

## 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 September 28, 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.

### Third & Final Publication

By virtue of a Writ of Execution **No. 2014-29320**, 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 enacted, situate in **Horsham Township**, Montgomery County, Pennsylvania, being known as Unit No. 5, Building "P", on Final Plan of Building Lots, prepared for Applewood, Sawmill Valley, Section 2, said Plan recorded 3/3/1986, in Plan Book A-47 at Page 144.

BEING the same premises which Jeffrey D. Taylor a/k/a Jeff Taylor, by Deed, dated 9/30/2003 and recorded 12/09/2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5485, Page 0722, granted and conveyed unto Daniel H. Josephson and Andrea J. Josephson, husband and wife, in fee.

Parcel Number: 36-00-00855-16-2.

Location of property: 71 Black Watch Court, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel H. Josephson and Andrea J. Josephson** at the suit of U.S. Bank National Association, as Successor by Merger of U.S. Bank National Association, ND. Debt: \$250,142.82.

**Matthew Fissel, Esquire**, I.D. #314567 (*Brock & Scott, PLLC*) Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2018-21655**, 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 **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Elizabeth Barboni, by Urwiler and Halter, Inc., dated 2/18/1991 and last revised on 6/27/1991 and recorded in Plan Book A-53, Page 63, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side, ultimate right-of-way line of Dietz Hill Road (to be widened to 25 feet front the existing center line thereof); said point being measured the 6 following courses and distances from a point of curve on the Southeasterly side of Ridge Road SR#563 (to be widened to 40 feet from the existing center line thereof); thence, (1) leaving the Southeasterly side of Ridge Road, on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 32.02 feet, to a point of tangent on the Southwesterly side ultimate right of way line of Dietz Hill Road; thence, (2) South 44° 28' 3" East, 146.38 feet to a point of angle; thence, (3) South 43° 29' 2" East, 333.12 feet to a point of curve; thence, (4) on the arc of a circle, curving to the left, having a radius of 625 feet, the arc distance of 157.73 feet to a point of reverse curve; thence, (5) on the arc of a circle, curving to the right, having a radius of 575 feet, the arc distance of 137.94 feet to a point of tangent; thence, (6) South 44° 11' 57" East, 235.48 feet to the point and place of beginning; thence, extending from said point of beginning and along the Southwesterly side of ultimate right of way line of Dietz Hill Road, South 44° 11' 57" East, 50.27 feet to a point, a corner in line of lands, now or late of Lloyd H. & Electa Mignot; thence, extending along the same, South 51° 6' 41" West, 553.01 feet to a point, a corner in line of lands, now or late of Thomas S. & Illona A. Siesholtz; thence, extending along the same, North 46° 21' 59" West, 297.92 feet to a point, a corner in line of Lot No. 5; thence, extending along the same, North 43° 48' 36" East, 280.26 feet, to a point a corner in line of Lot No. 5; thence, extending along the same, the 2 following courses and distances, as follows, to wit: thence, (1) South 46° 11' 24" East, 286.53 feet to a point, a corner; thence, (2) North 51° 46' 41" East, 272.71 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Mary T. Mayer, by Deed dated 3/2/2007 and recorded at Montgomery County Recorder of Deeds Office on 3/12/2007, in Deed Book 5638 at Page 2069, granted and conveyed unto Michael Murray.

Parcel Number: 44-00-00636-30-1.

Location of property: 45 S. Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Murray a/k/a Michael Murray, III; Mary T. Carbone a/k/a Mary T. Mayer; and United States of America** at the suit of Citizens Bank of Pennsylvania. Debt: \$153,267.00.

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

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

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

By virtue of a Writ of Execution **No. 2018-24382**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Horsham Township and Rockledge Borough**, Montgomery County, Pennsylvania and described according to a Plan of Property made by Estate of Clemens Urnis, deceased, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, PA, dated 5/9/1977, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penn Avenue (50 feet wide) said point being at the distance of 150 feet measured South 42 degrees 0 minutes 0 seconds West along the Southeasterly side of Penn Avenue from its point of intersection with Montgomery Avenue (50 feet wide); thence extending from said point of beginning South 48 degrees 0 minutes 0 seconds East, 125 feet to a point thence extending South 42 degrees 0 minutes 0 seconds West, 50 feet to a point; thence extending North 48 degrees 0 minutes 0 seconds West 125 feet to a point on the Southeasterly side of Penn Avenue; thence extending along the same, North 42 degrees 0 minutes 0 seconds East 50 feet to the first mentioned point and place of beginning.

CONTAINING in area 6250 square feet more or less.

BEING Lot No. 1 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Francis M. Casey and Lynn R. Casey, by Deed dated 10/22/2007 and recorded 11/5/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5671 at Page 00434, granted and conveyed unto Stewart Katuran II.

Parcel Number: 18-00-02035-00-8.

Location of property: 28 North Penn Avenue, Jenkintown, PA 19046.

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

Seized and taken in execution as the property of **Stewart Katuran II a/k/a Stewart Katuran** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC, s/b/m Green Tree Consumer Discount Company. Debt: \$264,386.05.

**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. 2018-24421**, 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 **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Elizabeth Barboni, by Urwiler and Halter, Inc., dated 2/18/1991 and last revised on 6/27/1991 and recorded in Plan Book A-53, Page 63, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side ultimate right-of-way line of Dietz Mill Road (to be widened to 25 feet from the existing center line thereof), said point being measured the 6 following courses and distances from a point of curve on the Southeasterly side of Ridge Road SR#563 (to be widened to 40 feet from the existing center line thereof); thence, (1) leaving the southeasterly side of Ridge Road, on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 32.02 feet to a point of tangent on the Southwesterly side ultimate right of way line of Dietz Mill Road; thence, (2) South 44 degrees 28 minutes 03 seconds East, 146.38 feet to a point of angle; thence, (3) South 43 degrees 29 minutes 02 seconds East, 333.12 feet to a point of curve; thence, (4) on the arc of a circle, curving to the left, having a radius of 625 feet, the arc distance of 157.73 feet to a point of reverse curve; thence, (5) on the arc of a circle, curving to the right, having a radius of 575 feet, the arc distance of 137.94 feet to a point of tangent; thence, (6) South 44 degrees 11 minutes 57 seconds East, 235.48 feet to the point and place of beginning; thence, extending from said point of beginning and along the Southwesterly side of ultimate right of way line of Dietz Mill Road; South 44 degrees 11 minutes 57 seconds East, 50.27 feet to a point, a corner in line of lands, now or late of Lloyd H. & Electa Mignot; thence, extending along the same, South 51 degrees 46 minutes 41 seconds West, 553.01 feet to a point, a corner in line of lands, now or late of Thomas S. & Ilona A. Siesholtz; thence, extending along the same, North 46 degrees 21 minutes 59 seconds West, 297.92 feet to a point, a corner in line of Lot No. 5; thence, extending along the same, North 43 degrees 48 minutes 36 seconds East, 280.26 feet to a point, a corner in line of Lot No. 5; thence, extending along the same, the 2 following courses and distances, as follows, to wit: thence, (1) South 46 degrees 11 minutes 24 seconds East, 286.53 feet to a point, a corner; thence, (2) North 51 degrees 46 minutes 41 seconds East, 272.71 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 4 on the above mentioned plan.

BEING THE SAME PREMISES Mary T. Mayer by deed dated 03/02/2007 and recorded 03/12/2007 and recorded in Montgomery County Recorder of Deeds in Book 5638, Page 2070 conveyed unto Michael Murray.

Parcel Number: 44-00-00636-30-1.

Location of property: 45 S. Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Murray a/k/a Michael P. Murray and The United States of America c/o The United States Attorney for The Eastern District Of Pennsylvania** at the suit of Wells Fargo Bank, National Association, as Trustee for BNC Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4. Debt: \$431,941.86

**Rosemarie Diamond, Esquire, I.D. #65639 (Brock & Scott, PLLC), Attorney(s).**

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

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

By virtue of a Writ of Execution **No. 2018-27578**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Tanner Park, made for Fred W. Mahnke, by George W. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated July 19, 1947, as follows, to wit:

BEGINNING at a point in the center line of Tanner Avenue (50 feet wide) at the distance of one hundred sixty-eight and eighty-eight one-hundredths feet, measured North forty-four degrees fifty-six minutes West from the intersection which the center line of Tanner Avenue, makes with the center line of Warminster Street (33 feet wide); thence, through Lots 28 and 29, South forty-five degrees four minutes West, one hundred fifty-nine and eighty-four one-hundredths feet to a point; thence, North forty-five degrees thirty-six minutes West, fifty feet to a point; thence, through Lot No. 27, North forty-five degrees four minutes East, one hundred sixty and forty-two one-hundredths feet to a point in the aforesaid center line of Tanner Avenue; thence, along the same, South forty-four degrees fifty-six minutes East, fifty feet to the place of beginning.

BEING the same premises which Mary Kadash, by Deed, dated May 26, 2005 and recorded June 15, 2005, in Book 05557, Page 2004 in Instrument #2005081615, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto William Harding and Loretta Harding, as tenants by the entirety, in fee.

Parcel Number: 08-00-05716-00-9.

Location of property: 350 Tanner Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Harding and Loretta Harding** at the suit of JPMorgan Chase Bank, National Association. Debt: \$152,410.84.

**Kristen D. Little, Esquire (LOGS Legal Group LLP), Attorney(s).**

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

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

By virtue of a Writ of Execution **No. 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** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$294,645.58.

**Matthew Fissel, Esquire**, I.D. # 314567 (*Brock & Scott, PLLC*), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-20698**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision, prepared for "Hillside Investment, Inc., Section IIIA", by Yerkes Associates, Inc., Consulting Engineers, dated February 23, 1981 and recorded in the Office of the Recorder of Deeds, in Plan Book A-45, Page 119 A, as follows, to wit:

**BEGINNING** at a point on the Southeasterly side of Canterbury Drive (50 feet wide), measured the two following courses and distances from a point of curve on the Southwesterly side of Yorktown North (60 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 26.15 feet to a point of reverse curve; (2) on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 80.16 feet; thence, extending from said point and place of beginning, passing through a partition wall, South 58 degrees 4 minutes 32 seconds East, 117.28 feet to a point, a corner of Lot #95; thence, extending along said Lot, South 44 degrees 10 minutes West, 20.47 feet to a point, a corner of Lot #168; thence, extending along said lot, passing through a partition wall, North 58 degrees 4 minutes 32 seconds West, 113.76 feet to a point on the Southeasterly side of Canterbury Road; thence, extending along said side thereof on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 169 on said plan.

BEING the same premises which Matthew F. Unger, by Deed dated May 23, 2002 and recorded September 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County, in Deed Book 5424, Page 1453, granted and conveyed unto Joseph Obermiller.

Parcel Number: 63-00-00881-19-9.

Location of property: 512 Canterbury Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Obermiller** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but Solely as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$70,074.29.

**Powers Kirn, 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. 2019-23917**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

BEING Lot No. 36 as shown on said plan.

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Eun Oh, a/k/a Eun H. Oh, a/k/a Eun Hee Oh and Youn Oh, a/k/a Youn Suck Oh, a/k/a Youn S. Oh** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$198,461.18.

**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. 2019-23995**, 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 Heritage Park Condominium, located in **Trappe Borough**, 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 April 8, 1996 and recorded on April 9, 1996, in Deed Book 5144, Page 1226, and a First Amendment thereto, dated 6/15/1996 and recorded on 6/18/1996, in Deed Book 5151, Page 348; and a Second Amendment thereto, dated 8/9/1996 and recorded on 8/26/1996, in Deed Book 5158, Page 2476; and a Third Amendment thereto, dated 1/17/1997 and recorded 1/24/1997, in Deed Book 5175, Page 741 and a Restated Third Amendment thereto, dated 3/5/1977, in Deed Book 5179, Page 407; and a Fourth Amendment thereto, dated 7/17/1997 and recorded 8/4/1997, in Deed Book 5194, Page 1141; Fifth Amendment thereto, dated 11/3/1997 and recorded 11/3/1997, in Deed Book 5205, Page 441; Sixth Amendment thereto, dated 5/26/1998 and recorded 5/28/1998, in Deed Book 5227, Page 425; Seventh Amendment thereto, dated 9/23/1998 and recorded 10/2/1998, in Deed Book 5242, Page 1990; Eighth Amendment thereto, dated 2/26/1999 and recorded 3/3/1999, in Deed Book 5251, Page 2094; Ninth Amendment thereto, dated 5/24/1999 and recorded 5/27/1999, in Deed Book 5273, Page 795; Tenth Amendment thereto, dated 6/11/1999 and recorded 6/17/1999, in Deed Book 5275, Page 2241; Eleventh Amendment thereto, dated 8/4/1999 and recorded 9/9/1999, in Deed Book 5187, Page 1041; Twelfth Amendment thereto, dated 9/10/1999 and recorded 9/22/1999, in Deed Book 5289, Page 290; Thirteenth Amendment thereto, dated 10/10/1999 and recorded 11/17/1999, in Deed Book 5297, Page 141; Fourteenth Amendment thereto, dated 1/10/2000 and recorded 1/14/2000, in Deed Book 5303, Page 1914; Fifteenth Amendment thereto, dated 1/20/2000 and recorded 2/15/2000, in Deed Book 5307, Page 283; Sixteenth Amendment thereto, dated 3/6/2000 and recorded 3/9/2000, in Deed Book 5309, Page 1941; and Seventeenth Amendment thereto, dated July 10, 2000 and recorded July 31, 2000, in Deed Book 5325, Page 1072.

BEING Unit No. 2106, Building No. 21.

BEING THE SAME PREMISES which NVR Inc., d/b/a Ryan Homes, by Deed, dated 7/31/2000 and recorded at Montgomery County Recorder of Deeds Office, on 8/20/2000, in Deed Book 5328 at Page 790, granted and conveyed unto Marialice Dancy.

Parcel Number: 23-00-00274-26-2.

Location of property: 130 Royer Drive a/k/a 130 Royer Drive, Condominium 2106, Collegeville, a/k/a Trappe, PA 19426.

The improvements thereon are: Condominium, townhouse.

Seized and taken in execution as the property of **Marialice Dancy** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$186,261.54.

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

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

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

By virtue of a Writ of Execution **No. 2019-27317**, 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 thereon erected, situate on the Southeastly side of Berks Road, **Worcester Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan entitled "Land Subdivision Plan Hilda Nachod Est.," dated July 11, 1984 and last revised October 12, 1984, prepared by John L. Dzedzy, Inc., Civil Engineering and Land Surveying and recorded in the Office of the Recorder of Deeds for Montgomery County in Plan Book B-40, Page 313.

BEING Lot No. 2 on said Plan.

BEGINNING at a point in the middle of Berks Road (33 feet wide Right of Way), a common corner of Lot No. 2 and Lot No. 3; said point being North 43° 31' 26" East, 1,707.81 feet from the intersection of the middle of Berks Road with the middle of Skippack Pike; thence, proceeding from the said point of beginning, along the middle of Berks Road, North 43° 31' 26" East, 175 feet to a point, a corner of Lot No. 1; thence, leaving the road and proceeding along Lot No. 1 (passing over an iron pin on the right-of-way line), South 46° 19' 30" East, 380 feet to an iron pin, a corner; thence, proceeding along Lot No. 3, the following two courses and distances: (1) South 43° 31' 26" West, 175 to an iron pin; (2) North 46° 19' 30" West, 380 feet to the point of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BEING THE SAME PREMISES which Mark D. Freeman and Cynthia A. Freeman, by Deed dated 5/28/2008 and recorded at Montgomery County Recorder of Deeds Office on 6/23/2008, in Deed Book 5697 at Page 709, granted and conveyed unto Mark D. Freeman.

Parcel Number: 67-00-00207-20-3.

Location of property: 2054 Berks Road, Worcester, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark D. Freeman** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$559,642.77.

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

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

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

By virtue of a Writ of Execution **No. 2019-27785**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Meadow at Providence Reserve", drawn by Bursich Associates, Pottstown, Pa., Job No. 81738, dated 6/15/1994, last revised 10/26/1996 and recorded in Plan Book A-56, Page 391-332, as follows:

BEGINNING at a point on the Southwesterly side of Beech Court (50 feet wide); a corner of Lot 35 on said Plan; thence, from said beginning point, along line of Lot 35; South 41 degrees 17 minutes 52 seconds West, 155 feet to a point, a corner of Lot 31 on said plan; thence, along real line of Lot 31 and partly along rear line of Lot 30; North 48 degrees 42 minutes, 8 seconds West, 158.40 feet to a point, a corner of Lot 37 on said Plan; thence, along line of Lot 37, North 58 degrees 50 minutes 26 seconds, East 128.78 feet to a point on the cul-de-sac at the end of Beech Court; thence, along the cul-de-sac at the end of Beech Court, the 2 following courses and distances: (1) on the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 70.16 feet to a point of reverse curve; and (2) on the arc of a circle, curving to the right, having a radius of 40 feet, the arc distance of 34.53 feet to a point on the Southwesterly side of Beech Court; thence, along the Southwesterly side of Beech Court; thence, along the Southwesterly side of Beech Court, South 48 degrees 42 minutes 8 seconds East, 25.51 feet to a point, a corner of Lot 35, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which George Patrick Leihy, by Deed dated January 17, 2006 and recorded in the Office of Recorder of Deeds of Montgomery County, on February 9, 2006 at Book 5589, Page 2545, granted and conveyed unto Diane H. Comly, as Sole Owner.

Parcel Number: 61-00-00198-01-1.

Location of property: 35 Beech Court, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Diane H. Comly a/k/a Diane Comly** at the suit of U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB3. Debt: \$387,268.05.

**Jessica N. Manis**, 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. 2019-28017**, 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 of piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, being known as No. 419 Tanner Road (corner Stratton Lane) and Lot No. 60 on a Certain Plan of Park of "Moreland Village", Section No. 1, made for Stanton Builders, Inc., by George B. Mebus, Registered Professional Engineer, bearing date the 1st day of June A.D., 1950 and recorded at Norristown, Pennsylvania in Mortgage Book 2159, Page 601, as follow, to wit:

BEGINNING at a point on the Northeasterly side of Tanner Road (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.61 feet from a point of curve on the Northwesterly side of Stratton Lane (40 feet wide); thence, extending from said point of beginning and along the Northeasterly side of Tanner Road, aforesaid, North 46 degrees 40 minutes 40 seconds West, 64.82 feet to a point, a corner of Lot No. 61 on said Plan; thence, extending along the same, North 43 degrees 19 minutes 20 seconds East, 115 feet to a point, in line of Section A-2 Moreland Farms; thence, extending along the same, South 46 degrees 40 minutes 40 seconds East, 83.87 feet to point on the Northwesterly side of Stratton Lane, aforesaid; thence, extending along the same, South 42 degrees 45 minutes West, 98.1 feet to a point of curve, therein; thence, extending along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 on said Plan.

BEING THE SAME PREMISES which Joseph M. Tinney and Susan P. Tinney, by Deed dated May 9, 2012 and recorded at Montgomery County Recorder of Deeds Office, on May 10, 2012, in Deed Book 5835 at Page 78, granted and conveyed unto Joseph M. Tinney and Susan P. Tinney.

Parcel Number: 59-00-16930-00-3.

Location of property: 419 Tanner Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph M. Tinney and Susan P. Tinney** at the suit of Hatboro Federal Savings. Debt: \$176,358.85.

**Timoney Knox, 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. 2020-00694**, 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 message, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, on the state aid road leading from Pleasant View to Fegleysville, bounded and described as follows, to wit:

BEGINNING at a stake in the middle of the public road, leading from the former Reading and Perkiomen Turnpike at Sanatoga to Fegleysville and a corner of land, now or late of C.A. Cadwell; thence, along said now or late C.A. Cadwells' land, South (erroneously described prior deed in D.B. 833, Page 228 as "North") forty four degrees thirty minutes East, one hundred sixty feet to a corner; thence, along said land, North forty five degrees fifty four minute East, seventy feet; thence, along a street (30 feet wide) West, one hundred sixty feet to the middle of the aforesaid road; thence, along the same, South forty five degrees fifty four minutes West, seventy feet to the place of beginning.

BEING THE SAME PREMISES, which Edward B. Carey Jr. and Patricia E. Carey, by Deed dated November 21, 1979 and recorded November 23, 1979 in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Book 4476, Page 59, granted and conveyed unto Mary Ann Barber in fee.

UNDER AND SUBJECT to building restrictions and agreements of records.

AND THE SAID Mary Ann Barber departed this life on or about July 27, 2019, thereby vesting Title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mary Ann Barber, deceased.

Parcel Number: 42-00-03382-00-5.

Location of property: 390 N. Pleasant View Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary Ann Barber**, deceased at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$229,226.30.

**Kristen D. Little, Esquire (LOGS Legal Group LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2020-01868**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a map of property of Providence Builders, Inc., made by Yerkes Associates, Inc., dated August 7, 1970, last revised September 1, 1970, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-17, Page 69, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Middle School Drive (50.00 feet wide), said point being the three following courses and distances from a point of curve on the Northerly side of Dobbs Court (of irregular widths); (1) leaving Dobbs Court on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 33.74 feet to a point of reverse curve on the Northeasterly side of Middle School Drive on the arc of a curve, curving to the left, having radius of 202.84 feet, the arc distance of 126.32 feet to a point of tangent, and (3) still along the same, North 52 degrees, 02 minutes, 50 seconds West 858.48 feet to the point of beginning.

CONTAINING IN FRONTAGE OR BREADTH, North 52 degrees, 02 minutes, 50 seconds West, along the Northeasterly side of Middle School Drive, 90.00 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines, at right angles thereto, 200.00 feet.

BEING Lot No. 40, as shown on said plan.

BEING THE SAME PREMISES which Shirley Bruni, widow, by Deed dated 05/08/1998 and recorded 05/13/1998 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5225, Page 1150, granted and conveyed unto Peter L. Bruni, Jr., and Michele M. Bruni a/k/a Michele Bruni, husband and wife.

AND the said Peter L. Bruni, Jr., passed away on or about 02/29/2016, thereby vesting Title of the mortgaged premises solely unto Michele M. Bruni a/k/a Michele Bruni.

Parcel Number: 43-00-08446-30-4.

Location of property: 3139 Middle School Drive, Audubon, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michele M. Bruni a/k/a Michele Bruni and Peter L. Bruni**, **Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$277,801.64.

**Matthew Fissel, Esquire**, I.D. #314567 (Brock & Scott, PLLC), *Attorney(s)*.

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

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

By virtue of a Writ of Execution **No. 2020-15753**, 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, tenement and tract of land situated in **Telford Borough** (formerly West Telford), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone, a corner in the County Line Road, now Main Street; thence, by the middle thereof, South 46-1/2 degrees East 74 feet to a corner; thence, by land, now or late John Capollo, South 42 degrees West 200.00 feet to a stake; thence, by lands, now or late of Mary Curtis, the two following courses and distances, viz: North 46-1/2 degrees West, 74 feet to a corner; thence, North 42 degrees East, 200.00 feet to the point of beginning.

CONTAINING 54 perches of land, more or less.

AND ALSO ALL THAT CERTAIN lot or piece of land, situate in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan, dated May 12, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Surveyor, as follows, to wit:

BEGINNING at a point in the West curb line of Main Street, 30 feet between curbs, said point being 69.98 feet Northwest of the center line of Summit Street; thence, along other lands, now or late Walter H. Steward, Jr., South 47 degrees 55 minutes West, the distance of 185.00 feet to an iron pin in the East side of a ten feet alley; thence, along the same, North 42 degrees 30 minutes West, the distance of 20 feet to an iron pin; thence, along lands intended to be conveyed by, now or late Jacob R. Groff to now or late Earl S. Kratz, North 47 degrees 55 minutes East, the distance of 185.00 feet to the West curb line of Main Street; thence, along the same, South 42 degrees 30 minutes East, the distance of 20 feet to the place of beginning.

CONTAINING 3,700 square feet of land, more or less.

BEING THE SAME PREMISES, which William P. Porter, Jr. and Lisa M. Porter, by Deed dated October 12, 2006 and recorded November 6, 2006 in the Office of the Recorder of Deeds, in and for Montgomery County in Deed Book 5623, Page 797, granted and conveyed unto William P. Porter, Jr., William P. Porter, Jr. departed this life on February 01, 2020.

Parcel Number: 22-02-01498-00-8.

Location of property: 444 S. Main Street, Telford, PA 18969.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lisa M. Porter and William P. Porter, III, Solely in His Capacity as Heir to the Estate of William P. Porter, Jr. a/k/a William P. Porter; Lisa A. Porter, Solely in His Capacity as Heir to the Estate of William P. Porter, Jr. a/k/a William P. Porter; Stacy L. Creech, Solely in His Capacity as Heir to the Estate of William P. Porter, Jr. a/k/a William P. Porter; and the Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of William P. Porter, Jr. a/k/a William P. Porter** at the suit of U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR7. Debt: \$241,401.78.

**Jessica N. Manis**, Attorney.

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

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



By virtue of a Writ of Execution **No. 2020-18886**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan - Section 3 of Pinewoods, made by Carol Engineering Corp., Warminster, Pa., dated 5/25/1978 and last revised 2/28/1980 and recorded in and for Montgomery County in Plan Book A-41, Page 3-A and follows to wit:

**BEGINNING** at a point on the Northwesterly side of Brian Court, said point being measured the 2 following courses and distances along the Northwesterly side of Brian Court, from a point of curve in the Southwesterly side of Roy Lane (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the point of tangent; and (2) South 37 degrees 43 minutes 08 seconds West, 190 feet to the point of beginning, said point on a corner of Lot # 127 as shown on the above-mentioned plan; thence, extending from said point of beginning along the Northwesterly side of Brian Court, the (3) following courses and distances: (1) South 37 degrees 43 minutes 08 seconds West, 23.66 feet to a point of curve; (2) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 19.47 feet to a point of reverse curve; and (3) on the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 58.40 feet to a point, corner of Lot # 129, as shown on the above-mentioned plan; thence, extending North 37 degrees 13 minutes 08 seconds East, 77.12 feet to a point; thence, extending North 51 degrees 23 minutes 38 seconds East, 13.12 feet to a point, a corner of Lot # 127 as shown on the above-mentioned plan; thence, extending along the same, South 52 degrees 18 minutes 52 seconds East, 121.90 feet to the first mentioned point and place of beginning.

**BEING THE SAME PREMISES** which Donna Horvath, by Deed dated June 5, 2006 and recorded in the Office of Recorder of Deeds of Montgomery County on August 3, 2006 at Book 05610, Page 2384, granted and conveyed unto Donna Horvath.

Parcel Number: 41-00-01073-12-8.

Location of property: 3778 Brian Court, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Horvath** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$528,602.11.

**Jessica N. Manis**, Attorney. I.D. #318705

**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. 2021-02979**, 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.

**PREMISES "A"**

**ALL THOSE TWO CERTAIN** adjoining lots, or pieces of land, with the message thereon erected, situate in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the Southeast side of Hamilton Street, at the distance of 180 feet Southwestwardly from the South corner of Egypt and Hamilton Streets, being a corner of this and 20 feet wide alley laid out by Enos H. Vaughn, for the common use of this and his adjoining land, bounded thereon; thence, along the Southwesterly side of said 20 feet wide alley, Southwestwardly 140 feet to a corner of this and another 20 feet wide alley, extending from the last mentioned alley and parallel with Hamilton Street, out into Lafayette Street; thence, along the Northwest side of said last mentioned alley, Southwestwardly 40 feet to a point, a corner; thence, along land late of Jonathan Grisdale, deceased, Northwestwardly, parallel to the first line, 140 feet to the Southeasterly side of Hamilton Street, aforesaid; and thence, along said side of Hamilton Street, Northeastwardly, 40 feet to the place of beginning.

**BEING** parcel #13-00-14756-00-9; **BEING** known as 320 Hamilton Street.

**PREMISES "B"**

**ALL THAT CERTAIN** lot or piece of land with a one-story brick garage thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point, in the middle of Rich Valley, at the distance of 100 feet, Northwesterly from Buttonwood Street, a corner of this and a 5 foot wide private alley, leading from Rich Alley to Lafayette Street; thence, along said alley, Southwesterly and parallel with Buttonwood Street, 80 feet, more or less to a point, in the line of another 10 foot wide private alley, running parallel with Lafayette Street and connecting with the aforesaid 5 foot wide private alley (which point is 100 feet distance from Lafayette Street); thence, along the Northerly side of said 10 foot wide private alley, Northwesterly, 37 feet to a point in the said side of said alley, which is also a corner of this and other lot of land, belonging to Daniel E. Houpt, Jr.; thence, along the Houpt lot, Northeasterly, 80 feet, more or less to the middle of Rich Alley, aforesaid; and along the middle thereof, Southeasterly, 37 feet to the place of beginning.

**BEING** Parcel #13-00-05780-00-3; **BEING** known as 1116 Rich Alley.

**PREMISES "C"**

**ALL THAT CERTAIN** lot, or piece of land, with a one-story brick garage, thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point, in the middle of Rich Alley, at the distance of 137 feet, Northwesterly from Buttonwood Street; thence, Southwesterly, parallel with Buttonwood Street, 80 feet, more or less to a point, in the line of land of Carrie Landis, said point being at the distance of 100 feet, Northeasterly from Lafayette Street; thence, along said Landis' land, Northwesterly, 37 feet to a point; thence, Northeasterly, parallel with said Buttonwood Street, 80 feet, more or less to the middle of Rich Alley, aforesaid; and along the middle thereof, Southeasterly, 37 feet to the place of beginning.

**BEING** Parcel #13-00-05784-00-8; **BEING** known as 1118 Rich Alley.

## PREMISES "D"

ALL THAT CERTAIN lot, or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lafayette Street, a corner of a 20 feet wide alley, at the distance of 160 feet. Southeastwardly from Hamilton Street; thence, by said alley, Northeastwardly, 220 feet, more or less, to land of William Vaughn; thence, by said William Vaughn's land, Southeastwardly, 20 feet to a point, a corner; thence, Southwestwardly, parallel with the first line, 220 feet to Lafayette Street; thence, along the Northeasterly side, thereof, Northwestwardly, 20 feet, to the place of beginning.

BEING Parcel #13-00-20128-00-1; BEING known as 1119 West Lafayette Street.

Parcel Numbers: 13-00-14756-00-9; 13-00-05780-00-3; 13-00-05784-00-8; 13-00-20128-00-1.

Location of properties: 320 Hamilton Street, Norristown, PA 19401; 1116 Rich Alley, Norristown, PA 19401; 1118 Rich Alley, Norristown, PA 19401; 1119 W. Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Commercial - retail, office, apartments - multi-use; Residential - garage on lot; Commercial - repair shop or garages; Residential - assessed with.

Seized and taken in execution as the property of **Marisol Lopez** at the suit of Michael Marchese and Deborah Marchese. Debt: \$152,243.09.

**Saraceni Law, 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. 2021-06610**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BOUNDED and described according to a Subdivision of Oakland Farms, made for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA, dated July 15, 1974, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-26, Page 26-B, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac, at the end of Barnwood Circle (50.00 feet wide), measured, the five following courses and distances from a point of tangent, on the Northwesterly side of Plowshare Road (50.00 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent; (2) North 49 degrees 26 minutes 20 seconds West, 33.46 feet to a point of curve; (3) extending Northwestwardly, on the arc of a curve, curving to right, having a radius of 315.00 feet, the arc distance of 92.35 feet to a point of tangent; (4) North 32 degrees 38 minutes 30 seconds West, 347.94 feet to a point of curve; and (5) extending Northwestwardly, on the arc of a curve, curving to the right, having a radius of 60.00 feet, the arc distance of 28.48 feet to the point of beginning; thence, extending from said point and place of beginning, along the cul-de-sac, at the end of Barnwood Circle, the two following courses and distances: (1) extending Northwestwardly on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 18.54 feet to a point of reverse curve; and (2) extending Northwestwardly and Westwardly, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 115.48 feet, crossing a twenty feet wide Sanitary and Storm Sewer Easement, to a point on the Northwesterly side thereof, said point also being a corner of lands of Markley Swim Club; thence, extending along said land and along the Northwesterly side of said Easement, North 64 degrees 40 minutes 40 seconds East, 201.64 feet to a corner of Lot No. 217; thence, extending along said lot and re-crossing the twenty feet wide Sanitary and Storm Sewer Easement, South 32 degrees 38 minutes 30 seconds East, 86.14 feet to a corner of Lot No. 226; thence, extending along said lot, South 57 degrees 21 minutes 30 seconds West, 193.37 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Nancy Matthes, formerly known as Nancy P. Williams and William D. Matthes, her husband, by Deed dated December 29, 1992, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5029, Page 868, granted and conveyed unto Nancy Matthese and William D. Matthes, her husband. Patrick Ahmad died on August 5, 2017. Since the subject property at 2129 Barnwood Circle, Norristown, PA 19403, was owned by Linda Ahmad and Patrick Ahmad, as Tenants by the Entireties, Patrick Ahmad's rights in the property automatically vest into the surviving tenant Linda Ahmad. Linda Ahmad is the current record owner of the property.

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

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

The improvements thereon are: Single-family, 2-story residential dwelling.

Seized and taken in execution as the property of **Linda Ahmad a/k/a Linda M. Ahmad and Patrick J. Ahmad (Deceased)** at the suit of Wilmington Savings Fund, FSB, not in its individual capacity, but solely as Owner Trustee of the ASPEN Growth IV Trust, a Delaware Statutory Trust. Debt: \$67,965.12.

**Leopold and Associates, 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. 2021-15446, 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 **West Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a certain plan thereof known as Section No. 2 Alandale Glenn, made by Donald H. Schurr, Civil Engineer and Surveyor dated 10/1/1962 and last revised 9/27/1967 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glenn Oak Road (50 feet wide), said point being measured the 3 following courses and distances from a point of tangent on the Northeasterly side of Penrose Road: (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of thirty one and forty two one hundredths feet to a point of tangent; (2) North 42 degrees 48 minutes East along the Southeasterly side of Glenn Oak Road, two hundred eighty four and ninety seven one hundredths feet to a point of curve; and (3) on the arc of a circle, curving to the right, having a radius of one thousand nine hundred seventy five feet, the arc distance of five and three one hundredths feet to a point in the middle of a line 10 feet wide drainage easement; thence, extending from said point of beginning, crossing over the Northeasterly side of said drainage easement, on the arc of a circle, curving to the right, having a radius of one thousand nine hundred seventy five feet, the arc distance of one hundred and five one hundredths feet to a point, a corner of Lot No. 127; thence, extending along Lot No. 127, South 47 degrees 12 minutes East, one hundred forty two and thirteen one hundredths feet to a point; thence, extending South 42 degrees 02 minutes West, one hundred and one one hundredths of a foot to a point, a corner of Lot No. 129; thence, extending along Lot No. 129, North 47 degrees 12 minutes West, the line for a part of the distance, passing through the centerline of the aforesaid 10 feet wide drainage easement, one hundred forty six and twenty six one hundredths feet to a point on the Southeasterly side of Glenn Oak Road, the first mentioned point and place of beginning.

BEING known as Lot No. 128 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael L. De Angelis & Colleen P. De Angelis, as Tenants by the Entirety, by Deed from Craig W. Bair and Suzanne L. Bair, his wife, dated April 28, 2003 recorded May 28, 2003, in Book No. 5457, Page 853.

Parcel Number: 63-00-02626-00-2.

Location of property: 134 Glenn Oak Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael L. Deangelis a/k/a Michael L. De Angelis and Colleen P. Deangelis a/k/a Colleen P. De Angelis** at the suit of Deutsche Bank National Trust Company, as Trustee for INDYMAC INDX Mortgage Loan Trust 2004-AR8, Mortgage Pass-Through Certificates Series 2004-AR8. Debt: \$210,496.18.

**Robert Flacco**, Attorney. I.D. #325024

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. 2021-17322, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land, with the buildings and improvements thereon erected, located in **Lower Providence Township**, Montgomery County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Arcola Road (thirty-three feet wide), which point is at the distance of one hundred seventy-one and fifty-eight one-hundredths feet, measured South sixty-five degrees nineteen minutes East, along the centerline of said Arcola Road from a point of angle therein; which point of angle is at the distance of five hundred thirteen and five-tenths feet, measured South sixty-seven degrees nine minutes forty seconds East, along the centerline of Arcola Road from a point a common corner of lands of T.S. Hemphil, Edward F. Leiper and Irvin G. Schorsch; thence, extending from a point of beginning, along the centerline of Arcola Road, South sixty-five degrees nineteen minutes East, one hundred and five one-hundredths feet to a point; thence, along Lot No. 8 on said plan, South twenty-two degrees fifty minutes twenty seconds West, five hundred thirty-four and eight one-hundredths feet to a point, in the low water mark of the Perkiomen Creek; thence, up and along low water mark of the Perkiomen Creek, North sixty-four degrees sixteen minutes ten seconds West, one hundred and thirteen one-hundredths feet to a point; thence, partly along Lot No. 19 and partly along Lot No. 6 on said plan, North twenty-two degrees fifty minutes twenty seconds East, five hundred thirty-two and twenty-three one hundredths feet to a point, in the centerline of Arcola Road, being the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Michael S. Deleo and Joanne Deleo, husband and wife by Deed dated July 18, 2002 and recorded on July 23, 2002, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5417 at Page 340, granted and conveyed unto Vera Sharp and Charles S. Watson, Jr.

Parcel Number: 43-00-00529-00-4.

Location of property: 3542 Arcola Road, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Charles S. Watson a/k/a Charles S. Watson, Jr. and Vera Sharp a/k/a Vera Watson** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-SPL1 Trust. Debt: \$178,319.99.

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

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

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

By virtue of a Writ of Execution **No. 2022-02139**, 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 ground, known as No. 125 Stanbridge Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Stanbridge Street, at the distance of 60 feet Southwesterly from the Southwest side of Lafayette Street, a corner of this and land of Florence E. Williams (Deed Book 1082, page 556); thence, parallel to Lafayette Street and through the middle of the partition wall, dividing this house from the adjoining house Northwesterly 120.4 feet to Roberts Alley; thence, along the Southeast side of Roberts Alley, Southwesterly, 20 feet to a corner of this and land of Charles H. and Susan H. Eppley (Deed Book 2950, page 169); thence, by the said Eppley land and parallel to Lafayette Street, Southeasterly, 120.4 feet to Stanbridge Street; and thence, at right angles to the last course along said side of Stanbridge Street, Northeasterly, 20 feet to the place of beginning.

BEING THE SAME PREMISES WHICH Dung Doan and Dau Doan by Deed, dated 9/29/2003 and recorded at Montgomery County Recorder of Deeds Office on 10/20/2003, in Deed Book 5476 at Page 857, granted and conveyed unto Juan M. Calleja.

Parcel Number: 13-00-35264-00-3.

Location of property: 125 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Juan M. Calleja and Ausencia Anaya** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$106,421.84.

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

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

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

By virtue of a Writ of Execution **No. 2022-02423**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate **partly in Lower Salford Township, and partly in Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of George Miller Property, made by A. W. Martin Associates, Inc., of King of Prussia, Pennsylvania, dated June 20, 1962, which plan is recorded at Norristown, Pennsylvania, in Plan Book A-7, Page 21, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Tyson Road (thirty-three feet wide), a corner of Lot Number 2 on said plan, which point is measured South, fifty-three degrees twenty-seven and sixty-one one-hundredths feet along said title line from its point of intersection with the title line in the bed of Hudnut Road (thirty-three feet wide); thence, extending from said beginning point, along the title line in the bed of Tyson Road, South fifty-three degrees twenty-seven minutes East, two hundred feet to a point, a corner of Lot Number 4 on said plan; thence, extending along the line of the same, South thirty-six degrees thirty-three minutes West, crossing the Southwesterly line of Tyson Road, four hundred sixteen and fifty one-hundredths feet to a point, a corner of other lands now or late of George Miller, of which this was a part; thence, extending along the same, North fifty-three degrees twenty-seven minutes West, two hundred feet to a point, a corner of Lot Number 2, aforesaid; thence, extending along the line of the same, North thirty-six degrees thirty-three minutes East, re-crossing the Southwesterly line of Tyson Road, four hundred sixteen and fifty one-hundredths feet the first mentioned point and place of beginning.

BEING Lot Number 3 Tyson Road on afore-mentioned Plan.

BEING THE SAME PREMISES WHICH Jon M. Kirkbride by Deed dated 12/28/1993 and recorded at Montgomery County Recorder of Deeds Office on 12/29/1993 in Deed Book 5065 at Page 1313 granted and conveyed unto Jon M. Kirkbride and Sally M. Kirkbride, his wife. Sally M. Kirkbride departed this life on March 11, 2022.

Parcel Number: 50-00-04456-00-3.

Location of property: 478 Tyson Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jon M. Kirkbride and Sally M. Kirkbride, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$389,682.08.

**Robert Flacco**, Attorney. I.D. #325024.

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

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

By virtue of a Writ of Execution **No. 2022-02427**, 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, bounded and described according to a Certain Recorded Plan of Lots called "Hollywood", as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gibson Avenue, at the distance of 6.04 feet Southeastwardly from the Southeasterly side of San Diego Avenue.

CONTAINING in front or breadth on the said side of Gibson Avenue, 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Gibson Avenue, 145.85 feet on the Northwesterly line thereof and 134.05 feet on the Southeasterly line thereof and on the rear thereof 51.37 feet.

BEING Lot #18 on the aforesaid Plan.

BEING THE SAME PREMISES WHICH Provident National Bank, Executor under the Will of Earl D. Brown, Deceased, by Deed dated 01/21/1986 and recorded at Montgomery County Recorder of Deeds Office on 01/24/1986 in Deed Book 4790 at Page 1579, granted and conveyed unto George C. Crerand and Eileen Crerand, husband and wife, as Tenants by the Entirety. George C. Crerand departed this life on 05/22/201. Eileen Crerand departed this life on 03/11/2020.

Parcel Number: 30-00-23792-00-1.

Location of property: 536 Gibson Avenue, Hollywood, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deirdre Hottinger, in her capacity as Heir of Eileen Crerand a/k/a Eileen E. Crerand; Jeannine Crerand, in her capacity as Heir of Eileen Crerand a/k/a Eileen E. Crerand; Celia Reilly, in her capacity as Heir of Eileen Crerand a/k/a Eileen E. Crerand; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eileen Crerand a/k/a Eileen E. Crerand and George C. Crerand, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$167,890.30.

**Robert Flacco**, Attorney. I.D. #325024

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

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

By virtue of a Writ of Execution **No. 2022-03162**, 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 **Hatboro Borough**, Montgomery County, Pennsylvania, being known as Lot No. 6 and the Westerly five feet of Lot No. 7, on a Plan of Lots, made for Newtown E. Walton, by William T. Muldrew, Civil Engineer, of Jenkintown, dated August 2, 1921.

BEGINNING at a point on the Southwesterly side of Montgomery Avenue, 177.50 feet Southeast from the intersection of Chester Avenue and Montgomery Avenue; thence, along the Southwesterly side of Montgomery Avenue, South 51 degrees 47 minutes East, 55 feet to a point; thence, South 38 degrees 13 minutes West, 90 feet, more or less, to a point, in line of land now or late of Thomas E. Paxson Estate; thence, North 71 degrees 19 minutes West, 58 feet, more or less, to a point, a common corner of Lots Nos. 5, 6 and land of Thomas E. Paxson Estate; thence, North 38 degrees 13 minutes East, 112.12 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which John R. Bolger and Amiee E. Bolger, by Deed dated 06/26/2009 and recorded 06/29/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5734, Page 02468 as Deed Instrument No. 2009067808, granted and conveyed unto Erin A. Harakal and Jeremy J. Simmers, in fee

Parcel Number: 08-00-03847-00-6.

Location of property: 29 W. Montgomery Avenue, Hatboro, PA 19040-3119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erin A. Harakal and Jeremy J. Simmers** at the suit of Wells Fargo Bank, N.A. Debt: \$231,491.40.

**Matthew Fissel, Esquire**, I.D. 314567 (*Brock & Scott, PLLC*), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-03252**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, being Lot No. 12 on Plan of "Sherwood", made for Meade Lands, Inc., by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated April 6, 1953 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Deed Book 2347, Page 601, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide) at the distance of 711 feet, measured Southeastwardly from the point of intersection, which the Southeast side of County Line Road makes with the Southeast side of Latchstring Lane (50 feet wide) (both produced); thence, extending along the Southeast side of County Line Road, South 49 degrees 00 minutes East., 85 feet to a point; thence extending South 41 degrees 00 minutes West, 229.00 feet to a point; thence, extending North 41 degrees 38 minutes 20 seconds West, 85.71 feet to a point; thence, extending North 41 degrees 00 minutes East, 218.00 feet to the first mentioned point of and place of beginning.

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

BEING THE SAME PREMISES WHICH The Estate of William F. Weber, an Incapacitated Person, by Deed dated 5/23/2013 and recorded 5/24/2013 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5874, at Page 01370, granted and conveyed unto Stephen Refsnider.

Parcel Number: 36-00-02788-00-2.

Location of property: 521 W. County Line Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Stephen Refsnider** at the suit of M&T Bank. Debt: \$214,686.12.

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

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

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

By virtue of a Writ of Execution **No. 2022-03670**, 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 parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a certain Map of Property of Estate of Mary Denatale, Deceased, made by Yerkes Engineering Co., Civil Engineers and Surveyors, dated February 14, 1963, as follows, to wit:

BEGINNING at a point in the center line of Spring Avenue (forty feet wide), said point being at the distance of fifty-eight and forty-eight one hundredths feet, measured North twenty-eight degrees, no minutes West, along the center line of Spring Avenue, from its point of intersection with the extending enter line of Walnut Avenue (forty feet wide); thence, extending from said point of beginning, North twenty-eight degrees, no minutes West, along the center line of Spring Avenue, seventeen and eighty-five one-hundredths feet to a point; thence, extending North sixty-two degrees, no minutes East, crossing the Northeasterly side of Spring Avenue, partly passing through a party wall between these premises and premises adjoining to the Northwest, one hundred forty feet to a point, in line of lands, now or formerly of E. Jackson, et ux; thence, extending South twenty-eight degrees, no minutes East along the aforesaid lands of, now or late Jackson, seventeen and eighty-five one-hundredths feet to a point; thence, extending South sixty-two degrees, no minutes West, partly passing through a party wall, also partly along the center line of a certain three feet wide alley, between these premises and the premises adjoining to the Southeast, also recrossing the Northeasterly side of Spring Avenue, one hundred forty feet to the first mentioned point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: the APN is shown by the County Assessor as 40-00-55828-004, Book 5061, Page 0521 (recorded 11/16/93).

BEING THE SAME PREMISES which Robert M. Carroll, who acquired Title as Robert M. Carrol, by Deed, dated September 22, 2006 and recorded February 26, 2007 at Instrument 2007023860 in Book 5636, Page 02104, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania granted and conveyed unto Robert M. Carroll, in fee.

AND THE SAID Robert M. Carroll departed this life on or about August 31, 2019. An estate was opened in the Montgomery County Register of Wills on January 31, 2020, thereby vesting title unto Christopher R. Morgan as Administrator of the Estate of Robert M. Carroll, deceased.

Parcel Number: 40-00-55828-00-4.

Location of property: 23 E. Spring Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher R. Morgan, Administrator of the Estate of Robert M. Carroll, deceased** at the suit of Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-AMC1, U.S. Bank National Association, as Trustee. Debt: \$133,499.33.

**Samantha Gable, Esquire** (LOGS Legal Group LLP), Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05519**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, with the buildings and improvements thereon erected, being Lot No. 22 and part of Lot No. 23 on a Certain Plan of Lots, laid out for Thomas B. Wilson, by James Cresson, Civil Engineer, 12/11/23 in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Eddishaw Road (25 feet wide), at the distance of 39.48 feet Southwestwardly from the Southwestly side of right-of-way (8 feet wide); thence, extending North 73 degrees 45 minutes West, 75.5 feet along land, now or late of Emidio Filiopanti and Florence C., his wife; thence, along the same, North 16 degrees 15 minutes East, 39.48 feet to a point, in the Southwestly side of said right-of-way, North 73 degrees 45 minutes West, 106.25 feet to the middle of the Perkiomen Creek, South 16 degrees 15 minutes West 79.48 feet; thence, extending South 73 degrees 45 minutes East, 181.75 feet to a point on the said Northwesterly side of Eddishaw Road; thence, extending along said side of said road, North 16 degrees 15 minutes East, 40 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Bree Depalo, by Deed dated 06/17/2020 and recorded in the Office of the Recorder of Deeds of Montgomery County on 06/30/2020 in Deed Book Volume 6184, Page 2192, granted and conveyed unto Robert Rodas.

Parcel Number: 43-00-03400-00-4.

Location of property: 39 Pechins Mill Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Rodas** at the suit of The Money Source Inc. Debt: \$189,936.27.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05534**, 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 Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, on the Northeasterly side of Lancaster Avenue (also called the Philadelphia and Lancaster Turnpike Road), at the distance of three hundred four and five hundredths' feet, Southeastwardly from the Southeastly side of Anderson Avenue.

CONTAINING in front or breadth along the said Northeast sideline of said Lancaster Avenue, Southeastwardly thirty-six feet and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to said Lancaster Avenue, one hundred feet to the line of land of the Pennsylvania Railroad Company.

BEING known as No. 19 and 21 East Lancaster Avenue.

BEING THE SAME PREMISES WHICH Bradley Horwitz, Executor of the Last Will and Testament of Myles Horwitz, late by Deed dated 7-20-2016 and recorded 7-28-2016 in Montgomery County, in Deed Book 6009, Page 386, conveyed unto Bradley Horwitz, in fee.

TOGETHER with all and singular 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 it, 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, his/her heirs and assigns, does, by these presents, covenant, grant and agree to and with the said Grantees, their heirs and assigns, that the said Grantor, his/her heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and his/her heirs and assigns and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will WARRANT and forever DEFEND.

Parcel Number: 40-00-30976-00-7.

Location of property: 19-21 E. Lancaster Avenue, Ardmore, PA 19003.

The improvements thereon are: Commercial-retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Bradley Horwitz and Kimberly Mabe Horwitz** at the suit of Citizens & Northern Bank f/k/a Covenant Bank. Debt: \$626,700.09.

**David Banks (Banks & Banks)**, Attorney(s).

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

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

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

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

**ACTION IN DIVORCE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2018-13306  
**ACTION IN DIVORCE**

**CAYLA WRIGHT,**  
Plaintiff

vs.

**CRAIG CARRIGAN,**  
Defendant

**AFFIDAVIT PURSUANT TO DIVORCE CODE  
NOTICE TO DEFENDANT  
NOTICE TO DEFEND AND CLAIM RIGHTS**

Notice is hereby given that Plaintiff in the above action filed an Affidavit pursuant to 23 Pa. C.S.A. §3301(d) on September 1, 2022.

If you wish to deny the statements set forth in this affidavit, you must file a counter-affidavit, as set forth herein, on or before September 21, 2022. Failure to do so may result in all averments being deemed admitted.

**COUNTER-AFFIDAVIT UNDER SECTION 3301(d) of the Divorce Code**

1. Check either (a) or (b):

(a) I do not oppose the entry of a divorce decree.

(b) I oppose the entry of a divorce decree.

(i) The parties to this action have not lived separate and apart for a period of at least one year.

(ii) The marriage is not irretrievably broken.

2. Check either (a) or (b):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief which may include alimony, division of property, lawyer’s fees or expenses or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

SIGNATURE: \_\_\_\_\_

(Notice: **If you do not wish to oppose the entry of a divorce decree and you do not wish to make any claim for economic relief, you should not file this counter-affidavit.**)

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

**Lynn Fleisher, Esquire**  
376 E. Main St., P.O. Box 26460  
Collegeville, PA 19426

**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.*

**Hedylogos Chocolate** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Tenasede Incorporated** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that on August 8, 2022 Articles of Incorporation were filed with the Dept of State for **Transformation For Life** a nonprofit corporation organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, for the purpose of providing youth and families educational interventions caused by traumatic experiences through bible-based healing groups to reduce neglect, childhood and domestic abuse and the long-term effects caused by ACE.

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-16190

NOTICE IS HEREBY GIVEN that on August 24, 2022, the Petition of Janet Srigiri Mathew was filed in the above named Court, praying for a Decree to change her name to SHARON WINNIE MATHEW.

The Court has fixed October 19, 2022, at 9:30 AM in Courtroom “16”, One Montgomery Plaza, 9th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-16200

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

NOTICE IS HEREBY GIVEN that on September 4, 2022, the Petition of Timothy M. Sweeney, on behalf of Megan N. Sweeney, a minor, was filed in the above named Court, praying for a Decree to change their name to MICHAEL N. SWEENEY.

The Court has fixed October 19, 2022, at 9:30 AM in Courtroom "16", One Montgomery Plaza, 9th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-02423-0

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**PHH Mortgage Corporation,**  
Plaintiff

vs.

**Jon M. Kirkbride,**  
Defendant(s)

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, PA, docketed to No. 2022-02423-0, seeking to foreclose the mortgage secured on your property located, 478 TYSON RD., SCHWENKSVILLE, PA 19473.

**NOTICE**

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

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

If you 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.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**  
**A Florida professional limited liability company**  
**Attorneys for Plaintiff**  
**Jennie Davey, Esq. ID No. 87077**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2022-16336

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Finance of America Reverse LLC,**  
Plaintiff

vs.

**Kim Bonamico, Known Surviving Heir of Margaret Knox; Kelly Knox, Known Surviving Heir of Margaret Knox; and Unknown Surviving Heir of Margaret Knox,**  
Defendants

**TO: Unknown Surviving Heir of Margaret Knox.**  
Premises subject to foreclosure: 4 Hartranft Avenue, Norristown, Pennsylvania 19401.

**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  
Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

**McCabe, Weisberg & Conway, LLC**  
**Attorneys for Plaintiff**  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2021-03292

**HumanGood Pennsylvania d/b/a Rydal Park Of Philadelphia Presbyterian Homes,**  
Plaintiff

vs.

**Rosetta Robinson and Lynne Robinson,**  
Defendants

**ORDER**

**AND NOW**, this 2nd day of June, 2022, upon consideration of the within Motion, it is hereby ORDERED that service of the Complaint upon Defendants, Rosetta Robinson and Lynne Robinson, in the above captioned matter be made by publication once in a Montgomery County legal publication and newspaper of general circulation.

**NOTICE TO DEFEND**

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

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

If you 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  
Norristown, PA 19401  
610-279-9660, ext. 201  
www.montgomerybar.org

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-06493

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Bank Of New York Mellon Trust Company, N.A. As Trustee For Mortgage Assets Management Series I,**  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Frank C. D’Agostino,**  
Defendants

**To: Unknown Heirs, Successors, Assigns, And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Frank C. D’Agostino Defendant(s), 603 N. Manatawany St., Pottstown, PA 19464**

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, has filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, PA, docketed to No. 2022-06493, seeking to foreclose the mortgage secured on your property located, 603 N. MANATAWANY ST., POTTSTOWN, PA 19464.

**NOTICE**

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

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

If you 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  
Norristown, PA 19401  
610-279-9660 ext. 201  
www.montgomerybar.org

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**  
**A Florida professional limited liability company**  
**Attorneys for Plaintiff**

**Jenine Davey, Esq. ID No. 87077**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2019-19399

**Perkiomen Valley School District,**  
Plaintiff

vs.

**Lenora Chiccarine,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2018-2020 real estate taxes for property located at 389 Stratford Avenue, Collegeville, PA, Tax Parcel #04-00-01879-00-7. An Amended Writ of Scire Facias for \$24,082.33 was filed.

You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

#### 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  
100 W. Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201

**Portnoff Law Assoc., Ltd.**  
P.O. Box 391  
Norristown, PA 19404-0391  
866-211-9466

## 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

#### **ADGIE SR., MICHAEL G., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: KELLY A. URBAN,  
c/o John J. McAneney, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

#### **CLUGSTON, EDNA L., dec'd.**

Late of Upper Hanover Township.  
Executor: WILLIAM B. CLUGSTON, JR..  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073

#### **DAVID, INDIRA, dec'd.**

Late of Cheltenham Township.  
Executor: SAMUEL Z. DAVID,  
2365 Snead Drive, Unit B,  
Oceanside, CA 92056.  
ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW,  
644 Germantown Pike, 2-C,  
Lafayette Hill, PA 19444

#### **DOUGHERTY, ROSEMARIE E., dec'd.**

Late of Borough of Lansdale.  
Executrix: SUSANNE D. TABER,  
1438 Mill Creek Road,  
Le Raysville, PA 18829.

#### **FARNQUIST, JACK R., dec'd.**

Late of Upper Providence Township.  
Administratrix: ROSEMARY SEIPLE,  
1 W. Mt. Kirk Avenue, Apt. 2,  
Eagleville, PA 19403.  
ATTORNEY: JOHN A. KOURY, JR.,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

#### **FERNANDEZ, ELEONORE, dec'd.**

Late of Towamencin Township.  
Executor: ALEXANDRA CURREY,  
23 Saratoga Lane,  
Harleysville, PA 19438.

#### **HALL, JULIA ANN, dec'd.**

Late of Cheltenham Township.  
Administrator: GERALD R. CLARKE,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038.  
ATTORNEY: GERALD R. CLARKE,  
CLARKE & ASSOCIATES,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038

#### **HOMA, GLADYS A., dec'd.**

Late of Montgomery Township.  
Executrix: CAROL EUSTACE,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

#### **HUGHES, CLAUDIA JO, dec'd.**

Late of Plymouth Township.  
Executor: JOSHUA H. HUGHES, III,  
49 Abel Place,  
Media, PA 19063.  
ATTORNEY: CHARI M. ALSON,  
ANDERSON ELDER LAW,  
206 State Road,  
Media, PA 19063

#### **KLOCK, DOROTHY A., dec'd.**

Late of Lower Providence Township.  
Executor: DEBORAH L. KLOCK,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLAFFERTY & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038

#### **KULIK, HENRY A. also known as HENRY KULIK and HENRY ANDREW KULIK, dec'd.**

Late of Lansdale, PA.  
Executor: HENRY J. KULIK,  
445 Lawn Avenue,  
Sellersville, PA 18960.  
ATTORNEY: JOHN P. McGUIRE,  
552 Ridge Road,  
Telford, PA 18969

**MASCIO, CHARLES H., dec'd.**

Late of Whitemarsh Township.  
 Administrator: JAKE MASCIO,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: PETER J. MOAK,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**McFADDEN-LOFGREN, RITA LORRAINE, dec'd.**

Late of Borough of Norristown.  
 Executor: RICHARD K. McFADDEN,  
 St. Philip Neri Church,  
 437 Ridge Pike,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: DIANE M. ZABOWSKI,  
 ZABOWSKI LAW, LLC,  
 100 Springhouse Drive, Suite 205E,  
 Colleville, PA 19426

**NEILL, RITA EILEEN, dec'd.**

Late of Perkiomen Township.  
 Executor: WILLIAM M. NEILL,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**ORIOLO, NICHOLAS FRANCIS, dec'd.**

Late of East Norriton Township.  
 Executrix: LOIS M. CAMPANA,  
 3256 Hayes Road,  
 Norristown, PA 19401.

**PANDOLFI, ROSALIE, dec'd.**

Late of Lower Providence Township.  
 Executor: ALFRED F. PANDOLFI, III,  
 1750 Woodledge Drive,  
 State College, PA 16803.

**RUBENSTEIN, JERRY also known as**

**J.G. RUBENSTEIN and**  
**JERRY G. RUBENSTEIN, dec'd.**  
 Late of Lower Merion Township.  
 Executors: DANIEL A. RUBENSTEIN AND  
 LAURA M. BARZILAI,  
 c/o Alicia Berenson, Esquire,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALICIA BERENSON,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103

**SAILOR, DONNA, dec'd.**

Late of Dresher, PA.  
 Executor: MARK I. SAILOR,  
 340 Concourse Boulevard,  
 Dresher, PA 19025.

**SMYTH, LAWRENCE MATTHEW, dec'd.**

Late of Abington Township.  
 Executor: CHRISTINA R. SMYTH,  
 1342 Grovania Avenue,  
 Abington, PA 19001.

**SNYDER, GEORGE M., dec'd.**

Late of Lower Providence Township.  
 Executors: RICHARD M. SNYDER  
 (A/K/A RICHARD MAYNARD SNYDER) AND  
 MARIAN L.S. HALSTEAD (A/K/A MARIAN  
 LOUISE SNYDER HALSTEAD),  
 c/o William L. Kingsbury, Esquire,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103.

ATTORNEY: WILLIAM L. KINGSBURY,  
 MONTGOMERY, McCracken, WALKER &  
 RHOADS, LLP,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103

**SPATACCINO, KATHRYN BRINER, dec'd.**

Late of Borough of Norristown.  
 Administrator: DONALD SPATACCINO,  
 1310 W. James Street,  
 Norristown, PA 19403.  
 ATTORNEY: NICHOLAS R. MONTALTO,  
 McBRIEN & MONTALTO, P.C.,  
 325 Swede Street,  
 Norristown, PA 19401

**STOFFEL, GRETCHEN A., dec'd.**

Late of Worcester Township.  
 Administratrix: JODY GROFF,  
 c/o Jeremy A. Wechsler, Esquire,  
 1040 Stony Hill Road, Suite 150,  
 Yardley, PA 19067.  
 ATTORNEY: JEREMY A. WECHSLER,  
 CURTIN HEEFNER LLP,  
 1040 Stony Hill Road, Suite 150,  
 Yardley, PA 19067

**SYLVESTER, ELIZABETH M., dec'd.**

Late of Upper Pottsgrove Township.  
 Administrators: RICHARD E. SCHRACK, SR. AND  
 JAMES P. SYLVESTER,  
 c/o Carolyn M. Marchesani, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 800 E. High Street,  
 Pottstown, PA 19464.

**THOMPSON JR., AULBERT, dec'd.**

Late of Borough of Jenkintown.  
 Executrices: MS. ADRIENNE THOMPSON AND  
 MS. ANTIONETTE THOMPSON,  
 c/o Gary B. Freedman, Esquire,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152.  
 ATTORNEY: GARY B. FREEDMAN,  
 FREEDMAN & GRINSHUPUN, PC,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152

**WALLACE JR., SYDNEY E. also known as**

**SYDNEY E. WALLACE, dec'd.**  
 Late of Franconia Township.  
 Executrix: MICHELLE EDWARDS,  
 c/o Rebecca Sallen, Esquire,  
 325 Merion Road,  
 Merion Station, PA 19066.  
 ATTORNEY: REBECCA SALLEN,  
 SALLEN LAW, LLC,  
 325 Merion Road,  
 Merion Station, PA 19066

**WEAVER, BETTY BERNICE also known as**

**BETTY BERNICE BURKEY, dec'd.**  
 Late of West Pottsgrove Township.  
 Executrix: BARBARA J. SHERMAN,  
 744 W. Race Street,  
 Stowe, PA 19464.

**WEYANT, JUANITA, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DONNA LEE COSSMAN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**Second Publication****ANGELONI, THERESA A., dec'd.**

Late of Towamencin Township.  
 Executrix: KIMBERLEY D. GAMBLE,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**ASHBROOK, RALPH S., dec'd.**

Late of Lower Merion Township.  
 Administrator: GEOFFREY GORDON ASHBROOK,  
 c/o Nathan Egner, Esquire,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087.  
 ATTORNEY: NATHAN EGNER,  
 DAVIDSON & EGNER,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087

**BEDWICK, ANNE THERESA also known as ANNE THERESA SHINER, dec'd.**

Late of Borough of Lansdale.  
 Administratrix: LESLIE CAFFREY,  
 c/o The Bainbridge Law Firm, LLC.  
 ATTORNEY: JAMES S. BAINBRIDGE,  
 THE BAINBRIDGE LAW FIRM, LLC,  
 921 Penlyn Blue Bell Pike, Suite A2,  
 Plymouth Meeting, PA 19422

**DRACH, PHILIP F., dec'd.**

Late of Whitemarsh Township.  
 Executor: HARRY T. COLLIER,  
 c/o 396 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: STEPHEN P. IMMS, JR.,  
 LAW OFFICE OF STEPHEN P. IMMS, JR.,  
 396 Main Street,  
 Harleysville, PA 19438

**ELLWANGER JR., GEORGE W., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: KRISTLE ELLWANGER,  
 1626 Hilltop Road,  
 Pottstown, PA 19464.  
 ATTORNEY: KENNETH E. PICARDI, ESQ.,  
 YERGEY DAYLOR ALLEBACH SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**FORJOHN, ANTHONY WALLACE, dec'd.**

Late of Lafayette Hill, PA.  
 Administrator: DANIEL O. FORJOHN,  
 701 Hunt Lane,  
 Flourtown, PA 19031.

**FRANKS SR., ROBERT J., dec'd.**

Late of Montgomery Township.  
 Administratrix: MARYCLARE BROWN,  
 207 Columbia Avenue,  
 Horsham, PA 19044.  
 ATTORNEY: MARK S. HARRIS,  
 KRAUT HARRIS, P.C.,  
 5 Valley Square, Suite 120,  
 Blue Bell, PA 19422

**GALETTI, BERNARD JOSEPH, dec'd.**

Late of Horsham Township.  
 Executor: CHRISTOPHER GALETTI,  
 130 Brooks Street,  
 Willow Grove, PA 19090.

**GODSHALL, EVELYN N., dec'd.**

Late of Souderton, PA.  
 Executor: DENNIS GODSHALL,  
 2131 Hendrick Station Road,  
 Harleysville, PA 19438.

**GOLDBERG, LINDA E., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: SUSAN E. PIETTE,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**GROGAN, JEANNE J., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: GAIL MUNLEY,  
 c/o Kathleen A. Maloles, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HAWK, WILLIAM L. also known as WILLIAM LEWIS HAWK, dec'd.**

Late of Abington Township.  
 Executor: ALEXANDER SMITH,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 DYER & MAHER,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095

**HENRY, CATHERINE also known as CATHY HENRY, dec'd.**

Late of Abington Township.  
 Administrator CTA: DEVIN P. HENRY,  
 c/o Jonathan H. Ellis, Esquire,  
 100 Front Street, Suite 100,  
 Conshohocken, PA 19428.  
 ATTORNEY: JONATHAN H. ELLIS,  
 FLASTER GREENBERG, P.C.,  
 100 Front Street, Suite 100,  
 Conshohocken, PA 19428

**HERTACH, PATRICIA R. also known as PATRICIA RUTH HERTACH and PATRICIA HERTACH, dec'd.**

Late of Oreland, PA.  
 Executrix: KAREN M. MARTIN,  
 10016 S. Kitts Landing Lane,  
 Charlotte, NC 28278.

**HILL, EARL HOWARD also known as E. HOWARD HILL and HOWARD HILL, dec'd.**

Late of Whitemarsh Township.  
 Executor: A. VICTOR MEITNER, JR.,  
 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
- HYSER JR., CHARLES L. also known as  
CHARLES L. HYSER and  
PETE HYSER, dec'd.**  
Late of Upper Merion Township.  
Executor: BAYARD H. GRAF,  
175 Strafford Avenue, Suite 230,  
Wayne, PA 19087.  
ATTORNEY: BAYARD H. GRAF,  
GRAF & GRAF, P.C.,  
175 Strafford Avenue, Suite 230,  
Wayne, PA 19087
- JENKINS, ELIZABETH LILLIAN, dec'd.**  
Late of Lower Merion Township.  
Executrix: DAWN STACK,  
2236 Pleasant Avenue,  
Glenside, PA 19038.  
ATTORNEY: JOSEPH J. FIANDRA,  
JOSEPH J. FIANDRA, LLC,  
426 N. Easton Road,  
Glenside, PA 19038
- KASINGER, VERA, dec'd.**  
Late of Lower Salford Township.  
Executrix: JANET HARWICK,  
c/o HighPoint Law Offices,  
Chalfont, PA.  
ATTORNEY: PETER J. GILBERT,  
HIGHPOINT LAW OFFICES,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914
- KAUFMAN, DOLORES A., dec'd.**  
Late of Franconia Township.  
Executor: LAWRENCE MORTON,  
156 Treasure Lake,  
214 Gallist Court,  
Du Bois, PA 15801.  
ATTORNEY: MAHLON J. BOYER,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center, Suite 100,  
2 Meridian Boulevard,  
Wyomissing, PA 19610
- KEANE, THOMAS M., dec'd.**  
Late of Horsham Township.  
Executrix: IRENE N. KEANE,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422
- KEENAN, CAROL, dec'd.**  
Late of Borough of Trappe.  
Executor: KEVIN KEENAN.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170
- LEATHERMAN, ROSCOE R., dec'd.**  
Late of Franconia Township.  
Executors: LINDA M. KULP,  
154 Country View Way,  
Telford, PA 18969,
- JAMES B. LEATHERMAN,  
404 Grenoble Drive,  
Sellersville, PA 18960.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- MARTIN, RACHEL ANN, dec'd.**  
Late of Lower Moreland Township.  
Executors: SCOTT M. ASPLUNDH,  
BRENT D. ASPLUNDH,  
GREGG G. ASPLUNDH AND  
PAIGE A. CUMMING,  
c/o Brett W. Senior, Esquire,  
125 Strafford Avenue, Suite 112,  
Wayne, PA 19087.  
ATTORNEY: BRETT W. SENIOR,  
BRETT SENIOR & ASSOCIATES, P.C.,  
125 Strafford Avenue, Suite 112,  
Wayne, PA 19087
- MARTINEZ, DUNG X. also known as  
DUNG MARTINEZ and  
DUNG XUAN TRAN MARTINEZ, dec'd.**  
Late of Borough of Lansdale.  
Executrix: SANDRA K. MARTINEZ,  
1525 Green Lane Road,  
Lansdale, PA 19446.  
ATTORNEY: SEAN T. WELBY,  
WELBY STOLTENBERG CIMBALLA & COOK,  
4785 Linglestown Road, Suite 100,  
Harrisburg, PA 17110
- MICHALOWSKI, NINA, dec'd.**  
Late of Towamencin Township.  
Executor: DYLAN GILBERT,  
829 Andover Road,  
Lansdale, PA 19446.
- MINGO, LUDELL E., dec'd.**  
Late of Plymouth Township.  
Executrix: EARLENE BOND,  
c/o David W. Crosson, Esquire,  
Crosson Richetti & Daigle, LLC,  
609 W. Hamilton Street, Suite 210,  
Allentown, PA 18101.  
ATTORNEY: DAVID W. CROSSON,  
CROSSON RICHETTI & DAIGLE, LLC,  
609 W. Hamilton Street, Suite 210,  
Allentown, PA 18101
- MININGER, STANLEY TRAUGER, dec'd.**  
Late of Hatfield Township.  
Administratrix: RUTH A. MININGER,  
c/o Peter H. Thomas, Esquire,  
Fox and Fox, P.C.,  
700 E. Main Street, Suite 200,  
Norristown, PA 19401-4122.  
ATTORNEY: PETER H. THOMAS,  
FOX AND FOX, P.C.,  
700 E. Main Street, Suite 200,  
Norristown, PA 19401-4122
- MURPHY, MARGARET M., dec'd.**  
Late of Lower Frederick Township.  
Executor: DIANNE D. CRAM,  
c/o 396 Main Street,  
Harleysville, PA 19438.  
ATTORNEY: STEPHEN P. IMMS, JR.,  
LAW OFFICE OF STEPHEN P. IMMS, JR.,  
396 Main Street,  
Harleysville, PA 19438

**NEMPPOS, LOUIS, dec'd.**

Late of Upper Merion Township.  
 Executor: MARIE JEAN NEMPPOS,  
 c/o Robert W. Hershman, Jr., Esquire,  
 6 E. Hinckley Avenue, 1st Floor,  
 Ridley Park, PA 19078.  
 ATTORNEY: ROBERT W. HERSHMAN, JR.,  
 6 E. Hinckley Avenue, 1st Floor,  
 Ridley Park, PA 19078

**NEWHART, PAULINE M., dec'd.**

Late of Upper Merion Township.  
 Administratrix: LYNDA A. NEWHART,  
 428 Abrams Mill Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: GEORGE K. KEENAN,  
 44 E. Broad Street, Suite 210,  
 Bethlehem, PA 18018

**PERLOE, SIDNEY L., dec'd.**

Late of Lower Merion Township.  
 Executrix: PAULETTE JELLINEK,  
 c/o Andrew M. Logan, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: ANDREW M. LOGAN,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**PHILIPSEN, DEANNA L. also known as  
DEANNA LOUISE CONRAD, dec'd.**

Late of Abington Township.  
 Executor: SHAWN D. PHILIPSEN,  
 c/o Stephen M. Specht, Esquire,  
 2332 S. Broad Street,  
 Philadelphia, PA 19145.  
 ATTORNEY: STEPHEN M. SPECHT,  
 GREEN & SCHAFLE, LLC,  
 2332 S. Broad Street,  
 Philadelphia, PA 19145

**RAPP, JACOB MAX also known as****JACOB M. RAPP,  
JACOB RAPP and  
JAKE RAPP, dec'd.**

Late of Upper Merion Township.  
 Administratrix: AVA R. RAPP,  
 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

**RIDDELL, RUTH B. also known as****RUTH B. CARLISLE, dec'd.**

Late of Lower Providence Township.  
 Executors: JOHN R. RIDDELL,  
 117 Gabrielle Court,  
 Broomall, PA 19008,  
 BARBARA MARKS,  
 105 Beach Avenue,  
 Larchmont, NY 10538.  
 ATTORNEY: JOHN R. RIDDELL,  
 MARSHALL DENNEHEY,  
 620 Freedom Business Center Drive, Suite 300  
 King of Prussia, PA 19426

**RIVALTA, RIVALTINO also known as  
TINO RIVALTO, dec'd.**

Late of Upper Merion Township.  
 Executrix: ELEONORA LACY,  
 2 Little Knoll Circle,  
 Collegeville, PA 19426.

**ROVELLO, LUCILLE, dec'd.**

Late of East Norriton Township.  
 Co-Executrices: GINA F. ROVELLO AND  
 DONNA M. D'ANGELIS,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DANIEL J. PACI,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**SALANIK, RITA LOUISE, dec'd.**

Late of Horsham Township.  
 Executor: JOHN SALANIK,  
 118 Gentry Drive,  
 Perkasio, PA 18944.

**SAVAGE, MAUDE V. also known as****MAUD V. SAVAGE,  
MAUDE SAVAGE and  
MAUD SAVAGE, dec'd.**

Late of Lower Providence Township.  
 Executrix: CLAUDIA E. MARTIN,  
 68 Lake Tahoe Circle,  
 Bear, DE 19701.  
 ATTORNEY: E. NEGO PILE,  
 PILE LAW FIRM,  
 Veva 14, Suite 404,  
 1777 Sentry Parkway West,  
 Blue Bell, PA 19422

**SERGAS, JAMES, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: MARK SERGAS,  
 214 Perkiomen Avenue,  
 Phoenixville, PA 19460.  
 ATTORNEY: SUZANNE BENDER,  
 216 Bridge Street,  
 Phoenixville, PA 19460

**SILVERMAN, IRIS H. also known as  
IRIS HILL SILVERMAN and  
IRIS SILVERMAN, dec'd.**

Late of Upper Merion Township.  
 Executrix: AMY SILVER O'LEARY,  
 352 Washington Avenue,  
 Phoenixville, PA 19460.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**SIMON, ERMINIA C., dec'd.**

Late of Whitpain Township.  
 Executors: EDWARD P. SIMON,  
 JOHN R. SIMON AND  
 LAURA J. CARRO,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**SNYDER, OLIVE also known as****OLIVE W. SNYDER, dec'd.**

Late of Franconia Township.  
 Executors: DENNIS B. SNYDER,  
 515 Delp Road,  
 Souderton, PA 18964,  
 DAVID B. SNYDER,  
 1050 Allentown Road,  
 Green Lane, PA 18054.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**STEPHENS, DONNA T., dec'd.**

Late of Borough of Norristown.  
 Administrator: BOHANNON M. STEPHENS,  
 c/o Mark S. Harris, Esquire,  
 Kraut Harris, P.C.,  
 5 Valley Square, Suite 120,  
 Blue Bell, PA 19422.

**TROUT, ANNE H., dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN R. TROUT,  
 c/o Ronald W. Fenstermacher, Jr., Esquire,  
 1001 Conshohocken State Road, Suite 1-311,  
 West Conshohocken, PA 19428.  
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,  
 RONALD W. FENSTERMACHER, JR., P.C.,  
 1001 Conshohocken State Road, Suite 1-311,  
 West Conshohocken, PA 19428

**VELUTINI, EMILIO RICHARD, dec'd.**

Late of Cheltenham Township.  
 Executrix: MARGARET VELUTINI,  
 c/o Daniella A. Horn, Esquire,  
 2202 Delancey Place,  
 Philadelphia, PA 19103.  
 ATTORNEY: DANIELLA A. HORN,  
 KLENK LAW, LLC,  
 2202 Delancey Place,  
 Philadelphia, PA 19103

**VERGULDI, PAUL ANTHONY, dec'd.**

Late of Upper Hanover Township.  
 Executor: MICHAEL L. VERGULDI.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**WOLFE, REGINA A. also known as****REGINA ANN WOLFE, dec'd.**

Late of Horsham Township.  
 Executor: KENNETH WOLFE,  
 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

**YOFFE, CHICKEE, dec'd.**

Late of Lower Merion Township.  
 Executor: JOSH YOFFE,  
 c/o Thomas A. Boulden, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: THOMAS A. BOULDEN,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**Third and Final Publication****ALDERFER, ELIZABETH A., dec'd.**

Late of Franconia Township.  
 Executor: FLOYD KEITH ALDERFER,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**ANDREWS, JOHN W. also known as  
ANN BAIR, dec'd.**

Late of Whitmarsh Township.  
 Executrix: JANET A. RAGUSA,  
 c/o Michael P. Gottlieb, Esquire,  
 Vangrossi and Recchuiti,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200.  
 ATTORNEY: MICHAEL P. GOTTLIEB,  
 VANGROSSI AND RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401,  
 610-279-4200

**BOSTICK JR., WALTER E. also known as  
WALTER E. BOSTICK, dec'd.**

Late of Horsham Township.  
 Executor: DAVID W. BOSTICK,  
 25 Newtown Lane,  
 Willingboro, NJ 08046.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**BROTZMAN, JAMES W., dec'd.**

Late of Perkiomen Township.  
 Executor: JAMES L. McFARLANE.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn Street,  
 Norristown, PA 19401

**BRUNNER, LINDA J. also known as****LINDA JEAN BRUNNER, dec'd.**

Late of Upper Frederick Township.  
 Administrator: DANIEL D. BRUNNER,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**BRUNO, RICHARD M., dec'd.**

Late of Upper Merion Township.  
 Executor: RICHARD M. BRUNO, JR.,  
 122 Green Hill Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: KEVIN J. RYAN,  
 220 W. Gay Street,  
 West Chester, PA 19380

**CARROLL, LARRY also known as****LARRY M. CARROLL and  
LARRY MARC CARROLL, dec'd.**

Late of Lower Merion Township.  
 Administrator: KENNETH E. AARON, ESQUIRE,  
 c/o Thomas O. Hiscott, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.



- ATTORNEY: THOMAS O. HISCOTT,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428
- COXE, ISABEL A., dec'd.**  
Late of Upper Dublin Township.  
Executor: HENRY B. COXE, III,  
1638 E. Butler Pike,  
Ambler, PA 19002.
- ATTORNEY: KATHRYN H. CRARY,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571
- DiROCCO, NICHOLAS GREGORY, dec'd.**  
Late of East Norriton Township.  
Executor: GREGORY F. DiROCCO,  
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
- DRUMMER, ELSIE A., dec'd.**  
Late of Worcester Township.  
Executors: WILLIAM J. DRUMMER AND  
DIANE K. KLOTH,  
c/o D. Keith Brown, Esquire,  
P.O. Box 70,  
Newtown, PA 18940.  
ATTORNEY: D. KEITH BROWN,  
STUCKERT AND YATES,  
P.O. Box 70,  
Newtown, PA 18940
- EPPINGER, ANTON, dec'd.**  
Late of Rockledge, PA.  
Administrator: ANTON K. EPPINGER,  
c/o Jeffrey S. Michels, Esquire,  
1234 Bridgetown Pike, Suite 110,  
Feasterville, PA 19053.  
ATTORNEY: JEFFREY S. MICHELS,  
1234 Bridgetown Pike, Suite 110,  
Feasterville, PA 19053
- FIRTH, CHRISTINE F. also known as  
CHRISTINA F. FIRTH and  
CHRISTINE FRANCES FIRTH, dec'd.**  
Late of Limerick Township.  
Co-Administrators: DOUGLASS FIRTH AND  
JENNIFER SHARROCK,  
c/o Lisa J. Cappelletta, Esquire,  
1236 E. High Street,  
Pottstown, PA 19464.  
ATTORNEY: LISA J. CAPPOLELLA,  
1236 E. High Street,  
Pottstown, PA 19464
- GINSBURG, HELEN A., dec'd.**  
Late of Ambler, PA.  
Executor: BARRY GINSBURG,  
7301 Coventry Road, #602,  
Elkins Park, PA 19027.  
ATTORNEY: MICHAEL WOLINSKY,  
1015 Chestnut Street, Suite 414,  
Philadelphia, PA 19107
- GRASSEY, GEORGE D., dec'd.**  
Late of Montgomery Township.  
Executrix: LÖRETTA STRAKA,  
108 Dolton Road,  
Feasterville, PA 19053.  
ATTORNEY: GREGORY C. McCARTHY,  
87 N. Broad Street,  
Doylestown, PA 18901
- HEYSER, DOROTHY C., dec'd.**  
Late of West Norriton Township.  
Executor: WILLIAM E. HEYSER,  
c/o James L. Hollinger, Esquire,  
Smith, Aker, Grossman & Hollinger,  
6 E. Penn Street,  
Norristown, PA 19401.
- JONES, ROSE MARIE also known as  
ROSE MARIE D. JONES, dec'd.**  
Late of Lower Gwynedd Township.  
Executors: STUART E. JONES AND  
ROBERT S. JONES,  
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
- KELLER, ANNA E., dec'd.**  
Late of Franconia Township.  
Executor: FRANCIS R. KELLER,  
c/o 301 N. Main Street,  
Telford, PA 18969.  
ATTORNEY: RONALD R. BOLIG,  
301 N. Main Street,  
Telford, PA 18969
- LANDIS, ROBERT, dec'd.**  
Late of Borough of Green Lane.  
Executrix: NANCY M. LANDIS.  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073
- MEYERS, PHYLLIS C., dec'd.**  
Late of Montgomery County, PA.  
Executrix: VANESSA GILLESPIE.  
ATTORNEY: BRIAN F. LEVINE,  
LEVINE LAW, LLC,  
22 E. Grant Street,  
New Castle, PA 16101-2279
- PATTON, MARJORIE E. also known as  
MARJORIE ELLEN PATTON, dec'd.**  
Late of Upper Merion Township.  
Executor: ROGER W. PATTON,  
c/o Bernard F. Siergiej, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: BERNARD F. SIERGIEJ,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- PERNO, MICHAEL A., dec'd.**  
Late of Horsham Township.  
Executrix: EILEEN R. PERNO,  
804 Welsh Road,  
Horsham, PA 19044.  
ATTORNEY: DAVID STRENFEL,  
73 Chestnut Road,  
Paoli, PA 19301

**SEKELLIC, STEPHANIE also known as****STEPHANY SEKELLIC, dec'd.**

Late of Springfield Township.  
Administratrix: MARIA N. SIMS,  
4 Upton Court,  
Palm Coast, FL 32164.

ATTORNEY: ANDREW P. GRAU,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**SHEETZ, CLAIRE M., dec'd.**

Late of Douglass Township.  
Executor: GARY L. SHEETZ,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**SOLVIBLE, EDWARD R., dec'd.**

Late of Plymouth Meeting, PA.  
Executrix: MERIDITH P. SOLVIBLE,  
c/o James F. Crotty, Esquire,  
P.O. Box 262,  
Blue Bell, PA 19422.

ATTORNEY: JAMES F. CROTTY,  
P.O. Box 262,  
Blue Bell, PA 19422,  
215-643-2992

**UNGRADY, MYRA KAY also known as  
MYRA K. UNGRADY, dec'd.**

Late of Perkiomen Township.  
Executor: JACOB SLAVENS,  
c/o Mary E. Podlogar, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.

ATTORNEY: MARY E. PODLOGAR,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**WEBB, KEVIN THOMAS, dec'd.**

Late of Hatboro, PA.  
Administrator: NEAL WEBB,  
708 Burbidge Road,  
Hatboro, PA 19040.

**WILLIAMS, MILDRED EARLE, dec'd.**

Late of Skippack Township.  
Administratrix: SUSAN C. LAW,  
14 Hendricks Road,  
Perkiomenville, PA 18074.

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

Late of Springfield Township.  
Executor: MICHAEL WILSON,  
c/o Charles Bender, Esquire,  
2800 Kelly Road, Suite 200,  
Warrington, PA 18976.

ATTORNEY: CHARLES BENDER,  
FOX ROTHSCHILD LLP,  
2800 Kelly Road, Suite 200,  
Warrington, PA 18976

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**FICTITIOUS NAME**

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

**Smart Cookie Real Estate** with its principal place of business at 102 Lemonton Way, Wayne, PA 19087.

The name and address of the person owning or interested in said business is: Stephanie Bacue, 102 Lemonton Way, Wayne, PA 19087.

The application was filed on July 9, 2022.

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**TRUST NOTICES****Third and Final Publication****THE JULIA VALENTINO LIVING TRUST  
DATED 8/14/2015****JULIA VALENTINO, DECEASED****Late of Lower Merion 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: Steven J. Valentino**

c/o Danielle Friedman, Esq.,  
1801 Market St., Ste. 2300, Phila., PA 19103.

**Or to his Atty.: Danielle Friedman  
Offit Kurman, P.A.**

1801 Market St., Ste. 2300, Phila., PA 19103

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**EXECUTIONS ISSUED****Week Ending September 6, 2022****The Defendant's Name Appears  
First in Capital Letters**

58 YORK PARTNERS, LLC: BERNIE'S HATBORO, LLC:  
ORELAND ASSOCIATES II, LLC, ET AL. -  
Berkshire Bank; 202014916; \$1,933,790.84.  
ALEDLBI, WALAA: PNC BANK, GRNSH. -  
Discover Bank; 202117445.  
ALLEN, LORETTA: TRI COUNTY FCU, GRNSH. -  
Portfolio Recovery Associates, LLC; 201924231;  
\$2,946.94.  
BENNIS, NICHOLAS: SANTANDER BANK, GRNSH. -  
Discover Bank; 202018549.  
BRENNAN, HOWARD: SUPERIOR CU, GRNSH. -  
Portfolio Recovery Associates, LLC; 202105119;  
\$7,123.48.  
BROOKS, MARLENA: CITIZENS BANK, GRNSH. -  
Discover Bank; 202116190.  
BUKSTEL, ED: VITAMIN SPICE: GIUPEDI, LLC,  
GRNSH. - Hand, Jehu; 202104534; \$129,368.22.  
BURNS, NATALIE: CITIZENS BANK, GRNSH. -  
John J. Bryers Funeral Home, Inc.; 202216491;  
\$3,035.41.

- CARFI, JOSEPH; MALLOY, KELLY - Ditech Financial, LLC, et al.; 201820410.
- CHAMPI, PAUL; PAUL, CHAMPI, GRNSH. - Discover Bank; 202018503.
- CIRAFESI, RALPH; WEST, JEFFREY; JOSHUA, ET AL. - Genisys Credit Union; 201908132; ORDER/REASSESS DAMAGES/\$52,240.00.
- CLARK, CAMILLA; BANK OF AMERICA, GRNSH. - Discover Bank; 202106587.
- CZAPOR, JOSH; SANTANDER BANK, GRNSH. - Discover Bank; 202018495.
- DELANO, KRISTEN; CITADEL FCU, GRNSH. - Discover Bank; 202121724.
- DEMENTSHUK, MARIANA; FULTON BANK, GRNSH. - Discover Bank; 202206883; \$4,521.55.
- DiCLAUDIO, FRANK; TRUIST BANK, GRNSH. - Marina District Development Co., LLC, et al.; 201111546; \$6,371.48.
- DILLALOGUE, KIMBERLY; CITIZENS BANK, GRNSH. - Discover Bank; 202200243.
- DONAHUE, RYAN; BANK OF AMERICA, GRNSH. - Discover Bank; 202117438.
- ERTEL, JUSTIN; KEYBANK, N.A., GRNSH. - Discover Bank; 202117443.
- ESPINAL-VALDEZ, MIREYA; ROQUE - Windlestrae Community Master Association; 202212195; ORDER/REASSESS DAMAGES/\$8,838.9.
- FUNK, JEFFREY; KEYBANK, N.A., GRNSH. - Discover Bank; 202018551.
- GOODING, GLORIA; AMERICAN HERITAGE FCU, GRNSH. - Discover Bank, et al.; 201805095.
- GRZEGOREK, RICHARD - Eagle Homeowners; 202214037; \$3,089.67.
- GUERRA, TRICIA; POLICE AND FIRE FCU, GRNSH. - Discover Bank; 202117426.
- GUNDER, TRENTON; TD BANK, GRNSH. - Discover Bank; 202122597.
- HONG, EUGENE; EUGENE, HONG, GRNSH. - Discover Bank; 202018525.
- HOPE, JANE; BANK OF AMERICA, GRNSH. - Discover Bank; 201928412.
- JAMISON, STEVEN; TD BANK, GRNSH. - Discover Bank; 202018534.
- JENKINS, STEVEN - JPMorgan Chase Bank, National Association; 202204176.
- KELCH, KRISTIN; KEYBANK, N.A., GRNSH. - Discover Bank; 201925323.
- KRYSTKLEWICZ, PATRICK; TD BANK, GRNSH. - Discover Bank; 202116916.
- LANG, KAREN; TD BANK, GRNSH. - T.D. Bank USA, N.A., As Successor In Interest to Target National; 202205484; \$2,336.72.
- LIBIER, LISA; WELLS FARGO BANK, GRNSH. - T.D. Bank USA, N.A.; 202004776; \$1,873.95.
- LONG, MARLON - First Resource Bank; 202211045; \$82,538.61.
- LUXURY WORLD, LLC; BALLWEBER, GUENTHER; KP & MG CAPTIAL, INC.; GOYBERG, LLC, GRNSH. - Larsson, Alexander; 202216567; \$550,000.00.
- MINOR, CARLO; UNIVEST BANK AND TRUST CO., GRNSH. - Discover Bank; 202121705.
- MURPHY, JESSICA; NAVY FEDERAL CREDIT UNION, GRNSH. - Discover Bank; 201807509; WRIT/EXEC.
- ORTIZ, YOHANNY; BANK OF AMERICA, GRNSH. - LVNV Funding; 202215529; \$2,636.32.
- PERKINS, ETTA; CITIZENS BANK, GRNSH. - Discover Bank; 201902523; WRIT/EXEC.
- PETTIFORD, WILBERT; AMERICAN HERITAGE CREDIT UNION, GRNSH. - Inova Federal Credit Union; 202103955.
- PHAN, THANH; SANTANDER BANK; SANTANDER BANK, GRNSH. - Bankers Healthcare Group, LLC; 202211807; \$49,525.06.
- QUILLEN, JOSEPH; BANK OF AMERICA, N.A., GRNSH. - State Farm Bank; 201918267; WRIT/EXEC.
- QUINN, JOHN; GRIESBACH, WILLIAM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOC., ET AL. - Bank Of New York Mellon Trust Company, N.A.; 202202425; \$217,805.95.
- QUINN, MICHAEL; PNC BANK, GRNSH. - Discover Bank; 202018550.
- RAPP, JASON; CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202105130; \$12,036.72.
- REED, IRENE; JAMES; IRENE, ET AL. - Home Point Financial Corporation, et al.; 201928210; ORDER/JUDGMENT/\$224,778.35.
- RIOS, WILFREDO; TD BANK, GRNSH. - Discover Bank; 202018556.
- RIOS, WILLY; VIST BANK, GRNSH. - Discover Bank; 202206882; \$4,378.99.
- SANDERS, CLINTON; CARR, STEPHANIE - U.S. Bank Trust, National Association, as Trustee of the Cabana; 202122395.
- SCOTT, CHERRELLE; NAVY FEDERAL CREDIT UNION, GRNSH. - Berk, Slavina; 202215811; \$14,064.75.
- SESERI, KRESHNIK; CITIZENS BANK, GRNSH. - American Express National Bank; 202205996; WRIT/EXEC.
- STRUCTURED GROWTH CAPITAL, INC.; ENGEL, BRIAN; FIRST TRUST BANK, GRNSH. - Sendent Energy, LLC; 202104510; \$1,017,324.28.
- TOMASELLI, MARIANNE; SUPERIOR CU, GRNSH. - Portfolio Recovery Associates, LLC; 202105109; \$4,244.73.
- WOLFE, AMY; PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202113834; \$2,490.93.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending September 6, 2022**

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

- BOSTON MARKET CORPORATION, INC. - Pottstown Center, L.P.; 202216616; Complaint In Confession of Judgment; \$POSSession.
- CABRONE, JARED - Resurgent Receivables, LLC; 202216698; Judgment fr. District Justice; \$1,123.94.
- STANTON, ERNEST - Citizens Bank, N.A.; 202216586; Complaint In Confession of Judgment; \$66,559.63.

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

- Epps, Ronald; Carmen; 202270233; \$16,179.62.
- Kosich, Matthew; 202270230; \$92,080.16.
- Le Bella Donna, Inc.; 202270232; \$11,695.35.
- Sharma, Shruti; 202270229; \$22,501.65.
- Spann, Edward; 202270231; \$92,857.29.

**LETTERS OF ADMINISTRATION****Granted Week Ending September 6, 2022****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ARBUSOW, NIKOLAY - Abington Township;  
Miller, Deborah B., 560 Belfry Drive,  
Blue Bell, PA 19422.

BOWERS, HAZEL D. - Lower Salford Township;  
Husted, Linda K., 147 E. Wood Drive,  
Harleysville, PA 19438.

BRANDENBURG, JOHN W. - Upper Dublin Township;  
Brandenburg, Justin, 612 Cobblestone Lane,  
Lancaster, PA 17601.

CALVANO, MICHAEL - Upper Dublin Township;  
Calvano, Jennifer A., 108 Larkspur Lane,  
Maple Glen, PA 19002.

DeCARLO, ANDREW R. - Abington Township;  
Mlinac, Lisa, 923 Turnberry Lane,  
Southlake, TX 76092.

DePUY, MARIE E. - Upper Gwynedd Township;  
Vandermale, Robert M., 806 Tricorn Drive,  
Lansdale, PA 19446.

DeRUBEIS, JUSTIN N. - Lower Merion Township;  
Lerner, Jennifer, 2147 Chestnut Avenue,  
Ardmore, PA 19003.

HALLMAN, LESTER M. - Upper Gwynedd Township;  
Hallman, Carlyn, 946 Anders Road, Lansdale, PA 19446;  
Hallman, David S., 3 Shinnecock Trail,  
Franklin Lakes, NJ 07417.

HOY, DONALD M. - Lower Providence Township;  
Dunne-Hoy, Eileen, 6017 Indian Woods Lane,  
Collegeville, PA 19426.

KILLOUGH, MICHELLE - Abington Township;  
Killough, Stuart R., 2651 Susquehanna Road,  
Abington, PA 19001.

LEWIS-BERRY, ANNETTE C. - Abington Township;  
Berry, Josh, 2510 Old Welsh Road,  
Willow Grove, PA 19090.

LOVENSTEIN, RICHARD A. - Upper Moreland  
Township; Lovenstein, Katherine M.,  
36 Belmar Road, Hatboro, PA 19040.

MAREK, DANIELA T. - Upper Merion Township;  
Walczak, Mirosława, 51 Flintlock Lane,  
Phoenixville, PA 19460.

PENA BOLIVAR, JIMMY R. - Upper Merion Township;  
Caicedo Ruiz, Claudia P., 750 Moore Road,  
King Of Prussia, PA 19406.

RIVERA, ELLIOT - Lansdale Borough; Rivera, Fannie L.,  
6412 Perry Street, Hollywood, FL 33024.

SCHILLACE, CAROLINE W. - 1012 North Bethlehem Pike,  
Lower Gwynedd, PA 19002.

SOBOLUSKY JR., ANDREW C. - Hatfield Township;  
Sobolusky Sr., Andrew C., 2629 E. Vine Street,  
Hatfield, PA 19440.

TUCK, ANN N. - Upper Moreland Township;  
Tuck, David M., 525 Inman Terrace,  
Willow Grove, PA 19090.

TUCKER, GINETTE M. - Horsham Township;  
Tucker, Nancy S., 614 Station Avenue,  
Glenside, PA 19038.

ULARY, ROSEMARY - Lansdale Borough;  
Mros, Thomas, 2640 Steinsburg Road,  
Quakertown, PA 18951.

**SUITS BROUGHT****Week Ending September 6, 2022****The Defendant's Name Appears  
First in Capital Letters**

ADA, LLC - Reitz, Thiago; 202216494; Petition  
to Appeal Nunc Pro Tunc.

ALVARENGA, AARON - Leiva Leiva, Vilma;  
202216630; Complaint for Custody/Visitation;  
Ahler, Michael.

BENEDETTO, SAMANTHA - Benedetto, Steven;  
202216724; Complaint Divorce.

BOKA, ELLEN - Deck Motel; 202216701; Defendants  
Appeal from District Justice.

CARNARVON, EFIA - Portfolio Recovery Associates, LLC;  
202216627; Civil Action; Gerding, Carrie A.

CLARK, DAVID - American Express National Bank;  
202216696; Civil Action; Odstrchel, Martin.

DAVID FLEISHER, INC. - Bergman, Keith;  
202216584; Petition; Moffitt, W. Christian.

DENNIS, CHARLES - Valerio, Daniel; 202216510;  
Petition to Appeal Nunc Pro Tunc.

EDWARDS, PARRIS - U.S. Bank, National Association  
d/b/a Elan Financial Services; 202216618;  
Civil Action; Loewy, Andrew D.

FORBES, JIM - Wartman, Rose; 202216722; Defendants  
Appeal from District Justice.

HOWARD COUNTY GENERAL HOSPITAL -  
Wright, Lateshia; 202216571; Foreign Subpoena.

JONES, BRENDA - The Ardsley Sl. L.P.; 202216603;  
Defendants Appeal from District Justice.

LAURENZI, FRANCIS - Albarakati, Manar; 202216532;  
Petition for Protection from Sexual Viol.

MARTINO, JAMIE - Portfolio Recovery Associates, LLC;  
202216625; Civil Action; Gerding, Carrie A.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Enriquez Palma, Jerry;  
202216564; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Wargo, Andrew; 202216580;  
Appeal from Suspension/Registration/Insp;  
Dippio, Gregory.

SINCLAIR, ZACHARY - Sinclair, Stephanie; 202216553;  
Complaint Divorce.

SMITH, JEAN - American Express National Bank;  
202216695; Civil Action; Odstrchel, Martin.

SPAN, REGINALD - Price, Nicole; 202216456;  
Complaint for Custody/Visitation.

SPIPKER, THOMAS - Smaha-Spinker, Nichole;  
202216511; Complaint Divorce; Consolo, Colleen F.

TATE, DARLA - Portfolio Recovery Associates, LLC;  
202216624; Civil Action; Gerding, Carrie A.

TERHUNE, RENEE - U.S. Bank, National Association;  
202216600; Civil Action; Harris, John.

WILLIAMS, SHANE - U.S. Bank, National Association  
d/b/a Elan Financial Services; 202216598;  
Civil Action; Harris, John.

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**WILLS PROBATED**
**Granted Week Ending September 6, 2022****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Executors**

- ADGIE SR., MICHAEL G. - Lower Gwynedd Township;  
Urban, Kelly A., 513 Loch Alsh Avenue,  
Ambler, PA 19002.
- ANDERSON, WALTER R. - Abington Township;  
Anderson, Diane E., 6419 Ridge Rd  
Zionsville, PA 18092; Anderson, Walter C.,  
2224 39Th Place Nw Washington, DC 20007.
- ARROYO, MANUEL A. - Cheltenham Township;  
Arroyo, Anthony, 31 Dartmouth Drive  
Delran, NJ 08075.
- BARR, CHRISTINE A. - Lower Providence Township;  
Jones, Robert J., 142 Evansburg Road  
Collegeville, PA 19426.
- BOKOSKI, EDWARD J. - Lower Gwynedd Township;  
Bokoski, Janet C., 434 Gwynedd Valley Drive  
Lower Gwynedd, PA 19002.
- BOLTON, J. R. - Franconia Township; Frankel, Carol B.,  
422 Longwood Drive Exton, PA 19341.
- BOSTIAN, JEAN H. - Worcester Township;  
Austin, Deborah J., 2744 Lantern Lane  
Audubon, PA 19403.
- BOULDEN, PATRICIA J. - Upper Providence Township;  
Green, James D., 406 Gay Street Phoenixville,  
PA 19460; Vargas, Kathleen A., 2454 Wilson Street  
Reading, PA 19605.
- BRUNO, RICHARD M., SR. - Lower Merion Township;  
Bruno, Richard M., Jr., 122 Green Hill Rd  
King Of Prussia, PA 19406.
- CLARKE, MARGARET E. - Lower Merion Township;  
Clarke, Edward, 776 Valleyview Road  
Pittsburgh, PA 15243; Clarke, Peter,  
138 Wooded Lane Villanova, PA 19085.
- DOUGHERTY, ROSEMARIE E. - Lansdale Borough;  
Taber, Susanne D., 1438 Mill Creek Road  
Le Raysville, PA 18829.
- ESCHBACH, ROBERT W. - Royersford Borough;  
Grater, Kenneth C., 651 N. Price St.  
Pottstown, PA 19464.
- FERNANDEZ, ELEONORE - Towamencin Township;  
Currey, Alexandra V., 23 Saratoga Lane  
Harleysville, PA 19438.
- FRANK, PAUL E. - Abington Township;  
Stern, Richard F., 1581 Main Street  
Warrington, PA 18976.
- FRUEH, CONSTANCE E. - Lower Gwynedd  
Township; Transue, Jean D., 159 Sugar Hill Road  
Saylorsburg, PA 18353.
- GALLO, ELIZABETH - East Norriton Township;  
Gallo, Joseph, 2939 Hannah Avenue  
East Norriton, PA 19401-1530.
- GOBER, STEPHEN P. - Plymouth Township;  
Gober, Stephen A., 38 Willow Way Drive  
Enola, PA 17025.
- HOBYAK, JOHN A. JR. - Lower Merion Township;  
Gilbert, Laurel, 4 Kenwood Court  
Malvern, PA 19355.
- JOHNSON, JEANNE A. - Montgomery Township;  
Johnson, Brian K., 3 Winterset Court  
Newtown, PA 18940.
- KNIPE, MARGARET L. - East Norriton Township;  
Knipe, James R., 219 Orchard Lane  
Norristown, PA 19401; Knipe, Thomas C.,  
29 Ivy Circle 1 Eagleville, PA 19403.
- KOCH, ALAN - Montgomery Township;  
Koch, Bart, 1926 Brockport Court  
Claremont, CA 91711.
- LEITH, JOAN M. - Whippain Township;  
Shea, Christine N., 431 Houston Road  
Ambler, PA 19002.
- LINSALATA, NADIA F. - Upper Merion Township;  
Linsalata, Francesco F., 6 Station Ave  
Berwyn, PA 19312.
- MAGERS, DORIS S. - Montgomery Township;  
Magers, Stephen, 608 Rosemont Avenue  
Raleigh, NC 27607.
- MCGINLEY, BERNARD P. - Abington Township;  
Meginley, Christopher, 1432 Noble Road  
Rydal, PA 19046.
- NEWCOMBE, ELLEN I. - Lower Merion Township;  
Dahlheimer, Christina, 4817 Nokomis Avenue  
Minneapolis, MN 55417; Newcombe, Andrea,  
701 Greythorne Road Wynnewood, PA 19096.
- ORIOLO, NICHOLAS F. - East Norriton Township;  
Campana, Lois M., 3256 Hayes Road  
East Norriton, PA 19403.
- POTPINKO, JULIA C. - Lower Pottsgrove Township;  
Bailey, Karen M., 334 Old Philadelphia Pike  
Douglassville, PA 19518.
- ROETTO, CATHERINE M. - Pottstown Borough;  
Giammarco, Vicki N., 4183 Wingate Drive  
Collegeville, PA 19426.
- SHEERIN, MARIE E. - Hatboro Borough;  
Sheerin, John E., 6212 Hasbrook Avenue  
Philadelphia, PA 19111.
- SHRIER, NANCY W. - Abington Township;  
Shrier, Marc G., 766 Rydal Green Drive  
Rydal, PA 19046.
- SIMON, BEVERLY - Upper Dublin Township;  
Kramer, Amy S., 1607 Graham Road  
Jenkintown, PA 19046.
- SITES, MARY E. - East Norriton Township;  
Kenny, Lori E., 1015 Truman Road  
Norristown, PA 19403.
- SMITH, MARIE H. - Upper Dublin Township;  
Smith, Theodore H., 12171 Beach Blvd #1825  
Jacksonville, FL 32246.
- SPOSATO, MARY B. - East Norriton Township;  
Bunck, Allison J., 3736 Sw Stonybrook Drive  
Topeka, KS 66610; Coles, John D.,  
142 Discovery Court Norristown, PA 19401.
- STIFNELL, LOUIS A. - Limerick Township;  
Stafford, Janet, 18 Dawn Dr. Douglassville, PA 19518;  
Stafford, Thomas, 233 S. Pleasantview Rd  
Pottstown, PA 19464.
- TAYLOR, KEITH W. - Limerick Township;  
Gadson, Darlene J., 85 Putter Lane  
Pottstown, PA 19464.
- TERMINI, ROSEANN B. - Lower Merion Township;  
Fucci, Anthony, 215 East Vineyard Court  
Cape May, NJ 08204.
- TOCCI, DAVID R. - Lower Salford Township;  
Tocci, Madeline, 702 Scenic Drive  
Harleysville, PA 19438.
- TREFFINGER, ILLO V. - Marlborough Township;  
Krupp, James R., 534 Main St. Pennsburg, PA 18073;  
Schultz, Sharon R., 2891 Golf Cir. Emmaus, PA 18049.

TWAROGOWSKI, JILL F. - Limerick Township;  
Monkiewicz, Lisa M., 88 Bragg Road  
Schwenksville, PA 19473.

WALSH, THOMAS A., JR. - Royersford Borough;  
Sidlo, Kelley J., 72 Percheron Dr Spring City, PA 19475.

WARREN, JEAN J. - Lower Providence Township;  
Zurik, Lynn W., 2642 South Moore Drive  
Lakewood, CO 80227.

WEIDAMOYER, DONNA C. - Ambler Borough;  
Mcalpine, Linda A., 231 Hendricks Street  
Ambler, PA 19002.

WILSON, ROBERT J. - Upper Merion Township;  
Wilson, Robert T., 200 Clement Circle  
King Of Prussia, PA 19406.

ZIMMERMAN, LEE E. - Lower Gwynedd Township;  
Kjeldgaard, Peter D., 305 Baker Road  
Ambler, PA 19002.

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## RETURN DAY LIST

**September 19, 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. A+ Home Health Care, LLC v. Felton - Defendant’s Motion to Compel Discovery (Seq. 72d) - **D. Diaz - P. Lissanah.**
2. Arden Real Estate Partners I, L.P. v. West Conshohocken Land Holding - Plaintiff’s Motion to Compel Discovery (Seq. 74d) - **P. Leary - J. Larkin - M. Fischer.**
3. Baetiong v. Karpinski - Defendant’s Motion to Compel Discovery (Seq. 6d) - **R. Garnick - J. Dingle.**
4. Balladares v. Chong - Plaintiff’s Motion to Compel Discovery (Seq. 8) - **B. Krupnick - R. Gavin.**
5. Bauer v. Coren - Defendant’s Motion to Compel Discovery (Seq. 60d) - **H. Levin - A. Romanowicz.**
6. Benek v. Wisler - Plaintiff’s Petition to Withdraw as Counsel (Seq. 19d) - **L. Whalen - N. Plank.**
7. Benhaim v. Lewis - Defendant’s Motion to Compel Discovery (Seq. 20d) - **G. Baldino - K. Haywood.**
8. Bergman v. Main Line Health, Inc. - Plaintiff’s Motion to Amend Complaint (Seq. 58) - **J. Van Naarden - K. Powell.**
9. Blanche v. Blanche - Plaintiff’s Motion to Compel Discovery (Seq. 41d) - **E. Pagnanelli - F. Buccì.**
10. Blue Haven Pools v. Skippack Building Corporation - Plaintiff’s Motion to Compel Discovery (Seq. 308d) - **M. Himsworth - J. Caprara.**
11. Bluworl Installation Services v. West Conshohocken Outdoor, LLC - Plaintiff’s Motion to Overrule Objections to Subpoena (Seq. 44d) - **A. Nachmani - E. Campbell.**
12. Brown v. Zebley - Plaintiff’s Motion to Compel Discovery (Seq. 39d) - **T. Kline - B. Post - T. Fitzpatrick.**
13. C Geyer Construction v. Development Unit Acquisition, L.P. - Defendant’s Petition to Intervene (Seq. 1).
14. Capital One Bank, N.A. v. Thacker - Defendant’s Motion to Make Rule Absolute (Seq. 19) - **B. Polas - W. Callahan.**
15. Chun v. Recycling Paper Partners of Pennsylvania - Defendant’s Petition to Withdraw as Counsel (Seq. 28) - **A. Sherr - E. Milby.**
16. Collins v. Lee - Defendant’s Motion to Compel Discovery (Seq. 6d) - **J. Hardy - D. Doyle.**
17. Dawson v. Dan Hoey Realty, LLC - Defendant’s Motion to Compel Discovery (Seq. 42d) - **M. Pansini.**
18. Diamond v. Preit Services, LLC - Defendant’s Motion to Compel Discovery (Seq. 32d) - **S. Ernst - W. Smith.**
19. Dilanzo v. Mesick - Defendant’s Petition to Withdraw as Counsel (Seq. 62) - **E. Pagnanelli.**
20. Dukes v. Integrated Power Sources, LLC - Defendant’s Motion to Compel Discovery (Seq. 78d) - **M. Pileggi - J. Shaffer.**
21. Elliott Greenleaf, P.C. v. DeMarco - Petition to Intervene (Seq. 155) - **C. O’Boyle - G. Bochetto.**
22. Federal Realty Investment Trust v. Lord & Taylor Holdings, LLC - Defendants Motion for Leave to Amend Answers (Seq. 48) - **M. Kizner - J. Eads.**
23. Field v. Bailey - Defendant’s Petition for Leave to Withdraw as Counsel (Seq. 20d) - **C. Harper - C. Curley.**
24. Fitzgerald v. Pope - Plaintiff’s Motion to Compel Discovery (Seq. 8d) - **J. Schlossberg - A. DiGiulio.**
25. Friedman v. Bryn Mawr Hospital - Defendant’s Motion to Compel Discovery (Seq. 387d) - **S. Friedman - K. Chanler.**
26. Global Maintenance, Inc. v. American Academic Health System, LLC - Defendant’s Motion to Withdraw as Counsel (Seq. 70) - **M. Himsworth - J. Gajer.**
27. Goh v. Ballod - Defendant’s Motion to Compel Discovery (Seq. 10d) - **M. Mednick - K. Nosari.**
28. Greco v. Westover Apartment Association, L.P. - Defendant’s Motion to Compel Discovery (Seq. 70d) - **J. McMahon - R. Cavalier.**
29. Guido v. Kelaher - Plaintiff’s Motion to Compel Discovery (Seq. 56d) - **C. Young - M. Wender.**
30. Hadjar v. Salim - Plaintiff’s Motion to Deem Admissions Admitted (Seq. 7d) - **M. Simon - J. Eisner.**
31. Handley v. Loft at Limerick, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 32d) - **J. Haggerty - K. Michaels.**
32. Harriet Hurwitz Executrix of The Estate of Joel Hurwitz, Deceased v. Abington Memorial Hospital d/b/a Abington Hospital Jefferson Health d/b/a Jefferson Abington Hospital - Plaintiff’s Motion to Strike Objections to Subpoena (Seq. 62d) - **R. Saifer - D. Martz.**
33. Henley v. Montgomery County - Defendant’s Motion to Compel Discovery (Seq. 162d) - **P. Newcomer - T. Bracaglia.**
34. Hill v. Adams - Plaintiff’s Motion to Compel Discovery (Seq. 20d) - **J. Kofsky - J. Walsh.**

35. Hill Gate Homeowners Association v. Gordon - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **R. Schoenlein - D. Jaffe.**
36. Huang v. Pennsylvania Department of Transportation - Plaintiff's Motion to Vacate Order of License Suspension (Seq. 11).
37. Hyman v. Decarlo - Defendant's Motion to Compel Discovery (Seq. 5d) - **M. Simon - C. Breon.**
38. Kane Builders S&D, Inc. v. Streamline Industries, LLC - Plaintiff's Motion to Compel Discovery (Seq. 30d) - **J. McEvelly - M. Caudo.**
39. Larocca v. Molina - Defendant's Petition to Withdraw as Counsel (Seq. 28) - **F. LaRocca - B. Newman.**
40. Lorz v. Kassis - Plaintiff's Motion to Compel Discovery (Seq. 38d) - **P. Greiner - M. McGilvery.**
41. Maier v. Mc Dowell - Defendant's Motion to Compel Discovery (Seq. 11d) - **K. Packer.**
42. Maple Hill Community Association v. Debebe - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 45) - **M. Cunningham - M. Pearlstein.**
43. Mazer v. Cornbluth - Plaintiff's Motion to Amend Complaint (Seq. 308) - **J. Rizzo - C. Froba - J. Currie - J. Orsini-Ford.**
44. McBride v. Oppenheimer - Defendant's Motion to Compel Discovery (Seq. 50d) - **F. Strokkoff - C. Connor.**
45. McCloskey Mechanical Contractors, Inc. v. Old York, LLC - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **D. Fierstein - D. Utain.**
46. McIwain v. Saber Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery (Seq. 74d) - **M. Fuller - S. Josephson.**
47. Midlantic Machinery, Inc. v. Ronald Opeil Flagstone Company - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **A. Sklar.**
48. Miller v. Southeastern Pa. Transportation Authority - Plaintiff's Motion to Strike off Discontinuance and Consolidate (Seq. 39) - **R. DiTomaso - M. Naythons.**
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50. Moleski v. Carrel - Plaintiff's Motion to Defer (Seq. 30) - **M. Greenfield.**
51. McNulty v. Woodmount Company, LLC - Defendant's Motion to Compel Discovery (Seq. 24d) - **G. Paolino - A. Canale.**
52. Noel v. Boswell - Plaintiff's Motion to Break and Enter (Seq. 1).
53. Perlman v. AAA Insurance - Plaintiff's Motion to Compel Discovery (Seq. 128d) - **R. Cavalier.**
54. Plyter v. Friedenheim - Defendant's Motion Pro Hac Vice (Seq. 129) - **R. Ross - M. Nagata - D. Camhi.**
55. Rizzotte v. 646 Germantown Pike, L.P. - Defendant's Motion to Compel Discovery (Seq. 44d) - **D. Purtel.**
56. Ross v. McGovern - Plaintiff's Motion to Compel Discovery (Seq. 26d) - **M. Simon - A. DiGiulio.**
57. Schrader v. Alam - Defendant's Motion to Enforce Settlement (Seq. 76) - **M. Greenfield - J. Fowler.**
58. Sheth v. Toneatto - Plaintiff's Motion to Compel Deposition (Seq. 33d) - **J. O'Brien - A. Peskin.**
59. Shlayen v. Yu - Defendant's Motion to Compel Discovery (Seq. 6d) - **C. Hahn - C. Breon.**
60. Shri Durga, LLC v. Braxton Reality Holdings, LLC - Plaintiff's Motion to Compel Discovery (Seq. 58d) - **G. Searle - G. DiPippo.**
61. Steele v. Shaw - Defendant's Motion to Compel Records (Seq. 13d) - **T. Heinz - K. Nosari.**
62. Taylor v. Payne - Defendant's Motion to Dismiss (Seq. 60) - **C. DeFelice.**
63. Toff v. Burgess - Defendant's Motion to Compel Discovery (Seq. 6d) - **S. Carpey - J. Auth.**
64. Valentine v. Germantown Cab Company - Defendant's Motion to Compel Discovery (Seq. 16d) - **J. Berschler.**
65. White v. George - Defendant's Motion to Compel Discovery (Seq. 16d) - **R. Gelinas - Y. Cooper - B. Pancio.**
66. Wilkins v. Flowers - Defendant's Motion to Compel Discovery (Seq. 21d) - **J. Kunnel - K. Krenicky.**