

## 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 August 31, 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. 2011-10363**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereon known as "Revision of Lots made for Whitmarsh Downs, Inc.", made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952 and last revised April 7, 1953 as follows, to wit:

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2017-10426**, 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 about to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan (Phasing) of Pleasantview Estates Phase, II, prepared by Bursich Associates, Inc., Consulting Engineers, dated 9/20/1989, last revised 9/27/1993 and recorded in Plan Book A54, Page 344, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deer Ridge Drive (50 feet wide), a corner of this and Lot No. 95 on said Plan; thence, extending from said point of beginning and along the Southeasterly side of Deer Ridge Drive, aforesaid, along the arc of a circle, curving to the right, having a radius of 175.00 feet, the arc distance of 136.03 feet to a point, a corner of Lot No. 93 on said Plan; thence, extending along the same, South, 26 degrees 51 minutes 48 seconds West, 146.41 feet to a point, in line of Lot No. 113 on said Plan; thence, extending along the same and along Lot No. 112 on said plan, North 63 degrees 08 minutes 12 seconds West, 38.53 feet to a point, a corner of Lot No 95, aforesaid; thence, extending along the same, North, 12 degrees 33 minutes 29 seconds West, 138.89 feet to the first mentioned point and place of beginning.

BEING Lot No. 94 on said plan.

BEING THE SAME PREMISES which Francis M. Summerill and Rosalie Summerill, husband & wife, by Deed, dated May 31, 2006 and recorded on June 7, 2006, in the Office of the Montgomery County, Recorder of Deeds, in Deed Book Volume 5804, at Page 247, as Instrument No. 2006071154, granted and conveyed unto Ibrahim A. Srour and Wafaa Mohammad Zein.

Parcel Number: 42-00-01253-77-5.

Location of property: 2024 Deer Ridge Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Wafaa Mohammad Zein a/k/a Wafaa M. Zein and Ibrahim A. Srour** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2006-OC6, Mortgage Pass-Through Certificates, Series 2006-OC6. Debt: \$267,217.61.

**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. 2017-27221**, 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 ground, situate in the Village and **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a marble stone set, for a corner of this and lot, now of the Estate of James McIntyre, deceased, in the Southeasterly side of Ryers Avenue and 250 feet Southwestwardly from the near side of Laurel Avenue; thence, along said Ryers Avenue, South 46 degrees 33 minutes West, 2.70 feet to a point; thence, South 51 degrees 8 minutes West, 47.30 feet to a point; thence, at right angles to said last mentioned course, South 38 degrees 52 minutes East, 75 feet to a point; thence, North 51 degrees 8 minutes East, 66 feet, more or less to the line of said McIntyre's Lot; thence, North 50 degrees 59 minutes West, 77 feet, more or less to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Matthew Laychock and Melanie Sibre, by Deed, dated 2/7/2012 and recorded 2/23/2012 in Montgomery County in Deed Book 5828, Page 405, conveyed unto Matthew Laychock and Melanie Sibre, in fee.

AND the said Melanie Sibre died on 7/2/2013, vesting Title in Matthew Laychock, Solely.

Parcel Number: 31-00-24013-00-4.

Location of property: 521 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Visceral Properties LLC; Matthew Laychock; and Melanie Sibre (Deceased)** at the suit of National Capital Management, L.P. Debt: \$80,012.94 plus legal interest in the amount of \$48,904.80 for a subtotal of \$128,917.74.

**Ron L. Woodman**, Attorney, I.D. #88450.

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

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

By virtue of a Writ of Execution **No. 2017-28133**, 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, bounded and described according to a Survey and Plan thereof, made by Milton R. Yerkes, Civil Engineer, August 30, 1910, as follows, to wit:

BEGINNING at a stone, marking the intersection of the middle lines of the County Line Road and Ardmore Avenue; thence, extending along the middle line of said Ardmore Avenue, North sixty-two degrees, eleven minutes East, sixty feet to a point, a corner; thence, along other land, now or late of Joseph Dyson and Mary E., his wife, South twenty-seven degrees, forty-nine minutes East, passing along the center of the partition wall, dividing these premises from premises to the Northeast, one hundred twenty feet to a point, in line of land of Kate and Emma Hughes; thence, along the same, South sixty-two degrees, eleven minutes West, sixty-four and fifty-nine one-hundredths feet to the middle of the County Line Road, aforesaid; thence, along the same, North twenty-five degrees, thirty-eight minutes West, one hundred twenty and nine one-hundredths feet to the stone, marking the intersection of said roads, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Francis S. McManus, by Deed, dated 8/15/96 and recorded at Montgomery County Recorder of Deeds Office on 8/22/96, in Deed Book 5158, at Page 1755, granted and conveyed unto Beverly J. Adams.

Parcel Number: 40-00-01472-00-9.

Location of property: 231 Ardmore Avenue, Lower Merion, PA 19003.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Beverly J. Adams** at the suit of Lower Merion Township. Debt: \$1,040.63.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-05242**, 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, bounded and described according to a Plan of Subdivision, prepared for William E. Nash, called Rolling Meadows Estates, made by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, PA, dated December 1, 1978 and recorded in the Office of the Recorder of Deeds, in Plan Book A-46, Page 169, as follows, to wit:

BEGINNING at a point of tangent, on the Southeasterly side of Keeler Road, measured on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet from a point of tangent on the Northwesterly side of Susan Drive (50.00 feet wide); thence, extending from said point and place of beginning, along said side of Keeler Road, crossing a creek, North 55 degrees 42 minutes 43 seconds East, 212.95 feet to a point, a corner of Lot No. 11; thence, extending along Lot, South 49 degrees 16 minutes 04 seconds East, 129.40 feet to a point, a corner of Lot No. 8; thence, extending along said Lot, crossing a 20.00 feet wide sanitary sewer easement and also extending partly through the center of a 20.00 foot proposed sanitary sewer easement, South 55 degrees 42 minutes 43 seconds West, 304.84 feet to a point of tangent on the Northwesterly side of Susan Drive; thence, extending along said side thereof, North 34 degrees 17 minutes 17 seconds West, 100.00 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said Plan.

BEING THE SAME PREMISES which Charles T. Matthews and Sandra E. Matthew, husband and wife, by Deed dated 03/31/2006 and recorded 04/17/2006 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5597, Page 1100, granted and conveyed unto Leonard G. Wood and Charlotte H. Wood, in fee.

AND THE SAID Leonard G. Wood hereby departed this life, on or about 07/14/2021, thereby vesting title solely unto Charlotte H. Wood.

Parcel Number: 53-00-08463-34-9.

Location of property: 1528 Susan Drive, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charlotte H. Wood and Leonard G. Wood (Deceased)** at the suit of Wells Fargo Bank, N.A. Debt: \$535,862.77.

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

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

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

By virtue of a Writ of Execution **No. 2018-15559**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2019-01227**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements to be thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to Site Plan of Belvoir Woods, made by Czop/Spector, Inc., Consulting Engineers and Surveyors, dated 6/4/1989 and last revised 7/29/1994, said plan recorded in the Office of the Recorder of Deeds, at Norristown, Montgomery County, Pennsylvania, in Land Site Plan Book 2, Page 473, as follows, to wit:

BEGINNING at an interior point, said interior point being a point, a corner of Lot #20, as shown on the above mentioned plan; thence, extending from said point of beginning, South 6 degrees 47 minutes 12 seconds West, 59.67 feet to a point; thence, extending from said point, North 43 degrees 12 minutes 48 seconds West, 40.00 feet to a point, a corner of Lot #22, as shown on the above mentioned plan; thence, extending along the aforesaid lot, North 46 degrees 47 minutes 12 seconds East, 59.67 feet to a point, a common corner of the aforesaid Lot #22 and Lot #20, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, South 43 degrees 12 minutes 48 seconds West, 40.00 feet to the first mentioned interior point and place of beginning.

CONTAINING in area 2,386 8 feet.

BEING Lot #21 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Langenback, by Deed from Robert A. Zappolo and Robert J. Zappolo, dated 11/15/2005, recorded 12/27/2005, in Book 5584, Page 1025.

Parcel Number: 49-00-04955-08-1.

Location of property: 521 Highland Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul A. Langenback** at the suit of Selene Finance LP. Debt: \$432,863.67. **Robertson, Anschutz, Schneid, Crane & Partners, PLLC**, A Florida professional limited liability company.

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. 2019-03304**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being part of Lot No. 492 on the Plan of Penbryn and described according to a Plan, made for Herbert A. Klosterman, Jr., by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on the 23rd day of April A.D. 1963 and last revised the 13th day of November A.D. 1963 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Arnaud Avenue (50 feet wide), which point is measured South 29 degrees 22 minutes East, 225 feet from the Southeasterly side of Egerton Avenue (50 feet wide); thence, extending from said point of beginning, along the said side of Arnaud Avenue, South 29 degrees 22 minutes East, 27 feet 2-3/8 inches to a point, a corner of Lot No. 491; thence, extending along the same, South 60 degrees 38 minutes West, passing partly through the party wall of the buildings erected on this lot and the building erected on the lot adjoining to the Southeast, 74 feet 11? inches to a point; thence, extending North, 42 degrees 53 minutes 26 seconds West, 18 2-1/8 inches to a point; thence, extending on a line through Lot No. 492, North 47 degrees 06 minutes 34 seconds East, 40 feet 7-7/8 inches to a point on the Northwesterly line of Lot No. 492; thence, extending along the same, North 60 degrees 38 minutes East, 39 feet 7-7/8 inches to a point on the Southwesterly side of Arnaud Avenue, being the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Jerry L. Ross and Vincella Ross, by Deed, dated 11/29/88 and recorded at Montgomery County Recorder of Deeds Office on 1/19/89, in Deed Book 4900, at Page 541, granted and conveyed unto Jerry L. Ross and Jacqueline L. Ross.

Parcel Number: 30-00-02152-00-5.

Location of property: 2636 Arnaud Avenue, Abington Township, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jerry L. Ross and Jacqueline L. Ross** at the suit of Township of Abington. Debt: \$2,626.88.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-20002**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, designated as Lot No. 59 and 60 in a plan of lots, laid out by Rehr and Ficker and known as the "Ideal Building Lots" said plan recorded in the Office of the Recorder of Deeds at Nornstown, in Deed Book 649, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Noble Street, (sixty six feet wide), at the distance of ninety feet, six inches, Southwestwardly from the Southwesterly side of Elm Street, (sixty six feet wide), a corner of this and Lot No. 61 on said plan; thence, along said Lot No. 61 on said plan, Southeasterly, one hundred and seventy feet eight and three eighths inches to a point on the Northwesterly side of an alley, laid out twenty feet wide, (leading Northeasterly from Oak Street to Elm Street); thence, along said side of said alley, Southwestwardly, fifty feet to a corner of Lot No. 58, on said plan; thence, along said Lot No. 58, on said plan, Northwestwardly, one hundred and seventy feet, eight and three eighths inches to a point, on the Southeasterly side of Noble Street, aforesaid; thence, along said side of said Noble Street, Northeasterly fifty feet to the place of beginning.

BEING THE SAME PREMISES which Virginia Anselm, by Deed dated 07/24/2006 and recorded 09/08/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5615, Page 1517, granted and conveyed unto Roslyn Davis.

Parcel Number: 13-00-27636-00-8.

Location of property: 736 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roslyn Davis** at the suit of U.S. Bank National Association, As Trustee, For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX9. Debt: \$204,644.28.

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

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

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

By virtue of a Writ of Execution **No. 2019-22525**, 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, known and designated as Lots Nos. 843 and 844 on a certain plan of lots of Willow Grove, surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, aforesaid in Deed Book 403, Page 500 and more particularly described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Washington Avenue, one thousand one-hundred sixty five and seventy one one-hundredths feet, Southwestwardly from the junction of the said side of Washington Avenue and the Northwesterly side of the Northeast Pennsylvania Railroad right-of-way and extending along the said side of Washington Avenue, in a Westerly direction of fifty feet; thence, of this width between parallel lines at right angles to Washington Avenue, in length or depth, the distance of one hundred twenty four and sixty six one-hundredths feet on the Westerly line of one hundred twenty four and ninety six one-hundredths feet on the Easterly line thereof.

BEING THE SAME PREMISES which Walter Studley, by Deed dated 04/29/2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on 6/9/2005, in Deed Book Volume 5567, Page 500, granted and conveyed unto Gregory McCastle & Sonia McCastle.

Parcel Number: 30-00-70604-00-7.

Location of property: 1575 Washington Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sonia McCastle a/k/a Sonia Mc Castle a/k/a Sonia R. McCastle and Gregory McCastle a/k/a Gregory Mc Castle a/k/a Gregory E. McCastle** at the suit of PennyMac Loan Services, LLC. Debt: \$323,007.02.

**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. 2019-23557**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, located in the property known, named and identified as The Woodwinds Condominium, located in **Hatboro 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 Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania recorded on 04/26/1988, in Deed Book 4871, Page 360, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 1, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING THE SAME PREMISES which Herman W. Paul, by his agent, Elizabeth Nidweski, pursuant to a Power of Attorney, recorded in Power of Attorney Book 244, Page 1728, on 01/08/2014, by Deed, dated 12/30/2013 and recorded 01/08/2014 in the Office of Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5901, Page 837, granted and conveyed unto Wilberto Ortiz and Letty L. Ortiz, husband and wife, as tenants by the entirety.

BEING THE SAME PREMISES which Wilberto Ortiz and Letty L. Ortiz, husband and wife, by Deed dated 07/22/2016 and recorded at Montgomery County Recorder of Deeds Office, on 08/01/2016, in Deed Book 6009, at Page 01298, granted and conveyed unto David V. Barth.

Parcel Number: 08-00-02162-00-8.

Location of property: 1 Hatters Court, Condominium 1, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **David V. Barth** at the suit of Specialized Loan Servicing LLC. Debt: \$136,908.59.

**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. 2019-26072**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania, shown as Parcel "A", on Plan of Subdivision, prepared for John Tamaro, by Herbert H. Metz, Inc., dated 12/9/1982 and last revised 2/22/1983, as follows, to wit:

BEGINNING at a point on the Northeast side of 6th Street (33 feet wide), said point being located South 56 degrees, 40 minutes East, 102.10 feet from a point, marking the intersection of the Southeast side of Franconia Avenue and the Northeast side of 6th Street; thence, from said point and extending along lands, now or late of Lewis F. Walters, Sr.; North 33 degrees, 58 minutes East, 150 feet to a point, a corner in line of a 10 feet wide alley; thence, along said alley, South 56 degrees, 40 minutes East, 22.90 feet to a point, a corner of Lot "B" on said Plan; thence, along Lot "B", South 33 degrees, 19 minutes, 37 seconds West, 150 feet to a point on the Northeast side of 6th Street; thence, along the Northeast side of 6th Street, North 56 degrees, 40 minutes West, 24.57 feet to a point, a corner of lands, now or late of Lewis Walters, said point being the first mentioned point and place of beginning.

BEING THE SAME PREMISES which John J. Smith and Georgia L. Van Zyle, husband and wife, by Deed dated March 28, 1991 and recorded on April 1, 1991, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 4972, at Page 710, granted and conveyed unto Brian L. Ziegler and Denise C. James, as joint tenants with the right of survivorship and not as tenants in common. The said Brian Ziegler departed this life on or about May 11, 2016. The said Denise C. James departed this life on or about April 29, 2021, where by operation of law, title vests in the unknown heirs of Denise C. James, Deceased.

Parcel Number: 11-00-15257-00-5.

Location of property: 945 W. Sixth Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Denise C. Ziegler a/k/a Denise C. James, Deceased and Brian L. Ziegler, Deceased** at the suit of Wells Fargo Bank, N.A., as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2007-HE2 Asset Backed Pass-Through Certificates, Series AMQ 2007-HE2. Debt: \$126,260.92.

**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. 2019-28516**, 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 messuage, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, known as Lot #29 of a Plan of Lots, as laid out by Stanley F. Moyer, R.E. and revised by George F. Shaner, R.E., as of April 26, 1960 and intended to be recorded as such in the Office of the Recording of Deeds at Norristown, Pennsylvania, said Plan of Lots known as "Valley View Acres," bounded and more fully described as follows, to wit:

LOT NO. 29 - BEGINNING at a point, said point being a corner of Lot # 28 and Lot # 29 and said point being South, 43 degrees 51 minutes East, 255 feet from the point of tangency of the Northeasterly property line of Lake Shore Drive (50 feet wide) and the Southeasterly property line of View Road (50 feet wide); thence, from said point of beginning, along Lot # 28, North 46 degrees 09 minutes East, 163.73 feet; thence, South 43 degrees 51 minutes East, 100 feet to corner of Lot # 30; thence, along Lot # 30, South 46 degrees 09 minutes West, 163.73 feet to a corner on the Northeasterly property line of Lake Shore Drive (50 feet wide); thence, along the Northeasterly property line of Lake Shore Drive (50 feet wide), North 43 degrees 51 minutes West, 100 feet to the point and place of beginning.

BEING the same premises which Robert K. Thomas and Renee Thomas a/k/a Renee B. Thomas, husband and wife, by Deed, dated February 28, 2007 and recorded on March 8, 2007, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5638, at Page 01174, as Instrument No. 2007029788, granted and conveyed unto Lori Felton.

Parcel Number: 57-00-02032-00-8.

Location of property: 1706 Lakeshore Drive, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Lori G. Felton** at the suit of The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as Trustee, in Trust for and for the Benefit of the Certificateholders of the Multi-Class Mortgage Pass-Through Certificates, ChaseFlex Trust Series 2007-3. Debt: \$254,476.44.

**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. 2019-28744**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Railroad Avenue, 261.90 feet Northwestward from a spike driven at the intersection of the middle line of Railroad Avenue and the middle line of County Line Road; thence, by lands, now or late of Jacob A. Kettering, South 31 degrees 29 minutes West, 85.50 feet to a point; thence, North 58 degrees 31 minutes West, 16 feet to a point; thence, North 31 degrees 29 minutes East, the line for a part of the distance passing through the middle of the partition wall, dividing the house herein erected and the house on the adjoining lot, 85.50 feet to a point in the middle of Railroad Avenue, aforesaid; thence, extending along same, South 56 degrees 31 minutes East, 16 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Agnes L. Palena, David E. Palena, Richard A. Palena, by Indenture bearing date 7/24/1998 and recorded 9/16/1998 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5240, Page 1183 etc., granted and conveyed unto 726 Railroad LP., in fee.

Parcel Number: 40-00-48432-00-2.

Location of property: 726 W. Railroad Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gilda Woodford** at the suit of Wells Fargo Bank, N.A., as Trustee, For the Certificate Holders of Asset Back Pass-Through Certificates, Series 2005-WCW3. Debt: \$293,831.12.

**Eckert Seamans Cherin & Mellott, 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. 2019-29577**, 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, parcel or lot of land, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made, thereof April 16, 1947, by George P. Shaner, Engineer, as follows; to wit:

BEGINNING at a point on the Southerly side of Race Street, a corner of Lot No. 5 and distant 150 feet Westerly from the Westerly property line of a given fifty feet wide street; thence, in a Southerly direction, along the aforesaid Lot No. 3; South 41 degrees West, 130 feet ½ inch to a point on line of other lands of the grantors; thence, along the same, North 48 degrees 44 minutes West, 75 feet to a point exactly in the middle of Lot No. 5; thence, by a course, North 41 degrees East, 130 feet 5 ½ inches to a point in the middle of Lot No. 5 on the Southerly property line of the aforesaid Race Street; thence, along the same, South 48 degrees 34 minutes East, 75 feet to the place of beginning.

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

BEING THE SAME PREMISES which Caredean Consulting, LLC, by Deed dated 10/31/2018 and recorded at Montgomery County Recorder of Deeds Office on 11/06/2018, in Deed Book 6114, at Page 535, granted and conveyed unto Christopher Bernhardt and Wendy Bernhardt, as tenants by the entirety.

Parcel Number: 64-00-04177-00-7.

Location of property: 720 W. Race Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Bernhardt a/k/a Christopher E. Bernhardt and Wendy Bernhardt** at the suit of Ditech Financial LLC. Debt: \$187,190.02.

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

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

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

By virtue of a Writ of Execution No. **2020-00518**, 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 **Springfield Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as "Chesney Downs in Whitemarsh Valley", made by Barton and Martin dated January 30th A.D. 1947 revised February 16th A.D. 1950 as follows to wit:

BEGINNING at a point on the Southeasterly side of Avondale Road (fifty feet wide), at the distance of Forty-three and seventy-eight one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of one hundred feet, as the said side of Avondale Road, from a point of curve, in the same said point of curve, being the distance of seven hundred thirty five and thirty four one hundredths feet, Southeastwardly, measured along said side of Avondale Road, from the Southeasterly side of Longfield Road (fifty feet wide); thence, extending North Sixty-five degrees, forty-two minutes thirty-eight minutes East, one hundred and twenty-three feet and thirteen one-hundredths feet to a point; thence, extending South Twelve degrees, thirty-four minutes, thirty seconds east, eighty-five and twenty six one-hundredths feet to a point; thence, extending South fifty two degrees, twenty minutes, twenty seconds West, eighty three and fifty-nine one-hundredths feet to a point on the Northeasterly side of Avondale Road, aforesaid; thence, extending North Thirty-seven degrees, thirty nine minutes, forty seconds West on the said side of Avondale Road, one hundred five and eight one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which James Edward Morrison, Jr., as Administrator of the Estate of James Edward Morrison by Deed dated 9/14/1965 and recorded 9/17/1965 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3397 at Page 797, granted and conveyed unto Edward N. Swanson, Deceased 11/30/2004, and Maryann C. Swanson, his wife.

Parcel Number: 52-00-00946-00-1.

Location of property: 640 Avondale Road, Glenside, PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Edward M. Swanson (Deceased) and Maryann C. Swanson** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$405,702.49.

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

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

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

By virtue of a Writ of Execution No. **2020-01283**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of Vaughn Road (T-431) (ultimate width 80 feet), said point being measured the two (2) following courses and distances from a point of curve on the Northeasterly ultimate right-of-way line of Second Avenue (LR 46014), (ultimate width 80 feet): (1) leaving Second Avenue, on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 40.13 feet to a point of tangent, on the Northwesterly ultimate right-of-way line of Vaughn Road; and (2) North 44 degrees



02 minutes East 77.80 feet to the place of beginning; said point of beginning, also being a corner of Lot 3-A as shown on the above-mentioned plan; thence, extending from said point of beginning, partially along the last mentioned Lot and partially along 3-B, as shown on the above-mentioned plan, the two following courses and distances: (1) North 45 degrees 58 minutes West, 31 feet to a point; and (2) North 34 degrees 42 minutes 20 seconds West, 124.21 feet to a point, in line of Lot No. 2 as shown on the above-mentioned plan; thence, extending along the same, North 29 degrees 58 minutes 36 seconds East, crossing a certain 10 feet wide right-of-way, 86.90 feet to a point, a corner of Lot 5, as shown on the above-mentioned plan; thence, extending along the same, South 43 degrees 18 minutes 57 seconds East, 174.06 feet to a point on the Northwesterly ultimate right-of-way line of Vaughn Road; thence, extending along the same, South 44 degrees 02 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Sandra L. Rogers, by Deed dated 07/11/2003 and recorded at Montgomery County Recorder of Deeds Office on 08/29/2003, in Deed Book 5471, on Page 0646, Instrument No. 018428, granted and conveyed unto Mark S. Bonhage and Mary S. Bonhage, as tenants by the entireties.

Parcel Number: 61-00-05309-10-2.

Location of property: 207 Vaughn Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark S. Bonhage and Mary S. Bonhage** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for VRMTG Asset Trust. Debt: \$247,221.68.

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

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

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

By virtue of a Writ of Execution **No. 2020-01575**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 445 Cherry Street, bounded and described as follows, to wit:

BEGINNING at a corner on the North side of Cherry Street, at the distance of seventy-six feet, by the draft filed, but by the recent survey seventy-seven feet eight inches Northwardly from Washington Street, a corner of Lot No. 24; thence, Northeastly along said lot, one hundred thirty-seven feet six inches to Clay Alley; thence, Northwestly, along said alley, thirty feet to a corner of Lot No. 22; thence, along the same, Southwardly, one hundred and thirty-seven feet six inches to Cherry Street; thence, along the same, Southeastly, thirty feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO Joanna Dorris who acquired title by virtue of a deed from Theresa R. Gross, dated February 4, 2005, recorded February 11, 2005, at Document ID 2005022440, and recorded in Book 05543, Page 1660, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-05184-00-2.

Location of property: 445 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joanna Flanagan, a/k/a Joanna Dorris** at the suit of PNC Bank, National Association. Debt: \$97,770.16.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-03526**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a stake on the Southwest corner of West and Warren Streets; thence, South, along the West side of Warren Street, 100 feet to an alley; thence, West, along the same, 35 feet 8 inches to Lot No. 12; thence, North, along the same, 100 feet to the South side of said West Street; thence, East, along the same, 35 feet 8 inches to the place of beginning.

BEING Lot No. 13 in a plan of lots as laid out by Guldin and Bossert.

BEING THE SAME PREMISES which Glenn W. Retner and Mary Retner, by Deed dated June 8, 1998 and recorded at Montgomery County Recorder of Deeds Office on June 12, 1998, in Deed Book 5229, at Page 0708, granted and conveyed unto Glenn W. Retner, his heirs and assigns.

Parcel Number: 16-00-32672-00-9.

Location of property: 566 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn W. Retner** at the suit of HSBC Bank USA, National Association, as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-3. Debt: \$191,852.34.

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

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

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

By virtue of a Writ of Execution **No. 2020-03671**, 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 Glenside, in **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Avenue (fifty feet wide), at the distance of one hundred ninety-three feet, three inches Northeastwardly from the Northeastly side of Jenkintown Road (seventy feet wide); thence, extending North forty-six degrees, forty-three minutes, twenty-seven seconds West, the distance of one hundred thirty-nine feet, ten and seven-eighths inches to a point; thence, extending North thirty-seven degrees, thirty-eight minutes, thirty-six seconds East, the distance of seventeen feet, seven and three quarter inches to a point; thence, extending North sixty-one degrees, forty-eight minutes, thirty-seven, seconds East, the distance of twenty-five feet, five and five-eighths inches to a point; thence, extending South forty-three degrees, fifty-one minutes, thirty-four seconds East, the distance of one hundred thirty-four feet, seven inches to a point in the Northwesterly side of Roberts Avenue; and extending; thence, Southwestwardly, along said of Roberts Avenue, on a line curving to the left, with a radius of seven hundred feet, the distance of thirty-five feet to the first mentioned point and place of beginning.

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

BEING THE SAME PREMISES which Estate of Joseph J. Deck, deceased, by Deed, dated September 17, 2007 and recorded in the Office of Recorder of Deeds of Montgomery County, on October 17, 2007, at Book 5668, Page 02553, granted and conveyed unto John Moss and Elizabeth Moss.

Parcel Number: 30-00-56488-00-2.

Location of property: 516 Roberts Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Elizabeth Moss a/k/a Elizabeth L. Moss and John Moss** at the suit of PHH Mortgage Corporation. Debt: \$176,711.57.

**Kenya Bates**, 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. 2020-04598**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the centerline of Kepler Road, which point of beginning is in line of land, now or late of Carl E. Burns, as described in Montgomery County Deed Book 3042, Page 7; thence, extending from said point of beginning and extending South 42 degrees 05 minutes 40 seconds East, the distance of 400 feet to a pin, in line of lands, now or late of James E. Burns; South 47 degrees 54 minutes 20 seconds West, 100 feet to a pin, in line of lands, now or late of Alice M. Gill, as described in Deed Book 3730, Page 595; thence, along the land of Gill; North 42 degrees 05 minutes 40 seconds West, 400 feet to a point, in the centerline of Kepler Road, aforesaid; thence, along the said centerline of Kepler Road; North 47 degrees 54 minutes 20 seconds East, 100 feet, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Billy G. Goggins, by Deed dated 08/14/2006 and recorded in the Office of Recorder of Deeds of Montgomery County on 08/25/2006, at Book 5613, Page 2891, granted and conveyed unto Billy G. Goggins and Linda Lee Goggins, husband and wife.

Parcel Number: 42-00-02583-00-3.

Location of property: 1158 Kepler Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Billy G. Goggins, a/k/a Billy Goggins and Linda Lee Goggins** at the suit of HSBC Bank USA, National Association, as Trustee, in Trust for the Registered Holders of ACE Securities Corporation Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates. Debt: \$341,540.77.

**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. 2020-12035**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit designated as Unit 113-B, being a Unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including plat and plans, bearing date 1/28/1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 2/3/1987 in Deed Book 4828 page 1172, a First Supplementary Declaration of Condominium dated 2/26/1987 and recorded 3/3/1987 in Deed Book 4830 page 1406, a Second Supplementary Declaration of Condominium dated 4/8/1987 and recorded 4/10/1987 in Deed Book 4834 page 1169, a Third Supplementary Declaration of Condominium dated 5/20/1987 and recorded 6/9/1987 in Deed Book 4840 page 877, a Fourth Supplementary Declaration of Condominium dated 7/14/1987 and recorded 7/21/1987 in Deed Book 4845 page 106, a Fifth Supplementary Declaration of Condominium dated 7/28/1987 and recorded 8/19/1987 in Deed Book 4848 page 936, a Sixth Supplementary Declaration of Condominium dated 10/7/1987 and recorded 10/13/1987 in Deed Book 4853 page 2336, a Seventh Supplementary Declaration of Condominium dated 11/25/1987 and recorded 1/5/1988 in Deed Book 4862 page 427, an Eight Supplementary Declaration of Condominium – dated 2/17/1988 in Deed Book 4865 page 938, a Ninth Supplementary Declaration of Condominium dated 4/6/1988 and recorded 4/15/1988 in Deed Book 4870 page 399, a Tenth Supplementary Declaration of Condominium dated 5/10/1988 and recorded 5/16/1988 in Deed Book 4873 page 485, an Eleventh Supplementary Declaration of Condominium dated 6/10/1988 and recorded 6/15/1988 in Deed Book 4776 page 424 and a Twelfth Supplementary Declaration recorded 8/9/1988 and recorded in Deed Book 4882 page 2066 and a Thirteenth Supplementary Declaration recorded 11/10/1988 in Deed Book 4893 page 864, and a Fourteenth Supplementary Declaration recorded 12/15/1988 in Deed Book 4896 page 1864.

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

SUBJECT TO all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above described premises.

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

BEING THE SAME PREMISES By Deed from Yvette Zoraida Crawford formerly known as Yvette Shockman by Deed dated 06/21/2018 and recorded at Montgomery County Recorder of Deeds Office on 07/02/2018 in Deed Book 6096 at Page 1638 granted and conveyed unto William Julian.

TO BE SOLD AS PROPERTY OF: William Julian, Deceased.

DATE OF DEATH: June 17, 2019.

Parcel Number: 63-00-05514-57-9.

Location of property: 815 Northridge Drive, #113-B, Norristown, PA 19403.

The improvements thereon are: Residential dwelling, condominium township.

Seized and taken in execution as the property of **Stacey R. Julian, in Her Capacity as Heir of William Julian; Gerry Livergood, in Her Capacity as Heir of William Julian; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William Julian, Deceased** at the suit of Pingora Loan Servicing, LLC. Debt: \$157,558.71.

**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. 2020-13925**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan, made by Robert B. Blue Consulting Engineers, P.C., dated 04/20/1997, last revised 09/13/2001 and recorded in Plan A-60, Pages 252 to 255, as follows, to wit:

BEGINNING at a point on the Easterly side of Sutter Lane, said point of beginning, being a corner of Lot 72, as shown on the above mentioned Plan; thence, extending from said beginning point, along Lot 72, North 89 degrees 12 minutes 25 seconds East, 220 feet to a point, in line of Lot 71; thence, extending partly along the same and partly along Lot 70, South 00 degrees 47 minutes 35 seconds East, crossing the Northerly side of a 40 feet sanitary and storm easement, 163.50 feet to a point, in the bed of said easement, said point also being a corner of Lot 74; thence, extending along the same and through the bed of said easement, South 89 degrees 12 minutes 25 seconds West, 192.20 feet to a point on the Easterly side of Sutter Lane; thence, extending along the same, the three following courses and distances: (1) along the arc of a circle, curving to the left, having a radius of 60 feet, re-crossing the Northerly side of the aforementioned easement, the arc distance of 84.50 feet to a point of reverse curve; (2) along the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 27.40 feet to a point of tangent; and (3) North 00 degrees 47 minutes 35 seconds West, 63.76 feet to the first mentioned point and place of beginning.

CONTAINING in area 33.628 square feet (0.77 Acre).

BEING known as Lot 73 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Realen Homes, L.P., a Pennsylvania Limited Partnership, Successor by merger to Realen Homes, LLC, a Delaware Limited Liability Company, by Deed, dated March 21, 2002 and recorded April 30, 2002, in the County of Montgomery, in Deed Book 5405, Page 1051, conveyed unto Daniel P. Ring and Melissa B. Ring, his wife, in fee.

Parcel Number: 65-00-11469-71-5.

Location of property: 213 Sutter Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Daniel P. Ring and Melissa B. Ring** at the suit of Hyperion Bank. Debt: \$397,607.67.

**Daniel M. Pereira**, Attorney. (*Stradley Ronon, et al.*).

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. 2020-14249**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN messuages and lots, or pieces of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, better known as Numbers 526-528 DeKalb Street, bounded and described together as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of DeKalb Street, at the distance of 225.00 feet, measured Southwestwardly from the South corner of DeKalb Street and Marshall Street; thence, extending from said point of beginning, Southeastwardly by lands, now or late of Charles A. Hallman, parallel to said Marshall Street, the distance of 30.00 feet to a point, a corner; thence, extending along the line of lands of the Presbyterian Graveyard, Southwestwardly, parallel to DeKalb Street, the distance of 30.00 feet to a point, a corner; thence, extending Northwestwardly, by lands now or late of Montgomery Insurance Trust and Safe Deposit Company, parallel to the first line, the distance of 30.00 feet to a point, a corner on DeKalb Street, aforesaid; thence, extending along the said Southeasterly side of DeKalb Street, Northeastwardly, the distance of 30.00 feet to the first mentioned point and place of beginning.

BEING known as 526-528 DeKalb Street, as above set out.

BEING THE SAME PREMISES which United Mortgage and Equity, LLC, a New Jersey Limited Liability Company by Deed dated 1/12/2001 and recorded 1/18/2001 in the County of Montgomery, in Deed Book 5347, Page 358, conveyed unto Gregory R. Noonan, in fee.

AND BEING THE SAME PREMISES sold to Christiana Bank and Trust Company, as Owner Trustee of the Security National Funding Trust on 9/26/2007 after due advertisement according to law under and by virtue of a Foreclosure Judgment and Writ of Execution, filed 1/17/2007, out of the Court of Common Pleas of Montgomery County, Docket #2004-07990, at the suit of Equity One Inc., d/b/a Popular Financial Services against Gregory A. Noonan and the United States of America.

AND ALSO BEING THE SAME PREMISES which The Sheriff of the County of Montgomery, Pennsylvania, by Deed Poll dated 11/26/2007 and recorded 12/12/2007, in the County of Montgomery, in Deed Book 5674, Page 2520, conveyed unto Christiana Bank and Trust Company, as Owner Trustee of the Security National Funding Trust.

BEING THE SAME PREMISES which Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by SN Servicing Corporation, its Attorney in Fact, by Deed dated December 4, 2008 and recorded February 4, 2009 in Deed Book 5720, Page 2791, granted and conveyed unto Dawn M. Kane, in fee.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Montgomery, Pennsylvania, as Trustee, by Deed dated January 13, 2015 and recorded January 16, 2015, in Deed Book 5941, Page 1781, granted and conveyed unto Marco Sarto, in fee.

Parcel Number: 13-00-09492-00-8.

Location of property: 526-528 DeKalb Pike, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Dawn M. Kane and Marco Sarto** at the suit of COBA, Inc. Assignee of TD Bank, N.A. Debt: \$283,713.14.

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

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

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

By virtue of a Writ of Execution **No. 2021-04963**, 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.

ONE-HALF (1/2) INTEREST IN ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, shown as Lot Number 1 on a Lot Location Plan of Property of Richard J. Harper, as prepared by C. Raymond Weir, Registered Professional Engineer, dated January 19, 1961, as follows, to wit:



BEGINNING at a point in the middle of Norristown Road (as originally laid out 40.00 feet wide, the Southerly side which is now established 30.00 feet from the middle of the same), said point being South 74 degrees 05 minutes 30 seconds East 1102.58 feet, more or less, from a rail spike in the middle of the same, said rail spike being South 79 degrees 19 minutes 20 seconds East 902.30 feet, more or less, from an iron pin at the intersection of the said middle of Norristown Road with the middle of Stout Road (as now laid out 50.00 feet wide, said iron pin being in the township line between the Township of Upper Dublin and the Township of Lower Gwynedd and in the middle of Tennis Avenue extending Northeastwardly from the middle of Norristown Road); thence extending from said point of beginning and along the said middle of Norristown Road, South 74 degrees 05 minutes 30 seconds East, 149.64 feet to a point, a corner of land now or late of Charles and Evelyn Gordon; thence extending along the same, South 44 degrees 44 minutes 43 seconds West, 263.09 feet to a point, a corner of land of a former grantor of which this was a part; thence extending along the same, North 10 degrees 43 minutes 00 seconds East and passing over a well at the rear of a twin dwelling and through the party wall of said dwelling, 218.60 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Jeffrey C. Livingston and Diane F. Livingston, h/w, by Deed dated May 11, 2007, and recorded June 13, 2007, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5650, page 2488, granted and conveyed unto Jeffrey C. Livingston and Diane F. Livingston, h/w, the said parties having divorced by divorce decree filed September 15, 2014.

ALSO BEING THE SAME PREMISES which Bankers Trust Company of California, N.A., as Custodian or Trustee, by their Deed dated April 4, 2003, and recorded in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5456, page 435, granted and conveyed unto Jeffrey C. Livingston

Parcel Number: 54-00-12283-00-2.

Location of property: 1613 Norristown Road, Upper Dublin Township, Ambler, Montgomery County, PA 19002.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **John Hurban a/k/a Marcus Bramhall; CHOICEPARTSD.NET; JDL Enterprises, Inc.; Jeffrey Livingston and Diane F. Livingston** at the suit of Loucretia Bramhall. Debt: \$465,923.00.

**Andrew J. Shaw**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2021-06509**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described in accordance with a plan or survey of Oak Lane Manor, Section 8, made by Franklin and Lindsey, Registered Engineers, Philadelphia, dated the 25th day of August A.D. 1952 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2308, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Hilldale Road (50 ft. wide), which point is measured along the said side of Hilldale Road; North 7 degrees 38 minutes 5 seconds East, 274 feet from the Northernmost terminus of a radial round corner, connecting the Southwest side of Hilldale Road with the Northwest side of Boncouer Road (50 feet wide); thence, leaving Hilldale Road and extending South, 82 degrees 21 minutes 55 seconds West, 130 feet to a point; thence, extending North 7 degrees 38 minutes 5 seconds West, 63 feet to a point; thence, extending North 7 degrees 38 minutes 55 seconds East, 130 feet to a point on the Southwest side of Hilldale Road, aforesaid; thence, extending along the same, South 7 degrees 38 minutes 5 seconds East, 63 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which HFTA Consumer Discount Company f/k/a Transamerica Financial Consumer Discount Company by Deed dated December 11, 2001 and recorded on January 18, 2002, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5392 at Page 1183, as Instrument No. 2001001285 granted and conveyed unto Richard J. Greer and Mary Greer husband and wife, as tenants by the entirety. The said Mary Greer departed this life on or about June 18, 2015. The said Richard J. Greer has departed on or about April 18, 2020. No estate has been raised whereby title now vests their interests to their known heirs Imani Greer, Piper Anderson, Debra Avi and the unknown heirs of Richard J Greer, Deceased.

Parcel Number: 31-00-14905-00-4.

Location of property: 48 Hilldale Road, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Imai Greer, Debra Mavi, Piper Anderson and Unknown Surviving Heirs of Richard J. Greer and Mary Greer, both Deceased** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for REO Trust 2017-RPL1. Debt: \$276,696.96.

**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. 2021-15145**, 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 **Skippack Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision Plan called "Carriage Run", made for Harry D. Kratz, by Urwiler and Walter, Inc., Summeytown, Pennsylvania, dated September 12, 1978 and last revised October 14, 1981 and recorded in the Montgomery County Office for the Recording of Deeds, on January 19, 1982, in Plan Book B-40, Page 55, as follows, to wit:

BEGINNING at an interior point, said point being measured the eight following courses and distances along the Northwesterly, Northerly and Northeasterly side of Carriage Drive (fifty feet wide) from the Northeasterly side of Mench Road (no width set out): (1) on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one-hundredths feet to a point; (2) North forty nine degrees twenty eight minutes four seconds East, one hundred one and fifty two one-hundredths feet to a point of curve; (3) on the arc of a circle, curving to the left, having a radius of two hundred seventy five feet, the arc distance of one hundred sixty six and fifteen one-hundredths feet to a point of tangent; (4) North fourteen degrees fifty one minutes four seconds East, two hundred thirty seven and twenty six one-hundredths feet to a point of curve; (5) on the arc of a circle, curving to the right, having a radius of one hundred seventy five feet, the arc distance of one hundred seventy one and sixty four one-hundredths feet to a point of tangent; (6) North seventy one degrees two minutes fifty seconds East, eighty one and thirteen one-hundredths feet to a point of curve; (7) on the arc of a circle, curving to the right, having a radius of one hundred seventy five feet, the arc distance of two hundred twenty three feet; (8) leaving the side of Carriage Drive, North eighty two degrees East, two hundred fifty four and forty six one-hundredths feet to the point of beginning; thence, extending from said point of beginning, along Lot No. 200, North eight degrees West eighty feet to a point; thence, extending North, eight two degrees East twenty feet to a point, a corner of Lot No. 202; thence, extending along said Lot, South eight degrees East eighty feet to a point, a corner; thence, extending South eighty two degrees West twenty feet to the first mentioned point and place of beginning.

BEING Lot No 201 on said Plan.

BEING THE SAME PREMISES which Gayle S. Griffith, by Deed, dated March 30, 2006 and recorded May 4, 2006 in Montgomery County, in Deed Book 5599, Page 1495, Instrument Number 2006053261, granted and conveyed unto Shayne J. McKee and Jessica Trumbore, in fee.01-1.

Parcel Number: 51-00-03034-01-1.

Location of property: 4103 Rittenhouse Lane, Skippack, PA 19474.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shayne J. McKee and Jessica Trumbore** at the suit of US Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for VRMTG Asset Trust. Debt: \$191,358.93.

**Samantha Gable**, Attorney. *LOGS Legal Group LLP*

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

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

By virtue of a Writ of Execution **No. 2021-21963**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by James Cresson, Civil Engineer, June 16, 1931, as follows, viz:

BEGINNING at a stake, marking the point of intersection of the Northeasterly side of Oak Street with the Southeasterly side of Hamilton Street; thence, extending along said side of said Oak Street; South forty-nine degrees eight minutes East, One hundred seventy and six one-hundredths feet to a stake on the Northwesterly side of an alley, twenty feet in width; thence, extending along said side of said alley, North forty-one degrees East, Two hundred ten and seventeen one-hundredths feet to a stake, in line of land of the Norristown Brick Company; thence, extending along said land, North forty-nine degrees eight minutes West, One hundred seventy and six one-hundredths feet to a stake on the Southeasterly side of Hamilton Street, aforesaid; thence, extending along said side of said Hamilton Street, South forty-one degrees West, Two hundred ten and seventeen one-hundredths feet to the place of beginning.

BEING THE SAME PREMISES which the Estate of Ernestine E. Cicanciulli, by Deed dated December 9, 2008, and recorded December 29, 2008 in the Office of the Recorder of Deeds in Montgomery County, Pennsylvania, as Instrument Number 2008121076, granted and conveyed unto Richard Cianciullui in fee.

Parcel Number: 13-00-29344-00-1.

Location of property: 1111 W. Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Cianciulli** at the suit of Reverse Mortgage Funding LLC. Debt: \$270,145.41.

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

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

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

By virtue of a Writ of Execution **No. 2021-23986**, 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 pieces of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Northwesterly side of Oak Road (forty feet wide), at the distance of forty four feet, seven inches, Southwestwardly from a point of curve of a radius corner (which has a radius of ten feet), said point of curve being at the distance of eleven feet one-half inch Southwestwardly from the intersection, which said side of Oak Road produced, makes with the Southwesterly side of Springhouse Lane (forty feet wide) produced; thence, along said Northwesterly side of Oak Road, South seventy seven degrees fifty two minutes West, twenty five feet to a point; thence, passing through Lot No. 103, North ten degrees forty six minutes twenty seconds West, twenty nine feet five and five eights inches to a point; thence, North twelve degrees eight minutes West, forty two feet four seven-eights inches, passing through the party wall of a twin house to a point; thence, still through Lot No. 103, North twelve degrees twenty one minutes West, fifty three feet, one one-half inches to a point, in the rear line of certain other lots, fronting on Harrison Avenue; thence, along the same, North seventy seven degrees fifty two minutes East, twenty four feet six inches to a point; thence, by Lot No. 104, South twelve degrees eight minutes East, one hundred twenty five feet to the place of beginning.

BEING the Easterly one-half of Lot No. 103 Plan of Waverly Terrace.

Parcel Number: 13-00-34716-00-2.

Location of property: 650 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Sherry Y. Cross; Frank M. Montique; and United States Of America** at the suit of U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust. Debt: \$246,699.65.

**Friedman Vartolo LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-02086**, 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, or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, as established by Declaration of Andale Green Planned Community dated March 13, 2015 and recorded April 14, 2015 in Deed Book 5949, page 2845, and as amended by First Amendment to Declaration of Andale Green Planned Community dated January 6, 2016 recorded in Book 5984, page 2318, and as amended by Second Amendment to Declaration of Andale Green Planned Community dated January 14, 2016 recorded in Book 5985, page 1600, and as amended by Third Amendment to Declaration of Andale Green Planned Community dated April 22, 2016 recorded in Book 5996, page 411, and as amended by Fourth Amendment to Declaration of Andale Green Planned Community dated June 21, 2016 recorded in Book 6003, page 1889, and as amended by Fifth Amendment to Declaration of Andale Green Planned Community dated July 29, 2016 recorded in Book 6009, page 2357, and as amended by Sixth Amendment to Declaration of Andale Green Planned Community dated August 23, 2016 recorded in Book 6012, page 2289, and as amended by Seventh Amendment to Declaration of Andale Green Planned Community dated November 3, 2016 and recorded in Deed Book 6021, page 2926, and as amended by Eighth Amendment to Declaration of Andale Green Planned Community dated November 8, 2016 and recorded in Deed Book 6023, page 2141, and as amended by Ninth Amendment to Declaration of Andale Green Planned Community dated December 7, 2016 and recorded in Deed Book 6026, page 1086, and as amended by Tenth Amendment to Declaration of Andale Green Planned Community dated January 26, 2017 and recorded in Deed Book 6032, page 120, and as amended by Eleventh Amendment to Declaration of Andale Green Planned Community dated February 28, 2017 and recorded in Deed Book 6035, page 1502, and as amended by Twelfth Amendment to Declaration of Andale Green Planned Community dated April 7, 2017 and recorded in Deed Book 6040, page 239, and as amended by Thirteenth Amendment to Declaration of Andale Green Planned Community dated May 23, 2017 and recorded in Deed Book 6045, page 2213, Fourteenth Amendment

to Declaration of Andale Green Planned Community dated June 29, 2017 and recorded in Deed Book 6051, page 2091, Assignment of Declarant Rights dated July 14, 2017 by and between Andale Properties, LLC and Liberty Bell Capital IV, LP recorded February 1, 2018 in Deed Book 6078, page 2548, Fifteenth Amendment to Declaration of Andale Green Planned Community dated January 30, 2018 and recorded in Deed Book 6078, page 2572, Sixteenth Amendment to Declaration of Andale Green Planned Community dated March 20, 2018 and recorded in Deed Book 6083, page 888, Seventeenth Amendment to Declaration of Andale Green Planned Community dated July 26, 2018 and recorded in Deed Book 6100, page 394, Eighteenth Amendment to Declaration of Andale Green Planned Community dated September 4, 2018 and recorded in Deed Book 6106, page 132, and any and all supplemental declarations thereto, recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania.

BEING Unit 140.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances, and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation, by deed dated September 14, 2018 and recorded in the Office of the Recorder of Deeds of Montgomery County on September 21, 2018, in Deed Book Volume 6108, Page 00179, granted and conveyed unto Joseph Partridge, unmarried and Jaimie Anderson, unmarried, as joint tenants with right of survivorship.

Parcel Number: 11-00-07588-63-6.

Location of property: 315 Andale Green Drive, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph Partridge and Jaimie Anderson** at the suit of First National Bank of Pennsylvania. Debt: \$351,545.62.

**Kristine M. Anthon**, Attorney. (*Grenen & Birsic, P.C.*)

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

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

By virtue of a Writ of Execution **No. 2022-02126**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof, known as Subdivision Plan, Section Number 5, "Brentwood Village", made by C. Raymond Weir Associates, Inc., dated February 22, 1962 and revised August 1, 1962, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jill Road (50 feet wide), said point being the two following courses and distances from a point formed by the intersection of the center line of Jill Road, with the extended center line of Elliott Avenue (50 feet wide): (1) leaving Elliott Avenue, South 42 degrees 37 minutes West, along the center line of Jill Road, 350.00 feet to a point; and (2) South 47 degrees 23 minutes East through the bed of Jill Road, 25.00 feet to the point of beginning.

CONTAINING in front or breadth Southwestwardly along the Southeasterly side of Jill Road, 82.31 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Jill Road 150.00 feet.

BEING Lot Number 138 as shown on the above-mentioned Plan.

UNDER AND SUBJECT TO conditions and restrictions of record.

BEING THE SAME PREMISES which Maija-Riitta Kates, by Deed dated 5/29/2009 and recorded 6/9/2009 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5733 at Page 00315, granted and conveyed unto Maija-Riitta Kates.

Parcel Number: 54-00-09262-00-8.

Location of property: 1627 Jill Road, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Maija Kates a/k/a Maija-Riitta Kates** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$358,047.52.

**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. 2022-02181**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a lot revision of Development Plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, on April 2, 1953, in Deed Book 2339, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Edgemoor Road, fifty feet wide, at the distance of Two Hundred Eighty-nine and Eight Hundred Seventy-two Thousandths feet measured Southeastwardly along the Southwesterly side of Edgemoor Road from Northeasternmost terminus of a radial round corner connecting the Southwesterly side of Edgemoor Road with the Southeasterly side of Garden Road, fifty feet wide; thence in a Southeasterly direction along the Southwesterly side of Edgemoor Road on the arc of a circle on a line curving to the left having a radius of Twelve Hundred fifty feet the arc distance of Ninety and Ninety-nine Thousandths feet to a point; thence extending South Twenty-four degrees Thirty-five minutes West, One Hundred Thirty-eight and Seven Hundred Eighty-eight Thousandths feet to a point; thence extending North Sixty-five degrees Twenty-five minutes West, Ninety feet to a point; thence extending North Twenty-four degrees Thirty-five minutes east, one hundred thirty-five and Twenty-one Thousandths feet to the Southwesterly side of Edgemoor Road, the first mentioned point and place of beginning.

SUBJECT TO the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

BEING THE SAME PREMISES which Irene Shore, widow, by her Agent-In-Fact, Beatrice L. Schiff by deed dated 04/29/2002 and recorded at Montgomery County Recorder of Deeds Office on 05/15/2002, in Deed Book 5407, at Page 2482, granted and conveyed unto Brenda Blackwell-Sermon.

Parcel Number: 31-00-08950-00-1.

Location of property: 8 Edgemoor Road, Cheltenham, PA 19012-1805.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brenda Blackwell-Sermon and Arnold P. Sermon** at the suit of Loancare, LLC. Debt: \$84,540.26.

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

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

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

By virtue of a Writ of Execution **No. 2022-02434**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Brittany Farms at Equus", for Equus Limited Partnership, by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying, dated January 2, 1990, last revised November 21, 1990, recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania in Plan Book A-52, Page 50, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horseshoe Lane (50 00 feet wide), at a corner of Lot No. 5, as shown on said Plan and which point is measured the 5 following courses and distances from a point of curve on the Southeasterly side of Upper State Road (S R 2012) (100 00 feet, the arc distance of 38 04 feet to a point of tangent on the said Northeasterly side of Horseshoe Lane, (2) thence extending South 47 degrees 51 minutes 00 seconds East, along the said side of Horseshoe Lane, the distance of 168 29 feet to a point of curve on the same, (3) thence extending Southeastwardly along the said Northeasterly side of Horseshoe Lane on the arc of a curve, curving to the left having a radius of 225 00 feet, the arc distance of 51 05 feet to the point of tangent on the same, (4) thence extending South 60 degrees 51 minutes 00 seconds East, along the said side of Horseshoe Lane, the distance of 220 37 feet to a point of curve on the same, and (5) thence extending Southeastwardly along the said Northeasterly side of Horseshoe Lane on the arc of a curve, curving to the right, having a radius of 175 00 feet the arc distance of 90 18 feet to the point of beginning, thence extending from said point of beginning, North 58 degrees 40 minutes 26 seconds East, along Lot No. 5, aforesaid, the distance of 135.69 feet to a point, a corner in line of lands now or late of Knecht, as shown on said Plan, thence extending South 52 degrees 39 minutes 00 seconds East, along lands of Knecht and also crossing over the Little Neshaminy Creek Tributary, as shown on said Plan, the distance of 150 11 feet to a point, a corner of Lot No. 7, as shown on said Plan, thence extending South 79 degrees 37 minutes 31 seconds West along to No. 7 and also re-crossing over the aforesaid tributary, the distance of 216 09 feet to a point on the said Northeasterly side of Horseshoe Lane, thence extending Northwestwardly along the said side of Horseshoe Lane on the arc of a circle, curving to the left having a radius of 175.00 feet, the arc distance of 63 99 feet to the first mentioned point on the same, at a corner of the aforesaid Lot No. 5 and place of beginning.

BEING Lot No. 6, as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Jeffrey A. Polansky by Deed, dated July 24, 2003 and recorded March 9, 2004 in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 5499 at Page 503, granted and conveyed unto Jeffrey A. Polansky and Francine M. Polansky, husband and wife, as tenants by the entirety.

Parcel Number: 46-00-01681-83-3.

Location of property: 124 Horseshoe Lane, North Wales, Montgomery Township, Montgomery County, PA 19454.

The improvements thereon are: Residential dwelling.  
Seized and taken in execution as the property of **Jeffrey A. Polansky and Francine M. Polansky** at the suit of Fulton Bank, N.A. Debt: \$183,455.76.

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

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

By virtue of a Writ of Execution **No. 2022-05187**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of a portion of property of John J Hughes Estate, of February 15, 1956, surveyed by Donald M. Schurr, Engineer, Norristown, Pennsylvania, to wit:

BEGINNING at a spike in the relocated center line of Hughes Road, 40 feet wide, a corner of land, now or late of William Corson Estate; thence, extending along said land, North 31 degrees, 46 minutes 50 seconds West, 589.56 feet to an iron pin on the Southwesterly side of the Schuylkill Expressway, 120 feet wide; thence, along the Southwest side of Expressway, Southeastwardly on a line, curving to the right, having a radius of 3,759.83 feet, the arc distance of 741.89 feet to an iron pin; thence by other lands of J.J. Hughes Estate, of which this is a part, South 59 degrees, 36 minutes 04 seconds West, 286.71 feet to a point, in the center line of Hughes Road, aforesaid; thence, extending along the center line of Hughes Road, South 72 degrees 36 minutes 04 seconds West, 114.52 feet to the place of beginning.

CONTAINING 2 acres and 0.931 of an acre of land, more or less.  
BEING THE SAME PROPERTY CONVEYED TO Joseph J. Steffy and Loretta D. Steffy who acquired title by virtue of a Deed from Earl K. Pendergrass and Nancy Pendergrass, husband and wife, dated September 30, 2004, recorded October 12, 2004, at Document ID 2004200101, and recorded in Book 5528, Page 1651, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 58-00-10978-00-7.  
Location of property: 126 Hughes Road, King of Prussia, PA 19406.  
The improvements thereon are: Single-family dwelling.  
Seized and taken in execution as the property of **Loretta D. Steffy and Joseph J. Steffy** at the suit of Cardinal Financial Company, Limited Partnership. Debt: \$400,981.27.

**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.

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

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

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **2K's Properties North, LLC**, a Pennsylvania limited liability company, registered with the Commonwealth of Pennsylvania at the following address: 103 Enterprise Drive, Royersford, Montgomery County, Pennsylvania 19468, is being dissolved and is now engaged in winding up proceedings, so that its corporate existence shall be ended pursuant to Section 8872 of the Pennsylvania Uniform Limited Liability Company Act of 2016.

**Stevens & Lee, PC**  
111 N. Sixth Street  
Reading, PA 19601

**ARTICLES OF INCORPORATION  
NONPROFIT**

**Aspire to New Heights Enrichment Services** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

**Cheshire Law Group**  
Clarkson-Watson House, First Floor  
5275 Germantown Avenue  
Philadelphia, PA 19144

**Be Better America Strategies** has been organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

**Semanoff, Ormsby, Greenberg & Torchia, LLC**  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006



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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-15200

NOTICE IS HEREBY GIVEN that on August 4, 2022, the Petition of Carissa Mary Anthony was filed in the above named Court, praying for a Decree to change her name to **CARISSA MARY COLLIGAN**.

The Court has fixed November 9, 2022, at 9:30 AM in Courtroom "16", 9th Floor of One Montgomery Plaza, 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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-14055

NOTICE IS HEREBY GIVEN that on July 21, 2022, the Petition of Devon James Archbold was filed in the above named Court, praying for a Decree to change his name to **DEVON JAMES BRANDT**.

The Court has fixed October 5, 2022, at 9:30 AM in Courtroom "16", 9th Floor of One Montgomery Plaza, 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.

**Jay H. Ginsburg, Esquire**  
**Law Offices of Jay H. Ginsburg/Adoption Advocates**  
527 Swede Street  
Norristown, PA 19401

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-15283

NOTICE IS HEREBY GIVEN that on August 5, 2022, the Petition of Timothy Robert Hoisington, Jr. was filed in the above named Court, praying for a Decree to change their name to **LYRIC RONNIE HOISINGTON**.

The Court has fixed October 5, 2022, at 10:30 AM in Courtroom "16", 9th of One Montgomery Plaza, 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.

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**CIVIL ACTION**

**LOGS LEGAL GROUP LLP**  
**BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447**  
**ELIZABETH L. WASSALL, PA I.D. NO. 77788**  
**LESLIE J. RASE, PA I.D. NO. 58365**  
**SAMANTHA GABLE, PA I.D. NO. 320695**  
**LILY CALKINS, PA I.D. NO. 327356**  
**HEATHER RILOFF, PA I.D. NO. 309906**  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 19-063114  
Carrington Mortgage Services, LLC  
PLAINTIFF

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

**Carrington Mortgage Services, LLC,**  
Plaintiff

vs.

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

**To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under, Michelle T. Holland:**

TAKE NOTICE THAT THE Plaintiff, Carrington Mortgage Services, LLC has filed an amended action Mortgage Foreclosure, as captioned above.

**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](http://www.montgomerybar.org)

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-05964

**The Grande at Riverview Condominium Association,**  
Plaintiff

vs.

**Vikrant Nadkarni (Deceased), and Unknown  
Heirs, Successors, Assigns and All Persons, Firms  
or Associations Claiming Right, Title, or Interest  
From or Under Vikrant Nadkarni (Deceased),**  
Defendant(s)

**TO: Vikrant Nadkarni (Deceased), and Unknown  
Heirs, Successors, Assigns and All Persons, Firms  
or Associations Claiming Right, Title, or Interest  
From or Under Vikrant Nadkarni (Deceased)**

This **NOTICE** concerns filing of **Civil Action  
Complaint** against the property at 300 West Elm Street,  
#2417, Conshohocken, PA 19428.

**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

**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**

**ALDERFER, RALPH C., dec'd.**  
Late of Franconia Township.  
Executors: DANIEL L. ALDERFER,  
1823 Schwenksville Road,  
Schwenksville, PA 19473,  
CYNTHIA D. DERSTINE,  
1449 Trisha Lane,  
Harleysville, PA 19438.

ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964  
**BADER, JANE E., dec'd.**  
Late of Borough of Lansdale.  
Executor: PAUL A. COGHLAN,  
437 Rhawn Street,  
Philadelphia, PA 19111.  
ATTORNEY: PAUL A. COGHLAN,  
437 Rhawn Street,  
Philadelphia, PA 19111  
**BALLINGER JR., JOHN MICHAEL also known as  
JOHN M. BALLINGER, dec'd.**  
Late of Ambler, PA.  
Executor: MICHAEL M. BALLINGER,  
210 Arden Road,  
Broomall, PA 19008.  
**BEAVERS II, DONALD J. also known as  
DONALD JOHN BEAVERS, II, dec'd.**  
Late of Whitemarsh Township.  
Executor: DAVID E. BEAVERS,  
c/o Tara M. Walsh, Esquire,  
30 Valley Stream Parkway,  
Malvern, PA 19355.  
ATTORNEY: TARA M. WALSH,  
STRADLEY RONON STEVENS & YOUNG, LLP,  
30 Valley Stream Parkway,  
Malvern, PA 19355  
**BELL-MEYHOEFER, FRANCES MARION  
also known as FRANCES M. BELL and  
FRANCES BELL, dec'd.**  
Late of Upper Merion Township.  
Administrator: CLARENCE A. BELL.  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073  
**BERGMAN, MARILYN M., dec'd.**  
Late of Borough of Narberth.  
Executor: GARRETT BERGMAN,  
c/o Brittany J. Camp, Esquire,  
1001 Conshohocken Road, Suite 1-300,  
West Conshohocken, PA 19428.  
ATTORNEY: BRITTANY J. CAMP,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken Road, Suite 1-300,  
West Conshohocken, PA 19428  
**BROGLEY, EDWARD J. also known as  
EDWARD JOSEPH BROGLEY, dec'd.**  
Late of Montgomery Township.  
Executrices: JANEL A. WORK and  
GWEN N. BROGLEY,  
c/o Jennifer A. Hulnick, Esquire,  
Baer Romain & Ginty, LLP,  
1288 Valley Forge Road, Suite 63,  
Phoenixville, PA 19460.  
**CARWITHEN, ROBERT J. also known as  
ROBERT CARWITHEN, dec'd.**  
Late of Whitemarsh Township.  
Executrix: CHRISTINE L. DEWEES,  
c/o Michael F. Rogers, Esquire,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422

**CLARK, EFFIE J., dec'd.**

Late of Abington Township.  
 Administratrix: LUCILLE A. CLARK,  
 c/o 922 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: ADRIENNE N. ANDERSON,  
 922 Bustleton Pike,  
 Feasterville, PA 19053

**DAVIS, SELMA R., dec'd.**

Late of Lower Merion Township.  
 Executrix: SALLY M. DAVIS,  
 c/o Paul D. Nelson, Esquire,  
 334 W. Front Street,  
 Media, PA 19063.  
 ATTORNEY: PAUL D. NELSON,  
 334 W. Front Street,  
 Media, PA 19063,  
 610-891-1270

**ELLINGER, JAMES T., dec'd.**

Late of Salford Township.  
 Executrix: SUSAN E. ELLINGER,  
 67 Wambold Road,  
 Green Lane, PA 18054.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**FEUSNER, CLAUDIA M. also known as****CLAUDIA FEUSNER, dec'd.**

Late of Hatfield Township.  
 Executor: TIMOTHY FEUSNER,  
 c/o Sarah A. Eastburn, Esquire,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901.  
 ATTORNEY: SARAH A. EASTBURN,  
 EASTBURN AND GRAY, PC,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901

**GIANNINI, GLORIA GRACE also known as****GLORIA GIANNINI, dec'd.**

Late of Lower Salford Township.  
 Executors: MATTHEW P. GIANNINI AND  
 JOHN P. GIANNINI,  
 c/o Sarah A. Eastburn, Esquire,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901.  
 ATTORNEY: SARAH A. EASTBURN,  
 EASTBURN AND GRAY, PC,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901

**GROCHOWINA, AMELIA F. also known as****AMELIA GROCHOWINA, dec'd.**

Late of Upper Moreland Township.  
 Administratrix: PATRICIA ALLEN,  
 c/o HighPoint Law Offices.  
 ATTORNEY: PETER J. GILBERT,  
 HIGHPOINT LAW OFFICES,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914

**HAUSER, FRANCES E., dec'd.**

Late of Lower Merion Township.  
 Executrices: SAMANTHA J. EKERT AND  
 MICHELLE AXELROD SCOLNICK,  
 c/o Karen M. Stockmal, Esquire,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312.

ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312

**HOLSENDORFF, HERBERT, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: KEITH NEWTON,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**KAUFMAN, SUZI, dec'd.**

Late of Upper Dublin Township.  
 Executor: DAVID KAUFMAN.  
 ATTORNEY: BROOK HASTINGS,  
 25 Washington Lane, Suite 5A,  
 Wyncote, PA 19095

**KOWIT, MARVIN, dec'd.**

Late of Abington Township.  
 Executor: MARK KOWIT,  
 c/o Karen F. Angelucci, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: KAREN F. ANGELUCCI,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**LANDIS, MARIE H., dec'd.**

Late of Salford Township.  
 Executrix: LORI L. WESTOVER,  
 186 Fretz Road,  
 Telford, PA 18969.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LEWIS, KATHLEEN M., dec'd.**

Late of Springfield Township.  
 Executor: DONALD B. LEWIS,  
 c/o David M. Brown, Esquire,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102.  
 ATTORNEY: DAVID M. BROWN,  
 SAUL EWING ARNSTEIN & LEHR LLP,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102

**MACK, WILLIAM FRANK also known as****WILLIAM F. MACK, dec'd.**

Late of Borough of Ambler.  
 Executrix: SARAH L. BOBEY,  
 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

**McCARRAHER, DENNIS A., dec'd.**

Late of West Norriton Township.  
 Executrix: MARY McCARRAHER,  
 1524 Sterigere Street,  
 Norristown, PA 19403.

**McHUGH, JOHN C. also known as JOHN CHARLES McHUGH, dec'd.**  
Late of Borough of Lansdale.  
Executor: FRANCIS M. McHUGH,  
63 Bartholdi Avenue,  
Butler, NJ 08405.  
ATTORNEY: JILLIAN E. BARTON,  
MAUREEN L. ANDERSON ELDER LAW,  
605 Farm Lane,  
Doylestown, PA 18901

**MECKES, GRACE J. also known as GRACE JOSEPHINE MECKES, dec'd.**  
Late of Horsham Township.  
Executrix: LOREEN M. WALLACE,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
104 N. York Road,  
Hatboro, PA 19040

**MELVIN, SOPHIA BROWN, dec'd.**  
Late of Lower Merion Township.  
Executor: PAUL MELVIN,  
1330 Medford Road,  
Wynnewood, PA 19096.

**MORAN, DOROTHY ANN, dec'd.**  
Late of East Norriton Township.  
Executrices: KAREN NEVILLE,  
206 Goshen Road,  
Schwenksville, PA 19473,  
COLLEEN RYAN,  
1453 W. Lamplighter Road,  
North Wales, PA 19454.  
ATTORNEY: GARY P. LEWIS,  
LEWIS McINTOSH & TEARE, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**MORGENSTERN, EARL, dec'd.**  
Late of Lower Merion Township.  
Executor: RICHARD MORGENSTERN,  
245 Monroe Street,  
Philadelphia, PA 19147.

**ITTER III, RALPH R., dec'd.**  
Late of Borough of Royersford.  
Executrix: VICKIE HEFFLINE,  
c/o Stephen I. Baer, Esquire,  
Baer Romain & Ginty, LLP,  
1288 Valley Forge Road, Suite 63,  
Phoenixville, PA 19460.

**SMITH, GEORGINA A., dec'd.**  
Late of Horsham Township.  
Executrix: JEANNE K. PARKINSON,  
c/o Anthony J. Beldecos, Esquire,  
Lundy Beldecos & Milby, PC,  
450 N. Narberth Avenue, Suite 200,  
Narberth, PA 19072.  
ATTORNEY: ANTHONY J. BELDECOS,  
LUNDY BELDECOS & MILBY, PC,  
450 N. Narberth Avenue, Suite 200,  
Narberth, PA 19072

**THAYER, RICHARD C., dec'd.**  
Late of Borough of Lansdale.  
Executor: BRETT R. THAYER,  
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

**WEBB, CHARLES EDWARD, dec'd.**  
Late of Bridgeport, PA.  
Administratrix: CATHLEEN M. WEBB,  
947 Bush Street,  
Bridgeport, PA 19405.

**WEISS, ALVIN L., dec'd.**  
Late of Horsham Township.  
Executors: JONATHAN WEISS AND  
EVAN WEISS,  
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

**WENDLER, MARTHA E., dec'd.**  
Late of Whitpain Township.  
Executor: CARL J. WENDLER,  
c/o Matthew L. Conley, Esquire,  
Conley Law Practice, LLC,  
300 N. Pottstown Pike, Suite 220,  
Exton, PA 19341.

**YANCI, BETH ANN also known as BETH A. YANCI, dec'd.**  
Late of Upper Moreland Township.  
Executrix: ANDREA HELFER,  
357 Congo Niantic Road,  
Barto, PA 19504.  
ATTORNEY: JASON B. MARTIN,  
725 Skippack Pike, Suite 337,  
Blue Bell, PA 19422

**YOUNG, JEAN B. also known as JEAN Y. HEMMERLE, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: KATHY A. YOUNG,  
120 Gwynedd Manor Road,  
North Wales, PA 19454.  
ATTORNEY: THOMAS J. SPEERS,  
THOMAS J. SPEERS, ATTORNEY AT LAW,  
651 W. Germantown Pike,  
Plymouth Meeting, PA 19462

**ZITIN, STEPHEN H., dec'd.**  
Late of Lower Merion Township.  
Executrix: GAIL A. PLOTNICK,  
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

**Second Publication**

**ALDERFER, ARLENE Y. also known as ARLENE ALDERFER, dec'd.**  
Late of Franconia Township.  
Executor: WILMER Y. ALDERFER,  
420 S. Perkasio Road,  
Perkasie, PA 18944.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**BLAKE, PATRICIA ANN, dec'd.**

Late of Whippen Township.  
 Executor: THOMAS E. STANMYER,  
 c/o Hilary Fueelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,  
 LUSKUS & FUELLEBORN, P.C.,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**BOLTON, HELEN WANDA, dec'd.**

Late of Harleysville, PA.  
 Executor: VINCENT MARK BOLTON,  
 c/o Christina J. Corr, Esquire.  
 ATTORNEY: CHRISTINA J. CORR,  
 CHRISTINA J. CORR, P.C., ATTORNEY AT LAW,  
 P.O. Box 120,  
 Skippack, PA 19474

**BUTERA, JOANE MERCURI also known as**

**JOANE BUTERA and  
 GIOVANNA BUTERA, dec'd.**

Late of Hatfield Township.  
 Executors: ANGELO J. BUTERA,  
 14 Newbury Way,  
 Lansdale, PA 19446,  
 ROSE MARY GERHART,  
 1640 Bergey Road,  
 Hatfield, PA 19440.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**CHRISMAN, PAUL R., dec'd.**

Late of Borough of Royersford.  
 Executrix: MARY E. CHRISMAN,  
 750 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: JAMES C. KOVALESKI,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**CUNNINGHAM, JOSEPHINE C. also known as  
 JOSEPHINE CLAIRE CUNNINGHAM, dec'd.**

Late of Lower Merion Township.  
 Executrix: REGINA P. WHITMORE  
 (A/K/A REGINA PATRICIA CUNNINGHAM  
 WHITMORE),  
 c/o Marita M. Hutchinson, Esquire,  
 122 S. Church Street,  
 West Chester, PA 19382.  
 ATTORNEY: MARITA M. HUTCHINSON,  
 WETZEL GAGLIARDI FETTER & LAVIN LLC,  
 122 S. Church Street,  
 West Chester, PA 19382

**DEEGAN, JOHN M., dec'd.**

Late of Upper Providence Township.  
 Administrator: KEVIN G. DEEGAN.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**DiFERDINAND SR., GARY VICTOR also known as  
 GARY VICTOR DiFERDINAND, dec'd.**

Late of Lower Pottsgrove Township.  
 Administratrix: BROOKE A. CASTRO,  
 555 Sunnybrook Road,  
 Pottstown, PA 19464.

ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**DOUGLASS, MICHELLE also known as  
 MICHELLE L. DOUGLASS, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: CRAIG DOUGLASS,  
 c/o Lisa J. Cappelletta, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.

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

**FELDSCHER, HELEN G., dec'd.**

Late of Plymouth Township.  
 Co-Executors: LEE ROBERT FELDSCHER AND  
 KAREN GAIL FELDSCHER,  
 c/o Patricia Leisner Clements, Esquire.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**FISHER, HOLLIS P., dec'd.**

Late of Lower Salford Township.  
 Executrix: CYNTHIA KOZITZKY,  
 263 Middle Park Drive,  
 Souderton, PA 18964.  
 ATTORNEY: MICHAEL E. FUREY,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**FRANCIS, LYNORA LOUISE also known as  
 LYNORA L. FRANCIS, dec'd.**

Late of Franconia Township.  
 Administrators: CHRISTIAN W. FRANCIS,  
 308 N. Main Street,  
 Telford, PA 18969,  
 STEVEN H. FRANCIS,  
 129 Noble Street,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**HACKMAN, BETTY also known as  
 ELIZABETH HACKMAN and  
 BETTY M. HACKMAN, dec'd.**

Late of Franconia Township.  
 Executrix: MARY JANE SOUDER,  
 131 Erie Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**HALIDAY, BARBARA EVELYN, dec'd.**

Late of Abington Township.  
 Administrator: LOUIE SUMMERS,  
 6773 Revere Court,  
 Gurnee, IL 60031.  
 ATTORNEY: ZANETTA M. FORD,  
 LAW OFFICES OF ZANETTA M. FORD, LLC,  
 432 N. Easton Road, Suite 100,  
 Glenside, PA 19038



**HAMMERSCHMIDT, ROBERT L., dec'd.**

Late of Montgomery Township.  
 Executor: JAMES E. HAMMERSCHMIDT,  
 c/o 301 N. Main Street,  
 Telford, PA 18969.  
 ATTORNEY: RONALD R. BOLIG,  
 301 N. Main Street,  
 Telford, PA 18969

**HARRISON, WILLIAM KEITH also known as WILLIAM K. HARRISON, dec'd.**

Late of North Hanover Township.  
 Executor: KEITH A. HARRISON,  
 17 Winding Creek Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: TERRY D. WEILER,  
 HUCKABEE, WEILER & LEVENGOOD, P.C.,  
 213 E. Lancaster Avenue,  
 Shillington, PA 19607

**HAUSER, WARREN JOSEPH also known as WARREN J. HAUSER, dec'd.**

Late of Lower Merion Township.  
 Executor: MONTANA HAUSER,  
 c/o Karen M. Stockmal, Esquire,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312.  
 ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312

**HOFFNER, DENISE M., dec'd.**

Late of Upper Merion Township.  
 Executor: MARTIN D. HOFFNER,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**JAKIELASZEK, ALMA VELMA, dec'd.**

Late of East Norriton Township.  
 Executors: JOHN JAKIELASZEK,  
 957 Mayberry Road,  
 Conshohocken, PA 19428,  
 CHARLIE JAKIELASZEK,  
 112 Hillside Drive,  
 Spring City, PA 19475.

**KLINK, KATHLEEN STEPHANIE, dec'd.**

Late of Douglass Township.  
 Executrix: TANYA RENEE SCARAFONE,  
 75 Heather Lane,  
 East Norriton, PA 19401.  
 ATTORNEY: ALBERT J. SCARAFONE,  
 HILL, FRIEDLAND & SCARAFONE,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422-3372

**LAUCIUS, J. FREDERICK also known as JOSEPH FREDERICK LAUCIUS and FRED LAUCIUS, dec'd.**

Late of Borough of Ambler.  
 Executrix: GAIL S. LAUCIUS,  
 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

**LONG, GEORGENA S., dec'd.**

Late of East Norriton Township.  
 Administratrix: LORRAINE L. McBRIDE,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**LUKENS, ALAN EDWARD also known as ALAN E. LUKENS, dec'd.**

Late of Hatfield Township.  
 Executrix: LINDA R. LANDIS,  
 c/o Michael F. Frisbie, Esquire,  
 329A S. Main Street,  
 Doylestown, PA 18901.  
 ATTORNEY: MICHAEL F. FRISBIE,  
 FRISBIE LEGAL SOLUTIONS,  
 329A S. Main Street,  
 Doylestown, PA 18901

**MALICK, REBECCA JO, dec'd.**

Late of Worcester Township.  
 Administratrix: MEGAN M. MALICK,  
 720 New Holland Avenue,  
 Lancaster, PA 17602.  
 ATTORNEY: ALEXIS K. SWOPE,  
 SWOPE LAW,  
 50 E. Market Street,  
 Hellam, PA 17406

**MARTINEZ, IVETTE, dec'd.**

Late of Perkiomen Township.  
 Executor: ANTHONY MARTINEZ,  
 181 Haldeman Road,  
 Schwensville, PA 19473.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MOLINA, ARNETTA B., dec'd.**

Late of Willow Grove, PA.  
 Executrix: MARY G. LANDON,  
 c/o Amy R. Stern, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**MOLISH, CAROLE, dec'd.**

Late of Jenkintown, PA.  
 Executor: RANDY S. COOK,  
 140 Westover Drive,  
 Cherry Hill, NJ 08034.  
 ATTORNEY: MARK FEINMAN,  
 8171 Castor Avenue,  
 Philadelphia, PA 19152

**MYER, NANCY J., dec'd.**

Late of Abington Township.  
 Executor: HENRY JAFFE,  
 3600 School Lane,  
 Drexel Hill, PA 19026.  
 ATTORNEY: PAUL S. BILKER,  
 49 Terry Drive,  
 Feasterville, PA 19053

**NELSON, THOMAS P., dec'd.**

Late of Whitemarsh Township.  
 Executor: GEORGE W. NELSON,  
 c/o Michael J. Mattson, Esquire,  
 1 N. Ormond Avenue, Office,  
 Havertown, PA 19083.

ATTORNEY: MICHAEL J. MATTSON,  
MATTSON LAW ASSOCIATES, P.C.,  
1 N. Ormond Avenue, Office,  
Havertown, PA 19083

**PACE, LISA MARIA, dec'd.**

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

**PERAZZOLI, ROSALIA, dec'd.**

Late of Upper Merion Township.  
Executor: EDWARD F. PERAZZOLI,  
c/o Kristen R. Matthews, Esquire,  
403 W. Lincoln Highway, Suite 110,  
Exton, PA 19341.

ATTORNEY: KRISTEN R. MATTHEWS,  
KRISTEN MATTHEWS LAW,  
403 W. Lincoln Highway, Suite 110,  
Exton, PA 19341

**ROMEO, DIANE M., dec'd.**

Late of Limerick Township.  
Co-Executors: ROBIN KEEFFE,  
63 Porters Mill Road,  
Pottstown, PA 19465,  
DAVID BENNING,  
22 Halliday Court,  
Hanover Township, PA 18706.  
ATTORNEY: H. MICHAEL COHEN,  
144 W. Market Street,  
West Chester, PA 19382

**SABIA, ANN B., dec'd.**

Late of Whitemarsh Township.  
Executor: ANDREW J. SAMIA, SR.,  
c/o Robert S. Levy, Esquire,  
1204 Township Line Road,  
Drexel Hill, PA 19026.  
ATTORNEY: ROBERT S. LEVY,  
COOPER SCHALL & LEVY,  
1204 Township Line Road,  
Drexel Hill, PA 19026

**SCHMITT, KATHLEEN also known as**

**KATHLEEN OTT, dec'd.**  
Late of Wyndmoor, PA.  
Executrix: CAROLYN SCHMITT,  
919 E. Southampton Avenue,  
Wyndmoor, PA 19038.

**SPEAKER, JOAN M. also known as**

**JOAN SPEAKER, dec'd.**  
Late of Hatfield Township.  
Executor: THEODORE JULIUS SPEAKER, IV,  
c/o Law Offices of George J. Trembeth, III, P.C.,  
105 Sibley Avenue,  
Ardmore, PA 19003-2311.  
ATTORNEY: GEORGE J. TREMBETH, III,  
LAW OFFICES OF GEORGE J. TREMBETH, III, P.C.,  
105 Sibley Avenue,  
Ardmore, PA 19003-2311,  
610-642-4360

**STRANGE, RICHARD C., dec'd.**

Late of Borough of Pottstown.  
Administrator, CTA: EARL STRANGE,  
c/o Yergey, Daylor, Allebach, Scheffey, Picardi,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.

ATTORNEY: GREGORY W. PHILIPS,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464

**UNDERCOFFLER, CONSTANCE L., dec'd.**

Late of Lower Providence Township.  
Executrix: NANCY L. VERNACHIO,  
450 Kleman Road,  
Gilbertsville, PA 19525.  
ATTORNEY: MICHAEL E. FUREY,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403

**WACK, REVA F. also known as**

**REVA FRANCES WACK, dec'd.**

Late of Borough of Ambler.  
Executor: JEFFREY W. WACK,  
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

**WIRT, RUTH I., dec'd.**

Late of New Hanover Township.  
Executor: DONALD S. WIRT,  
2114 Yerger Road,  
Pottstown, PA 19464.  
ATTORNEY: GREGORY M. WIRT,  
12 Almy Drive,  
Malvern, PA 19355

**WOLSKY, MARIE A., dec'd.**

Late of Upper Gwynedd Township.  
Executor: CHARLES H. BAILY,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**WUNDER, JANET E., dec'd.**

Late of Hatfield, PA.  
Executor: ROBERT W. WUNDER,  
880 Cowpath Road,  
Hatfield, PA 19440.

**Third and Final Publication**

**BERRY, HARRY DOWNES, dec'd.**

Late of Whitemarsh Township.  
Executor: GRAIG SCOTT BERRY SR.,  
c/o Samuel W. B. Millinghausen, III, Esquire.  
ATTORNEY: SAMUEL W.B.  
MILLINGHAUSEN, III,  
180 S. Main Street, Suite 204,  
Ambler, PA 19002

**BIDDLE, FRANCES D. also known as**

**FRANCES E. D. BIDDLE, dec'd.**

Late of Lower Merion Township.  
Executors: STEPHEN G. BIDDLE,  
130 S. Main Street,  
Quakertown, PA 18951,  
DANIEL R. BIDDLE,  
4621 Pine Street, Unit G-405,  
Philadelphia, PA 19143.

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

Late of Abington Township.  
 Executor: WILLIAM J. CUSICK, JR.,  
 c/o David R. White, Jr., Esquire,  
 Ten Penn Center, Suite 1140,  
 1801 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: DAVID R. WHITE, JR.,  
 FINEMAN KREKSTEIN & HARRIS, P.C.,  
 Ten Penn Center, Suite 1140,  
 1801 Market Street,  
 Philadelphia, PA 19103

**DeBARTH SR., ROBERT E., dec'd.**

Late of Hatfield Township.  
 Executor: ROBERT EARL DeBARTH, JR.,  
 c/o William Morrow, Esquire,  
 58 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW AND LEFEVRE, LLC,  
 58 E. Penn Street,  
 Norristown, PA 19401

**DUNNING, DONNA M. also known as**

**DONNA DUNNING, dec'd.**  
 Late of Franconia Township.  
 Executor: JAMES R. PALMQUIST,  
 5618 Fresh Meadow Drive,  
 Macungie, PA 18062.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**EBERHARTER, RICHARD N. also known as**

**RICHARD EBERHARTER and  
 RICK EBERHARTER, dec'd.**  
 Late of Upper Gwynedd Township.  
 Administrator: THOMAS NIXON  
 EBERHARTER,  
 34 Thompson Avenue,  
 Croton on Hudson, NY 10520.  
 ATTORNEY: HARRY T. MONDOIL,  
 LAW OFFICES OF HARRY T. MONDOIL, P.C.,  
 1300 Horizon Drive, Suite 108,  
 Chalfont, PA 18914

**FORLANO, NICHOLAS J., dec'd.**

Late of Upper Moreland Township.  
 Executor: CHARLES D. WICKMAN,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**GARCIA-PUERTA, JOSEFINA, dec'd.**

Late of Towamencin Township.  
 Administratrix: MARILYN G. BUCK.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**GENNARIA, LOIS J. also known as**

**LOIS JOAN GENNARIA, dec'd.**  
 Late of Douglass Township.  
 Executrix: BETH A. JANIS.

ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**HILDERBRAND, JOSEPHINE T., dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN ARABIA,  
 701 N. Burghley Avenue,  
 Ventnor, NJ 08406.  
 ATTORNEY: MARISSA R. HARPER,  
 ZATOR LAW,  
 4400 Walbert Avenue,  
 Allentown, PA 18104

**KERR, GLORIA CATHERINE also known as**

**GLORIA H. KERR, dec'd.**  
 Late of Borough of Pottstown.  
 Executrices: BONNIE J. TRAINER,  
 P.O. Box 270,  
 Pine Forge, PA 19548,  
 SHERRIE B. FAZEKAS,  
 206 Tudor Drive,  
 Winchester, VA 22603.

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

**KLINGES, ELOISE ANNE, dec'd.**

Late of Bala Cynwyd, PA.  
 Executrix: KATHLEEN MARIE MORAN,  
 c/o Lisa Brendze, Esquire,  
 Liz Brendze Elder Law,  
 P.O. Box 835,  
 Narberth, PA 19072.

**KOCH, LINDA ANN, dec'd.**

Late of Collegeville, PA.  
 Administratrix: KATRINA CANTERBURY,  
 1005 Bayberry Lane,  
 Collegeville, PA 19426.

**KRAFT, RICHARD ALAN also known as**

**RICHARD A. KRAFT, dec'd.**  
 Late of Horsham Township.  
 Executrix: MICHELLE HERRIN,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**MANCINOW, JALMA, dec'd.**

Late of Abington Township.  
 Administrator: NICK P. MANCINOW,  
 c/o Dennis R. Primavera, Esquire,  
 3200 Magee Avenue,  
 Philadelphia, PA 19149.  
 ATTORNEY: DENNIS R. PRIMAVERA,  
 3200 Magee Avenue,  
 Philadelphia, PA 19149

**McLAUGHLIN, EILEEN, dec'd.**

Late of Lower Gwynedd Township.  
 Administratrix: CAITLIN R. McLAUGHLIN,  
 2502 Sarah Street,  
 Pittsburgh, PA 15203.  
 ATTORNEY: DAVID W. TYREE,  
 3371 Babcock Boulevard,  
 Pittsburgh, PA 15237

**McLAUGHLIN, FLORENCE E., dec'd.**

Late of Upper Moreland Township.  
 Executrix: PATRICIA LAW,  
 130 W. Richardson Avenue,  
 Langhorne, PA 19047.

**McNALLY, CATHERINE M. also known as CATHERINE McNALLY and CATHERINE MARIE McNALLY, dec'd.**

Late of Abington Township.  
 Executor: JAMES P. McNALLY,  
 910 Meetinghouse Road,  
 Rydal, PA 19046.

ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**MOLASKY, JOSEPH W., dec'd.**

Late of Montgomery Township.  
 Administrator: STEPHEN M. MOLASKY,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.

ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**MORAN, FRANCES O., dec'd.**

Late of Montgomery Township.  
 Executrix: SUSANNE M. SHATTUCK,  
 2812 Jefferson Avenue,  
 Ardsley, PA 19038.

ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**MULLAHY, LENA M., dec'd.**

Late of Borough of Ambler.  
 Executor: MICHAEL MULLAHY,  
 462 Pebble Beach Drive,  
 Royersford, PA 19468.

ATTORNEY: MARY KAY KELM,  
 KILCOYNE & KELM, LLC,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**MURPHY, JANET WINIFRED, dec'd.**

Late of Souderton, PA.  
 Executrix: LEE PIERCE,  
 81 W. Broad Street,  
 Souderton, PA 18964.

**NOWAK SR., GREGORY JOSEPH, dec'd.**

Late of Whitemarsh Township.  
 Executrix: DENISE MARIE NOWARK,  
 321 Barren Hill Road,  
 Conshohocken, PA 19428.

ATTORNEY: MELVA M. EXNER,  
 813 Warren Road,  
 Lower Gwynedd, PA 19002

**PANOS, CATHERINE L. also known as CATHERINE LOUISE PANOS, dec'd.**

Late of Borough of Conshohocken.  
 Executor: UNIVEST BANK AND TRUST CO.,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**PENNYPACKER, DANIEL LEONARD, dec'd.**

Late of Borough of Pottstown.  
 Administrator: LESLIE I. PENNYPACKER,  
 75 S. Evans Street,  
 Pottstown, PA 19464.

**PHILLIPS, HERBERT also known as HERBERT E. PHILLIPS, dec'd.**

Late of Lower Merion Township.  
 Executrix: SHARON J. PHILLIPS,  
 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

**RADELL, LLOYD J., dec'd.**

Late of Franconia Township.  
 Executor: MARC M. RADELL,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**ROBERTSON-BLAKE, MERCEDES, dec'd.**

Late of Cheltenham Township.  
 Administratrix: MYRNA L. NICHOLSON,  
 c/o Anthony Morris, Esquire,  
 118 W. Market Street, Suite 300,  
 West Chester, PA 19382-2928.

ATTORNEY: ANTHONY MORRIS,  
 BUCKLEY BRION McGUIRE & MORRIS LLP,  
 118 W. Market Street, Suite 300,  
 West Chester, PA 19382-2928

**SIMONE, JOSEPH T., dec'd.**

Late of Borough of Jenkintown.  
 Executrices: ANINA SIMONE YOUNG AND  
 MARISSA SIMONE COSTONIS,  
 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

**SMITH, RICHARD G., dec'd.**

Late of Hatfield Township.  
 Executor: RICHARD B. SMITH,  
 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

**SWEENEY, ELLEN C., dec'd.**

Late of Springfield Township.  
 Executors: JOHN JAMES WARD,  
 103 Willow Wood Court,  
 North Wales, PA 19454,  
 ANN MARIE NOLAN,  
 2041 Parkview Avenue,  
 Abington, PA 19031.

ATTORNEY: BRIAN P. McVAN,  
 McVAN & WEIDENBURNER,  
 162 S. Easton Road,  
 Glenside, PA 19038

**TELLER, RACHEL M., dec'd.**

Late of Lower Gwynedd Township.  
 Executrices: CAROLYN J. ADAMS AND  
 LISA A. SHORT,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**WALLACE, CATHERINE M., dec'd.**

Late of Lower Salford Township.  
 Executor: JOSEPH WALLACE,  
 2362 Almyra Road,  
 Sparta, TN 38583.  
 ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**WARBURTON, JOHN FRANCIS also known as  
JOHN F. WARBURTON, dec'd.**

Late of Borough of Norristown.  
 Administratrix: ERIN SAULINO, ESQUIRE,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ERIN SAULINO,  
 SAULINO LAW, LLC,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**WILLIAMS, TERRENCE D., dec'd.**

Late of Borough of Collegeville.  
 Administratrix: JESSICA PARRILLO,  
 607 21st Street, NW,  
 Washington, DC 20052.  
 ATTORNEY: JOACHIM T. ANTZ,  
 DALY & CLEMENTE,  
 1288 Valley Forge Road, Suite 72,  
 Phoenixville, PA 19460

**WOOD, CHARLES R. also known as  
CHARLES RANDOLPH WOOD, dec'd.**

Late of Lower Merion Township.  
 Executors: MARGARET WOOD FLEMING,  
 SARAH WOOD TORREY AND  
 BROWN BROTHERS HARRIMAN  
 TRUST COMPANY OF DELAWARE, N.A.,  
 c/o Jill R. Fowler, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**ZIMMER, MARGARET J. also known as**

**MARGARET ZIMMER and  
 MRS. H. JAMES ZIMMER, dec'd.**  
 Late of Plymouth Township.  
 Executor: JOHN P. ZIMMER,  
 P.O. Box 735,  
 Gwynedd Valley, PA 19437-0735.

**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*

**ELIR Electrical Controls LLC** with its principal place of business at 3168 Wentling Schoolhouse Road, East Greenville, PA 18041.

The name and address of the person owning or interested in said business is: William Fegely, 3168 Wentling Schoolhouse Road, East Greenville, PA 18041.

The application was filed on August 4, 2022.

**RDL Healthcare IT Consulting** with its principal place of business at 2228 Pleasant Avenue, Glenside, PA 19038.

The name and address of the person owning or interested in said business is: Richard D. Lang, 2228 Pleasant Avenue, Glenside, PA 19038.

The application was filed on July 27, 2022.

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa. C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Sawaddi Jewelry**, with its principal office or place of business at 113 Buchert Road, Gilbertsville, PA 19525. The names and addresses of all persons who are parties to the registration are: Sharon K. Ritter, 113 Buchert Road, Gilbertsville, PA 19525.

**MARKANTHONYLIBRIZZI** with its principal place of business at 45 E. City Avenue, #740, Bala Cynwyd, PA 19004.

The name and address of the entity owning or interested in said business is: MARK ANTHONY LIBRIZZI TRUST, 45 E. City Avenue, #740, Bala Cynwyd, PA 19004.

The application was filed on August 1, 2022.

**MARK ANTHONY LIBRIZZI TRUST** with its principal place of business at 45 E. City Avenue, #740, Bala Cynwyd, PA 19004.

The name and address of the person owning or interested in said business is: MARK ANTHONY LIBRIZZI, 45 E. City Avenue, #740, Bala Cynwyd, PA 19004.

The application was filed on August 1, 2022.



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## FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 28, 2022, by **CathVision Inc.**, a foreign business corporation formed under the laws of the State of Minnesota, where its principal office is located at 12800 Whitewater Drive, Suite 100, Minnetonka, MN 55343, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. §6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

**Edward J. Wright, Jr., Esquire**  
**Martensen Wright PC**  
 One Capitol Mall, Suite 670  
 Sacramento, CA 95814

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**GREENOMIC INC.**, a corporation organized under the laws of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 9 E. Loockerman St., Ste. 202, Dover, DE 19901 and the address of its proposed registered office in this Commonwealth is 284 Wissahickon Ave., Ste. 3, North Wales, PA 19454.

**Danziger Shapiro & Leavitt, PC**  
 600 Chestnut Street, Suite 1050  
 Philadelphia, PA 19106

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## TRUST NOTICES

### First Publication

#### **THE CAROL B. GALINSKY IRREVOCABLE TRUST DATED APRIL 15, 2005, REINSTATED SEPTEMBER 4, 2018**

Upon the death of Carol B. Galinsky of Lower Salford Township, Montgomery County, Pennsylvania, on May 13, 2022, the Trustee of the Carol B. Galinsky Irrevocable Trust dated April 15, 2005, reinstated September 4, 2018, namely Kimberly A. Buchanan, requests all persons having claims or demands against the Trust of the Decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Trustee:** Kimberly A. Buchanan  
 c/o Jay C. Glickman, Esquire  
 Rubin, Glickman, Steinberg & Gifford, P.C.  
 2605 N. Broad Street, P.O. Box 1277  
 Lansdale, PA 19446

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## EXECUTIONS ISSUED

**Week Ending August 9, 2022**

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

ACQUAVIVA, AMY - M&T Bank; 201918115.

ADIBU, EMANUEL: TD BANK, GRNSH. - Samuels, Charles; 202214994; \$5,853.97.  
 BRICKER, ADAM: CHASE BANK, GRNSH. - Ncep, LLC; 202213023; WRIT/EXE.  
 BRYAN, HEATHER: WELLS FARGO, GRNSH. - Csga, LLC; 202002081; WRIT/EXE.  
 COGAN, LISA: BANK OF AMERICA NA, GRNSH. - Colonial Credit Corp; 202213016; WRIT/EXE.  
 COLLIER, BRIAN: KATHRYN: BANK OF AMERICANA, GRNSH. - Great Seneca Financial Corp; 202212491; WRIT/EXE.  
 DOERR, TIMOTHY: LAZARO, JESSICA - Lakeview Loan Servicing, LLC; 202206052; \$224,699.67.  
 EDWARDS, FRANKLIN: EDWARD, FRANKLIN - Fifth Third Mortgage Company, et al.; 201817703; \$225,296.43.  
 GELLIS-MUNDY, DORENE: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201804984.  
 GEOBEST CONSTRUCTION, LLC: TURABELIDZE, IRAKLI: TD BANK, GRNSH. - Srs Distribution, Inc.; 202206854.  
 GOLDSTEIN, ALEXANDRA: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201901110.  
 HAINES, JAMES - Loancare, LLC; 202203083; \$258,486.27.  
 HIGBEE, WILLIAM: BANK OF AMERICA NA, GRNSH. - Palisades Acquisition Xvi, LLC; 202212947; WRIT/EXE.  
 HLEBECHUK, DONALD: BANK OF AMERICA, GRNSH. - Unifund Ccr Partners; 202107158; WRIT/EXE.  
 HOUSE TO HOME STRATEGIES, LLC: KRILL, TREVOR - Us Bank Trust National Association Not In Its Individual Ca; 202015343.  
 LIM, DONGHYUK: KIM, SOYON - Wells Fargo Bank Na; 202201923.  
 MACKLEM, MICHAEL: BANK OF AMERICA NA, GRNSH. - Great Seneca Financial Corp; 202212027; WRIT/EXE.  
 SMITH, KAREN - Reverse Mortgage Solutions, Inc., et al.; 201701712; \$220,025.36.  
 YENCHA, ROBERT: CHASE BANK, GRNSH. - Common Financial Systems, Inc.; 202212481; WRIT/EXE.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending August 9, 2022**

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

1ST CALL ELECTRIC - Schnell, Matthias; 202215022; Judgment fr. District Justice; \$7,708.61.  
 ACME SUPERMARKET - Scott, Jay; 202215337; Judgment fr. District Justice; \$4,143.75.  
 ARENA, CAROLYN - Charles Dilberto Plumbing & Heating Inc; 202215221; Judgment fr. District Justice; \$1,809.38.  
 BAKER, CARLY: WATSON, DANIEL - Anderson, Eunice; 202215155; Judgment fr. District Justice; \$3,935.49.  
 DEVELOPMENT UNIT ACQUISITION LP - C Geyer Construction; 202215354; Mechanics Lien Claim; \$230,458.99.

FOWLE, IAN - Layer, John; 202215356; Judgment fr. District Justice; \$3,761.10.  
 FOWLER, ELMONT - Td Bank Na; 202215362; Certification of Judgment; \$3914.91.  
 GARCIA, BOBBY - Lvnv Funding Llc; 202215359; Certification of Judgment; \$947.16.  
 HARD SURFACE SPECIALTIES, LLC:  
 BENDER, DARCY: KEITH - Link, Dennis; 202215065; Complaint In Confession of Judgment; \$39,027.00.  
 MAIN LINE EXPO INC - Ne Ind Owner-4 Llc; 202215357; Complaint In Confession of Judgment; \$POSSESSION.  
 MCDONOUGH, MATTHEW: NINA - Mcdonough, Susan; 202215182; Complaint In Confession of Judgment; \$650000.00.  
 MCLAUGHLIN, CHARLES - Lvnv Funding Llc; 202215353; Certification of Judgment; \$5198.33.  
 NONNEMACHER, ANN - Lvnv Funding Llc; 202215350; Certification of Judgment; \$9922.50.  
 VISION DEVELOPMENT CENTER PC - Gmv Leasing Llc; 202215193; Complaint In Confession of Judgment; \$10,175.00.  
 VISION DEVELOPMENT CENTER PC - Gmv Leasing Llc; 202215194; Complaint In Confession of Judgment; \$POSSESSION.

**UPPER MORELAND TWP./HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Bathini Constructions Group Llc; 202215166; \$366.39.  
 Dieterly, Robert: Barbara; 202215167; \$1834.28.  
 Hartley, Matthew; 202215168; \$435.70.  
 Lydon, Thomas; 202215164; \$1619.35.  
 Moore, Nicole: Zollo, Patrick; 202215169; \$561.83.  
 Oconnor, Thomas: Pamela; 202215170; \$536.39.  
 Quintero, Oswaldo: Jacqueline; 202215171; \$464.73.  
 Sandoval, Camp; 202215172; \$603.15.  
 Spencer, Erica; 202215165; \$817.29.  
 Van Dolsen, Janice; 202215173; \$658.60.  
 Zembower, Marilyn: Douglas; 202215174; \$572.54.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 9, 2022**

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

AUGUSTINE, ROSE - Lower Merion Township; Griffin, Stephanie A., 2400 Olcott Avenue Ardmore, PA 19003.  
 BRUNNER, LINDA J. - Upper Frederick Township; Brunner, Daniel D., 3434 Little Road Perkiomenville, PA 18074.  
 CUNNINGHAM, MARIE A. - East Norriton Township; Wilson, Mclean Daina S., P.O. Box 2410 Bala Cynwyd, PA 19004.  
 FIRTH, CHRISTINE F. - Limerick Township; Firth, Douglas, 92 Pebble Beach Drive Linfield, PA 19468; Sharrock, Jennifer, 28 Robins Nest Lane Pottstown, PA 19465.  
 GLODEK, SHARON - Skippack Township; Glodek, Walter, 4369 Wendy Way Schwenksville, PA 19473.

ISABELL, LOUIS J. JR. - Lower Pottsgrove Township; Isabell, Louis J. Sr., 2108 Foxtail Drive Pottstown, PA 19464; Isabell, Nadine M., 2108 Foxtail Drive Pottstown, PA 19464.  
 JONES, ROBERT C. - East Norriton Township; Lefevre, Robert H., Morrow And Lefevre, Llc Norristown, PA 19401.  
 KUNTZ, GARY M. - Lower Pottsgrove Township; Kuntz, Helen M., 912 Buchert Road Pottstown, PA 19464.  
 LAMPERT, GLENN M. - Lower Moreland Township; Lampert, Andrea, 3766 Midvale Ln Huntingdon Valley, PA 19006.  
 LUPINO, ANTHONY M., SR. - Towamencin Township; Lupino, Denise A., 1050 Pross Road Lansdale, PA 19446.  
 MASSI, JOSEPH - Abington Township; Maniaci, Joseph G., Maniaci, Ciccotta & Schweizer Philadelphia, PA 19135.

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**SUITS BROUGHT**

**Week Ending August 9, 2022**

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

ACTIVE REALTY CO. - Saunders, Jeanette; 202214721; Petition to Appeal Nunc Pro Tunc.  
 BERRY, CRAIG - Discover Bank; 202215278; Civil Action; Fish, Peter Nathaniel.  
 BERRY-BROWN, AMAYA - Blackman-Sutton, Christian; 202212619; Complaint for Custody/Visitation.  
 BERZINS, HEATHER: MILLER, JASON - Berzins, Beverly; 202214699; Complaint for Custody/Visitation; McIntosh, Scott.  
 BLOMSTEDT, JEFFREY - Absolute Resolutions Investments Llc; 202215163; Civil Action; Martello, Matthew J.  
 BLOMSTEDT, JEFFREY - Absolute Resolutions Investments Llc; 202215302; Civil Action; Martello, Matthew J.  
 BOE, JOHN: BAGER, JOHN: GARNETT, JOHN, ET. AL. - Mayo, William; 202215246; Civil Action.  
 BOLAKALE, OLAYINKA - Bolakale, Trisheena; 202215245; Complaint Divorce.  
 BOWLES, ERICK - Allen, Naja; 202212208; Complaint for Custody/Visitation.  
 BROWN, DE JAHNAH - Maurer, Edward; 202214462; Complaint for Custody/Visitation; Saull, Ellis M.  
 CARTY, ANTHONY - Carty, Angela; 202215061; Complaint Divorce.  
 CIONE, LAUREN: MOORE, CHARLES - Cione, Frances; 202214468; Complaint for Custody/Visitation.  
 CONTRERAS YONT, JOHANNA - Jara, Alberto; 202215328; Complaint Divorce.  
 CONWAY, ASHLEY - McCollum, Jean Paul; 202214592; Complaint for Custody/Visitation.  
 DUBON CLAROS, LEONEL: AVELAR LEIVA, CARMEN - Molina Avelar, Nidia; 202215060; Complaint for Custody/Visitation; Cortes, Daniel.  
 DUFFY, ROBERT - Haggerson, Victoria; 202215347; Civil Action.  
 FED EX - Scott, Arthur; 202215129; Defendants Appeal from District Justice.  
 FINNEGAN, JOHN - Finnegan, Kelly; 202215203; Complaint Divorce; Marinari, Guy.

GRAY, VERNEE - Maven, Rahswan; 202215205;  
Complaint Divorce; Marinari, Guy.

GREEN, CLARENCE - Green, Debra; 202215358;  
Complaint Divorce.

GRIMALDI, LOUIS - Grimaldi, Francesca; 202215176;  
Complaint Divorce.

HARRIS, RORY - Harris, Karen; 202214576; Complaint  
for Custody/Visitation.

HARTNETT, NICHOLAS - Herezi, Michelle; 202214178;  
Complaint for Custody/Visitation.

HOLLAND, KURRAN - Romero, Roselyn; 202214350;  
Complaint for Custody/Visitation.

HUGHSTON, HOLLY - Discover Bank; 202215280;  
Civil Action; Harris, John.

JOHNSON, JONATHAN - Howard, Jessica-Tere;  
202214961; Complaint for Custody/Visitation;  
Wassel, Joseph B.

KAISER FOUNDATION HOSPITALS - Jong, Marianna;  
202215183; Foreign Subpoena.

KNEPP, DAKOTA - Drb Capital Llc; 202215214;  
Petition; Jensen, Donald W.

MADONNA, GABRIELLE - Dessus, Yvon; 202215288;  
Complaint for Custody/Visitation.

MCFADDEN, JOHN - Upper Perkiomen School District;  
202215276; Petition; Somers, Kyle J.

MUHLY, ALEXIS - Muhly, Kiana; 202215335;  
Complaint Divorce.

NELSON, AARON - Estrada, Sabena; 202214607;  
Complaint for Custody/Visitation.

ORELLANA, JUAN - Ortiz-Rivas, Martha; 202215303;  
Complaint for Custody/Visitation; Bezpalko, Orest I.

PADILLA, ROGER - Rodriguez, Jennifer;  
202215201; Complaint Divorce.

PATEL, NILAM - Patel, Dhruv; 202215286;  
Complaint Divorce.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Nepomuceno-Flores, Alexis;  
202215087; Appeal from Suspension/Registration/Insp.;  
Cullen, Sean E.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Brady, Daniel; 202215141;  
Appeal from Suspension/Registration/Insp;  
Kotik, Michael.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Cruz, Ricardo; 202215147;  
Appeal from Suspension/Registration/Insp;  
Dowdle, Eric K.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Collis, Joseph; 202215216;  
Appeal from Suspension/Registration/Insp;  
Luongo, Michael Anthony.

PENNSYLVANIA STATE POLICE:  
MONTGOMERY COUNTY DISTRICT ATTORNEY -  
Luman, Toby; 202215019; Petition; Henry, Britain.

PISTILLI, ANGELO - Huff, Emma; 202214853;  
Complaint for Custody/Visitation.

RICKETTS, ROBIN - Young, Monette; 202215196;  
Plaintiffs Appeal from District Justice.

RIDEAU, FRANCOIS-RENE - Kellogg, Rebecca;  
202215067; Foreign Subpoena.

ROMULUS, WESLY - LVNV Funding, LLC; 202214971;  
Defendants Appeal from District Justice.

RUSE, KEVIN - Ruse, Joanne; 202215195; Complaint  
Divorce.

SLATER, LAURA - Jack Rabbit Auto Tags And  
License Service Inc Doylestown; 202215215;  
Petition; Gazan, Philip L.

SMITH, MICHAEL: STEVEN - Lcs Capital Llc;  
202215248; Civil Action; Raker, Nicholas.

VAQUEDANO, LUZ - Heald, Daniel; 202214220;  
Complaint for Custody/Visitation; Vangrossi,  
Vincent M.

WAGAR, AUSTIN - Alivio, Shannon; 202215010;  
Complaint Divorce.

WALLACE, TYIESHA - Arthur, Jamesatta; 202215257;  
Defendants Appeal from District Justice.

WASHINGTON TOWERS ENTERPRISE -  
Hall, Rhakiya; 202215319; Petition to Appeal  
Nunc Pro Tunc.

WIRTSCHAFTER, KEVIN - Wirtshafter, Theresa;  
202214588; Complaint for Custody/Visitation.

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## WILLS PROBATED

### Granted Week Ending August 9, 2022

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

ALDERFER, RALPH C. - Franconia Township;  
Alderfer, Daniel L., 1823 Schwenksville Rd  
Schwenksville, PA 19473; Derstine, Cynthia D.,  
1449 Trisha Ln. Harleysville, PA 19438.

ANTONIO, ELSIE W. - Pennsburg Borough;  
Antonio, David W., 993 Candelora Drive  
Stowe, PA 19464.

BARR, WILLIAM S. - Lower Merion Township;  
Barr, Kathleen, 102 Hastings Ave Havertown,  
PA 19083; Barr, Wilfred J., 2428 Hollis Rd  
Havertown, PA 19083.

BRANDEL, EDNA D. - Upper Frederick Township;  
Brandel, Michael J., 1043 Public Road  
Bethlehem, PA 18015.

CIVELLO, JOYCE - Lower Gwynedd Township;  
Moore, Samuel J., 163 American Way  
Downingtown, PA 19335.

COPESTICK, WILLIAM J., JR. - New Hanover  
Township; Copestick, Donna L., 507 Centennial Ave  
Gilbertsville, PA 19525; Pelone, Michael J.,  
209 Kimberton Dr Blue Bell, PA 19422.

CREAMER, MARY-ELLEN - Whitmarsh Township;  
Creamer, J. S Jr., 4055 Ridge Ave Philadelphia, PA 19129.

DAHME, WILLIAM E. - Springfield Township;  
Dahme, David E., 524 Oreland Mill Road  
Oreland, PA 19075.

DEL, POPOLO HELEN T. - Ambler Borough;  
Montella, Angelina C., 326 Tennis Avenue  
Ambler, PA 19002.

DOYLE, FRANCES A. - East Norriton Township;  
Doyle, Bethanne, 5511 Dover Street  
Oakland, CA 94609; Doyle, John C. Iii,  
336 Sweetbriar Road King Of Prussia, PA 19406.

DRUMMER, ELSIE A. - Worcester Township;  
Drummer, William J., 55 William Penn Dr  
Schwenksville, PA 19473; Kloth, Diane K.,  
218 Hawthorne Circle North Wales, PA 19454.

ELLINGER, JAMES T. - Salford Township;  
Ellinger, Susan E., 67 Wambold Rd  
Green Lane, PA 18054.

FELL, ANGELA D. - Lower Merion Township;  
Fell, Peter J., 299 Riverside Drive New York, NY 10025;  
Mcdermott, Rachel M., 375 Riverside Drive  
New York, NY 10025.

FREDERICK, PEARL M. - Upper Frederick Township;  
Frederick, Kerry D., 742 Lenz Ave Southampton,  
NJ 08088.

FUNK, MICHAEL J. - Rockledge Borough;  
Conlan, Robert W., 319 Huntingdon Pike  
Rockledge, PA 19046.

GANE, FREDERICK C. - Franconia Township; Gane,  
Mark J., 823 Nursey Street Fogelsville, PA 18051.

GIANNINI, GLORIA G. - Lower Salford Township;  
Giannini, John P., 1612 Schewnksville Road  
Schewnksville, PA 19473; Giannini, Matthew P.,  
512 Spring Court Perkasio, PA 18944.

GUSPAN, MARY A. - Upper Providence Township;  
Baughman, Susan D., 2018 Sylvan Avenue  
Latrobe, PA 15650.

HABERACKER, RICHARD L. SR. - Upper Hanover  
Township; Haberacker, Eric G., 415 Larchwood Drive  
Limerick, PA 19468.

HOLSENDORFF, HERBERT - Lower Gwynedd Township;  
Newton, Keith B., 133 Landmark Pass Cibolo, TX 78108.

HOYER, WILLIAM H., JR. - Horsham Township;  
Hoyer, Gene C., 640 Colonial Drive Horsham, PA 19044.

HRIN, GEORGE J. - Horsham Township; Hrin-Solt,  
Renee, 555 Dresher Road Horsham, PA 19044.

KOCHER, WILLIAM J. - Upper Merion Township;  
Ehmer, Linda, 335 Abrams Mill Road King Of Prussia,  
PA 19406.

LANDIS, MARIE H. - Salford Township; Westover,  
Lori L., 186 Fretz Rd. Telford, PA 18969.

LANG, MARY T. - Hatboro Borough; Marone, Patricia A.,  
273 Mountain View Dr Pocono Lake, PA 18347.

MORGAN, MARGARET A. - Cheltenham Township;  
Morgan, Frank T., 1107 Clay Hill Way  
Durham, NC 27703.

MOYER, VIRGINIA M. - Hatfield Township;  
Focht, Brenda L., 844 Rose Lane Hatfield, PA 19440.

NEMPHOS, LOUIS - Upper Merion Township;  
Nemphos, Marie J., 576 Saratoga Road  
King Of Prussia, PA 19406.

OSTOPOWICZ, BERNANDINE A. - Lower Salford  
Township; Ostopowicz, Lynn A., 368 Yoder Road  
Harleysville, PA 19438.

PETKA, CLAUDIA L. - Montgomery Township;  
Petka, Edward J., Jr., 941 Surrey Drive  
Blue Bell, PA 19422.

RAKESTRAW, SUSAN C. - Lower Merion Township;  
Munsick, Trudy R., 163 Dayton East Road  
Dayton, WY 82836; Rakestraw, Richard R.,  
220 W Caroline St South Padre Island, TX 78597.

ROTENBURY, EARL A. - Lansdale Borough;  
Czerviski, Diane L., 1329 W. County Line Road  
North Wales, PA 19454.

ROVELLO, LUCILLE - East Norriton Township;  
D, Angelis Donna M., 2819 Swede Rd  
Norritown, PA 19401; Rovello, Gina F.,  
3128 Sycamore Ln East Norriton, PA 19401.

SELLERS, FRANKLIN R. - Collegetown Borough;  
Sellers, Elizabeth B., 1675 High Point Lane  
Phoenixville, PA 19460.

SOLVIBILE, EDWARD R. - Plymouth Township;  
Solvibile, Meredith P., 409 4Th Avenue Avon  
By The Sea, NJ 07717.

WAGNER, EARLE N. - Abington Township;  
Hagedorn, Hermann T., 701 Seminole Gardens  
Ambler, PA 19002.

WEISS, ALVIN L. - Horsham Township; Weiss, Evan,  
209 Ridings Way Ambler, PA 19002; Weiss, Jonathan,  
761 Periwinkle Lane Wynnewood, PA 19096.

WHITE, JAMES L., SR. - Pottstown Borough;  
White, James L., Jr., 4640 Hillside Rd Reading,  
PA 19606.

YODER, NANCY L. - Upper Hanover Township;  
Richter, Annette N., 947 High Street Pottstown,  
PA 19464; Yoder, Keith A., 190 Stone Rd  
Barto, PA 19504.

ZITIN, STEPHEN H. - Lower Merion Township;  
Plotnick, Gail A., 1655 Oakwood Drive  
Narberth, PA 19072.

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## RETURN DAY LIST

August 22, 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. Ackerman-Jones v. Edmunds - Defendant’s Motion to Compel Discovery (Seq. 37d) - **J. Kofsky - S. Fisher.**
2. Ackerman-Jones v. Edmunds - Plaintiff’s Motion for Leave to File Amended Complaint (Seq. 34) - **J. Kofsky - S. Fisher.**
3. American Heritage Federal Credit Union v. 832 Brooklyn Street, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 11d) - **C. Rice - C. Nock.**
4. American Heritage Federal Credit Union v. Godfrey - Plaintiff’s Motion to Compel Discovery (Seq. 9d) - **C. Rice.**
5. Arone v. IHM Horsham, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 9d) - **C. Clarke.**
6. Balog v. Balog - Plaintiff’s Petition to Withdraw as Counsel (Seq. 38) - **C. Graff - J. Bernbaum.**
7. Bankers Standard Insurance Company v. West Chester Insulation, Inc. - Defendant’s Motion to Compel Discovery (Seq. 16d) - **E. Hall - J. Mayers - R. McDivitt.**
8. Begelman v. Adapthealth Corporation - Defendant’s Motion for Pro Hac Vice (Seq. 9) - **P. Howard - D. Fusco.**
9. Bethune v. Bays - Defendant’s Motion to Compel Discovery (Seq. 12d) - **J. Kofsky - K. May.**
10. Cormick v. Abington Memorial Hospital - Plaintiff’s Petition to Discontinue (Seq. 133) - **S. Raynes - J. Bongiovanni.**
11. Crawford v. Conlan - Defendant’s Motion to Compel Discovery (Seq. 38d) - **M. Weinberg - Z. Zahner.**
12. Crawford v. Conlan - Defendant’s Motion to Compel (Seq. 39d) - **M. Weinberg - Z. Zahner.**
13. Diallo v. Rice - Plaintiff’s Motion to Compel Discovery (Seq. 8d) - **J. Zafran - H. Welch.**
14. Dickson v. DiSanto - Defendant’s Motion to Compel Discovery (Seq. 16d) - **S. McIntosh - B. Picker.**
15. Eyong v. Messinger - Defendant’s Motion to Compel Discovery (Seq. 19d) - **B. Nemec - J. Dodd-O.**



16. Ezekowitz v. Main Line Health System - Defendant's Motion to Compel Discovery (Seq. 82d) - **M. McCaney - A. Kumer.**
17. Federal Realty Investment Trust v. Lord & Taylor Holdings, LLC - Defendant's Motion Pro Hac Vice (Seq. 34) - **M. Kizner - J. Eads.**
18. Fedyk v. Fedyk - Defendant's Motion to Strike Objections to Interrogatories (Seq. 28d) - **M. Petro - C. Stein.**
19. Firstlease, Inc. v. Techniques Auto Repair of N.Y., LLC - Defendant's Motion to Vacate Default Judgment (Seq. 11) - **R. Saldutti.**
20. Foggie v. Domico - Defendant's Motion to Compel Discovery (Seq. 13d) - **J. Fine - A. Venters.**
21. Gant v. Seraphin - Plaintiff's Motion to Withdraw from Stipulation (Seq. 16) - **J. Donoghue - K. Nosari.**
22. Gurrola Olguin v. Kim - Defendant's Motion to Compel Discovery (Seq. 9d) - **R. Conwell - E. Kates.**
23. Hamilton v. Alderfer - Defendant's Motion to Compel Discovery (Seq. 8d) - **A. Dashevsky - S. Peterman.**
24. Hamilton v. Alderfer - Plaintiff's Motion to Compel Discovery (Seq. 9d) - **A. Dashevsky - S. Peterman.**
25. Howell v. Sunbeam Abington, Inc. - Motion for Protective Order (Seq. 10d) - **J. Chase - M. Gerstein.**
26. Hudson v. Kim - Plaintiff's Motion to Transfer to Arbitration (Seq. 20) - **A. Feenane - T. Palmer.**
27. Insight Global, LLC v. Xsell Resources, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **R. Wendolowski - M. Lipuma.**
28. Jones v. Cummings - Defendant's Motion to Compel Discovery (Seq. 40d) - **M. Strauss - T. Bracaglia.**
29. Jones v. K & M Home Enhancements, Inc. - Plaintiff's Motion to Substitute a Party Successor (Seq. 29) - **M. Simon - F. Lachat.**
30. Konefsky v. McDade - Defendant's Motion to Compel Authorization (Seq. 83d) - **L. Konefsky - L. Miller.**
31. Legrande v. Kingsbridge Apartments, LLC - Defendant's Motion to Transfer to Arbitration (Seq. 20) - **T. Sacchetta - J. Livingood.**
32. Lombardot v. Wissahickon School District - Defendant's Motion to Dismiss (Seq. 457) - **A. Feldman - L. Bennett.**
33. Ltllulu, L.P. v. Montgomery County Board of Assessment Appeals - Defendant's Motion to Compel Discovery (Seq. 16d) - **M. Yanoff - S. Magee.**
34. Lucas v. Garcia-Gordon - Plaintiff's Motion to Compel Discovery (Seq. 3d) - **J. Radmore - L. Abdo.**
35. Majzik v. Bond - Defendant's Motion for Protective Order (Seq. 5d) - **J. Dilsheimer.**
36. Medaglia v. Herman - Defendant's Motion to Compel Discovery (Seq. 22d) - **S. Barrett - M. McGilvery - J. Hoynoski.**
37. Melendez v. Boyer - Plaintiff's Motion to Compel Discovery (Seq. 28) - **R. Teitell - I. Kim.**
38. Mest v. Lancaster Truck Bodies, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 89d) - **S. Scheuerle - J. McCarthy - G. Morrison.**
39. Meyer v. Yarmark - Defendant's Motion to Overrule Objections to Interrogatories (Seq. 20d) - **L. Konefsky - M. Clemm.**
40. Miller v. Pecsí - Defendant's Petition to Withdraw as Counsel (Seq. 11) - **K. Sommar - W. Levy.**
41. Montgomery County Tax Claim Bureau v. Jones - Defendant's Motion to Strike Preliminary Objections (Seq. 23) - **M. Clarke - D. Downey.**
42. Moore v. Kalebs Property Services - Plaintiff's Motion to Amend The Caption (Seq. 13) - **B. Pincus.**
43. Perlman v. AAA Insurance - Plaintiff's Motion to Compel Discovery (Seq. 122d) - **R. Cavalier.**
44. Porrino v. Kelley - Defendant's Motion to Compel Discovery (Seq. 7d) - **N. Murawsky - J. Birmingham.**
45. Rennells v. Reese - Defendant's Motion to Compel Arbitration (Seq. 11d) - **D. Shannon.**
46. Reynolds v. Febres - Defendant's Petition to Withdraw as Counsel (Seq. 38) - **C. Campbell - A. Richardson.**
47. Roberts v. Koisha - Plaintiff's Motion to Compel Discovery (Seq. 38d) - **M. Greenfield.**
48. Rosel v. Keyser - Plaintiff's Petition to Break and Enter (Seq. 14) - **J. Gulash.**
49. Santos-Vargas v. McKernan - Defendant's Motion to Compel Discovery (Seq. 19d) - **T. Jacobs - A. Zabicki.**
50. Simmons v. Manor Care - Lansdale of Montgomery, PA, LLC - Defendant's Motion to Compel Discovery (Seq. 23d) - **L. Haberman - A. Langella.**
51. Snock v. McManus - Defendant's Motion to Compel IME (Seq. 30) - **M. Bendo - I. Kim.**
52. Stewart Title Guaranty Company as Assignee of Trinity Financial Services, LLC v. Emery - Defendant's Motion in Limine (Seq. 11d) - **R. Wendolowski - N. Meter.**
53. Stock v. John Doe 13 - Defendant's Motion to Compel Deposition (Seq. 14d) - **A. Aigeldinger.**
54. Sykes v. Bentley Homes Realty, Inc. - Defendant's Motion to Compel Discovery (Seq. 11d) - **B. Swartz.**
55. Taylor v. Iatesta - Defendant's Motion to Compel Discovery (Seq. 12d) - **M. Weinberg - M. Noble.**
56. Valentine v. Germantown Cab Company - Defendant's Motion to Compel Discovery (Seq. 13d) - **J. Berschler.**
57. Walsh v. Norristown Zoological Society - Plaintiff's Motion to Compel Discovery (Seq. 4d) - **B. Swartz - C. Murphy.**
58. Wang v. Yan - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 4) - **W. Ravenell.**
59. WMB, L.P. v. Domino Salvage, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 38d) - **J. Linse - E. Hayes.**
60. Womack v. Resendiz - Plaintiff's Motion to Compel Discovery (Seq. 9d) - **D. Krain - D. Doyle.**