEKANES SR., KENNETH J., dec'd.
Late of Abington Township.
Administratrix: SUSAN M. WASEKANES, 752 Castledwood Road, Glenside, PA 19038.
ATTORNEY: KEVIN J. MURPHY, 2003 Lower State Road, Suite 120, Doylestown, PA 18901

WHITE SR., EDWARD ELMER, dec'd.
Late of Borough of Pottstown.
Executor: EDWARD E. WHITE, JR., 100 Ava Circle, Collegeville, PA 19525.
ATTORNEY: KEVIN J. MURPHY, 2003 Lower State Road, Suite 120, Doylestown, PA 18901

WILLIAMS, LUCI M. also known as MARY ALICE WILLIAMS, dec'd.
Late of Lower Providence Township.
Executrix: LUCI M. WILLIAMS, 32 Penfield Avenue, Norristown, PA 19403.

Third and Final Publication

BERKOW, ESTHER, dec'd.
Late of Worcester Township.
Executor: MICHAEL BERKOW, 2229 Corsica Road, Essex, MD 21221.
ATTORNEY: KENNETH C. RUSSELL, BARATTA, RUSSELL & BARATTA, 3500 Reading Way, Huntingdon Valley, PA 19006

BIGGERSTAFF, ALVERDA G., dec'd.
Late of Montgomery County, PA.
Executrices: LEA WARD AND ELIZABETH BIGGERSTAFF, c/o Bowen & Burns, 530 Street Road, P.O. Box 572, Southampton, PA 18966.
ATTORNEY: GERALD L. BOWEN, JR., BOWEN & BURNS, 530 Street Road, P.O. Box 572, Southampton, PA 18966

BOWER, JEAN HUNTER, dec'd.
Late of Borough of Ambler.
Executor: JOHN BOWER, c/o Peter L. Klenk, Esquire, 2202 Delancey Place, Philadelphia, PA 19103.
ATTORNEY: PETER L. KLENK, THE LAW OFFICES OF PETER L. KLENK & ASSOCIATES, 2202 Delancey Place, Philadelphia, PA 19103

BREWER, HELEN T. also known as HELEN BREWER and HELEN J. BREWER, dec'd.
Late of Horsham Township.
Executrix: SUSAN V. MUMBER, c/o Joseph J. Witiw, Esquire, 1140-B York Road, Warminster, PA 18974-2072.
ATTORNEY: JOSEPH J. WITIW, 1140-B York Road, Warminster, PA 18974-2072

BURLEY III, CRAWFORD C., dec'd.
Late of Lower Merion Township.
Administrator: DAVID LAWSON, c/o David M. D'Orlando, Esquire, 53 S. Main Street, Yardley, PA 19067.
ATTORNEY: DAVID M. D'ORLANDO, R+D ESTATE CONSULTING, PLLC, 53 S. Main Street, Yardley, PA 19067

CARLSEN, JOHN R., dec'd.
Late of Lower Pottsgrove Township.
Executor: JARED CARLSEN, c/o Stephen I. Baer, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460.

CRIMALDI, JULIA E. also known as JULIA CRIMALDI, dec'd.
Late of Lower Gwynedd Township.
Executor: KENNETH C. CRIMALDI, 433 Sedgwick Street, Philadelphia, PA 19119.
ATTORNEY: JANENE B. REILLY, SALVO ROGERS ELINSKI & SCULLIN, 510 E. Township Line Road, Suite 150, Blue Bell, PA 19422

DIENES, MILTON, dec'd.
Late of Upper Merion Township.
Administrator: GARRY DIENES, c/o Nicholas M. Orloff, Esquire, 1 W. Third Street, Suite 201, Media, PA 19063.
ATTORNEY: NICHOLAS M. ORLOFF, ORLOFF LAW, 1 W. Third Street, Suite 201, Media, PA 19063

DUNGAN, CONSTAND D., dec'd.

Late of Borough of Hatboro.
 Executrix: TERESA L. SMITH,
 34 Blair Mill Road,
 Hatboro, PA 19040.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH AND SEMISCH,
 408 Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

**FELLMAN, RUSSELL F. also known as
RUSSELL FRANCIS FELLMAN and
RUSSELL FELLMAN, dec'd.**

Late of Lansdale, PA.
 Executrix: LINDA M. MOYER,
 2925 E. Walnut Street,
 Colmar, PA 18915.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GRAGLIA, MARIO JOHN, dec'd.

Late of Franconia Township.
 Executor: MATTHEW J. GRAGLIA,
 141 Southway Drive,
 Fairless Hills, PA 19030.

GRETZULA, BARBARA ANN, dec'd.

Late of Borough of Hatboro.
 Executor: WILLIAM H. GRETZULA,
 2805 Lynne Avenue,
 Hatboro, PA 19040.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH AND SEMISCH,
 408 Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

**IMPERATO, GIOACCHINO also known as
NINO IMPERATO, dec'd.**

Late of Horsham, PA.
 Executrix: ANNA HALE,
 31 Saddlebrook Drive,
 North Wales, PA 19454.

KAUFMAN, HARRIET M., dec'd.

Late of Whitmarsh Township.
 Executrix: SHERRI BELKOFF,
 c/o Scott H. Mustin, Esquire,
 Ten Penn Center, Suite 1140,
 1801 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: SCOTT H. MUSTIN,
 FINEMAN KREKSTEIN & HARRIS, P.C.,
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**KIRK, CAROLA. also known as
CAROL ANN KIRK, dec'd.**

Late of Towamencin Township.
 Executrix: KAREN E. KIRK,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

**KOLLA, MARCIA also known as
MARCIA LYNN KOLLA, dec'd.**

Late of Towamencin Township.
 Executrix: KATHLEEN LYNN KOLLA LESCOE,
 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

KRONENBITTER, RICHARD JOEL, dec'd.

Late of Borough of East Greenville.
 Executor: ROBERT M. KRONENBITTER,
 33 Harvest Lane,
 Perkasie, PA 18944.
 ATTORNEY: STEVEN H. BRUSH,
 CONNORS AND BRUSH,
 606 Lakeside Drive,
 Southampton, PA 18966

**KURKOWSKI, WALTER PAUL also known as
WALTER P. KURKOWSKI, SR., dec'd.**

Late of Montgomery Township.
 Executrix: MARYANN MONAGHAN,
 222 Filly Drive,
 North Wales, PA 19454.

LANGE, MARGARET M., dec'd.

Late of Borough of Schwenksville.
 Executrix: PATRICIA L. TODD,
 4101 Tranquility Street,
 Schwenksville, PA 19473.
 ATTORNEY: RICHARD L. COLDEN,
 P.O. Box 350,
 Drexel Hill, PA 19026

**LOH, JEAN DAH-CHAO also known as
JEAN DAH CHAO LOH, dec'd.**

Late of Lower Providence Township.
 Executor: EVAN LOH,
 c/o Guy F. Matthews, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.
 ATTORNEY: GUY F. MATTHEWS,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 Media, PA 19063

**MANLEY, EDWARD R. also known as
EDWARD MANLEY, dec'd.**

Late of Springfield Township.
 Executrix: PATRICIA A. MANLEY,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
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MARKLEY, MERYL W., dec'd.

Late of Upper Hanover Township.
 Executor: CURTIS D. MARKLEY.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

MAUPAY, JANET M., dec'd.

Late of Upper Dublin Township.
 Executor: WALTER MAUPAY,
 c/o Peter L. Klenk, Esquire,
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 Philadelphia, PA 19103.
 ATTORNEY: PETER L. KLENK,
 THE LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,
 2202 Delancey Place,
 Philadelphia, PA 19103

MOLLE, MARY PATRICIA, dec'd.

Late of Montgomery Township.
 Executor: CHRISTOPHER FRANCIS MOLLE,
 2 Knight Street, Warminster, PA 18974.
 ATTORNEY: D. SELAINE KEATON,
 HALLIGAN & KEATON, P.C.,
 P.O. Box 1970, Media, PA 19063

MOREEN, ROBERT A., dec'd.

Late of Lower Merion Township.
 Executrix: VERA B. MOREEN,
 c/o Rebecca Rosenberger Smolen, Esquire,
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 Bala Cynwyd, PA 19004.
 ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
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 Bala Cynwyd, PA 19004

MUGFORD, JOSEPH F., dec'd.

Late of Abington Township.
 Executor: JAMES E. MUGFORD, SR.,
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 Philadelphia, PA 19111.
 ATTORNEY: JAMES E. MUGFORD, SR.,
 923 Benson Street,
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NAGY, ROBERT D., dec'd.

Late of West Pottsgrove Township.
 Executor: MICHAEL NAGY,
 3 W. Race Street,
 Stowe, PA 19464.
 ATTORNEY: PATRICK J. KURTAS,
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 Pottstown, PA 19464

NASE, NAOMI H., dec'd.

Late of Upper Salford Township.
 Executors: ROY L. NASE,
 1002 Cherry Drive,
 Souderton, PA 18964,
 RAY L. NASE,
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 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
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**OLESKI, VINCENT V. also known as
VINCENT VICTOR OLESKI, dec'd.**

Late of Limerick Township.
 Executor: WILLIAM M. RUTTER, JR.,
 244 Ellis Woods Road,
 Pottstown, PA 19465.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 E. High Street,
 Pottstown, PA 19464

OWSIANY, KATHLEEN, dec'd.

Late of Lower Pottsgrove Township.
 Executrix: ASHLEY M. ECKERT,
 3504 Lincoln Highway,
 Thorndale, PA 19372.
 ATTORNEY: ASHLEY M. ECKERT,
 3504 Lincoln Highway,
 Thorndale, PA 19372

PARK, RICHARD SON, dec'd.

Late of Borough of Lansdale.
 Executrix: CHRISTINA PARK EHLERS,
 c/o Stephen M. Howard, Esquire,
 605 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 605 N. Broad Street,
 Lansdale, PA 19446

**PAWLINA, JUDITH J. also known as
JUDY PAWLINA, dec'd.**

Late of Elkins Park, PA.
 Executrix: KAREN A. JOHNSON,
 37 Park Drive,
 Newark, DE 19713-1322.

**PERELMAN, SYLVIA G. also known as
SYLVIA GERALDINE PERELMAN, dec'd.**

Late of Whitmarsh Township.
 Executors: RICHARD S. PERELMAN,
 DONALD L. PERELMAN AND
 CARYN S. GOURLEY,
 c/o Jenna R. Millman, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: JENNA R. MILLMAN,
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 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

POE, RUSSELL WILLIAM also known as**RUSSELL W. POE and
RUSSELL POE, dec'd.**

Late of Douglass Township.
 Administratrix: KATHRYN E. ROWLAND,
 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

REBL, BERNADETTE, dec'd.

Late of Horsham Township.
 Administratrix: BERNADETTE WHITTAKER,
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 Philadelphia, PA 19115.
 ATTORNEY: BROOK HASTINGS,
 25 Washington Lane, Suite 5A,
 Wyncote, PA 19095

REGA, LORRIANE K., dec'd.

Late of Limerick Township.
 Executrix: BARBARA SANER,
 6600 Via Italia Drive,
 Flower Mound, TX 75077.
 ATTORNEY: PAUL A. PRINCE,
 PRINCE AND KURTAS,
 934 High Street, P.O. Box 696,
 Pottstown, PA 19464

**ROGOWSKI, AGNES IRENE also known as
IRENE FRANCES ROGOWSKI, dec'd.**

Late of Cheltenham, PA.
 Executrix: IRENE B. CLEMENS,
 8015 Hammond Road,
 Cheltenham, PA 19012.

RUBIN, ANNETTE, dec'd.

Late of Upper Merion Township.
 Executrix: WENDY RECZEK,
 c/o David S. Workman, Esquire,
 The Bellevue, Suite 600,
 200 S. Broad Street,
 Philadelphia, PA 19102.
 ATTORNEY: DAVID S. WORKMAN,
 ASTOR WEISS KAPLAN & MANDEL, LLP,
 The Bellevue, Suite 600,
 200 S. Broad Street,
 Philadelphia, PA 19102

RUSSO, JOSE, dec'd.

Late of Abington Township.
 Executrix: PATRICIA A. RUSSO,
 2017 E. Susquehanna Avenue,
 Philadelphia, PA 19125.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

STRASBAUGH, CHARLES E., dec'd.

Late of Towamencin Township.
 Executrix: CHERYL E. NEUBERT.
 ATTORNEY: MARGUERITE M. NOCCHI,
 206 S. Broad Street, Rear Office,
 Lansdale, PA 19446

STRAUP, GERALD J., dec'd.

Late of Hatboro, PA.
 Executrix: SHANNON L. STRAUP,
 625 Daisy Lane,
 Pennsburg, PA 18073.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

TAORMINA, MARY C. also known as

MARY CICALA, dec'd.
 Late of Plymouth Township.
 Executor: MR. THEODORE B. TAORMINA,
 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

TOMCZAK, JEROME JAMES, dec'd.

Late of Plymouth Township.
 Executrices: JAN GILCHRIST AND
 LORI TOMCZAK.
 ATTORNEY: BROOK HASTINGS,
 25 Washington Lane, Suite 5A,
 Wyncote, PA 19095

TRAVIS, LORCAN J., dec'd.

Late of Borough of Telford.
 Administratrix: KELSEY G. TRAVIS,
 c/o Timothy F. Rayne, Esquire,
 211 E. State Street,
 Kennett Square, PA 19348.
 ATTORNEY: TIMOTHY F. RAYNE,
 MacELREE HARVEY, LTD.,
 211 E. State Street,
 Kennett Square, PA 19348

VOLPICELLI, MARGARET M. also known as

MARY VOLPICELLI, dec'd.
 Late of Lower Gwynedd Township.
 Executrix: CAROLYN DANA,
 c/o John D. Kessler, Esquire,
 ATTORNEY: JOHN KESSLER,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

WEIDEMAN, JANICE R. also known as

**JANICE RAE PETERSON WEIDEMAN and
 JANICE RAE WEIDEMAN, dec'd.**
 Late of Whitemarsh Township.
 Executrix: JOAN W. MONTELIUS,
 c/o William H. Bradbury, III, Esquire,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318.
 ATTORNEY: WILLIAM H. BRADBURY, III,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318

WEIDNER, BERYL P. also known as

PAT WEIDNER, dec'd.
 Late of Hatboro, PA.
 Executrix: KIMBERLY ARROWOOD.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

WINFIELD, BARBARA ANN, dec'd.

Late of Dresher, PA.
 Executrix: DEBRA HILL GIBBS,
 330 Marvin Road,
 Elkins Park, PA 19027.

**YANCHUNAS, SEAN P. also known as
 SEAN PATRICK YANCHUNAS, dec'd.**

Late of Skippack Township.
 Executrix: CATHERINE GIRTON,
 c/o Ian W. Peltzman, Esquire,
 1012 N. Bethlehem Pike, Suite 220,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 1012 N. Bethlehem Pike, Suite 220,
 Lower Gwynedd, PA 19002

ZADROGA, LESLIE R., dec'd.

Late of Borough of Bridgeport.
 Administrator: JOHN L. NEWCOMER, JR.,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

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 October 14, 2021 for **NMT Candles** at 2219 Rubicam Avenue, Willow Grove, PA 19090. The name and address of each individual interested in the business is Najah Mason-Tran at 2219 Rubicam Avenue, Willow Grove, PA 19090. This was filed in accordance with 54 Pa. C.S. § 311.417

TERMINATION OF PARENTAL RIGHTS

TO: Ryan Douglas Majka
Legal Parents of K.A.M.
DOB: July 21, 2013

Notice is hereby given that a hearing to Involuntarily Terminate your Parental Rights to your child, K.A.M., born July 21, 2013, is scheduled for January 20, 2022 at 2:00 p.m. via Zoom Video Conference. You are warned that if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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.

Peter J. Dolan, Esquire
Dolan Ray Law, LLC
 2500 E. High Street, Building 700
 Pottstown, PA 19464

TRUST NOTICES

Second Publication

THE MARGARET C. HUCKER
TRUST DATED 03/27/1991
AS AMENDED AND RESTATED
MARGARET C. HUCKER, DECEASED
Late of Lower Gwynedd Township,
Montgomery County, PA

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

Trustee: James A. Hucker
 c/o Asset Planning Services, Ltd.
 162 Main Street, P.O. Box 164
 Harleysville, PA 19438

EXECUTIONS ISSUED

Week Ending December 23, 2021

The Defendant's Name Appears
First in Capital Letters

ANDERSON, KYLE: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201727156.
 ANGELINI, VINCENT: WELLS FARGO BANK NA, GRNSH. - Wilmington Savings Fund Society Fsb; 201921746; \$2,254,601.29.
 BUCCI, SHARON: CAMPBELL, BRYAN: SHARON - Citizens Bank Of Pennsylvania; 201826368; ORDER/IN REM 82,920.63.
 CINTORINO, NICHOLAS: TD BANK, GRNSH. - Cavalry Spv I, LLC; 202018252.
 CONDE LENIS, ANDRES: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201612639.

CONDELLO, LAURIE: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 202103942.
 FIORAVANTI, TARA: CITADEL FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC, et al.; 201610607; \$1,493.41.
 FRANCHETTI, CARYN: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 202105037.
 GERHARD, GERRY - Goode, Lynette; 202124265; \$1,901.97.
 GLOVER, MICHAEL: MELASECCA, STEPHANIE - Phh Mortgage Corporation, et al.; 202001431.
 GOETZINGER, LESLIE: UNIVEST BANK & TRUST, GRNSH. - 701 Lansdale Operating, LLC; 202107151.
 GOODMOTE, GINNY: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC As Assignee Of Synchrony Bank/ Walmart Cre; 201602804; \$1,957.84.
 HECKROTH B, OBBI: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201702334.
 HOPE, WILLIAM: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201500056; \$5,291.42.
 IRON HORSE SERVICES, INC.: YANETTA, ROBERT: CITIZENS BANK, GRNSH. - North Star Leasing Company, LLC; 202021526.
 JT EXCAVATING, INC.: UNIVEST BANK AND TRUST CO, GRNSH. - Nyce Construction Services, Inc.; 202103502; \$5,439.75.
 KIM, HAK: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201715729.
 KIM, JOON: UNIVEST BANK AND TRUST, GRNSH. - Cavalry Spv I, LLC; 202100871.
 KOLSKY, RANDY: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Sterling Jewelers, Inc., et al.; 201706000; \$2,327.79.
 LAMAR, MARK: BANK OF AMERICA, GRNSH. - Keybank National Association; 202117937; WRIT/EXEC.
 MAGILL, MATTHEW: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201907056.
 MAZIK, TATYANA: YURIY: VASILENKO, VIKTOR - Chase Home Finance, LLC, et al.; 201021149; AMEND IN REM ORDER/600,588.28.
 MOORE, DOROTHY - Nationstar Mortgage, LLC; 201820781; ORDER/IN REM/182,212.40.
 MOORE, ELIZABETH: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201706417.
 MORGAN, ROBERT: LYNDSAY - Wells Fargo Bank Na; 201919461; \$209,539.88.
 PARIS ENTERPRISES CORP: PARIS, NYESHA: WELLS FARGO BANK, GRNSH. - Direct Capital A Division Of Cit Bank N A; 201900322.
 PORTO, CHRIS: BANK OF AMERICA, GRNSH. - Moffa, Michael, et al.; 202115292.
 POSNER, THOMAS: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - Nanovic, Alexis; 201824711.
 ROLDAN, NEF: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 202103365.
 SANTERAMO, E.: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 202014333.
 SCHAEFFER, KEVIN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201916314.
 SITKAR CORPORATION - Landmark Hotel Coupons, LLC; 202117193.
 SPRINGER, CLINT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201702346.
 VAYSMAN, JAY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 202104222.

WASHINGTON, DAVID: BANK OF AMERICA, GRNSH. - Credigy Receivables, Inc.; 201300728; \$1,662.50.
 WASHINGTON, KATHLEEN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 202113321.
 WENIGER, CHAD - Bank Of New York Mellon As Indenture Trustee Nationstar Equ, et al.; 201915317; ORDER/AMEND JDGMT/316190.14.
 WHITE, ANNE - Sun Federal Credit Union; 202117035.
 WMI GROUP, INC.: BB&T BANK, GRNSH. - Dempsey Uniform & Linen Supply, Inc.; 201628979; WRIT/EXE.
 WURST, PHOEBE: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 202100601.

JUDGMENTS AND LIENS ENTERED

Week Ending December 23, 2021

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

JADES EVENT RENTALS LLC - Vv2727Llc; 202124603; Complaint In Confession of Judgment Mone; \$36,351.88.
 VITAL, DEBORHA: ANDY - Vv2727 Llc; 202124615; Complaint In Confession of Judgment; \$339,335.25.
 WAMAMU MANAGEMENT COMPANY - Romaniello, Rocco; 202124541; Judgment fr. District Justice; \$7838.00.
**ABINGTON TWP. -
entered municipal claims against:**
 Housing Project Llc; 202124576; \$91.00.
**UNITED STATES DEPT. OF JUSTICE -
entered municipal claims against:**
 Weiss, Charles; 202124550; \$832,588.00.

LETTERS OF ADMINISTRATION

Granted Week Ending December 23, 2021

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

BONFINI, DOLORES - Upper Merion Township; Leone, Joseph W., 4119 Tranquility Street Schwenksville, PA 19473.
 CROCKETT, SHEILA - Montgomery Township; Taylor, Briana S., 5228 Duffield Street Philadelphia, PA 19124.
 DRINKARD, MARY ANN - Norristown Borough; Watson, Shawn, 1503 Rosewood Court Pottstown, PA 19464.
 IRVING, LENA - ; Salmon, Ettle M., 21 Eastview Drive Glenside, PA 19038.
 JAMESON, FRANK, JR. - North Wales Borough; Jameson, Frank Iii, 1597 Grey Lane Warminster, PA 18974.
 KAZIMER, WILLIAM B. - Worcester Township; Kazimer, Myron J., 288 West 3Rd Ave Collegeville, PA 19426.
 LAPIDUS, MARY ANN - Abington Township; Lapidus, Robin, 1548 Huntingdon Road Abington, PA 19001.

LEONARD, JOSEPH D. - Lower Moreland Township; Leonard, Mindi, 3841 Ramage Run Huntingdon Valley, PA 19006.
 MCDONNELL, JOSEPH C. - Upper Gwynedd Township; Mcdonnell, Dale, 200 Letitia Lane North Wales, PA 19454.
 PALMER, JAMES C., JR. - Bridgeport Borough; Palmer, Donna M., 668 Bush Street Bridgeport, PA 19405.
 PHIFER, ROBERT H. - Hatfield Borough; Phifer, Christopher R., 2500 Spring Creek Road Lansdale, PA 19446; Phifer, Jeffrey S., 2278 Mearthur Drive Hatfield, PA 19440.
 TRIBBLE, JOAN E. - Pottstown Borough; Darby, Nicholas O., 421 Oaktree Ct Pottstown, PA 19464.
 WIDMANN, GUSTAV A. III - West Norriton Township; Degirolamo, Joanne, 680 Wyndrise Drive Blue Bell, PA 19422.

SUITS BROUGHT

Week Ending December 23, 2021

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

BETHEA, TONY - Long, Sabrina; 202124624; Complaint Divorce; Boyd, Melissa M.
 CRABBE, ARTHUR - Colley, Evonne; 202124516; Complaint for Custody/Visitation.
 DELONG, ROBERT - Antunes, Nicole; 202124526; Complaint for Custody/Visitation; Cullen, Sean E.
 GABEL, JULIA - Dijohn, Eric; 202124528; Complaint for Custody/Visitation; Stein, Cynthia W.
 GIBSON, LITA - Uhg I Llc; 202124565; Plaintiffs Appeal from District Justice; Dougherty, Michael J.
 GONZALEZ, EMMANUEL - Sai, Sopha; 202124584; Civil Action; Fabick, Edward J.
 GROSSHANS, YOKO - Kingswood Apartments; 202124571; Defendants Appeal from District Justice.
 JOHNSTON, JAMES - Johnston, Kelly; 202124580; Complaint Divorce.
 LESHAR, JANA - Wood, James; 202124572; Complaint for Custody/Visitation.
 LOMBARDO, SALVATORE - Lombardo, Rachel; 202124582; Complaint Divorce.
 MAUCERI, CHATLES - Mauceri, Michele; 202124548; Complaint Divorce.
 MILLER, REID - Miller, Deborah; 202124531; Support/Exceptions; Miller, Jessica A.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mayfield, Danielle; 202124585; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Silfies, James; 202124583; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lockard, Mary; 202124543; Appeal from Suspension/Registration/Insp; Fairlie, Steven F.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sussman Kia; 202124568; Appeal from Suspension/Registration/Insp; Darkes, Barbara A.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Helmer, Benjamin; 202124627;
Appeal from Suspension/Registration/Insp.
SCHALL, LORETTA - Resh, Donald; 202124532;
Complaint In Partition; Sager, Adam.
SMITH, CHARLES - Innes, Margaret; 202124556;
Complaint Divorce.
SMITH, ERNIE: ERNIE - Jones, Linara; 202124595;
Complaint for Custody/Visitation.
SOUDERTON CONNECTS - Price, Dennis; 202124628;
Civil Action; Deschler, Matthew.
SPENCER, DEREK - Butler, Jahmira; 202124586;
Complaint Divorce; Fabick, Edward J.
TROCHEZ-RIVERA, AMILCAR: ORTEGA-MATAMOROS,
KENIA - Ortega Matamoros, Eugenia; 202124597;
Complaint for Custody/Visitation; Ahlert, Michael.
UNITED AIRLINES INC - Myers, Andrew; 202124629;
Foreign Subpoena.

WILLS PROBATED

Granted Week Ending December 23, 2021

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

ALSTON, EUGENE - Lower Merion Township;
Moseley, Muriel, 7614 Garden Road
Cheltenham, PA 19012.
BARNDT, CAROLYN R. - Franconia Township;
Barndt, Kevin R., 496 Indian Creek Road
Telford, PA 18969.
BARNES, GLORIA - Franconia Township;
Barnes, Miriam D., 175 Paddington Place
Souderton, PA 18964.
BHATTACHARJI, MALAVIKA - Lower Merion
Township; Bhattacharji, Siddharth,
815 Amies Lane Bryn Mawr, PA 19010.
BROUGH, JAMES P. SR. - Lansdale Borough;
Brough, James P. Jr., 3379 Bethlehem Pike
Souderton, PA 18964.
BURKLEY, JOYCE K. - Whitemarsh Township;
Burkley, Robert S., 4018 Center Avenue
Lafayette Hill, PA 19444.
CANNON, JOHN JR. - Lower Gwynedd Township;
Cannon, John Iii, 22630 Nothaire Lane
Rollins, MT 59931.
CAVANAUGH, DOLORES A. - Pottstown Borough;
Cavanaugh, Kenneth R., 847 Queen Street
Pottstown, PA 19464.
CHESKIN, RHETA - Whitemarsh Township;
Cheskin, Bruce, 509 Monticello Lane
Plymouth Meeting, PA 19462.
CHILD, RUTH S. - East Norriton Township;
Child, Jeffrey A., 525 School Lane Telford, PA 18969.
COHEN, LYNNE - Towamencin Township;
Cohen, Martin J., 18 Westhampton Way Lansdale,
PA 19446.
COLL, RICHARD D. - Souderton Borough; Coll, P.
M., 458 Wille Avenue Souderton, PA 18964.
CORNISH, VIOLET K. - Upper Gwynedd Township;
Carter, Susan E., 2369 N. Nelson Street Arlington,
VA 22207-5152.
DENIOUS, ROBERT W. - Lower Merion Township;
Denious, David S., 595 E. Simpson Ave. Jackson,
WY 83001.
DOUGHERTY, TIMOTHY P. - Lower Gwynedd
Township; Dougherty, Shane P., 7 Franklin Avenue
#1 Flourtown, PA 19031.
ENGLESSION, PAULINE F. - Lower Moreland
Township; Engleson, George A., 2186 Packard
Avenue Huntingdon Valley, PA 19006.
FOX, PHYLLIS K. - Franconia Township; Guinther,
Donna K., 215 Chatham Court Souderton, PA
18964.
FRANKS, SAUL - Montgomery Township; Franks,
Stuart, 22 Loretta Circle Richboro, PA 18954;
Heacox, Jacqueline, 2221 Denbeigh Drive
Jamison, PA 18929.
FUREY, MICHAEL C. - Douglass Township;
Furey, Michael C., Jr., 1711 Fox Meadow Circle
Royersford, PA 19468; Hermann, Sharon D., 1304
Bradford Road Orelan, PA 19075.
GAASCHE, IRENE V. - Skipack Township;
Gaasche, John T., 360 W Main Street Trappe, PA
19426.
GELET, MARGARET - Lansdale Borough; Catania,
Cynthia L., 2460 Chestnut Avenue Jeffersonville,
PA 19403.
GUESS, WILLIAM A. - Montgomery Township;
Guess, Nancy, 3025 Tara Court Plymouth Meeting,
PA 19462.
HOFFMAN, THERESA B. - Towamencin Township;
Hoffman, Robert A. Iii, 1243 Lunar Drive
Murfreesboro, TN 37129.
ISETT, SHIRLEY A. - New Hanover Township;
Isett, Jennifer A., 5 Durham Court
Pottstown, PA 19464.
LALLY, DOUGLAS R. - Cheltenham Township;
An, Yuri, 7900 Old York Road Elkins Park, PA 19027.
LOANE, JOSEPH R., SR. - Whitemarsh Township;
Demedio, Susan A., 3962 Township Line Road
Collegeville, PA 19426.
LYMAN, BERNARD H. - Whitemarsh Township;
Lyman, Joy L., 600 W. Germantown Pike
Plymouth Meeting, PA 19462.
MAGEE, CAROL G. - Abington Township;
Russell, Katherine M., 607 Shuler Rd
Cleveland, OH 30528.
MCDONOUGH, ROSEMARY E. - Abington Township;
Mcnamara, Gerald B., 213 Cliveden Avenue
Glenside, PA 19038.
MEALEY, HELEN J. - Pottstown Borough;
Mealey, Jerome, 110 West Harmony Drive
Pottstown, PA 19464.
MEEHL, DAVID W. - Horsham Township;
Farra, Donna C., 3820 Fountain Circle
Fountainville, PA 18923; Meehl, David W.,
27 Harcourt Lane Hatboro, PA 19040.
MEINZER, MARK J. - Upper Hanover Township;
Meinzer, Christopher H., 2013 Creek Lane
Green Lane, PA 18054.
PALANTINO, CHERYL L. - Lower Merion Township;
Palantino, Salvatore, 2558 Morgan Run
Huntingdon Valley, PA 19006.
PRAGER, DORIS R. - Franconia Township;
Prager, Barry J., 157 Kessinger Drive
Surfside Beach, SC 29575; Repass, Karen R.,
425 Heather View Drive Jonesborough, TN 37659;
Waite, Cheryl L., 1416 Azalea Court
Perkasie, PA 18944.
SALVINO, ANTHONY D. - Abington Township;
Salvino, Lisa A., 33 Sandtrap Drive
Royersford, PA 19468.

SHULMAN, EDYTHE W. - East Norriton Township;
Shulman, Drew A., 110 Ponderosa Drive
Holland, PA 18966; Shulman, Kenneth J.,
230 Hastings Court Doylestown, PA 18901.

STREEPER, MARIONA. - Lower Providence Township;
Watson, Linda L., 441 Beaver St
North Wales, PA 19454.

THETGYI, KATHERINE - Whitemarsh Township;
Batunki, Sean, 4010 Joshua Road
Lafayette Hill, PA 19444.

WELDNER, MARY J. - Upper Hanover Township;
Beck, Debra J., 402 Cedar Court
Spring Mount, PA 19478; Weldner, Donald F.,
1708 Lakeshore Drive Pennsburg, PA 18073.

WERTZ, ALBERT R. - Lower Pottsgrove Township;
Herr, Juddson W., 326 Dickert Road
Quakertown, PA 18951.

WILLIAMS, MARY A. - Lower Providence Township;
Williams, Luci M., 32 Penfield Ave
Norristown, PA 19403.

RETURN DAY LIST

January 10, 2022
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. 191 Presidential Condominium Unit Owners Association v. Solomon - Defendant’s Motion to Sever (Seq. 51) - **P. Mayer - M. Nuccio.**
2. Albert Einstein Medical Center v. Shaheid - Defendant’s Motion to Compel Discovery (Seq. 8 D) - **L. Trauffer - J. Lynch.**
3. Barefield Administratrix of Estate of John Andre Norris, Deceased v. Deans - Defendant’s Motion to Dismiss (Seq. 40) - **S. McLaughlin - R. Snyder.**
4. Bradford v. Galloway - Defendant’s Petition to Consolidate (Seq. 8) - **M. Dignazio - F. Recchuiti.**
5. Broyles v. Abington Memorial Hospital - Defendant’s Motion to Compel Answers to Interrogatories (Seq. 11) - **R. Cohen - K. Bauerle.**
6. Bushar Corporation v. Bridgeport Park Associates, L.P. - Plaintiff’s Motion to Compel Deposition (Seq. 11 D) - **M. Zaid - G. Lightman.**
7. Carter v. Duffy Rambo - Defendant’s Motion to Compel Discovery (Seq. 8 D) - **S. Ernst - W. Holland.**
8. Cascade Capital, LLC v. Johnson - Plaintiff’s Motion to Vacate Judgment (Seq. 3) - **I. Winograd.**
9. Continental Machinery Company v. Korn - Plaintiff’s Motion to Quash Subpoena and Protective Order (Seq. 16) - **M. Finnerty - P. Cordaro.**
10. D v. J - Defendant’s Motion for Protective Order (Seq. 5 D) - **S. Kilkenny - R. Michetti.**
11. Destro v. Destro - Petition to Withdraw as Counsel for Defendant (Seq. 16) - **C. Graff - E. Early.**
12. Devlin v. Min - Defendant’s Motion to Dismiss (Seq. 45) - **N. Murawsky - E. Lauerman.**
13. Discover Bank v. Karachalios - Plaintiff’s Motion to Amend Judgment (Seq. 7) - **D. Santucci.**
14. Ellis-Clarke v. Shope - Plaintiff’s Motion to Compel Discovery (Seq. 10 D) - **K. Blake - T. Arechabala.**
15. Erb v. Greenstone Gardens, Inc. - Defendant’s Motion to Compel Answers to Interrogatories (Seq. 17 D) - **J. Mayers - C. Brett.**
16. Faulkner v. Perry - Petition to Withdraw as Counsel for Defendant (Seq. 54) - **S. McCusker - C. Graff.**
17. Faulkner v. Perry - Petition to Withdraw as Counsel for Defendant (Seq. 53) - **S. McCusker - C. Graff.**
18. Fazio v. Tri County Builders, Inc. - Petition to Withdraw as Counsel for Plaintiff (Seq. 43) - **D. Brooman - R. Bateman - J. Horn.**
19. Felice v. Lanza Landscaping, Inc. - Defendant’s Motion to Compel Depositions (Seq. 7) - **R. Miller - C. Connor.**
20. First Choice Bank v. Ortiz - Defendant’s Motion for Protective Order (Seq. 36 D) - **R. Saldutti - E. Borden.**
21. First Choice Bank v. Ortiz - Defendant’s Motion for Protective Order (Seq. 37 D) - **R. Saldutti - E. Borden.**
22. Flores-Rodriguez v. Rios-Sanchez - Petition to Withdraw as Counsel for Plaintiff (Seq. 72) - **A. Leeds - L. Negron-Bennett.**
23. Flyingfish One, LLC v. Shenk - Plaintiff’s Motion to Compel (Seq. 9 D) - **W. Brennan - G. DiPippo.**
24. Ford v. UGI Corporation - Defendants’ Motion Pro Hac Vice for Adam B. Shamah (Seq. 140) - **M. Goldman - E. Lechtman.**
25. Fullman v. Askin - Plaintiff’s Motion to Compel Discovery (Seq. 50 D).
26. Fullman v. Askin - Plaintiff’s Motion to Compel Discovery (Seq. 51 D).
27. Garwood v. Pennsylvania Department of Corrections - Plaintiff’s Motion to Extend Time to Answer PO’s (Seq. 31).
28. Gauger v. Stein - Petition to Withdraw as Counsel for Plaintiff (Seq. 28) - **M. Janoski - A. Venters.**
29. Gerald Ginsberg DDS, P.C. v. Daniels - Plaintiff’s Motion to Break and Enter (Seq. 26) - **M. Zaid.**
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47. McDermott v. Royersford Free Public Library - Plaintiff's Motion to Compel Discovery (Seq. 12 D) - **B. Wall - M. Krengel.**
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66. Smith v. Wexler - Plaintiff's Motion to Compel Deposition of Robert Trotta (Seq. 94 D) - **J. Knepp - G. Knoell, III - P. Troy.**
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68. State Farm Mutual Automobile Insurance Company v. Crowley - Plaintiff's Motion to Compel Discovery Responses (Seq. 7) - **D. Aaron - J. Garvey.**
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70. Straface v. James R. Kenney Excavating and Paving Contractors, Inc. - Defendant's Motion to Strike Plaintiff's Answers to Defendant's Admissions Request (Seq. 43) - **E. O'Shea - W. Perron.**
71. Tadeo v. Corinthian Condominium Association - Defendant's Motion to Compel Answers to Interrogatories (Seq. 61 D) - **G. Bochetto - J. Branderbit - J. Mayers.**
72. Tadeo v. Corinthian Condominium Association - Defendant's Motion to Compel Answers to Interrogatories (Seq. 60 D) - **G. Bochetto - J. Branderbit - J. Mayers.**
73. Thomson v. Dennis & Sons Roofing, Inc., a/k/a Dennis & Sons Contracting Company, Inc. - Plaintiff's Motion for Sanctions (Seq. 29) - **R. Madden - D. Santilli.**
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83. Wells Fargo Bank, N.A. v. Walsh - Third Party Petition to Confirm Sheriff Sale (Seq. 29 D) - **K. Bates.**