

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 April 26, 2023.

To all parties in interest and claimants:

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

Third & Final Publication

By virtue of a Writ of Execution **No. 2019-14563**, 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 ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot Nos. 26 and 27, Section 19 on Plan of "Evergreen Manor", which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 782, Page 600 and described according to a Survey and Plan, thereof made by Russell S. Lyman, Registered Professional Engineer and Surveyor of Huntingdon Valley, Pennsylvania, on December 30, 1957 as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Fitzwatertown Road (41.5 feet wide) and the Northeast side of Phipps Avenue (40 feet wide); thence, extending along the said side of Fitzwatertown Road, North 47 degrees 47 minutes East, 50.24 feet to a corner of Lot No. 25 on said Plan; thence, extending along the same, South 47 degrees 55 minutes East, 124.93 feet to a point; thence, extending South 47 degrees 42 minutes 10 seconds West, 50.24 feet to a point on the Northeast side of Phipps Avenue, aforesaid; thence, along the same, North 47 degrees 55 minutes West, 125.00 feet to the Southeast side of Fitzwatertown Road, aforesaid, being the first mentioned point and place of beginning.

BEING the same premises which Jerome M. Gerney and Janet L. Gerney, husband and wife, by Deed dated 7/25/2014 and recorded 8/7/2014 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5923 at Page 01006, granted and conveyed unto Scott Bentz and Krystal Bentz, husband and wife.

Parcel Number: 30-00-21176-00-7.

Location of property: 1603 Fitzwatertown Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Krystal Bentz and Scott Bentz** at the suit of PennyMac Loan Services, LLC. Debt: \$264,417.77.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-01144**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pa., on 5-25-57, described as follows, to wit:

SITUATE on the Southeast side of Arline Avenue (50 feet wide), at the distance of 137.50 feet, Northeast from the Northeast side of Patane Avenue (50 feet wide).

CONTAINING IN FRONT OR BREADTH on said Arline Avenue, 37.50 feet and extending of that width, in length or depth, Southeast, between parallel lines at right angles to the said Arline Avenue, 110 feet. The Southwest line thereof, partly passing through the party wall, between this premises and the premises adjoining on the Southwest.

BEING Lot No. 150-A Arline Avenue and also being part of lots 6 and all of Lot 7, Block "Q" on Plan of Roslyn Heights.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the adjoining premises entitled to the use thereof at all times hereafter forever. Subject however, to the proportionate part of the expenses of keeping said driveway in good order and repair.

BEING the same property conveyed to Thomas M. Even and Patricia A. Layne, who acquired Title, with Rights of Survivorship, by Virtue of a Deed from Judy Molj, dated November 15, 1995, recorded November 17, 1995, at Document ID 018115, and recorded in Book 5131, Page 2343, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-01700-00-7.

Location of property: 1511 Arline Avenue, Roslyn, a/k/a Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Patricia A. Nelligan a/k/a Patricia A. Layne and Thomas M. Even** at the suit of PNC Bank, National Association. Debt: \$115,432.42.

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. 2020-03379**, 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 parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Record Plan of Norriton Knoll - Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-42 at Page 14, and re-recorded in Plan Book A-46, at Page 68, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dragon Circle (50 feet wide), a corner of this and Lot No. 67 as shown on said Plan, which point is measured the 2 following courses and distances from a point of curve, on the Southeasterly side of Fieldcrest Avenue (50 feet wide): (1) leaving Fieldcrest Avenue, on the arc of a curve, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of Dragon Circle; and (2) South 29 degrees 07 minutes 30 seconds East, along said side thereof, 60 feet to the point of beginning; thence, extending from said point of beginning, North 60 degrees 52 minutes 30 seconds East, along line of Lot No. 67, 118.84 feet to a point, a corner in line of Open Space Area; thence, extending South 39 degrees 37 minutes 00 seconds East, along line of said Open Space Area, 20.34 feet to a point, a corner of Lot No. 69, as shown on said Plan; thence, extending South 60 degrees 52 minutes 30 seconds West, along line of Lot No. 69, 122.59 feet to a point, a corner on the Northeasterly side of Dragon Circle, aforesaid; thence, extending North 29 degrees 07 minutes 30 seconds West, along line of Dragon Circle, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 68 as shown on said Plan.

BEING the same premises which Andrew E. Dorley, by Deed dated 2/15/2013 and recorded 2/27/2013 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5865 at Page 00102, granted and conveyed unto Brian Lyons.

Parcel Number: 63-00-01914-30-9.

Location of property: 2491 Dragon Circle, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Brian Lyons** at the suit of Lakeview Loan Servicing, LLC. Debt: \$162,719.32.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-01745**, 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 tenement thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Haws (formerly Franklin) Avenue, at the distance of 98 feet, Northeast side of Lafayette Street, extending; thence, North 33 degrees 29 minutes East, along said side of said Haws Avenue, 20 feet to a point, in other land of said Samuel Roberts; thence, along other lands of said Samuel Roberts, South 56 degrees 20 minutes East, 140 feet, more or less to a point, near a 15 feet wide alley; thence, along said alley, South 33 degrees 29 minutes West, 20 feet to a point, in land, about to be conveyed to Beaver; thence, along said land of said Beaver, the said line running through the partition wall between the house of this lot and said Beaver's lot, North 56 degrees 20 minutes West, 140 feet, more or less to the place of beginning.

“B”

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

BEGINNING at a point on the Southeast side of Haws (formerly Franklin) Avenue, at the distance of 118 feet, Northwesterly from the Northeast of Lafayette Street, a corner of this and other land of the said William H. Allerton; thence, Southeasterly along said other land of said Allerton, at right angles to said Haws Avenue, 140 feet to the Northwest side of an alley, 15 feet wide; thence, along said side of said alley, Northeasterly, 33.75 feet to a point, a corner of another alley, 20 feet wide, recently laid out, called Rich Alley; thence, along the Southwest side of said Rich Alley, Northwesterly, 140 feet to a point, on the Southwest side of Haws Avenue, aforesaid; and along the said side of said Haws Avenue, Southeasterly, 33.75 feet to the first mentioned point and place of beginning.

BEING the same premises which John D. Galinger and Rita M. Gilinger, by Deed dated 12/13/2006 and recorded 12/29/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5629 at Page 1235, Instrument # 2006159102, granted and conveyed unto Andrea Nash.

Parcel Number: 13-00-15880-00-1.

Location of property: 210 Haws Avenue, Norristown, PA 19401

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

Seized and taken in execution as the property of **Andrea Nash** at the suit of Loancare LLC. Debt: \$145,115.54.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-03877**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots, or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, being Lots No. 726 and 727 in a certain plan of lots, known as The Plan of Willow Grove Heights, which said plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 591, Page 500, and bounded and described as follows:

BEGINNING at a point on the Southwest side of Phipps Avenue, at the distance of one hundred and eleven and five hundredths' feet, Southeastwardly from the Southwesterly side of Newport Avenue, having in front on said Phipps Avenue, fifty feet, and extending of that width in a Southwesterly direction, one hundred eight and thirty-seven one-hundredths feet on the Southeast line and one hundred eight and twenty-eight one-hundredths feet on the Northwest line.

ALSO, ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot No. 725 on a certain plan of lots of Willow Grove Heights, recorded at Norristown, in Deed Book 591, Page 500, bounded and described according to thereto, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue, at the distance of one hundred and sixty-one and five one-hundredths feet, Southeastwardly from the Northwesterly side of Newport Avenue.

CONTAINING in front or breadth on said side of Phipps Avenue, twenty-five feet and extending Southwestwardly of that width, in length or depth, between parallel lines at right angles with said Phipps Avenue, the Northwesterly line thereon being one hundred eight and thirty-seven one-hundredths feet. And the Southeasterly therein, being one hundred and eight and forty-two hundred feet.

BOUNDED Southeastwardly by Lot No. 724 Southeastwardly, Southwestwardly by land, now or late of Thomas Homer, Northwestwardly, by Lot No. 728 and Northeastwardly, by Phipps Avenue, aforesaid.

BEING the same premises which Navo, Inc., a Pennsylvania Corporation, by Deed dated 12/9/2013 and recorded 12/10/2013 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5898 at Page 01249, granted and conveyed unto Charles B. Sam, now deceased (date of death 5/23/2020).

Parcel Number: 30-00-53580-00-3.

Location of property: 2646 Phipps Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **The Unknown Heirs of Charles B. Sam, deceased; Christabel Sam, solely in His/Her Capacity as Heir of Charles B. Sam, deceased; and David Sam, Solely in His Capacity as Heir of Charles B. Sam, deceased** at the suit of MidFirst Bank. Debt: \$345,356.15.

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. 2022-05983**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot, or piece of ground, appurtenant thereto, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described, in accordance with a survey thereof made July 1927, by Hiltner and Hitchcock, C.E.'s, as follows, to wit:

BEGINNING at a point on the Northeast side of Fairfield Avenue, said point, being at the distance of 27.05 feet, Northwesterly from the Northwest side of Jefferson Street, a corner of this and other land of Marco Parente, et al; thence, extending along said land, the line for a portion of the distance, passing through the middle of the partition wall, dividing the house on this lot from the house on the adjoining lot, Northeastly, 130 feet to a point on the Southwest side of an alley, 20 feet wide; thence, extending along said side of said alley, Northwesterly, 45 feet to a point, a corner of this and other land of said Marco Parente, et al; thence, extending along said land, Southwesterly, 130 feet to a point on the Northeast side of said Fairfield Avenue; and thence, extending along said side of Fairfield Avenue, Southeasterly, 45 feet to the first mentioned point and place of beginning.

BEING the same premises which Estate of Carmella Petrolina, by Carolyn M. Sgrignoli, Executrix by Deed, dated 6/17/2016 and recorded 7/12/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6006 at Page 01991, granted and conveyed unto Ashley Nicole Galanti.

Parcel Number: 49-00-03391-00-7.

Location of property: 468 Fairfield Road, Plymouth Meeting, PA 19462.

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

Seized and taken in execution as the property of **Ashly Galanti a/k/a Ashly Nicole Galanti** at the suit of Lakeview Loan Servicing, LLC. Debt: \$229,767.29.

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. 2022-12348**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract, or piece of ground, hereditaments and appurtenances, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being more particularly described according to a survey made thereof by Herbert H. Metz, Civil Engineer, on March 7, 1923, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southeast side of St. Elmo Street (as laid out in the Borough of Lansdale, 40 feet wide) at the distance of 177.67 feet Southwest of the Southwest side of Vine Street (as laid out in the Borough of Lansdale, 46 feet wide), being a corner of this and land, now or late of Joseph Rodgers; thence, extending along said land, now or late of said Joseph Rodgers, South 49 degrees 57 minutes East, 79.04 feet to an iron pin, a corner of land, now or late of Issac H. Snyder; thence, extending along said land, now or late of said Issac H. Snyder, South 41 degrees 34 minutes, West 28.42 feet to an iron pin, a corner of land, now or late of the Heirs of Sallie J. Jenkins; thence, extending along the said land, now or late of the said Heirs of the said Sallie J. Jenkins and passing through the middle of the partition wall of the building erected on this lot and said adjoining lot, the 2 following courses and distances: North 52 degrees 57 minutes West, 27.06 feet and North 49 degrees 57 minutes West, 52 feet to a point, a corner on the southeast side of St. Elmo Street, aforesaid; thence, extending along the Southeast side of St. Elmo Street, North 41 degrees 34 minutes East, 29.85 feet to the place of beginning.

BOUNDED on the Northeast by land, now or late of Joseph Rodgers, on the Southeast by land now or late of Isaac H. Snyder, on the Southwest by land, now or late of the Heirs of Sallie J. Jenkins, and on the Northwest by St. Elmo Street.

BEING the same premises which Lorrie J. Snowden, by Deed dated September 17, 2003, and recorded in the Office of Recorder of Deeds of Montgomery County, on November 28, 2003, at Book 5483, Page 1162, granted and conveyed unto Richard P. Hood.

Parcel Number: 11-00-13820-00-2.

Location of property: 113 Saint Elmo Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather L. Roy and Richard P. Hood** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$159,391.11.

Matthew C. Fallings, Attorney. I.D. #326896

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

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

By virtue of a Writ of Execution **No. 2022-13057**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on November 11, 1953, and revised February 17, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of Church Road (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet from a point on the Southwest side of Nero Road (50 feet wide); thence, extending along the Northwest side of Church Road, South, 45 degrees 41 minutes West, 75 feet to a point; thence, extending North, 44 degrees 19 minutes West, crossing the bed of a 20 feet right-of-way for sanitary sewer, 130 feet to a point on the Northwest side of aforesaid right-of-way, North, 45 degrees 41 minutes East, 95 feet to a point on the Southwest side of Nero Road; thence, extending along the Southwest side of Nero Road, South, 44 degrees 19 minutes East, crossing the bed of aforesaid right-of-way, 110 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point on the Northwest side of Church Road, the first mentioned point and place of beginning.

BEING the same premises which Kormar Homes, Inc. by Deed, dated September 8, 1954, and recorded in Montgomery County, in Deed Book 2510 at Page 439, conveyed unto Samuel Khan Douglass, Jr. and Dorothy R. Douglass, his wife, in fee.

Parcel Number: 49-00-01999-00-4.

Location of property: 23 Church Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs of Dorothy R. Douglass, deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Reliant Trust Series HPP. Debt: \$376,023.32.

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

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

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

By virtue of a Writ of Execution **No. 2022-13945**, 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 parcel of land, situate in **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the division line, between Lots 405 and 406 on Plan hereinafter, mentioned said beginning point, also in the Southwesterly corner of Lot 405 and running; thence, (1) North 43 degrees East, along said division line, a distance of 59.00 feet to a point; thence, (2) North 47 degrees West, perpendicular to said division line, a distance of 18.00 feet to a point, in the division line between Lots 406 and 407; thence, (3) South 43 degrees West, partly along last mentioned division line and parallel to the line of an existing sanitary sewer easement, a distance of 59.00 feet to a point; thence, (4) South 47 degrees East, perpendicular to last mentioned division line, a distance of 18.00 feet to the point and place of beginning.

BEING known as Lot 406 Franklin Court, Phase V, filed in the Office for Recording of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book A-29, Pages 88A and 88B.

BEING the same premises which Henry Pfister and Richard Madore, by Deed, dated July 31, 2007, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on August 17, 2007, in Deed Book 5661 at Page 00091, et seq. granted and conveyed unto Jessica L. Akers, in fee.

Parcel Number: 46-00-00944-42-3.

Location of property: 406 Franklin Court, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jessica L. Akers** at the suit of Montgomery Glen Association, Inc. Debt: \$8,848.47.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2022-16459**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Southeast side of Kohn Street, at the distance of 215.7 feet, Northeasterly from the East corner of Airy and Kohn Streets; a corner of this and land, late of Thomas Kingkinger and Ester, his wife; thence, by the same, the line passing through the middle of a 2 feet wide alley, for the use of these two properties and above the said alley, through the middle of the partition wall, between this and the adjoining premises of said Kingkinger, Southeasterly at right angles to said Kohn Street, 90 feet to the Northwest side of a 10 feet wide alley leading to Haws Alley, having been laid out and dedicated for the use of this and the adjoining properties forever; to land, late of Roger Scanlan; thence, Northwesterly, 90 feet to the South side of Kohn Street, aforesaid and along the same, Southwesterly, 16 feet to the place of beginning.

BEING the same property conveyed to George Grote Building Contractor, Inc. who acquired title by virtue of a Deed from George W. Grote, dated July 23, 2021, recorded September 23, 2021, at Instrument Number 202114889, and recorded in Book 6248, Page 02635, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-18304-00-7.

Location of property: 524 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **George Grote Building Contractor, Inc.** at the suit of Lima One Capital, LLC. Debt: \$88,608.14.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17447**, 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 No. C-104, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, hearing date the 11th day of January 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January 1982, in Deed Book 4676 at Page 443 and Plats and Plans for the 1600 Church Road Condominium, hearing date of the 14th of January 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

TOGETHER with all right, title and interest being a 1.4018 percent undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration as Condominium.

BEING known as 1600 Church Road Condo C-104.

BEING the same premises which Clare M. Hodgson, by Deed dated July 1, 2003, and recorded August 3, 2002, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5464, Page 995, granted and conveyed unto Arcadia University, in fee.

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

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

AND the said Grantor, for itself, its successors and assigns, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Parcel Number: 31-00-06895-05-8.

Location of property: 1600 Church Road Condominium, Unit C104, Wyncote, PA 19095.

The improvements thereon are: Residential-Condominium (garden style); Private entrance, 1-3 stories.

Seized and taken in execution as the property of **L&S Realty, LLC**, at the suit of 1600 Church Road Condominium Association. Debt: \$5,509.85.

Brady & Cissne Law, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17448**, 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 D-100, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, hearing date the 14th day of January A.D. 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January A.D. 1982, in Deed Book 4676 at Page 443 etc. and Plats and Plans for the 1600 Church Road Condominium, hearing date of the 14th of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

BEING the same property conveyed to Shannon Smith, as Sole Owner by Deed from Geno Simone and Liberty Simone of record under (book) 6112/(page) 1843, Recorder's Office for Montgomery County, Pennsylvania, dated October 24, 2018, and recorded on October 26, 2018.

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 at law as in equity, of, in and to the same.

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

AND the said Grantor, for himself and his heirs, executors and administrators, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof shall and will Warrant and Forever Defend.

Parcel Number: 31-00-06896-02-1.

Location of property: 1600 Church Road Condominium, Unit D100, Wyncote, PA 19095.

The improvements thereon are: Residential-Condominium (garden style); Private entrance, 1-3 stories.

Seized and taken in execution as the property of **L&S Realty, LLC.** at the suit of 1600 Church Road Condominium Association. Debt: \$3,068.12.

Brady & Cissne Law, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17667**, 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 contiguous lots, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, dated the Twenty-fifth Day of June, recorded at Norristown, Pennsylvania, in Deed Book No. 828, Page 600, as follows:

BEGINNING at a point in the center line of Brookdale Avenue (formerly called Windsor Avenue) (forty feet wide) at the distance of two hundred fifteen feet Northwestwardly from the intersection which the said center line of Brookdale Avenue, makes with the center line of Easton Road (fifty feet wide).

CONTAINING in front or breadth on the said center line of Brookdale Avenue, forty feet (each lot being twenty feet in width) and extending of that width, Northeastwardly, between parallel lines at right angles to the said center line of Brookdale Avenue, in length or depth, one hundred twenty feet.

BEING Lots Nos. 64 and 65 on said plan.

BEING the same premises which Grace R. Guarro, widow, by deed dated October 31, 1985, and recorded on November 2, 1985, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 4785 at Page 784, granted and conveyed unto Gerald M. Chemerys.

Parcel Number: 30-00-05428-00-5.

Location of property: 2417 Brookdale Avenue, Roslyn, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gerald M. Chemerys** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate holders of the CWABS, Inc. Debt: \$79,993.13.

Robert P. Wendt (Leopold & Associates, PLLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-20923**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel of land, with the buildings and improvements thereon erected and the appurtenances thereto, situated in **Worcester Township**, Montgomery County, Pennsylvania:

BEING Lot No. 11C, as identified on the Final Subdivision/Land Development Plan for Berwick Place, prepared by Brandywine Valley Engineers, Inc., Consulting Engineers and Land Surveyors. Boothwyn, Pennsylvania dated 12/01/1992, last revised 05/11/1993, and recorded in the Office of the Recorder of deeds in and for Montgomery County, Pennsylvania in Plan Book A-54 at Page 266.

AS such lot and appurtenances are defined in the Declaration of Easements, Conditions, Covenants and Restrictions for Berwick Place as in Deed Book 5055 at Page 2090, et seq.

AND as such lot is shown on the Building As-Built for Berwick Place prepared by Brandywine Valley Engineers, dated 03/08/1994.

SUBJECT to all easements, right of way, covenants, agreements and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Disiro, Jr. and Yolanda T. Disiro, husband and wife, as Tenants by the Entirety by Deed from Berwick Place Development Corp., a Pennsylvania Corporation, dated May 4, 1994 recorded June 23, 1994 in Book No. 5081 at Page 1964.

Parcel Number: 67-00-00777-74-4.

Location of property: 24 Essex Court, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Yolanda T. Disiro and Vincent A. Disiro, Jr.** at the suit of Mortgage Assets Management, LLC. Debt: \$318,995.83.

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. 2022-20993**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES "A"

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as "Elkins Park House", located at the Northwest corner of Old York Road and Spring Avenue, in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania, of a Declaration of Condominium of Elkins Park House, dated July 2, 1973, recorded August 1, 1973, in Deed Book 3874 page 161 &c, with a First Amendment thereto recorded December 19, 1973, in Deed Book 3911 page 123 &c., a Second Amendment thereto recorded April 30, 1979, in Deed Book 4405 page 461 &c., a Third Amendment thereto recorded August 25, 1980, in Deed Book 4554 page 341 &c., a Fourth Amendment thereto recorded April 28, 1982, in Deed Book 4683 page 709 &c., and a Fifth Amendment thereto recorded August 12, 1986, in Deed Book 4809 page 330 &c.; the Declaration Plan thereto dated February 22, 1973, recorded July 2, 1973, in Condominium Plan Book 2 page 1 &c., with a revision thereto recorded December 19, 1973, in Condominium Plan Book 2 pages 44 and 45, with another revision thereto recorded April 30, 1979, in Condominium Plan Book 6 page 49, and with another revision thereto recorded August 25, 1980, in Condominium Plan Book 8 pages 32 and 33; and the Code of Regulations of Elkins Park House, dated July 2, 1973, recorded August 1, 1973, in Deed Book 3874 page 190 &c., with a First Amendment thereto recorded December 19, 1973, in Deed Book 3911 page 151 &c., a Second Amendment thereto recorded January 8, 1974, in Deed Book 3915 page 4 &c., a Third Amendment thereto recorded April 28, 1982, in Deed Book 4683 page 705 &c., a Fourth Amendment thereto recorded August 12, 1986, in Deed Book 4809 page 324 &c., a Fifth Amendment thereto recorded July 6, 1987, in Deed Book 4843 page 506 &c., a Sixth Amendment thereto recorded November 18, 1987, in Deed Book 4857 page 1938 &c., and a Seventh Amendment thereto recorded February 7, 1989, in Deed Book 4902 page 292 &c., being designated on such Declaration Plan, as amended, as Unit 200-A, as more fully described in such Declaration Plan, as amended, and such Declaration, as amended and together with a proportionate undivided interest in and to the Common Elements, as being defined in such Declaration, as amended.

PREMISES "B"

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as "Elkins Park House", located at the Northwest corner of Old York Road and Spring Avenue, in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania, of a Declaration of Condominium of Elkins Park House, dated July 2, 1973, recorded August 1, 1973, in Deed Book 3874 page 161 &c., with a First Amendment thereto recorded December 19, 1973, in Deed Book 3911 page 123 &c., a Second Amendment thereto recorded April 30, 1979, in Deed Book 4405 page 461 &c., a Third Amendment thereto recorded August 25, 1980, in Deed Book 4554 page 341 &c., a Fourth Amendment thereto recorded April 28, 1982, in Deed Book 4683 page 709 &c., and a Fifth Amendment thereto recorded August 12, 1986, in Deed Book 4809 page 330 &c., the Declaration Plan thereto dated February 22, 1973, recorded July 2, 1973, in Condominium Plan Book 2 page 1, &c., with a revision thereto recorded December 19, 1973, in Condominium Plan Book 2 page 44 and 45, with another revision thereto recorded April 30, 1979,

in Condominium Plan Book 6 page 49, and with another revision thereto recorded August 25, 1980, in Condominium Plan Book 8 pages 32 and 33; and the Code of Regulations of Elkins Park House, dated July 2, 1973, recorded August 1, 1973, in Deed Book 3874 page 190 &c., with a First Amendment thereto recorded December 19, 1973, in Deed Book 3911 page 151 &c., a Second Amendment thereto recorded January 8, 1974, in Deed Book 3915 page 4 &c., a Third Amendment thereto recorded April 28, 1982, in Deed Book 4683 page 70 &c., a Fourth Amendment thereto recorded August 12, 1986, in Deed Book 4809 page 324 &c., a Fifth Amendment thereto recorded July 6, 1987, in Deed Book 4843 page 506 &c., a Sixth Amendment thereto recorded November 18, 1987, in Deed Book 4857 page 1838 &c., and a Seventh Amendment thereto recorded February 7, 1989, in Deed Book 4902 page 292 &c., being designated on such Declaration Plan, as amended, as Unit 201-A, as more fully described in such Declaration Plan, as amended, and such Declaration, as amended, and together with a proportionate undivided interest in and to the Common Elements, as being defined in such Declaration, as amended.

BEING the same premises which Cecelia H. Lieberman, by Deed, dated November 17, 2005 and recorded on December 27, 2005, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5584 at Page 0965, as Instrument No. 2005187567, granted and conveyed unto Sam Frajerman and Barbara Frajerman, husband and wife. The said Sam Frajerman departed this life on or about December 19, 2014, thereby vesting title to Barbara Frajerman by operation of law.

Parcel Number: Premises "A" (Unit 200-A) 31-00-30007-37-3; Premises "B" (Unit 201-A) 31-00-30005-01-5.

Location of property: 7900 Old York Road, 200A & 201A, Elkins Park, PA 19027.

The improvements thereon are: 1,280 square feet Condominium.

Seized and taken in execution as the property of **Sam Frajerman (Deceased) and Barbara Frajerman, husband and wife** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1. Debt: \$84,889.19.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21253**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan of "Whitemarsh Estates", prepared for Sunny Brook Estates, LLC, by Robert E. Blue Consulting Engineers, P.C., dated May 15, 1998, last revised February 8, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-60 at Pages 386, 387 and 388, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Monticello Lane (shown on said Plan as Road "B") (50 feet wide) (a private road), at a corner of Lot No. 12, as shown on said Plan; thence extending from said point of beginning and along the said Southeasterly side of Monticello Lane, the three following courses and distances, viz.: (1) extending North 19° 7' 15" East, the distance of 16.73 feet to a point of curve, marked by a concrete monument; (2) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 125 feet, the arc length of 35.81 feet to a point of tangent, marked by a concrete monument; and (3) thence extending North 35° 32' 8" East, the distance of 78.63 feet to an iron pin, at a corner of Lot No. 10, as shown on said Plan; thence extending South 54° 27' 52" East, along Lot No. 10, the distance of 211.15 feet to an iron pin, at a corner in line of lands now or late of GW Realty Associates (George Washington Memorial Park), as shown on said Plan; thence extending North 30° 5' 56" West, along lands of GW Realty Associates (George Washington Memorial Park), the distance of 130 feet to an iron pin, at a corner of Lot No. 12, aforesaid; thence extending North 54° 27' 52" West, along Lot No. 12 and also crossing through Waters of the Commonwealth (0.0244 Acres), as shown on said Plan, the distance of 201.37 feet to the first mentioned iron pin on the said Southeasterly side of Monticello Lane and place of beginning.

BEING Lot No. 11, as shown on the above-mentioned Plan.

BEING part of the same premises which Stenton Avenue Associates, a PA Limited Partnership, by Deed dated March 8, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5402 page 69, granted and conveyed unto Sunny Brook Estates, L.L.C., a PA Limited Liability Company, its successors and assigns, in fee.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Whitemarsh Chase Planned Community, dated February 28, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5407 page 1594, and with that Amendment to Declaration of Whitemarsh Chase Planned Community, dated October 9, 2003, recorded as aforesaid, in Deed Book 5477 page 2331, and any other amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to

the aforesaid Declaration, as amended, and any other amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder; acknowledges that each and every provision thereof is essential to the successful operation and management of "Whitemarsh Chase Planned Community" and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as amended, and as the same may again be amended and/or supplemented from time to time.

BEING the same premises which Sunny Brook Estates, LLC, by Deed dated 1/27/2005 and recorded at Montgomery County Recorder of Deeds Office on 2/1/2005, in Deed Book 5542 at Page 1171, granted and conveyed unto Barry Reinhart and Lizanne Reinhart.

Parcel Number: 65-00-01336-22-8.

Location of property: 518 Monticello Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Barry Reinhart; Lizanne Reinhart; and United States of America** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$302,985.55.

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

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

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

By virtue of a Writ of Execution **No. 2022-21810**, 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.

LEGAL DESCRIPTION

Docket No. 2022-21810

Judgment: \$10,706,419.97

Attorneys: Sommer L. Ross and Malcolm M. Bates

(PREMISES "A")

ALL THAT CERTAIN LOT or tract of ground with the buildings and improvements thereon, situate in **Lansdale Borough**, Montgomery County, Pennsylvania described according to an ALTA/ACSM Land Title Survey prepared by Control Point Associates, Inc., dated 1/15/2007, file no. CP06033, as follows to wit:

BEGINNING AT A POINT on the Southwesterly Right-of-Way line of East Main Street (A.K.A. Welsh Road, A.K.A. SR0063, A.K.A. Main Street, 64-foot-wide Right-of-Way) at the intersection of the dividing line between Unit 32, Block 52, lands now or formerly S&R Hillcrest Owners, and Unit 57 Block 52A, lands now or formerly First Union-NJ 3155, and from said point in beginning running; thence,

1. Along the dividing line between Unit 32 Block 52 and Unit 57, Block 52A, South 45 degrees 30 minutes 00 seconds West, a distance of 328.83 feet to an iron pin with cap; thence,

2. Along the common dividing line between Unit 32, Block 52 and Unit 52, Block 52A lands now or formerly Spadola, Unit 51 Block 52A lands now or formerly Walko, Unit 50, Block 52A lands now or formerly Jordan, Unit 49, Block 52A lands now or formerly Sorinsky, Unit 48, Block 52A lands now or formerly Scheffler, Unit 47, Block 52A, lands now or formerly Schurr, and Unit 46, Block 52, lands now or formerly Fazzolari, North 89 degrees 35 minutes 00 seconds West, a distance of 269.23 feet to a point; thence,

3. Along the common dividing line between Unit 32, Block 52, Unit 46, Block 52A, Unit 45 Block 52A lands now or formerly Menta, Unit 44, Block 52A, lands now or formerly Curley, and Unit 43 Block 52A, lands now or formerly Weidner, South 57 degrees, 01 minutes, 00 seconds West, a distance of 164.49 feet to an iron pin with cap; thence,

4. Along the common dividing line between Unit 32, Block 52, Unit 61, Block 52A, lands now or formerly Pope, Unit 41, Block 52A, lands now or formerly Cassel, Unit 40, Block 52A, lands now or formerly Cassel, Unit 39, Block 52A, lands now or formerly Cassel, Unit 38, Block 52A, lands now or formerly Cassel, Unit 37, Block 52A, lands now or formerly Cassel, Unit 36, Block 52A, lands now or formerly Mikulski, Unit 35, Block 52A, lands now or formerly Banner, Unit 34, Block 52A, lands now or formerly Ward, and Unit 33, Block 52A, lands now or formerly UPI, crossing the head of Laurel Lane (55 foot wide right of way), and along the Southwesterly side of a 20 foot wide drainage easement, North 39 degrees, 58 minutes, 11 seconds West, a distance of 416.54 feet to a point; thence,

The two (2) following courses and distances along the dividing line between Unit 32, Block 52 and Unit 59, Block 52A, lands now or formerly Exmark Partnership/Home Properties of NY:

5. North 22 degrees 43 minutes 11 seconds West, a distance of 197.75 feet to a point; thence,

6. North 32 degrees 01 minutes 25 seconds West, a distance of 216.09 feet to a pinch pipe; thence,

7. Along the dividing line between Unit 32, Block 52 and Unit 31, Block 52, lands now or formerly the North Penn Young Men Christian Association, North 45 degrees 30 minutes 00 seconds East, a distance of 527.70 feet to a point on the Southwesterly Right-of-Way line of East Main Street; thence, 8. Along the Southeasterly Right-of-Way line of East Main Street, South 44 degrees 30 minutes 00 seconds East, a distance of 1032.80 feet to the point and place of beginning.

(PREMISES "B")

INCLUDING a lease area designated as Unit 51 Block 52, lands now or formerly S&R Hillcrest Owners, LP, recorded in Deed Book 5212, Page 2259 and being fully described as follows:

BEGINNING at an iron pin with cap on the Southwesterly right of way line of East Main Street (a/k/a Welsh Road, a/k/a SR0063, a/k/a Main Street 64 feet wide right of way) said point being distant North 44 degrees 30 minutes 00 seconds West, a distance of 501.41 feet from the intersection with the dividing line between Unit 32 Block 52, land now or formerly S&R Hillcrest Owners, LP and Unit 57 Block 52A, lands now or formerly First Union -NJ 3155 and from said point in beginning running, thence;

The following 3 courses and distances along the lease line being the dividing line between Unit 32 Block 52 and Unit 51 Block 52;

- (1) South 45 degrees 30 minutes 00 seconds West, a distance of 183.75 feet to a mag nail, thence;
- (2) North 44 degrees 30 minutes 00 seconds West, a distance of 160.00 feet to a mag nail; thence,
- (3) North 45 degrees 30 minutes 00 seconds East, a distance of 183.75 feet to an iron pin with cap on the Southwesterly right of way line of East Main Street; thence,
- (4) Along the Southwesterly right of way line of East Main Street, South 44 degrees 30 minutes 00 seconds East, a distance of 160.00 feet to the point and place of beginning.

CONTAINING 29,400 square feet more or less, or 0.675 acres more or less.

(As to PREMISES "A and B")

BEING the same premises which S&R Hillcrest Owners, L.P., a Pennsylvania limited partnership by Deed dated 2-20-2007 and recorded 2-23-2007 in Montgomery County in Deed Book 5636 Page 1550 conveyed unto HC Spectrum Partners, L.P., a Delaware limited partnership, in fee.

AND, ALSO BEING the same premises which HC Spectrum Partners, L.P., a Delaware limited partnership by Deed dated 10-3-2007 and recorded 10-3-2007 in Montgomery County in Deed Book 5667 Page 990 conveyed unto Falcone Hillcrest LLC, a Delaware limited liability company, in fee. (As to a 21.62% interest).

AND, ALSO BEING the same premises which HC Spectrum Partners, L.P., a Delaware limited partnership by Deed dated 4-16-2008 and recorded 8-5-2008 in Montgomery County in Deed Book 5702 Page 2231 conveyed unto SHE Hillcrest LLC, a Delaware limited liability company, in fee. (As to a 30.58% interest).

AND, ALSO BEING the same premises which SHE Hillcrest, LLC a Delaware limited liability company by Deed dated 1-1-2011 and recorded 3-7-2017 in Montgomery County as Book 6036, Page 302 conveyed unto HC Spectrum Partners, L.P., a Delaware limited partnership, in fee. (As to a 30.58% interest).

Exhibit B**Personal Property Description¹**

1. All of Debtors' [2] right, title and interest in and to the property described on Exhibit "A" attached hereto, together with all buildings, improvements, and tenements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature owned by Debtors and whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers and dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings furniture, pictures, antennas, trees and plants, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real property; and all of the foregoing, together with said property (or any leasehold estate of Debtors in said property) are herein referred to as the "Property";

2. All of Debtors' right, title, and interest in, to and under any and all leases now or hereinafter in existence (as amended or supplemented from time to time) and covering space in or applicable to the Property (hereinafter collectively referred to as "Lease" or "Leases"), together with all rents, earnings, income, profits, benefits and advantages arising from the Property and from said Leases and all other sums due or to become due under or pursuant thereto, and together with any and all guarantees, letter of credit rights, and other privileges, options and other benefits of Debtors as lessor(s) under the Leases, including, without limitation, pursuant to and subject to the terms of any loan documents made between Debtors and any secured party with respect to the Property, the immediate and continuing right to receive and collect all rents, income, revenues, issues, profits, condemnation award, insurance proceeds, moneys and security payable or receivable under the Leases or pursuant to any of the provisions thereof, whether as rent or otherwise, the right to accept or reject any offer made by any tenant pursuant to its Lease to purchase the Property and any other property subject to the Lease as therein provided and to perform all other necessary or appropriate acts with respect to such Leases as agent and attorney-in-fact for Debtors, and the right to make all waivers and agreements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any Lease, including the commencement, conduct and consummation of proceedings at law or in equity as shall be permitted under any provisions of any Lease or by any law, and to do any and all other things whatsoever which the Debtors are or may become entitled to do under any such Lease together with all accounts, general intangibles, payment intangibles, contract rights, franchises, interests, estates or other claims, both at law and in equity, relating to the Property, to the extent not included in rent earnings under any of the Leases;

3. All of Debtors' right, title and interest in, to and under any and all investment property and other financial assets and any and all reserve, deposit, or escrow accounts (the "Accounts") made, created, granted, pledged, or conveyed pursuant to any loan document made between Debtors and any secured party with respect to the Property, together with all income, profits, benefits and advantages arising therefrom, and together with all rights, powers, privileges, options and other benefits of Debtors under the Accounts or such investment property or other financial assets, and together with the right to any and all other things whatsoever which the Debtors are or may become entitled to do under the Accounts or with respect to such investment property or other financial assets;

4. All of Debtors' right, title and interest in, to and under all agreements, contracts, certificates, guaranties, supporting obligations, warranties, instruments, franchises, permits, licenses, plans, specifications and other records and documents, now or hereafter entered into, and all rights therein and thereto, pertaining to the use, occupancy, construction, management, or operation of the Property and any part thereof and any improvements or respecting any business or activity conducted on the Property and any part therefore, including the right to receive and collect any sums payable to Debtors thereunder, including but not limited to tax refunds, insurance proceeds, unearned insurance premiums and choses in action, and all deposits or other security or advance payment made by Debtors with respect to any of the services related to the Property or the operation thereof;

5. All of Debtors' right, title and interest in, to and under all tradenames, trademarks, servicemarks, logos, copyrights, licenses, permits, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property; and

6. All property, hazard, rent loss, risk and all other types of insurance covering the Property and the items described above, together with any and all extensions and replacements thereof, and any and all rights thereunder, and any and all rights of subrogation relating thereto; and

7. All books and records evidencing or relating to the foregoing, including, without limitation, billing records of every kind and description, data storage and processing media, software and related material; and

8. Any and all cash and non-cash proceeds resulting or arising from any of the foregoing, including without limitation, proceeds of insurance and condemnation awards (collectively, the "Collateral").

¹ Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in that certain Open-End Mortgage and Security Agreement dated February 23, 2017, but effective March 6, 2017, executed by HC Spectrum Partners, L.P. and Falcone Hillcrest, LLC in favor of Malvern Federal Savings Bank, a Federally Chartered Savings Bank, n/k/a Malvern Bank N.A., a national bank organized under the laws of the United States, and recorded with the Office of Montgomery County Recorder of Deeds on March 8, 2017 in Mortgage Book 14306, Page 1996, Instrument Number 2017017570 (the "Mortgage"), which Mortgage was subsequently assigned multiple times and is now held by RREF IV – D MLVN PA, LLC.

^[2] "Debtors," as used herein, shall refer to HC Spectrum Partners, L.P. and Falcone Hillcrest, LLC, collectively.

At the auction, the following real and personal property will be sold:

- (1) the real property described below owned by HC Spectrum Partners, L.P. and Falcone Hillcrest, LLC (together, the "Defendants") as tenants-in-common in Montgomery County, Pennsylvania, the legal description of which is attached hereto as Exhibit A and incorporated herein by reference (the "Land"), together with any buildings and improvements located thereon and any fixtures therein (the Land and such buildings, improvements and fixtures, collectively, the "Mortgaged Premises"); and
- (2) the personal property owned by the Defendants related to the Mortgaged Premises, which is more particularly described in Exhibit B attached hereto and incorporated herein by reference (together with the Mortgaged Premises, the "Property"):

Parcel Numbers: 11-00-10284-00-1; 11-00-10284-50-5.

Location of property: 616 and 640 E. Main Street, Lansdale, PA 19446.

The improvements thereon are: Commercial - Shopping Center - Community (Food+); Commercial - Bank.

Seized and taken in execution as the property of HC Spectrum Partners, L.P. and Falcone Hillcrest, LLC at the suit of RREF IV-D MLVN PA, LLC. Debt: \$10,706,419.97, plus continuing per diem interest thereon in the amount of \$1,973.03 per day (representing both the contract rate and default rate of interest) from and after October 3, 2022, late charges, attorneys' fees and costs and any other additional charges accruing under the Loan Documents until paid in full, less any credits, payments and/or offsets to which the Defendants shall be entitled under the Loan Documents.

Sommer L. Ross, I.D. #94851 and Malcolm M. Bates, I.D. #327894 (Duane Morris LLP), Attorney(s).

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

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

By virtue of a Writ of Execution No. 2022-22212, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in Lower Providence Township, Montgomery County, Pennsylvania, being known and designated as Plot No. 5, Section "A", on a certain plan of lots of North Valley Forge, which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 650 at Page 500 and described as follows, to wit:

BEGINNING at a point on in the middle of Gertrude Street, at the distance of 935 feet, measured Northeast along the said middle line of Gertrude Street, from its intersection with the middle line of Lincoln Street; thence, extending Northwest 435 feet to the banks of the River Schuylkill; thence, extending Northeast along the river Schuylkill, 150 feet to a point; thence, extending Southeast, 440 feet to the said middle line of Gertrude Street; thence, extending Southwest along said middle line of Gertrude Street, 115 feet, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Kerwin C. Nailor and Jorie Nailor, husband and wife, by Deed dated 11/30/2017 and recorded 12/15/2017 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6073, Page 1082, granted and conveyed unto Lisa Christine Ansoerge, an adult individual, in fee.

Parcel Number: 43-00-05482-00-1.

Location of property: 1421 Gertrude Avenue, Phoenixville, PA 19460.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Christine Ansoerge, an adult individual** at the suit of Santander Bank, N.A. Debt: \$481,028.16.

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

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

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

By virtue of a Writ of Execution **No. 2022-22278**, 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 ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Mont-Bux, Inc., made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania on March 4, 1971, and revised on June 23, 1971, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wilson Avenue (fifty feet wide), which point is at the distance of four hundred fifty feet, measured South, forty-two degrees, twenty-four minutes West, from point of intersection of the said Northwesterly side of Wilson Avenue, with the Northwesterly side of Anzac Avenue, (fifty feet wide); thence, extending from said point of beginning, along said side of Wilson Avenue, South, forty-two degrees, twenty-four minutes West, fifty feet to a point, a corner of Lot Number 785 on said Plan; thence, extending along the same, North, forty-seven degrees, thirty-six minutes West, one hundred twenty-five feet to a point, a corner of Lot Number 759 on said Plan; thence, extending along the rear of said Lot and Lot point, a corner of Lot Number 782 on said Plan; thence, along the same, South, forty-seven degrees, thirty-six minutes East, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lots Numbers 783 and 784 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Mark Walters, her Son, as Fee Simple by Deed from Estefana Walters, individually, dated January 27, 2018, recorded February 1, 2018, in Book No. 6078 at Page 02818.

Parcel Number: 30-00-72680-00-1.

Location of property: 1120 Wilson Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estefana Walters and Mark Walters** at the suit of U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2007-BC2. Debt: \$387,372.63.

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. 2022-22450**, 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 Tomlinson Tracey Industrial Buildings, **Lower Moreland Township**, Montgomery County, Pennsylvania, designated as Premises "B", as shown on Final Minor Subdivision Plan Lot Line change, last revised 05/29/1992, prepared by Alon Engineering, Inc., and being more particularly described, as follows, to wit:

BEGINNING at a point, being the point of tangency of an arc of a circle, connecting the Southerly right-of-way line of Tomlinson Road (46.5 feet wide, 30 feet from centerline) and the Westerly right-of-way line of Tracey Road (50 feet wide); thence, from said point of beginning, continuing along said Westerly right-of-way line of Tracey Road, South 39 degrees 00 minutes 30 seconds West, a distance of 194.90 feet, to a point; thence, leaving said Tracey Road right-of-way line and extending along lands, now or late, of Hollywood Oil, North 51 degrees 13 minutes 30 seconds West, a distance of 119.38 feet, to a point; thence, along lands of Premises A, North 38 degrees 46 minutes 30 seconds East, a distance of 220.00 feet, to a point located in the said Southerly right-of-way line of Tomlinson Road (46.5 feet wide, 30 feet from centerline); thence, along said Southerly right-of-way line of Tomlinson Road, the following two (2) courses and distances: (1) South 51 degrees 13 minutes 30 Seconds East, a distance of 95.17 feet, to the point of curvature, and; thence, (2) along an arc of a circle, curving to the right, having radius of 25.00 feet, the arc distance of 39.37 feet to the point of tangency, being the first mentioned point and place of beginning.

BEING Parcel B, as shown on the above-mentioned Plan.

Parcel Number: 41-00-08983-00-3.

Location of property: 78 Tomlinson Road, Lower Moreland Township, Montgomery County, PA.

The improvements thereon are: Commercial facility.

Seized and taken in execution as the property of **Tomlinson Properties, LLC** at the suit of Argosy Credit Partners II, LP. Debt: \$4,815,883.17 plus interest and attorney's fees.

Scott M. Klein (Brown McGarry Nimeroff), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-23298**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point in the middle line of Glenwood Road at a distance of 50 feet measured Eastwardly along the said middle line of Glenwood Road from its intersection the middle line of Kenmore Road; thence extending North 20 degrees, 43 minutes West, 140 feet to a point; thence North 69 degrees, 17 minutes East, 50 feet to a point; thence extending South 20 degrees, 43 minutes East, 140 feet to the said middle line of Glenwood Road; thence extending South 69 degrees, 17 minutes West, along the said middle line of Glenwood Road, 50 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 on a certain plan of lots of Annie M. Kennedy Estate.

BEING the same premises which Laurence I. Goldberg and Daphne M. Goldberg by Deed dated 1/9/2009 and recorded 1/20/2009 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5719 at Page 02475, Instrument #2009004137, granted and conveyed Unto Daphne M. Goldberg.

Parcel Number: 40-00-19608-00-8.

Location of property: 119 Glenwood Road, Merion, PA 19066.

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

Seized and taken in execution as the property of **Daphne Goldberg** at the suit of Investors Bank. Debt: \$463,660.59.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-00586**, 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 parcel of land, Hereditaments and Appurtenances, situate in **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described according to a Site Improvement Plan known as Rutledge Court, Phase VII, made by Urwiler and Walter, Inc., R.P.E., dated February 9, 1979 and last revised May 17, 1979 and recorded in the Office for the Recording of Deeds, in and for Montgomery County in Plan Book A-36 at Page 31, as follows, to wit:

BEGINNING at a point, in the division line, between Lots Nos. 203 and 202 on the above-mentioned Plan, said beginning point also being in the Northeasterly corner of Lot No. 203 and running; thence, (1) South 47 degrees, 9 minutes, 57 seconds East, along the last mentioned division line, a distance of 61 feet to a point; thence, (2) South 42 degrees, 40 minutes, 3 seconds East, a distance of 21 feet to a point, in the division line between Lots Nos. 203 and 204; thence, (3) North 47 degrees, 9 minutes, 57 seconds West, along said dividing line, a distance of 61 feet to a point; thence, (4) North 42 degrees, 50 minutes, 3 seconds East, a distance of 21 feet to the point and place of beginning.

BEING known as Lot 203 Rutledge Court, Phase VII.

UNDER AND SUBJECT to Declaration of Covenants and Restrictions set forth in Deed Book 4185 page 465, as Amended.

TOGETHER with the free and common use, right, liberty and privilege of a 50 feet wide right-of-way, extending Northwestwardly to Doylestown Pike (Route 202), as and for a Right-of-Way, Passageway and Watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TOGETHER with the benefits as in Grant of Easement, given by Montgomery Glen Associates to Girard Bank, dated April 6, 1978.

BEING the same premises which Marilyn Jane Casale, by Deed dated May 28, 2003, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on July 29, 2003, in Deed Book 5468 at Page 00215 et seq., granted and conveyed unto Debra J. Hange, in fee.

Parcel Number: 46-00-03286-43-9.

Location of property: 203 Rutledge Court, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Debra J. Hange** at the suit of Montgomery Glen Association, Inc. Debt: \$6,271.35.

Stefan Richter, Attorney. I.D. #70004

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

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

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.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-00948

NOTICE IS HEREBY GIVEN that on January 19, 2023, the Petition of Isaiah Carl Fields was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ISAAH CARL PEREGRINA.

The Court has fixed May 17, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-03328

NOTICE IS HEREBY GIVEN that on February 27, 2023, the Petition of Israel Josiah Harding was filed in the above-named Court, praying for a Decree to change his name to ISRAEL JOSIAH LYON.

The Court has fixed May 3, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-00780

NOTICE IS HEREBY GIVEN that on January 17, 2023, the Petition of Jael Elizabeth Weigert was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CLAY EDGAR EVERGREEN.

The Court has fixed May 17, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-04786

NOTICE IS HEREBY GIVEN that on March 22, 2023, the Petition of Jezreel Jaron Moore was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JEZREEL JARON MOORE CLARKE.

The Court has fixed May 17, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-04701

NOTICE IS HEREBY GIVEN that the Petition of JOSEP DRUDIS ZAMBRANO, on behalf of his minor child, A.D.S., was filed in the above-named Court, praying for a Decree to change the Child's name to M.D.S.

The Court has fixed May 17, 2023, at 9:30 A.M., in "Video Room 2", Montgomery County Courthouse, Norristown, PA 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Audrey Allen, Atty. for Petitioner
Allen Immigration Law, LLC
1460 Russell Road, Suite 202
Paoli, PA 19301
267-405-6600

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-04984

NOTICE IS HEREBY GIVEN that on March 24, 2023, the Petition of Sabian Christian Carl was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SABIAN CHRISTIAN SASALA.

The Court has fixed May 17, 2023, at 10:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-01326

NOTICE IS HEREBY GIVEN that the Petition of Shemayah Akiva Benjamin was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SHEMAYAH AKIVA GARNICK.

The Court has fixed May 17, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-03243

NOTICE IS HEREBY GIVEN that the Petition of Therico Ellis was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TARITA ELLIS.

The Court has fixed May 3, 2023, at 9:30 AM, in "Video Room 2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-00803

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association, Plaintiff

vs.

Gregory Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; Pam Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; and Unknown Heirs, and/or Administrators to the Estate of Robert H. Little, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Robert H. Little

You are hereby notified that Plaintiff, Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2023-00803, seeking to foreclose the mortgage secured by the real estate located at 27 Bright Road, Hatboro, PA 19040.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

NOTICE

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

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

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

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

ESTATE NOTICES

Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.

First Publication

ADAMS, BEVERLY, dec'd. Late of Whitpain Township. Executrix: KIA L. BENNETT, c/o Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464. ATTORNEY: JUDITH L. WATTS, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464

BAITINGER, JOHANNA R., dec'd.

Late of Upper Gwynedd Township.
Co-Executors: ERIC E. BAITINGER AND
BONNIE JEAN MARTH,
c/o The Bainbridge Law Firm, LLC.
ATTORNEY: JAMES S. BAINBRIDGE,
921 Penlyn Blue Bell Pike, Suite A2,
Blue Bell, PA 19422

**BECKER, IRMA THERESA also known as
IRMA T. BECKER, dec'd.**

Late of Springfield Township.
Administratrix: JANICE E. DUNLAP,
6733 Megan Drive,
Chincoteague Island, VA 23336.
ATTORNEY: BRUCE J. WARSHAWSKY,
CUNNINGHAM, CHERNICOFF &
WARSHAWSKY, P.C.,
2320 N. Second Street,
Harrisburg, PA 17110

BOOZ, ROBERT HOWARD, dec'd.

Late of Franconia Township.
Executrix: BEVERLY BOOZ,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

**BOWERS, RICHARD also known as
RICHARD BOWERS, SR., dec'd.**

Late of Hatfield Township.
Executrix: CYNTHIA YEMM,
c/o Maureen L. Anderson, Esquire,
605 Farm Lane,
Doylestown, PA 18901.
ATTORNEY: MAUREEN L. ANDERSON,
MAUREEN L. ANDERSON ELDER LAW,
605 Farm Lane,
Doylestown, PA 18901

BRESSLER, MICHELLE, dec'd.

Late of Plymouth Township.
Administratrix: ALLISON B. GOLDIS,
c/o Kristen L. Behrens, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

BROGAN, ELLA ROSE, dec'd.

Late of Upper Merion Township.
Executrix: MAUREEN WEIHER,
411 Weston Drive,
Middletown, DE 19709.
ATTORNEY: EDMUND J. CAMPBELL, JR.,
2201 Renaissance Boulevard, 3rd Floor,
King of Prussia, PA 19406

CASAVECCHIA, RICHARD L., dec'd.

Late of Limerick Township.
Executor: RICHARD E. CASAVECCHIA,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: JAMES C. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

COLLIER, ANTOINETTE, dec'd.

Late of Borough of Lansdale.
Administrator: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.
ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702

CRUZ, ALEXANDER ROBERT, dec'd.

Late of Borough of Ambler.
Administratrix: SYLVIA CRUZ,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi & Recchuiti,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

CZOP, JOYCE K., dec'd.

Late of Lansdale, PA.
Executor: THOMAS CZOP,
12624 Selsey Road,
Ocean City, MD 21824.
ATTORNEY: RICHARD L. NEWMAN,
NEWMAN ELDER LAW,
Park Terrace, Suite 6,
275 S. Main Street,
Doylestown, PA 18901

DETWILER, JUDITH S., dec'd.

Late of Franconia Township.
Executrix: LISE DETWILER,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.
ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702

DIADDEZZIO, EVA M., dec'd.

Late of Lower Providence Township.
Co-Executors: FRED J. DIADDEZZIO AND
KATHLEEN M. CANAL,
c/o Roman J. Koropec, Esquire,
237 S. Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010.
ATTORNEY: ROMAN J. KOROPEC,
MAIN LINE LAW ASSOCIATES,
237 S. Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010

**DONOVAN, MARIAN A. also known as
MARION A. DONOVAN, dec'd.**

Late of Borough of Collegeville.
Executrix: JOYCE C. MURRAY
(A/K/A JOYCE MURRAY),
c/o Robert H. Lefevre, Esquire,
58 E. Penn Street,
Norristown, PA 19401.
ATTORNEY: ROBERT H. LEFEVRE,
MORROW & LEFEVRE, LLC,
58 E. Penn Street,
Norristown, PA 19401

FERGUSON, DANIEL M. also known as DANIEL MATTHEW FERGUSON, dec'd.
Late of Lower Providence Township.
Executrix: TINA D. MORA,
3300 Knoeller Road,
East Norriton, PA 19403.
ATTORNEY: E. NEGO PILE,
PILE LAW FIRM,
1777 Sentry Parkway West, Suite 404, Veva 14,
Blue Bell, PA 19422

FRATICELLI, ALBERT R., dec'd.
Late of Upper Dublin Township.
Executrix: CAROLINE A. GENELL,
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

FUJITA, SHINICHIRO F., dec'd.
Late of Lower Gwynedd Township.
Executrix: TAMI F. WISE,
1480 Hilltop Road,
Chester Springs, PA 19425.
ATTORNEY: THOMAS B. BURKHOLDER,
5 Split Rail Lane, P.O. Box 65,
Eagles Mere, PA 17731

FULLER, BARBARA ANN, dec'd.
Late of Towamencin Township.
Executor: GARY F. FULLER,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: DIANNE C. MAGEE,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

GARRISON, BARBARA M., dec'd.
Late of Upper Moreland Township.
Executor: RONALD C. GARRISON,
c/o HighPoint Law Offices.
ATTORNEY: PETER J. GILBERT,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

GOLDSTEIN, MARGARET, dec'd.
Late of Cheltenham Township.
Executor: CRAIG GOLDSTEIN,
823 Classon Avenue, Unit 7A,
Brooklyn, NY 11238.
ATTORNEY: JUDITH STUTMAN IZES,
GAZAN & JOHN, P.C.,
30 W. Airy Street,
Norristown, PA 19401

GREDDIN, LYNDA D., dec'd.
Late of Limerick Township.
Administrator: DANIEL E. HOFMANN,
211 Canal Street,
Lyons, NY 14489.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

GUBICZA, ROBERT J. also known as ROBERT GUBICZA, dec'd.
Late of Plymouth Meeting, PA.
Administratrix: KAREN SLATTERY,
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

GUNTZ, JOHN F. also known as JOHN FRANK GUNTZ, dec'd.
Late of Montgomery Township.
Executor: CHRISTOPHER GUNTZ,
c/o HighPoint Law Offices.
ATTORNEY: PETER J. GILBERT,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

GUSS, EDITH, dec'd.
Late of Limerick Township.
Executors: RAYMOND S. GUSS AND
DONNA R. HEFFLINE,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

JANDA, DONNA MARIE also known as DONNA M. JANDA, dec'd.
Late of Upper Providence Township.
Executrix: ANGELA M. DeVERA,
110 Fir Drive,
Collegeville, PA 19426.
ATTORNEY: E. NEGO PILE,
PILE LAW FIRM,
1777 Sentry Parkway West, Suite 404, Veva 14,
Blue Bell, PA 19422

KELL, NAOMI J., dec'd.
Late of Borough of Collegeville.
Executrix: DEBORAH K. CONFORTO,
376 Joshua Tree Drive,
Collegeville, PA 19426.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

KOSTER, GAYL E., dec'd.
Late of Whitemarsh Township.
Executrix: JESSICA BAFF,
c/o Daniel R. Ross, Esquire,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: DANIEL R. ROSS,
ROSS & McCREA LLP,
One Summit Street,
Philadelphia, PA 19118

KRAMER, JAMES R., dec'd.
Late of Skippack Township.
Executrix: SARA J. RYAN,
211 West Street,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

LAPHEN, ELIZABETH A., dec'd.
Late of Montgomery Township.
Executrix: COLLEEN E. LAWSON,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.

- ATTORNEY: CARLA TRONGONE,
THE LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446
- LEMME, CONCETTA T. also known as
CONCETTA THERESA LEMME, dec'd.**
Late of Lower Merion Township.
Administrators: MARISA G. RÜDLOFF AND
ANTONIO LEMME,
c/o John S. Custer, Esquire,
7 St. Albans Circle,
Newtown Square, PA 19073.
ATTORNEY: JOHN S. CUSTER,
CUSTER & CUSTER,
7 St. Albans Circle,
Newtown Square, PA 19073
- LEWIS, INEZ K., dec'd.**
Late of Cheltenham Township.
Administrator: ALAN D. LEWIS,
c/o Diane M. Zabowski, Esquire,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428.
ATTORNEY: DIANE M. ZABOWSKI,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428
- MAJKUT, MARIA, dec'd.**
Late of Whitmarsh Township.
Administrator: STANLEY MAJKUT,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: STANLEY MAJKUT,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422
- MARGERUM, ELLA, dec'd.**
Late of Upper Moreland Township.
Executor: THOMAS MARGERUM,
2460 Zinnia Place,
The Villages, FL 32163.
- McGINLEY, MARY ANN, dec'd.**
Late of Abington Township.
Administrator: MICHAEL ALLEN McGINLEY,
15 Old Colony Lane,
Marlton, NJ 08053.
ATTORNEY: E. NEGO PILE,
PILE LAW FIRM,
1777 Sentry Parkway West, Suite 404, Veva 14,
Blue Bell, PA 19422
- NORTHRUP, ROSALIE A., dec'd.**
Late of Worcester Township.
Executrix: PAULA HOFFMAN,
c/o HighPoint Law Offices,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: PETER J. GILBERT,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914
- PALLADINO, CELESTINA E., dec'd.**
Late of Whippen Township.
Executrix: MARY ANNE McKEON,
c/o William B. Cooper, III, Esquire,
P.O. Box 673,
Exton, PA 19341.
ATTORNEY: WILLIAM B. COOPER, III,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341
- PISAREK JR., STANLEY J., dec'd.**
Late of Lower Pottsgrove Township.
Executrix: ELIZABETH A. HARING,
117 Parnell Lane,
Royersford, PA 19468.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High Street,
Pottstown, PA 19464
- RAGAN, RICHARD C., dec'd.**
Late of Montgomery County, PA.
Administratrix: JEAN RAGAN,
15151 Green Lane Road,
Lansdale, PA 19446.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- KOLLER, MARIE JOHANNA, dec'd.**
Late of Lower Salford Township.
Personal Representative: JOAN ROBINSON,
772 Holly Circle,
Harleysville, PA 19438.
- SAM, CHARLES B., dec'd.**
Late of Abington Township.
Administrator: CHRISTABEL SAM AND
DAVID SAM,
c/o Lauren Majewski, Esquire,
Legal Solutions, LLC,
80 N. Main Street, Suite 2A,
Doylestown, PA 18901.
ATTORNEY: LAUREN MAJEWSKI,
LEGAL SOLUTIONS, LLC,
80 N. Main Street, Suite 2A,
Doylestown, PA 18901
- SEEMILLER, JOANNA J., dec'd.**
Late of Cheltenham Township.
Executors: JOSEPH P. McGOWAN AND
CHARLES A. SEEMILLER, JR.,
701 Lakeside Park,
Southampton, PA 18966.
ATTORNEY: JOSEPH P. McGOWAN,
JOSEPH P. McGOWAN, P.C.,
701 Lakeside Park,
Southampton, PA 18966
- SPLENDIDO, JANE P. also known as
JANE SPLENDIDO, dec'd.**
Late of Lower Gwynedd Township.
Executrix: JANE M. TRESNAN,
c/o David M. Brown, Esquire,
Centre Square West, 38th Floor W.,
1500 Market Street,
Philadelphia, PA 19102-2186.
ATTORNEY: DAVID M. BROWN,
SAUL EWING ARNSTEIN & LEHR,
Centre Square West, 38th Floor W.,
1500 Market Street,
Philadelphia, PA 19102-2186
- STYER SR., WILLIAM MICHAEL, dec'd.**
Late of Pottstown, PA.
Administrator: WILLIAM MICHAEL STYER, JR.,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.
- WALSH, CHRISTOPHER FRANCIS, dec'd.**
Late of Willow Grove, PA.
Administratrix: JUDY WALSH,
129 Summit Avenue,
Willow Grove, PA 19090.

WEAVER, JANE L., dec'd.

Late of Upper Gwynedd Township.
 Executrix: KATHIE L. RICHARDSON,
 807 Green Street,
 Lansdale, PA 19446.
 ATTORNEY: MICHAEL L. GALBRAITH,
 GALBRAITH LAW, LLC,
 2001 Market Street, Suite 3810,
 Philadelphia, PA 19103

WEIZER, MARVIN, dec'd.

Late of Lower Moreland Township.
 Executor: JEFFREY WEIZER,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

WILKIE JR., ARTHUR J., dec'd.

Late of Upper Gwynedd Township.
 Executrix: DIANE H. YAZUJIAN, ESQUIRE,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

Second Publication**ALLEN, PHOEBE A., dec'd.**

Late of Abington Township.
 Executrix: CAROL GILLESPIE,
 c/o Maryanne C. Coates, Esquire,
 2739 Limekiln Pike,
 North Hills, PA 19038.
 ATTORNEY: MARYANNE C. COATES,
 COATES & COATES, P.C.,
 2739 Limekiln Pike,
 North Hills, PA 19038

ARKO, JOHN GILBERT, dec'd.

Late of Borough of Narberth.
 Executrix: LISA ARKO,
 308 N. Essex Avenue,
 Narberth, PA 19072.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE OF HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

BECK, MIRIAM, dec'd.

Late of Abington Township.
 Administrator: JUSTIN C. BECK,
 c/o Joseph C. Honer, Jr., Esquire,
 631 Waterside Way, Siesta Key,
 Sarasota, FL 34242.
 ATTORNEY: JOSEPH C. HONER, JR.,
 631 Waterside Way, Siesta Key,
 Sarasota, FL 34242

BECK, REID, dec'd.

Late of Abington Township.
 Administrator: JUSTIN C. BECK,
 c/o Joseph C. Honer, Jr., Esquire,
 631 Waterside Way, Siesta Key,
 Sarasota, FL 34242.
 ATTORNEY: JOSEPH C. HONER, JR.,
 631 Waterside Way, Siesta Key,
 Sarasota, FL 34242

BENNETTS, MARY RITA also known as**MARY BENNETTS, dec'd.**

Late of Abington Township.
 Executor: MICHAEL BERRY,
 c/o John D. Kessler, Esquire,
 P.O. Box 6,
 Abington, PA 19001.
 ATTORNEY: JOHN D. KESSLER,
 JOHN D. KESSLER, ATTORNEY AT LAW,
 P.O. Box 6,
 Abington, PA 19001

COLLIS, DONNA LEE, dec'd.

Late of Upper Hanover Township.
 Administratrix: TIFFANY N. COLLIS,
 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

DOUGLAS, DOROTHY M., dec'd.

Late of Upper Hanover Township.
 Executrix: ELIZABETH GREEN,
 c/o Karen S. Dayno, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN S. DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

FITZGERALD, PENELOPE H., dec'd.

Late of Lower Merion Township.
 Executrix: LORETTA F. NOWLAN,
 c/o Robert N. Speare, Esquire,
 Speare and Hughey,
 22 W. Second Street,
 Media, PA 19073.

FREED, ARLENE B., dec'd.

Late of Franconia Township.
 Executors: RALPH B. FREED,
 127 Penn Avenue,
 Hatfield, PA 19440,
 LORENE B. DERSTINE,
 332 Homestead Drive,
 Harleysville, PA 19438,
 HEATHER L. HOOVER,
 941 Long Mill Road,
 Telford, PA 18969.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GORMAN, RICHARD H., dec'd.

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

GREBE, GLORIA K., dec'd.

Late of Borough of Pottstown.
 Executrix: SHEILA McCUNE,
 217 Oakbrook Drive,
 Birdsboro, PA 19508.

ATTORNEY: SARAH RUBRIGHT McCAHON,
BARLEY SNYDER,
50 N. Fifth Street, 2nd Floor,
Reading, PA 19603

**GRIM, ROBERT L. also known as
ROBERT LINWOOD GRIMM, dec'd.**

Late of Upper Merion Township.
Executrix: AGNES M. RASH,
c/o Mark T. Carlidge, Esquire,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462.
ATTORNEY: MARK T. CARLIDGE,
NACHIMAS MORRIS & ALT LLC,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462

GRISWOLD, CHRISTINE, dec'd.

Late of Borough of Pottstown.
Executrix: JAYNE L. GUEST,
1068 Warren Street,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

GUPTA, SANTOSH, dec'd.

Late of Lower Merion Township.
Executrix: VANDANA GUPTA,
1201 Lakemont Road,
Villanova, PA 19085.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

HALLMAN, THELMA D., dec'd.

Late of Douglass Township.
Executrix: JEAN H. McGRATH,
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

HAMMITT, JEAN M., dec'd.

Late of Springfield Township.
Administrator: CHRISTOPHER HAMMITT,
416 Glenway Road,
Glenside, PA 19038.
ATTORNEY: NATHAN J. CARR-WHEALY,
947 Beechwood Drive,
Lansdale, PA 19446

HOFFMAN, BENJAMIN F., dec'd.

Late of Lower Frederick Township.
Executors: JEFFREY G. HOFFMAN,
649 Ida Lane,
Hatfield, PA 19440,
MARLENE D. GROW,
26 Lutz Road,
Boyertown, PA 19512.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

HOLBROOK, ANGELA M., dec'd.

Late of Whippain Township.
Executor: WILLIAM J. HOLBROOK,
c/o John J. McAneney, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: JOHN J. McANENEY,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

KALODNER, DEBRA C., dec'd.

Late of Cheltenham Township.
Executrix: ELIZABETH D. KALODNER,
7301 Coventry Avenue, Apt. 510,
Elkins Park, PA 19027.

ATTORNEY: JAMES E. EGBERT,
EGBERT & BARNES, P.C.,
349 York Road, Suite 100,
Willow Grove, PA 19090

**KASSIN, EDWARD G. also known as
EDWARD KASSIN, dec'd.**

Late of Hatfield Township.
Executrix: LAURIE A. STYLES,
c/o Grim, Biehn & Thatcher,
P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: JOEL STEINMAN,
GRIM, BIEHN & THATCHER,
104 S. Sixth Street, P.O. Box 215,
Perkasie, PA 18944-0215

KASTLE, TIMOTHY K., dec'd.

Late of Borough of East Greenville.
Administrator CTA: KENNETH D. KASTLE,
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

LaPLACA, MARIE R., dec'd.

Late of Skippack Township.
Executrix: JOLYNN HANEY,
c/o King Laird, P.C.,
360 W. Main Street,
Trappe, PA 19426.
ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

LAUB, MARTIN LEWIS, dec'd.

Late of Upper Moreland Township.
Executrix: SAUNDRA M. LAUB,
c/o Paul L. Feldman, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

LEATHERMAN, NANCY L., dec'd.

Late of Franconia Township.
Executors: RALPH L. LEATHERMAN,
114 Menno Home Drive, Apt. A,
Souderton, PA 18964,
TARA Y. GILMORE,
2075 Scheetz Church Road,
Quakertown, PA 18951.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

MARCHOZZI, JUDITH C., dec'd.

Late of New Hanover Township.
 Executrix: JUDITH A. MARCHOZZI,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

MARTINO, DOROTHY A., dec'd.

Late of Lower Moreland Township.
 Executors: JOANNE REILLY AND
 FRANCIS HAGGERTY,
 c/o Jan V. Feldman, Esquire,
 3103 Hulmeville Road, Suite 200,
 Bensalem, PA 19020.
 ATTORNEY: JAN V. EDELMAN,
 ROTHBERG & FEDERMAN,
 3103 Hulmeville Road, Suite 200,
 Bensalem, PA 19020

McCULLOUGH, WILLIAM B., dec'd.

Late of Limerick Township.
 Executrix: MEGHAN L. McCULLOUGH,
 412 Steeplechase Lane,
 Pottstown, PA 19464.
 ATTORNEY: CHARI M. ALSON,
 ANDERSON ELDER LAW,
 206 State Road,
 Media, PA 19063

McDOWELL, CAROLINE M., dec'd.

Late of Upper Merion Township.
 Administrator: MICHAEL W. McDOWELL,
 2041 Australia Way, Apt. 53,
 Clearwater, FL 33763.
 ATTORNEY: JAMES R. LYNCH, JR.,
 LAW OFFICES OF JAMES R. LYNCH, JR.,
 617 Swede Street,
 Norristown, PA 19401

**McGOWAN, MARYANNE also known as
MARYANNE WASHOFSKY, dec'd.**

Late of Upper Moreland Township.
 Administrators CTA: THOMAS McGOWAN AND
 RICHARD A. WASHOFSKY,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. High Street, P.O. Box 671,
 Norristown, PA 19404-0671.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 E. High Street, P.O. Box 671,
 Norristown, PA 19404-0671

MIZII, RITA C., dec'd.

Late of Lower Providence Township.
 Executor: JOHN A. MIZII, JR.,
 c/o Mark S. Pinnie, Esquire,
 201 W. Front Street,
 Media, PA 19063.
 ATTORNEY: MARK S. PINNIE,
 218 W. Front Street,
 Media, PA 19063

MULDOON, JOSEPH P., dec'd.

Late of Borough of Bridgeport.
 Executors: ELIZABETH M. ROGERS AND
 WALTER P. GRIFFIN,
 c/o Diane M. Zabowski, Esquire,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428.

ATTORNEY: DIANE M. ZABOWSKI,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428

O'NEIL, MARTIN J., dec'd.

Late of East Norriton Township.
 Executrix: DONNA L. O'NEIL,
 6145 Fountaindale Way,
 Carmichael, CA 95608.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

PANTANO, ARMAND A., dec'd.

Late of Plymouth Township.
 Executrix: FELICIA MIRABILE,
 1833 Sandy Hill Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT J. RELLEY, JR.,
 BELLO REILLEY McGRORY & DiPIPPA, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

REEDER, DENNIS L., dec'd.

Late of Douglass Township.
 Administratrix: DEBRA A. REEDER-BELL,
 1436 Deer Creek Road,
 Morrisdale, PA 16858.
 ATTORNEY: VICTOR M. FREDERICK, IV,
 BOYD & KARVER PC,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

RICH, JEFFREY L., dec'd.

Late of Upper Merion Township.
 Administratrix: ELIZABETH D. RICH,
 20635 Valley Forge Circle,
 King of Prussia, PA 19406.
 ATTORNEY: ANTHONY J. ROCCA,
 LAW OFFICES OF ANTHONY J. ROCCA, P.C.,
 1528 Walnut Street, Suite 1507,
 Philadelphia, PA 19102

ROBINSON, ERICK A., dec'd.

Late of Cheltenham Township.
 Administratrix: KENNEDY ROBINSON,
 2421 Dove Place,
 Birmingham, AL 35216.
 ATTORNEY: JANNA M. PELLETIER,
 535 N. Church Street, Suite 309,
 West Chester, PA 19380

ROGERS, DAVID G., dec'd.

Late of Lower Merion Township.
 Executrix: MARINA GERSTEMEIER,
 243 Stoneway Lane,
 Merion Station, PA 19066.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE OF HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

ROSENBLUM, BETTIE, dec'd.

Late of Lower Merion Township.
 Executrix: AMY B.R. LANCELLOTTA,
 5705 Bent Branch Road,
 Bethesda, MD 20816.
 ATTORNEY: DANIEL R. LEVINE,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

STANFORD, ELAINE M., dec'd.

Late of Borough of Pottstown.
Executrix: KAREN S. MARTIN,
208 Loyalsock Drive,
Douglassville, PA 19518.
ATTORNEY: SCOTT J. WERNER, JR.,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

STEIN JR., FREDERICK GEORGE, dec'd.

Late of Lower Pottsgrove Township.
Executrix: MARY STEIN,
976 Brookwood Drive,
Pottstown, PA 19464.
ATTORNEY: WILLIAM B. COOPER, III,
FOX ROTHSCHILD LLP,
747 Constitution Drive, Suite 100,
Exton, PA 19341

**TUCKER, DALE A. also known as
DALE AMBROSE TUCKER and
DALE AMBROSE CONSTANTINE TUCKER, dec'd.**

Late of Limerick Township.
Administratrix: ARLENE T. DEMBO,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.
ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090

UNDERKOFFLER, CHARLES H., dec'd.

Late of Montgomery Township.
Executrix: PAULINE K. UNDERKOFFLER,
30 N. Allentown Road, P.O. Box 52,
Tylersport, PA 18971.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

VARADY, DIANE P., dec'd.

Late of Bridgeport, PA.
Co-Administrators: JENNIFER VARADY,
332 Hurst Street,
Bridgeport, PA 19405,
KENNETH VARADY,
108 Hunter Court,
Wilmington, DE 19808.
ATTORNEY: JAMES R. LYNCH, JR.,
LAW OFFICES OF JAMES R. LYNCH, JR.,
617 Swede Street,
Norristown, PA 19401

WACHTFOGEL, YANINA TOVA, dec'd.

Late of Lower Merion Township.
Executor: LESTER E. LIPSCHUTZ,
One Liberty Place, Suite 2800,
1650 Market Street,
Philadelphia, PA 19103.
ATTORNEY: DANIEL R. LEVINE,
COZEN O'CONNOR,
One Liberty Place, Suite 2800,
1650 Market Street,
Philadelphia, PA 19103

**WARNER, LINDA also known as
LINDA WARNER PETRUCCI, dec'd.**

Late of Cheltenham Township.
Administratrix: GWENDOLYN PETRUCCI HUTTER,
3 William Street,
Middlefield, CT 06455.

ATTORNEY: KATHERINE B. COMMONS,
COMMONS & COMMONS LLP,
6377 Germantown Avenue,
Philadelphia, PA 19144

WEIKEL, ELIZABETH T., dec'd.

Late of Upper Frederick Township.
Co-Executors: MARY E. KRAUSE AND
CHRISTOPHER L. WEIKEL.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

WEINSTEIGER, WILLIAM R., dec'd.

Late of New Hanover Township.
Executrix: DEBRA L. WEINSTEIGER,
1512 Foxmeadow Circle,
Royersford, PA 19468.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

WEISS, JOAN P., dec'd.

Late of Lower Providence Township.
Executor: JONATHAN 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

**WOOD, MARIAN H. also known as
MARIAN WOOD, dec'd.**

Late of Borough of Lansdale.
Executor: JOHN R. HOWLAND,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND, HESS, GUINAN, TORPEY, CASSIDY,
O'CONNELL & BIRNBAUM, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

**YAMBRICK, DOROTHY ROSE also known as
DOROTHY YAMBRICK, dec'd.**

Late of Montgomery County, PA.
Executor: PETER YAMBRICK,
c/o Yergey, Daylor, Allebach, Scheffey, Picardi,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: JAMIE V. OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

ZANINE, EILEEN M., dec'd.

Late of Springfield Township.
Co-Executors: DENISE A. GAUSS AND
JAMES B. ZANINE,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

**ZENOBI, JOSEPH also known as
JOSEPH L. ZENOBI, dec'd.**

Late of Narberth, PA.
Executor: BRIAN S. QUINN,
222 S. Manoa Road,
Havertown, PA 19083.

ATTORNEY: BRIAN S. QUINN,
BRIAN S. QUINN, P.C.,
222 S. Manoa Road,
Havertown, PA 19083

Third and Final Publication

ALDERFER, REGINA W., dec'd.

Late of Franconia Township.
Executors: R. BRADLEY ALDERFER,
6 Liberty Street,
Manchester, NH 03104,
ROBIN A. HALPERN,
8 Bayaire Road,
Marmora, NJ 08223,
APRIL A. PENNISI,
408 Myrtlewood Court,
Raleigh, NC 27609.

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

**BAKER, MARY S. also known as
MARY FRANCES BAKER and
MARY FRANCES SANGERMANO BAKER, dec'd.**

Late of Lower Merion Township.
Executor: JOHN C. BAKER,
c/o Ryan J. Ahrens, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: RYAN J. AHRENS,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

**BELL, KATHRYN FRANCES also known as
FRAN BELL, dec'd.**

Late of Hatboro, PA.
Executrix: LIZA M. MATTIS,
155 W. 7th Avenue,
Conshohocken, PA 19428.

BERGEY, MICHAEL A., dec'd.

Late of Pennsburg, PA.
Administratrix: BEVERLY L. HARTZELL,
974 Long Mill Road,
Telford, PA 18969.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BOWER, LOIS ELAINE, dec'd.

Late of Royersford, PA.
Administrator: BARBARA SHAFFER,
317 Spring Street,
Royersford, PA 19468.
ATTORNEY: PETER J. DOLAN,
DOLAN RAY LAW, LLC,
2500 E. High Street, Building 700,
Pottstown, PA 19464

CARDY, DOROTHY MAE, dec'd.

Late of Horsham Township.
Executor: JOHN BELL,
666 W. Germantown Pike, Apt. 2109,
Plymouth Meeting, PA 19462.

CHACHKIN, SYLVIA, dec'd.

Late of Upper Dublin Township.
Executrices: SUSAN WENDY SILVERSTEIN AND
MARGERIE CHACHKIN,
c/o Karen S. Dayno, Esquire,
P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: KAREN S. DAYNO,
TIMONEY KNOX, LLP,
P.O. Box 7544,
Fort Washington, PA 19034-7544

**CULLEN, ELIZABETH ANN also known as
ELIZABETH A. CULLEN and
ELIZABETH D. CULLEN, dec'd.**

Late of Upper Merion Township.
Executrix: LAUREN CULLEN,
12731 Matteson Avenue, #6,
Los Angeles, CA 90066.
ATTORNEY: RYAN J. GRIFFIN, ESQ., CPA,
JAMES B. GRIFFIN, P.C.,
623 N. Pottstown Pike,
Exton, PA 19341

D'AMBROSIO, LUCY R., dec'd.

Late of Upper Moreland Township.
Executor: SALVATORE GIORDANO,
2155 Willow Brooke Drive,
Huntingdon Valley, PA 19006.

DAVIS, SHIRLEY H., dec'd.

Late of Borough of Jenkintown.
Executors: LOUIS D. DAVIS, III,
1671 Graham Road,
Meadowbrook, PA 19046,
SHELLEY D. SCHORSCH,
43 Cliff Avenue,
Newport, RI 02840-3664.
ATTORNEY: SUSAN W. O'DONNELL,
REARDON & ASSOCIATES, LLC,
985 Old Eagle School Road, Suite 516,
Wayne, PA 19087

DRAKE, SEAN T., dec'd.

Late of Horsham Township.
Executrix: KAREN DRAKE,
c/o Karen S. Dayno, Esquire,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN S. DAYNO,
TIMONEY KNOX, LLP,
P.O. Box 7544,
Fort Washington, PA 19034-7544

DRAPATSKY, ROMAN, dec'd.

Late of Radnor Township.
Administratrix: EMILY NEZVESNY,
218 Freeland Drive,
Collegeville, PA 19426.
ATTORNEY: DAVID J. SCHILLER,
530 Swede Street,
Norristown, PA 19401

DUFFY JR., JAMES JOSEPH, dec'd.

Late of Upper Pottsgrove Township.
Administrator: JAKE DUFFY,
c/o Tracy L. Cassel-Brophy, Esquire,
680 Middletown Boulevard,
Langhorne, PA 19047.
ATTORNEY: TRACY L. CASSEL-BROPHY,
680 Middletown Boulevard,
Langhorne, PA 19047

DULIN, DONALD J., dec'd.

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

EASTON, NATALIE L., dec'd.

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

FIGUEROA, WILFREDO also known as WILFREDO FIGUEROA VALEZ, dec'd.

Late of Upper Gwynedd Township.
 Executrix: DEBORAH A. ALFIERI,
 c/o Michael J. Saile, Esquire,
 Saile & Saile LLP,
 403 Executive Drive,
 Langhorne, PA 19047.
 ATTORNEY: MICHAEL J. SAILE,
 SAILE & SAILE LLP,
 403 Executive Drive,
 Langhorne, PA 19047

FITZMYER, MARIE A., dec'd.

Late of Lower Merion Township.
 Executor: JOHN C. HOOK,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103.
 ATTORNEY: JOHN C. HOOK,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103

FITZMYER, ROBERT J. also known as ROBERT JOSEPH FITZMYER, dec'd.

Late of Lower Merion Township.
 Executor: JOHN C. HOOK,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103.
 ATTORNEY: JOHN C. HOOK,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103

GALLAGHER, JAMES F. X., dec'd.

Late of Upper Dublin Township.
 Executor: SHAUN O. GALLAGHER,
 c/o John J. McAneney, Esquire,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
 P.O. Box 7544,
 Fort Washington, PA 19034-7544

GIBILANTE, MARGARET M., dec'd.

Late of Upper Dublin Township.
 Administrator: FRANK J. GIBILANTE, JR.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

HUSSAR, NANCY R., dec'd.

Late of Lower Providence Township.
 Executor: KENNETH HUSSAR,
 c/o Amy J. Miller, Esquire,
 Miller Thielen, P.C.,
 101 S. Richmond Street, Suite B,
 Fleetwood, PA 19522.

KOPACK, HEDWIG A., dec'd.

Late of East Norriton Township.
 Executor: MICHAEL A. KOPACK,
 120 Pembroke Court,
 Exton, PA 19341.

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

LANDIS, BARRY D., dec'd.

Late of Montgomery Township.
 Co-Administrators: LOIS EHST AND
 LARRY KNECHEL,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

LIPPARD, JOANNE K. S., dec'd.

Late of East Norriton Township.
 Executors: MARK K. SMITH AND
 A. THAYER SMITH, III,
 50 Bridlebrook Lane,
 Newark, DE 19711.

MALEY, JOHN J., dec'd.

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

MURPHY, MALCOM LAWRENCE, dec'd.

Late of Borough of Norristown.
 Executrix: DONNA M. JOHNSTONE,
 200 Green Street,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

NICKLER, THERESA ANN, dec'd.

Late of Upper Providence Township.
 Executrix: JULIE A. DeORZIO,
 c/o Robert H. Lefevre, Esquire,
 58 E. Penn Street,
 Norristown, PA 19401.
 ATTORNEY: ROBERT H. LEFEVRE,
 MORROW AND LEFEVRE, LLC,
 58 E. Penn Street,
 Norristown, PA 19401

PAIER, ADOLF A., dec'd.

Late of Lower Merion Township.
 Executor: NATHANIEL J. PAIER,
 c/o Emalee Welsh, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: EMALEE WELSH,
 MORGAN, LEWIS & BOCKIUS LLP,
 1701 Market Street,
 Philadelphia, PA 19103

PAIER, GERALDINE SHNAKIS, dec'd.

Late of Lower Merion Township.
 Executor: NATHANIEL J. PAIER,
 c/o Emalee Welsh, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: EMALEE WELSH,
 MORGAN, LEWIS & BOCKIUS LLP,
 1701 Market Street,
 Philadelphia, PA 19103

PANISH, JOSEPH H., dec'd.

Late of Borough of Conshohocken.
 Executor: RICHARD G. PANISH,
 131 Clearfield Avenue,
 Trooper, PA 19403.

ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

PARETTI, JOHN G., dec'd.

Late of Borough of Pottstown.
Executrix: JILL N. FONTANA,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

ATTORNEY: CAROLYN MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

**PELKEY, RUTH also known as
RUTH BURNS PELKEY, dec'd.**

Late of North Wales, PA.
Executrices: PATRICIA BURNS,
104 Mendham Drive,
North Wales, PA 19454, and
BARBARA ANN BURNS,
303 S. Fifth Street,
North Wales, PA 19454.

RADELL, RENEE K., 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.

REED, DOROTHY C., dec'd.

Late of Upper Gwynedd Township.
Executor: WAYNE F. REED,
1001 S. Valley Forge Road,
Lansdale, PA 19446.
ATTORNEY: VICTOR M. FREDERICK, IV,
BOYD & KARVER PC,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

RETTINGER, ROBERT EMIL, dec'd.

Late of Lower Pottsgrove Township.
Administratrix: MELODY ALICE CINDIA,
5477 Ashley Drive,
Laurys Station, PA 18059.
ATTORNEY: DENISE L. WESTER,
881 3rd Street, B-3,
Whitehall, PA 18052

RUECKERT, JON, dec'd.

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

SEELING, ELMER, dec'd.

Late of Lower Providence Township.
Executors: EDWARD S. SEELING AND
STEPHEN SCOTT SEELING,
c/o John A. Rule, Esquire,
3770 Ridge Pike,
Collegeville, PA 19426.

ATTORNEY: JOHN A. RULE,
MILLER, TURETSKY, RULE & McLENNAN, P.C.,
3770 Ridge Pike,
Collegeville, PA 19426

**SIRIANNI, MARIE C. also known as
MARIE SIRIANNI, dec'd.**

Late of Borough of Lansdale.
Executor: ARCHIE JOSEPH SIRIANNI,
c/o James M. Jacquette, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: JAMES M. JACQUETTE,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

SMITH, VIRGINIA P., dec'd.

Late of Limerick Township.
Administrator: WILLIAM SCOTT 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

SMITH, WILLARD EDWARD, dec'd.

Late of East Greenville, PA.
Executrix: WENDY BENNER.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

SPANGLER-WEISS, JANE R., dec'd.

Late of Lower Merion Township.
Executor: NEIL E. WEISS,
c/o Rebecca Rosenberger Smolen, Esquire,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: REBECCA ROSENBERGER SMOLEN,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

**STEINBERG, S. TY also known as
SEYMOUR STEINBERG, dec'd.**

Late of Cheltenham Township.
Executors: MICHAEL B. STEINBERG AND
GARY B. STEINBERG,
c/o William L. Landsburg, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: WILLIAM L. LANDSBURG,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

STRADTMAN JR., GEORGE G., dec'd.

Late of Cheltenham Township.
Executor: GEORGE G. STRADTMAN, III,
15 Mosher Drive,
Barrington, RI 02806.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER & DUFFY LAW,
190 Bethlehem Pike, Suite 1, P.O. Box 564,
Colmar, PA 18915

STRINGER, BARBARA T., dec'd.

Late of East Norriton Township.
Executrix: MARIE M. STRINGER,
c/o Danielle M. Yacono, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

TUCKER, PATRICIA M., dec'd.

Late of Upper Providence Township.
Executor: CHARLES E. TUCKER,
727 Main Street,
Royersford, PA 19468.
ATTORNEY: GARY P. LEWIS,
LEWIS McINTOSH & TEARE, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

WILSON-SMALLS, ALETHEA, dec'd.

Late of Borough of Jenkintown.
Administrator: ERIK B. JENSEN,
1500 Walnut Street, Suite 1510,
Philadelphia, PA 19102.
ATTORNEY: ERIK B. JENSEN,
JENSEN BAGNATO,
1500 Walnut Street, Suite 1510,
Philadelphia, PA 19102

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

Game On Hockey with its principal place of business at 2100 Miller Place, Hatfield, PA 19440.

The names and addresses of the persons owning or interested in said business are: Patrick Fisher, 2100 Miller Place, Hatfield, PA 19440 and Drew E. Williams, 1524 Potshop Road, Norristown, PA 19403.

The application was filed on January 26, 2023.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Avaso Federal Solutions Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. §6124). The corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of said jurisdiction is 1650 International Court, Suite 200, Norcross, GA 30093 and the proposed registered office and name of its commercial registered officer provider in Pennsylvania is Corporation Service Company.

NOTICE IS HEREBY GIVEN that a Statement of Conversion and Foreign Registration Statement have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about March 20, 2023, for a foreign corporation with a registered address in the State of Pennsylvania as follows:

SmartPass Inc.
3232 W. Sunset Avenue
Eagleville, PA 19403

This corporation is incorporated under the laws of Delaware. The address of its principal office is 3232 W. Sunset Avenue, Eagleville, PA 19403.

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

TRUST NOTICES

First Publication

MERVYN M. GOLDER REVOCABLE TRUST DATED JULY 7, 2015

Notice is hereby given of the death of Mervyn M. Golder, late of Lower Providence Twp., Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Mervyn M. Golder Revocable Trust dated July 7, 2015, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below.

Richard G. Weisbrot, CPA, **Co-Trustee**
191 Presidential Boulevard, Unit 916
Bala Cynwyd, PA 19004

Robert A. Bacine, Esquire, Co-Trustee and Counsel Friedman, Schuman, P.C.
275 Commerce Drive, Suite 210
Fort Washington, PA 19034

THE FIRST AMENDED AND RESTATED SMITH REVOCABLE LIVING TRUST AGREEMENT

**Harvey S. Smith, Deceased
Late of Horsham Twp., Montgomery County, PA**

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

Trustee: Carol S. Smith
301 Didiums Ln., Shamokin, PA 17872

R. Leonard Davis, III, Atty.
252 W. Swamp Rd., # 15, Doylestown, PA 18901

Third and Final Publication

**DECLARATION OF OBRA '93
SPECIAL NEEDS TRUST FOR
THE BENEFIT OF ROBIN K. GRAY, II
Robin Gray, II a/k/a Robin K. Gray &
Robin K. Gray, II, Deceased
Late of Upper Dublin Twp.,
Montgomery County, PA**

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

Trustee: PNC Bank, National Association
c/o Jane K. Anastasia, Esq.
P.O. Box 600, Jamison, PA 18929

Att’y: Jane K. Anastasia
P.O. Box 600, Jamison, PA 18929

EXECUTIONS ISSUED**Week Ending April 4, 2023****The Defendant's Name Appears
First in Capital Letters**

- ADDISON, DEMETREUS: PNC BANK, GRNSH. - National Collegiate Student Loan Trust 2007-2; 201620895; WRIT/EXEC.
- ANDERSON, JAMIL: NAVY FEDERAL CREDIT UNION, GRNSH. - Corestates Group, LLC; 202303479; \$5,071.75.
- BERGEN, JAMES: RUBIN, SHELLY: PNC BANK, GRNSH. - Breyer Woods Condominium Association; 202305732; \$5,356.28.
- BRAJKOVICH, GREG - Lakeview Loan Servicing, LLC; 202203099.
- BUDIN, ADAM: JENNIFER - U.S. Bank Trust National Association, not on its Individual Cap.; 202219872.
- BURGOS, SANTOS - HOP Energy, LLC, et al.; 202301311; \$1,200.89.
- CAMPOS, WILLIAM - Norristown Municipality; 201827767; WRIT/EXEC.
- CLARK, CAITLIN: TD BANK, GRNSH. - Capital One, N.A.; 202303882; WRIT/EXEC.
- COCCIMIGLIO, DONALD - Wilmington Trust National Association, not in its Individual; 202215743.
- DARTOE, BESTMAN: NAVY FEDERAL CU, GRNSH. - Franklin Mint Federal Credit Union; 202304325; WRIT/EXEC.
- DEAN, KIMBERLY: COLES, RICKY - HOP Energy, LLC, et al.; 202300766; \$1,196.37.
- DeGRECO, DOMENIC: BANK OF AMERICA, GRNSH. - National Collegiate Student Loan Trust 2006-4; 202302673; WRIT/ EXEC.
- DICKERSON, LUCILLE - Nationstar Mortgage, LLC, et al.; 201527792; JMT. \$271,412.80.
- DIPIETRO, CHRISTOPHER: PNC BANK, GRNSH. - Jefferson Capital Systems; 202301442; WRIT/EXEC.
- ELLENBOGEN, DAVID: GIBBS, MICHELLE: MARGULIES, RENA, ET AL. - Mortgage Assets Management, LLC; 202225014.
- ENGLE, THERESA - Upper Perkiomen School District; 202118245; WRIT/EXEC.
- FRANKLIN, DECEASED; AND UNKNOWN HEIRS, DEVISEES AND OR P.: FRANKLIN, JORDON - Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, f/k/a Quicken Loans; 202220934.
- GALLOWAY, FRANK: VICTORIA: BRADFORD, KAREN - Wells Fargo Bank, N.A.; 201928372; \$130,644.84.
- GOCK-GEORGE, MICHAEL: RUDOLPH-GEORGE, JENNIFER: TD BANK, GRNSH. - Gwynedd Club Condominium Association; 202221878.
- HARAKAL, ERIN: SIMMERS, JEREMY - Wells Fargo Bank, N.A.; 202203162; \$236,738.25.
- HARDING, LORETTA: WILLIAM - U.S. Bank National Association, as Trustee for Saco I Trust 20; 201921034.
- HORVATH, BRIAN: THORNTON, PEGGY - Wells Fargo Bank National Association, Successor by Merger, et al.; 201922226.
- IACOVETTI, JOHN: SUPERIOR CREDIT UNION, GRNSH. - Grace, Christopher; 202300770; WRIT/EXEC.
- KWAKO, FRANK: WELLS FARGO BANK, N.A., GRNSH. - Drexel University; 201404330; WRIT/EXEC.
- LEMBECK, CAROLINE - Mundiath, Christopher; 202104639.
- LLOYD, DANIELLE: GUBERNICK, DIANE: HARRIS - Pingora Loan Servicing, LLC, et al.; 201912082.
- LODISE, PASQUALE: PNC BANK, GRNSH. - Capital One Bank USA, N.A.; 201921967; WRIT/EXEC.
- NADKARNI, VIKRANT: MITRA NADKARNI, SHILPA: MAGOTRA NADKARNI, SHALLU, ET AL. - Grande at Riverview Condominium Association; 202205964; ORDER/REASSESS/\$36,790.96.
- NAPPER, REBECCA - Pottstown School District; 202102414; WRIT/EXEC.
- NEWELL, LELAND: WELLS FARGO BANK, GRNSH. - Whitmarsh Township Authority; 202122559.
- PAOLETTI, JOHN: CHOICE REMODELING & RESTORATION, INC.: CITIZENS BANK, GRNSH. - Universal Supply Company, LLC; 202301118; WRIT/EXEC.
- PIAZZA, ANTHONY: LANA - The Bank of New York Mellon; 201915168; ORDER/JUDGMENT/\$727,344.47.
- REED, JEFFERY: CECELIA: UNKNOWN HEIRS OF WENDI A. REED A/K/A WENDI REED, DECEASED - Well Fargo Bank, N.A.; 201921627; \$285,094.56.
- ROACHE, MORGAN: NAVY FEDERAL CREDIT UNION, GRNSH. - University of Pennsylvania New Bolton Center; 202305569; \$13,524.52.
- SCHUBERT, KAREN - Norristown Municipality; 201800702; WRIT/EXEC.
- SHANLEY, MICHAEL: PATTI - Norristown Municipality; 201810871; WRIT/EXEC.
- SHEEHAN, BRYAN: CYNTHIA - Township of Abington; 202015214; WRIT/EXEC.
- SWARTZ, DEBORAH: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202303874; WRIT/EXEC.
- TODD, ROSE - Cheltenham Township; 201110336; WRIT/EXEC.
- WALKER, WILLIAM: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - Burke, Debbie; 202301293; WRIT/EXEC.
- YOO, EUN: EUN: SUNG, ET AL. - Deutsche Bank National Trust Company, as Trustee for GSAA Ho.; 202222341.
- ZUIN, CRISTIANO: ROBYN - Quicken Loans, Inc., et al.; 201902211.

JUDGMENTS AND LIENS ENTERED

Week Ending April 4, 2023

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

AGIN, COLIN - Capital One Bank USA, N.A.;
202305296; Certification of Judgment; \$2,294.25.
ALSTHON, NATHAN - Ronquillo, Jose; 202305404;
Mechanics Lien Claim; \$43,275.23.
ANGELO, STACEY - LVNV Funding, LLC; 202305228;
Judgment fr. District Justice; \$2,795.43.
BAREISZIS, JANICE - Capital One, N.A.; 202305644;
Judgment fr. District Justice; \$3,278.52.
BAYARD, KARIM - G.H. Harris Associates, Inc.;
202305685; Judgment fr. District Justice; \$1,458.65.
BIELLO, ANTHONY; JOANNA: MID ATLANTIC
PROSPECTS, LLC, ET AL. - Simpson, Meggan;
202305731; Foreign Judgment; \$45,673.88.
BROWN, ANDRIENNE - Westlake Service, LLC;
202305298; Judgment fr. District Justice; \$11,108.19.
BROWN, LEXUS - New Balloon Homebuyers, LLC;
202305564; Judgment fr. District Justice; \$7,623.76.
CONCEPCION, DAVID - LVNV Funding, LLC;
202305277; Judgment fr. District Justice; \$2,454.63.
CRAWFORD, CHRISTINE - Capital One Bank USA, N.A.;
202305297; Certification of Judgment; \$1,899.76.
CRIST, DAVID - LVNV Funding, LLC; 202305193;
Judgment fr. District Justice; \$1,415.78.
DAWSON, MEGAN - Capital One Bank USA, N.A.;
202305270; Certification of Judgment; \$2,552.13.
DETKY, JARED: KRETSCHMAN, ERIC;
YORK STREET EQUITIES, LLC -
Finanza Servi, LLC; 202305555; Judgment fr.
District Justice; \$2,339.27.
DIKEMAN, ANJA - Crown Asset Management, LLC;
202305734; Judgment fr. District Justice; \$6,966.29.
GIBBLE, EDWARD - Second Round Sub, LLC;
202305628; Judgment fr. District Justice; \$2,643.67.
GOMEZ, ALY - LVNV Funding, LLC; 202305340;
Judgment fr. District Justice; \$1,991.44.
GRECHER, SARAH - Capital One Bank USA, N.A.;
202305653; Judgment fr. District Justice; \$3,799.58.
HOBBS, STEPHANI - Capital One Bank USA, N.A.;
202305304; Certification of Judgment; \$10,653.34.
HURLEY, DARIUS: KRETSCHMAN, ERIC;
YORK STREET EQUITIES, LLC - Finanza
Servi, LLC; 202305549; Judgment fr. District Justice;
\$877.26.
JERICO, JOYCE - LVNV Funding, LLC; 202305342;
Judgment fr. District Justice; \$3,520.11.
JONES, LANCE - Simon, James; 202305182; Judgment
fr. District Justice; \$1,588.00.
KRETSCHMAN, ERIC: RAMOS, HECTOR;
YORK STREET EQUITIES, LLC - Finanza
Servi, LLC; 202305557; Judgment fr.
District Justice; \$1,014.88.
LEE, BUFFECA - Ability Recovery Services, LLC;
202305258; Certification of Judgment; \$2,316.00.
LUBERTO, ALICIA - Capital One Bank USA, N.A.;
202305663; Judgment fr. District Justice; \$1,966.67.
MEASE, JESSICA - Capital One Bank USA, N.A.;
202305287; Certification of Judgment; \$2,965.77.
MEYERS, JASON - Capital One Bank USA, N.A.;
202305288; Certification of Judgment; \$6,603.33.
MILLER, JASON - Capital One Bank USA, N.A.;
202305312; Certification of Judgment; \$2,404.28.

MITCHELL, SHANNON - Mariner Finance, LLC;
202305310; Judgment fr. District Justice; \$6,054.19.
ORELAND ASSOCIATES II, LLC - Duke Real Estate
Partners, LLC; 202305137; Complaint In Confession
of Judgment Money; \$48,349.07/POSSESSION.
PALMORE, SHUNDRAL - Capital One Bank USA, N.A.;
202305649; Judgment fr. District Justice; \$7,006.33.
PUNT, ROSS - Capital One Bank USA, N.A.; 202305291;
Certification of Judgment; \$2,578.98.
RASIER, KRISTIAN - Sterling Jewelers, Inc.;
202305294; Certification of Judgment; \$2,512.61.
RICHEY, RENEE - Capital One, N.A.; 202305658;
Judgment fr. District Justice; \$2,657.41.
ROSENBRUCH, JEANETTE - Capital One Bank
USA, N.A.; 202305665; Judgment fr. District Justice;
\$2,017.92.
ROWLEY, JUSTIN - NCB Management Service, Inc.;
202305309; Judgment fr. District Justice; \$4,978.60.
SMITH, CARL - Barclays Bank Delaware; 202305299;
Judgment fr. District Justice; \$8,170.93.
WAGNER, RICKI - Capital One, N.A.; 202305639;
Judgment fr. District Justice; \$1,909.09.
WETZEL, DOREEN - Bank of America; 202305622;
Foreign Judgment; \$5,699.92.

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

Barbezat, Edward; 202370113; \$226,923.92.
Barkley Partners, LLC; 202370115; \$56,366.22.
Bollard, Christopher: Brittnay; 202370116; \$150,375.49.
Davi, Frederico: Lombardo, Rosalinda; 202370114;
\$30,544.17.
Lucca, Michael; 202370112; \$3,471,458.23.
Philadelphia Renovations, LLC; 202370110; \$6,095.52.
Yueng, Hua; 202370111; \$16,117.93.

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

Armstrong, Wayne: Deborah; 202305688; \$426.72.
Beleiff, Barbara; 202305689; \$357.73.
Brooks, Mathew: Gould, Amy; 202305690; \$423.21.
DeVincent, Suzanne; 202305691; \$420.12.
Dilanzo, Timothy: O'Brien, Ashley; 202305696;
\$340.66.
Duffy, Timothy: Melissa; 202305697; \$442.47.
Harakal, Erin: Simmers, Jeremy; 202305707; \$327.23.
Kirk, James: Linda; 202305698; \$419.98.
McClintock, Sarah; 202305700; \$335.90.
McGowan, Brandon: Moon, Michelle; 202305701;
\$331.14.
Moore, Brian; 202305702; \$332.22.
Mulvey, Steven; 202305703; \$424.61.
Regosch, Michael: Octaviano, Melissa; 202305704;
\$417.65.
Ridham Estates, LLC; 202305705; \$348.90.
Ridham Estates, LLC; 202305706; \$342.71.
Skis and Torres, LLC; 202305709; \$553.20.
White, Brian: Sheri; 202305710; \$363.46.
Widmaier, Matthew: Victoria; 202305712; \$386.62.
Zuin, Cristiano: Robyn; 202305713; \$382.13.

LETTERS OF ADMINISTRATION**Granted Week Ending April 4, 2023****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BARNDT, SCOTT D. - Hatfield Township;
Madge, Gail E., 424 Bonnie Lane, Lansdale, PA 19446.

CANDELORI, LOUIS J. - Lower Merion Township;
Anderson, Maureen L., 605 Farm Lane,
Doylestown, PA 18901.

COLGAN, ANNA - Lower Merion Township;
Kahny, Joan M., 117 Drake Lane, North Wales, PA 19454.

COLLILUORI SR., ANTHONY T. - Lower Providence
Township; Colliluori, Eleanor, 108 Berkshire Lane,
Royersford, PA 19468-2849.

CONWELL SR., CHARLES A. - Lower Providence
Township; Conwell Jr., Charles A.,
666 Heatherton Lane, West Chester, PA 19380.

DAVIS JR., RALPH E. - Upper Merion Township;
Davis, Glenn C., 145 Pleasant Drive,
Nottingham, PA 19406.

DECKER, ANNE E. - Whitpain Township;
Decker, Patti L., 300 W. State Street, Suite 300,
Media, PA 19063.

FUSCHETTO, SUSAN - Plymouth Township;
Dengler, Cynthia Esq., 484 Norristown Road,
Blue Bell, PA 19422.

GREDIN, LYNDA D. - Limerick Township;
Hofmann, Daniel E., 211 Canal Street,
Lyons, NY 14489.

IACONO, WALTER D. - Montgomery Township;
Christie, Eileen T., 751 Hidden Springs Lane,
North Wales, PA 19454.

JENNINGS, CLIFTON M. - Springfield Township;
Jennings Sr., Michael C., 5333 Irving Street,
Philadelphia, PA 19139.

MAJKUT, MARIA - Whitemarsh Township;
Majkut, Stanley, 603 Runnymede Avenue,
Jenkintown, PA 19046.

MANES JR., JAMES A. - Abington Township;
Gallagher, Marianne, 1273 Huntingdon Road,
Abington, PA 19001.

MCENTEE, MOIRA K. - Rockledge Borough;
McEntee, Gregory, 427 Sugarmill Road,
Huntingdon Valley, PA 19006.

PENNINGTON, ARTHUR E. - Plymouth Township;
Pennington Jr., Arthur J., 96 Barbara Lane,
Collegeville, PA 19426.

SERRATORE, MILDRED L. - Upper Moreland
Township; Serratore, Anthony, 201A Summit Avenue,
Willow Grove, PA 19090.

TROY-BOWIE, DEBRA L. - Horsham Township;
Bowie, Christopher L., 404 Dresher Road,
Horsham, PA 19044.

VAUSE, SUSAN N. - Lansdale Borough;
Earland, Tracey, 1105 Summit Lane,
Oreland, PA 19075.

YATES, MARTHA W. - Norristown Borough;
Yates, Fernald M., 40 E. Oak Street,
Norristown, PA 19401.

SUITS BROUGHT**Week Ending April 4, 2023****The Defendant's Name Appears
First in Capital Letters**

ALVES DA SILVA, ALEXANDRO - Snyder, Alyssa;
202305240; Petition; McCloskey, Kevin J.

BARNES, LEEANN - LVNV Funding, LLC; 202305345;
Plaintiffs Appeal from District Justice; Stevens, Sean P.

BLACKWELL-SERMON, BRENDA; SERMON,
ARNOLD - Bansal, Navin; 202305274;
Complaint in Ejectment.

BROOKS, MELANEY - Dickerson, Rasheen;
202305587; Complaint Divorce; Guiman III, Joseph A.

BURRELL, ANDRE; GIBBS, JAZMINE -
Hicks, Kassandra; 202305695; Complaint for
Custody/Visitation.

COLEMAN, ALISON - Smith, Brian; 202305189;
Complaint for Custody/Visitation.

GALA SERVICES, INC. - USM, Inc.; 202305573;
Petition; Downey, Patrick Joseph.

GALLO, ANTHONY - Gallo, Dale; 202305180;
Complaint Divorce.

GARDNER, JOSEPH - Gardner, Patricia; 202305591;
Complaint Divorce.

GIACOMAZZI-AMARAL, ELEMILTON -
Giacomazzi, John; 202305242; Complaint Divorce.

HAQ, BLANDINA; CARING WITH PRIDE, INC. -
American Express National Bank; 202305436;
Civil Action; Armstrong, Kirsten R.

LANGUELL, GORDON - Languell, Robin; 202305621;
Complaint Divorce.

LAWTON, TERESA - Curren Terrace Apartment Homes;
202305529; Defendants Appeal from District Justice.

LEONE, JENNIFER - Leone, Gregory; 202305735;
Complaint Divorce.

LUX TZUNUX, MARIA - Tum Lux, Miguel; 202305610;
Complaint for Custody/Visitation; Kracoff, Cheryl.

MARKO, JOHN - Marko, Stacey; 202305230;
Complaint Divorce; Marinari, Guy.

MARTINEZ, ADRIAN - Bazemore, Geri; 202305196;
Complaint Divorce.

MORIARTY, THERESA - Jauss, Adam; 202305255;
Complaint Divorce.

MORRIS, PARISH - Discover Bank; 202305360;
Civil Action; Armstrong, Kirsten R.

MOURA, JAIR - Brito, Selma; 202305682; Complaint
for Custody/Visitation; Arriaga, Amparito.

MUNCRIEF, DANIEL - Muncrief, Erica; 202305544;
Complaint for Custody/Visitation.

PARMER, ZACHARY - Parmer, Carolyn; 202305351;
Complaint Divorce.

PATEL, MRUGEN - Patel, Parasben; 202305723;
Complaint Divorce; Bobal, Raj K.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Zanni, Angelique; 202305333;
Appeal from Suspension/Registration/Insp.;
Cohen, Elliot M.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wood, Jason; 202305113;
Appeal from Suspension/Registration/Insp.;
Doherty, Patrick.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Cho, Daniel; 202305260;
Appeal from Suspension/Registration/Insp.;
Kellis, Steven E.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ruffin, Christian; 202305261;
Appeal from Suspension/Registration/Insp.;
Kellis, Steven E.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Cooper, Jordan; 202305098;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Davis, Colin; 202305111;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Brooks, Justin; 202305699;
Appeal from Suspension/Registration/Insp.;
Klein, Ellis B.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Recigno Laboratories, Inc.;
202305748; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Shechtman, Ari; 202305677;
Appeal from Suspension/Registration/Insp.;
Sedacca, Matthew.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Richart, Christina; 202305716;
Appeal from Suspension/Registration/Insp.;
McVan, Brian P.

POWELL, TONYA - Providence Real Estate Mgmt. Corp.;
202305229; Petition to Appeal Nunc Pro Tunc.

RAISER, LLC: JIMMY, ALAH - Wanger Fried, Fraya;
202305273; Civil Action; O'Shaughnessy, William B.

RAMOS, HEATHER - American Express National Bank;
202305370; Civil Action; Loewy, Andrew D.

RICHARDSON, MADALINA - Chubb, Tyler;
202305221; Complaint for Custody/Visitation;
Guerin, Annemarie.

RIVERA, ZASHELLE - Carabajo, Damian; 202305300;
Complaint for Custody/Visitation.

ROBBINS, PATRICIA: ANTHONY - Ryan, William;
202305464; Complaint for Custody/Visitation;
Rovito, Michael.

ROBERTS, ALISON - Marshall, Sean; 202305281;
Complaint for Custody/Visitation.

RODRIGUEZ, ANA - Garcia, Johnny; 202305357;
Complaint for Custody/Visitation; Taber, Lynn M.

RODRIGUEZ, JUNIOR - Foley-Rodriguez, Kaitlin;
202305475; Complaint Divorce.

RODRIGUEZ, RAFAEL: DAMBRAK PAINTING, LLC -
American Express National Bank; 202305385;
Civil Action; Armstrong, Kirsten R.

ROSS, COURTNEY - North Hills Manor; 202305692;
Petition to Appeal Nunc Pro Tunc.

TRAVELERS PROPERTY CASUALTY INS. CO. -
Teller Chiropractic, Inc.; 202305455; Defendants
Appeal from District Justice.

TSEPLIAEVA, IRINA - Discover Bank; 202305361;
Civil Action; Loewy, Andrew D.

VEPPUSTEK, ERIC - Benson, Staffon; 202305684;
Complaint Divorce.

VINCENT, ANDREA - American Express
National Bank; 202305359; Civil Action;
Loewy, Andrew D.

WERTS, JAZZMIN - Lindy Property Management Co.;
202305609; Defendants Appeal from District
Justice.

WORKMAN, MARK - Lee, Sandra; 202305403;
Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending April 4, 2023

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

ACKERMAN, EMLY W. - Lower Gwynedd Township;
Cramton, Christina W., 14 Virginia Road,
Arlington, MA 02476.

ADAMS, BARBARA T. - Plymouth Township;
Foster, Janet B., 1614 Pennsylvania Avenue,
Oreland, PA 19075.

ANDERSON, ARLO C. - Towamencin Township;
Anderson, Catherine J., 2014 Worthington Court,
Macungie, PA 18062.

ANTONACIO, ANN M. - Lower Gwynedd Township;
Antonacio, Charlotte P., 320 Washington Avenue,
North Wales, PA 19454; Hoade, Linda M.,
701 Garfield Avenue, West Point, PA 19486;
Seranni, Rose Anne, 21 Ambler Road,
Ambler, PA 19002.

BAITINGER, JOHANNA R. - Upper Gwynedd
Township; Baitinger, Eric E., 418 Militia Drive,
Lansdale, PA 19446; Marth, Bonnie Jean,
100 Parry Drive, Hainesport, NJ 08036.

BEARDEN, EVA L. - West Norriton Township;
Bearden, Vicki L., 408 Wendover Drive,
Norristown, PA 19401-3125.

BOWERS, RICHARD - Hatfield Township;
Yemm, Cynthia, 2636 Geryville Pike,
Pennsburg, PA 18073.

BRUGGER, CHARLES W. - Norristown Borough;
Brugger, Annette L., 1706 Sterigere Street,
Norristown, PA 19403.

CHESTEK, NANCY B. - Lower Gwynedd Township;
Nahill, Julie L., 508 Tennis Avenue, Glenside, PA 19038.

CONAWAY SR., WILLIAM E. - Montgomery Township;
Conaway Jr., William E., 186 Jonathan Drive,
North Wales, PA 19454.

CONTI, FREDERIC L. - Abington Township;
Conti, Frederic J., 250 Colonial Heritage Park,
Doylestown, PA 18901.

CZERVISKI, TIMOTHY D. - Abington Township;
Czerviski, Kelly A., 831 Jackson Avenue,
Glenside, PA 19038.

CZOP, JOYCE K. - Lansdale Borough; Czop, Thomas,
12624 Selsey Road, Ocean City, MD 21824.

DAVIS, FERNANDE K. - Lower Gwynedd Township;
McGrogan, Patricia E., 43 Derry Drive,
North Wales, PA 19454.

DEVINE, CHARLES W. - Montgomery Township;
Devine, Kevin S., 11 Saint James Place,
Sinking Spring, PA 19608.

FARROW JR., CHARLES A. - New Hanover Township;
Farrow, Michael J., 526 Melvins Street,
Pottstown, PA 19464.

FRATICELLI, ALBERT R. - Upper Dublin Township;
Genell, Caroline A., 1012 N. Bethlehem Pike,
Lower Gwynedd, PA 19002.

FREED, HELEN A. - Telford Borough; Leidy, Susan L.,
2155 Finland Road, Green Lane, PA 18054.

FRESE, ELIZABETH S. - Worcester Township;
Frese, Christopher R., 8 Mohawk Drive,
Conestoga, PA 17516; Irvin, Wendy F.,
136 Spring Meadow Lane, Washingtonboro, PA 17582.

FUJITA, SHINICHIRO F. - Lower Gwynedd Township;
Wise, Tami F., 1480 Hilltop Road,
Chester Springs, PA 19425.

- FULLAM, KATHLEEN A. - Limerick Township;
Fullam, Daniel P., 30 Shelton Drive,
Royersford, PA 19468.
- GABAI, NATALIE N. - Upper Dublin Township;
Gabai, Stephanie D., 2410 David Drive, Apt. B,
Havertown, PA 19083-5232.
- GALASSO, MARY S. - Conshohocken Borough;
Galasso Jr., Joseph J., 1229 Woodside Road,
Conshohocken, PA 19428.
- GERSON, MARY A. - Abington Township;
Donofrio, Rhonda, 2117 Tremont Road,
Abington, PA 19001; Gerson, Gregory S.,
80 Dot Avenue, Campbell, CA 95008.
- GITOMER, JEROME H. - Skippack Township;
Gitomer, Arlene, 745 Crestview Boulevard,
Collegeville, PA 19426.
- GLASSMAN, SOL - Lower Merion Township;
Spielman, Sheryl B., 199 Vista Lane, Naples, FL 34119.
- GOLD, ALAN S. - Cheltenham Township;
Gold, Frances, 7916 Rodgers Road,
Cheltenham, PA 19027.
- GOLDSTEIN, MARGARET - Cheltenham Township;
Goldstein, Craig, 823 Classon Avenue,
Brooklyn, NY 11238.
- HAYSE, CHRISTINE E. - Abington Township;
Fahey, Christine E., 2691 Oakhurst Cove,
Germantown, TN 38139.
- HICKS, WILLIAM D. - East Norriton Township;
Hicks, Grace E., 300 E. Germantown Pike,
East Norriton, PA 19401.
- IVANS, CHRISTINE R. - Montgomery Township;
Ivans Sr., John F., 916 Independence Road,
East Norriton, PA 19403.
- KOSTER, GAYL E. - Whitemarsh Township;
Baff, Jessica, 3210 W. Penn Street,
Philadelphia, PA 19129.
- KRAMER, JAMES R. - Skippack Township;
Ryan, Sara J., 211 West Street, Souderton, PA 18964.
- LEFLAR, HELEN - Worcester Township;
Dunnun, Kathleen, 6032 Coldsprings Drive,
Collegeville, PA 19426; Leflar, Kenneth R.,
357 Bridge Street, Collegeville, PA 19426.
- MASCIANTONIO, GERALD W. - Masciantonio, Denise,
32 Taylor Road, Conshohocken, PA 19428.
- McDYER, SUZANN G. - Lower Merion Township;
Gormley, Jill A., 3 Maple Farms Road,
Ephrata, PA 17522.
- McNERNEY, DOROTHY M. - Springfield Township;
DiJoseph, Donna, 905 Loney Street,
Rockledge, PA 19046; Mc Nerney, James P.,
114 Redford Road, Oreland, PA 19075.
- McPARLAND, CAROLYN L. - Hatboro Borough;
Schumacher, Carolyn, 124 Hampshire Drive,
Deptford, NJ 08096.
- McPHEE, LORRAINE M. - Lansdale Borough;
Olsen, Kimberly A., 1148 Canterbury Drive,
Lansdale, PA 19446.
- MELTZER, HELENE - Lower Merion Township;
Gindin, Joshua, 33 Rock Hill Road,
Bala Cynwyd, PA 19004.
- MOTLEY SR., RONALD J. - East Norriton Township;
Motley, Raymond, 66 Bristol Court,
Norristown, PA 19403.
- O'BRIEN, MARY L. - Lower Merion Township;
Obrien, Lynda R., 1108 Seaton Ross Road,
Radnor, PA 19087.
- O'NEAL, GENE P. - Upper Providence Township;
Kovach, Rebecca L., 251 Gay Street,
Royersford, PA 19468.
- PALLADINO, CELESTINA E. - Whitpain Township;
McKeone, Mary Anne, 409 Virginia Drive,
Havertown, PA 19083.
- PERRY, JEAN M. - Lower Gwynedd Township;
Perry, Suzanne M., 34 Charles Terrace,
Piscataway, NJ 08854-5337.
- PISAREK JR., STANLEY J. - Lower Pottsgrove
Township; Haring, Elizabeth A., 117 Parnell Lane,
Royersford, PA 19468.
- REESE, MARINETTA H. - Trappe Borough;
Toms, Marinetta A., 85 Bollinger Road,
Elverson, PA 19520.
- RICCA, JOHN E. - Towamencin Township;
George, Alice, 122 Iris Road, Warminster, PA 18974.
- ROBINSON III, CHARLES R. - Hatfield Township;
Hallman, Patti-Jean, 4 N. Main Street,
Perkasie, PA 18944.
- ROSE, BETTYE L. - Norristown Borough;
Rose, Derrick, 320 Summer Grove Lane,
Pottstown, PA 19464; Rose III, Edward W.,
10 W. Johnson Highway, Norristown, PA 19401.
- SHERMAN, HARRIET L. - Lower Merion Township;
Greenman, Stacey J., 117 Delmar Avenue,
Linwood, NJ 08221.
- SOOKIAS, HAIK H. - Sookias, John H.,
Wysteria Cottage, Derby, DE65 6GJ.
- SPITZER, JEAN E. - Lower Merion Township;
Spitzer, Stanley, 74 Pasture Lane, Bryn Mawr, PA 19010.
- THIES, EDWINA M. - Whitpain Township;
Reifsnieder, Sandra L., 346 S. Main Street,
Telford, PA 18969.
- TRAUGER, MARY P. - Abington Township;
Conduit, Joan M., 120 Brittany Drive,
Chalfont, PA 18914; Penecale, Mark A.,
2461 Brookdale Avenue, Roslyn, PA 19001.
- TRAVAGLINE, WILLIE - Springfield Township;
Travagline, April D., 856 E. Haines Street,
Philadelphia, PA 19138.
- TUCKER, ROSA L. - Lower Providence Township;
Tucker, Alvin, 25219 Shannondell Drive,
Audubon, PA 19403.
- VESEY, THOMAS P. - Abington Township;
Henderson, Deborah A., 822 Countryside Drive,
West Chester, PA 19380.
- WALDRON, CATHERINE A. - Upper Merion
Township; Carlin, Eileen, 3760 Orion Lane,
Mount Pleasant, SC 29466.
- WALLACE, MOZELLA A. - Upper Dublin Township;
Jesse, Claretta, 7 Noble Street, Warminster, PA 18974.
- WATERS, CLAIRE I. - Hatfield Township;
Bugg, Jane W., 1006 N. Bend Court,
Lansdale, PA 19446.
- WEINSTEIN, ELLEN N. - Lower Merion Township;
Weinstein, Scott, 2042 Pine Street, Philadelphia,
PA 19103; Weinstein, Sean, 1208 Wendover Road,
Lower Merion Township, PA 19010.
- WEIZER, MARVIN - Lower Moreland Township;
Weizer, Jeffrey, 1042 Ridgeview Drive,
Orwigsburg, PA 17961.
- WILKIE JR., ARTHUR J. - Upper Gwynedd Township;
Yazujian, Diane H., P.O. Box 1099,
North Wales, PA 19454.
- WILLIAMSON, JANET D. - Lower Merion Township;
Ditrolio, Amy W., 828 Galer Drive,
Newtown Square, PA 19073; Williamson, Paul J.,
428 Conshohocken State Road, Gladwyne, PA 19035.
- WOLBRAMSKY, DEBORAH - Plymouth Township;
Wolbramsky, Erica, 666 W. Germantown Pike,
Plymouth Meeting, PA 19462.
- YAMBRICK, DOROTHY R. - Upper Providence
Township; Yambrick, Peter, 201 Penns Lane,
Douglassville, PA 19518.
- ZAWISLAK, ANNA H. - New Hanover Township;
Stauffer, Helen Z., 70 Hemlock Drive,
Gilbertsville, PA 19525.

RETURN DAY LIST

April 17, 2023
COURT ADMINISTRATOR

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

1. Arch Specialty Insurance Company v. Naray Yanswarupdas, LLC - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **R. Wendolowski**.
2. Barefield Administratrix of Estate of John Andre Norris, Deceased v. Deans - Plaintiff's Motion to Withdraw as Counsel (Seq. 63) - **S. McLaughlin - R. Snyder**.
3. Bengston v. Toll Brothers, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 99d) - **J. Horn - M. Glazer - C. D'Angelo**.
4. Bengston v. Toll Brothers, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 98d) - **J. Horn - M. Glazer - C. D'Angelo**.
5. Bengston v. Toll Brothers, Inc. - Plaintiff's Motion to Compel Discovery & Enforce Subpoena (Seq. 96d) - **J. Horn - M. Glazer - C. D'Angelo**.
6. Boro Developers, Inc. d/b/a Boro Construction v. Cheltenham Area School District - Plaintiff's Motion to Consolidate (Seq. 34) - **P. Yampolsky - B. Elias**.
7. Boughter v. 225 Evergreen Road Operations, LLC - Plaintiff's Motion to Substitute Plaintiff (Seq. 39) - **A. Govorov - W. Mundy**.
8. Brasington v. Bottleneck Management, Inc. - Defendant's Motion to Compel Discovery (Seq. 70d) - **E. Pearce - K. Ruane**.
9. Byrd v. Papadopoulos - Defendant's Motion to Compel Discovery (Seq. 9d) - **K. Saffren - S. Peterman**.
10. Cardinal Health 414, LLC v. New Life Cardiovascular Care, P.C. - Plaintiff's Motion to Strike Answer (Seq. 32) - **L. Markind**.
11. Carl v. Carl - Plaintiff's Motion to Deem Admissions Admitted (Seq. 12d) - **A. Sager**.
12. Catagnus v. Edwards - Defendant's Motion to Compel Discovery (Seq. 17d) - **B. Mayerson - J. Godin**.
13. Cobbs v. Keshet - Plaintiff's Motion to Compel Deposition (Seq. 29d) - **J. Lessin - T. Klosinski**.
14. Cogan-Coltman v. Coltman - Plaintiff's Petition to Withdraw as Counsel (Seq. 23) - **G. Phillips**.
15. Colletti v. Ortiz - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **S. Barrett - E. Kates**.
16. Coughlin v. Wesselt - Defendant's Motion for Admission Pro Hac Vice (Seq. 35) - **M. Willner - V. Vangrossi - G. Farrell**.
17. Debebe v. Debebe - Defendant's Petition to Withdraw Appearance (Seq. 17) - **D. Sager**.
18. DeFrancesco v. Bauer - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **E. Pearce - T. Tyler**.
19. Devivo v. Zeniou - Defendant's Motion to Compel Discovery (Seq. 49d) - **J. Padova - C. Barone**.
20. Dinapoli v. Bekerman - Defendant's Motion to Compel Discovery (Seq. 25d) - **J. Krawitz - J. Bates**.
21. Elliott Greenleaf, P.C. v. Scheff - Plaintiff's Motion to Consolidate (Seq. 10) - **M. Schwemler - P. Troy**.
22. Elliott Greenleaf, P.C. v. Zahraiddin-Aravena - Plaintiff's Motion to Consolidate (Seq. 123) - **M. Schwemler - E. Milby**.
23. Emigrant Residential, LLC Successor by Merger to ESB LI Holdings, LLC v. Kuttab - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **K. Bonner - G. Tadross**.
24. Erie Insurance Exchange v. Cid - Plaintiff's Motion to Strike Response (Seq. 96) - **S. Tredwell - E. Tolan**.
25. Estate of Marvin Diamond by its Executor Mayer Gregg Diamond v. U.S. Bank, N.A. as Securities Intermediary - Motion for Admission Pro Hac Vice (Seq. 6) - **D. Miller - J. Vaitl**.
26. Feingold v. Nationwide Mutual Insurance Company - Defendant's Motion to Strike Objections to Interrogatories (Seq. 7d) - **B. Vance**.
27. Feingold v. Nationwide Mutual Insurance Company - Plaintiff's Motion to Compel Discovery (Seq. 5d) - **B. Vance**.
28. Flores v. Wilson - Defendant's Motion to Compel Discovery (Seq. 16d) - **A. Dashevsky - A. Venters**.
29. Foggie v. Domico - Defendant's Motion to Compel IME (Seq. 33d) - **J. Fine - A. Venters**.
30. Frey Lutz Corp v. Cheltenham Township School District - Plaintiff's Motion to Consolidate (Seq. 47) - **T. Woolford - B. Elias**.
31. Garcia v. Weis Markets, Inc. - Defendant's Motion to Compel Deposition (Seq. 24d) - **B. Swartz - J. Bayer**.
32. Hand v. Bukstel - Plaintiff's Motion to Compel Discovery (Seq. 20d).
33. Hicks v. Valley Forge Casino Resort - Plaintiff's Motion to Compel Discovery (Seq. 8d) - **R. Garnick - K. McNulty**.
34. Hill v. Valley Forge Casino Resort - Defendant's Motion to Compel Discovery (Seq. 4d) - **A. Grutzmacher - K. McNulty**.
35. Houck-Finn Deceased v. Watermark Retirement Communities, Inc. - Defendant's Motion to Compel Discovery (Seq. 21d) - **J. Becker - A. Cronk**.
36. Huber v. Dulin - Defendant's Motion to Compel Discovery (Seq. 9d) - **J. Weiss - J. Oprysko**.
37. Hudson Homes Management, LLC v. Tejada - Defendant's Motion to Withdraw as Counsel (Seq. 14) - **A. Schneckner - D. Bermudez**.
38. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Motion for Admission Pro Hac Vice (Seq. 294) - **S. Finley - D. Rhyhart**.
39. Jamieson v. Commonwealth Auto Tags, LLC - Defendant's Motion to Compel Discovery (Seq. 39d) - **M. Simon - B. Kane**.
40. Katz v. Grasso - Plaintiff's Motion to Compel Discovery (Seq. 61d) - **D. Dormont - M. Mitts**.
41. Koroma v. Tomahawk Manufacturing Inc - Plaintiff's Motion to Compel Discovery (Seq. 31d) - **E. Pearce - M. Harding**.
42. Leary v. Encompass Insurance - Plaintiff's Motion to Compel Depositions (Seq. 25d) - **R. Braker - K. McNulty**.
43. Lightsey v. Redners Fresh Market - Motion to Join Additional Defendant (Seq. 24) - **E. Gitman - P. Schuchman**.
44. Long v. Long - Defendant's Motion to Withdrawn (Seq. 28) - **J. Saporito - F. Makos**.
45. Maple Foods, LLC v. Audubon Square, Inc. - Plaintiff's Motion to Transfer Case to Trial Track (Seq. 11) - **J. Harris - D. Plon**.

46. Maynard v. Lee - Defendant's Motion to Compel Discovery (Seq. 20d) - **J. Schwartz - J. Mayers.**
47. McGinley v. Erie Insurance Exchange - Plaintiff's Motion to Consolidate (Seq. 12) - **J. Branigan.**
48. McGinley v. Metlife Auto & Home Insurance Company - Plaintiff's Motion to Consolidate (Seq. 6) - **J. Branigan - S. Russ.**
49. Paciorek v. Carey - Plaintiff's Motion to Compel Discovery (Seq. 16d) - **C. Bryman - M. Miller.**
50. Patel v. Hoffman - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **J. Cass - T. Heeney.**
51. Prisco v. USAA - Defendant's Motion to Compel Discovery (Seq. 16d) - **R. Maizel - L. Andreuzzi.**
52. Rittenhouse v. Rittenhouse - Defendant's Petition to Withdraw as Counsel (Seq. 243) - **C. DeMatteo - M. Vakil.**
53. Rivers v. Singh - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 30) - **M. Delaney.**
54. Royal Water Damage Restoration v. Allstate Insurance Company - Defendant's Motion to Quash Subpoena (Seq. 18d) - **S. Fegley - M. Maguire.**
55. Schwoyer v. Bed Bath & Beyond, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **J. DelCasale - E. Chalik.**
56. Scott v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 28d) - **M. Rosenberg - L. Miller.**
57. Singleton v. Horter - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 67) - **M. Shelton - D. Solomon.**
58. Staton v. Majewicz - Defendant's Motion to Compel Discovery (Seq. 23d) - **J. DiPaul.**
59. Treacy v. Ewing - Defendant's Motion to Compel Discovery (Seq. 22d) - **R. Eyre - G. Lacitignola.**
60. Treacy v. Ewing - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **R. Eyre - G. Lacitignola.**
61. Trujillo v. Walmart, Inc. - Defendant's Motion to Compel Discovery (Seq. 14d) - **M. Strauss - J. Lemanowicz.**
62. Utain v. Utain - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 67) - **C. Mirabile - M. Fox.**
63. Waste Management of Pennsylvania, Inc. v. Duff Supply Company - Defendant's Motion for Admissions Admitted (Seq. 9d) - **M. Simone - C. Mandracchia.**
64. Wells Fargo Bank, N.A. s/b/m Wachovia Bank National Association v. Kellow - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 10) - **J. Manuel Coughlin.**
65. Wilmington Savings Fund Society v. Green - Defendant's Motion to Strike Praecipe (Seq. 31) - **J. Shnyder - D. Pallen.**