

## 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 June 28, 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. 2015-04831**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive, fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet, measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane, fifty feet wide; thence, extending from said beginning point and along the said Southeasterly side of Deerfield Drive, North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence, extending along line of Lot No. 146, on said plan, South sixty-nine degrees, twenty-one minutes, thirty seconds East, the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence, extending along line of Lot Nos. 84 and 85 on said plan, South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence, extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence, extending along the arc of a curve, curving to the right, having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

BEING the same premises which Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, by Deed, dated 5/6/2005 and recorded 5/24/2005 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5555, at Page 00559, granted and conveyed unto Susan Woolbert and Martin Woolbert.

Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$394,912.82.

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

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

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

By virtue of a Writ of Execution **No. 2017-01717**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, designated and known as Lot No. 21 on a certain plan of lots, made for Alexander Ferguson and Robert A. Ferguson, Jr., by William W. Reider, R.S., Philadelphia, Pennsylvania, on January 23, 1924, and described according thereto as follows, to wit:

SITUATE on the Southeasterly side of Rockland Avenue (40 feet wide) at the distance of 282.72 feet, measured North 69 degrees 17 minutes East, along the said side of Rockland Avenue from its intersection with the Northeasterly side of Wynnewood Road (40 feet wide).

CONTAINING in front or breadth, Northeastwardly, along the said side of Rockland Avenue, 30 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Rockland Avenue, 80 feet, the Northeasterly line thereof running along the center of a 7 feet wide driveway, laid out between the premises herein described and the premises adjoining to the Northeast and the Southwesterly line thereof, passing through the center of the party wall between these premises adjoining to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN Alice M. Murphy, by Deed from Alice M. Murphy, a/k/a Alice Murphy Holbert, dated November 16, 2012, and recorded January 22, 2013, in Deed Book 5861, Page 02290, Instrument Number 2013-007215.

Parcel Number: 40-00-52248-00-2.

Location of property: 116 Rockland Avenue a/k/a 116 Rockland Road, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alice M. Murphy** at the suit of Wilmington Savings Fund Society, FSB, not individually, but Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1. Debt: \$231,563.05.

**McCabe, Weisberg & Conway, 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. 2017-22229**, 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 lot, or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a pin, in the center line of East Mt. Kirk Avenue, at a distance of 1040.0 feet, measured South, 39 degrees 25 minutes West from the center line of Germantown Pike; thence, extending along the center line of East Mount Kirk Avenue, South, 39 degrees 25 minutes West, 100.0 feet to a point, in line of land or late of Joseph N. Cassell; thence, extending along said land, the two following courses and distances: North 51 degrees 30 minutes West, 200.0 feet to a stake; thence, North 39 degrees 25 minutes East, 100.0 feet to a stake, in line of lands, now or late of Roland F. Lee; thence, extending along said land of Roland F. Lee, South 51 degrees 30 minutes East, 200.0 feet to the first mentioned point and place of beginning.

CONTAINING 20,000 square feet of land, more or less.

**PREMISES B** - ALL THAT CERTAIN lot, or piece of ground, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof, made by C. Ray Minnich, R.P.E., Norristown, PA., as follows, to wit:

BEGINNING at a point in the center line of East Mt. Kirk Avenue (33 feet wide), said point of beginning, being at the distance of 1140.0 feet, measured South, 39 degrees 33 minutes West, from the intersection of the center line of East Mt. Kirk Avenue and Germantown Pike (50 feet wide); thence, along the center line of East Mt. Kirk Avenue (produced), South 39 degrees, 33 minutes West, 58 feet to a point, a corner in line of land of Wilbur K. Cassel, et ux; thence, through the property of said Wilbur K. Cassel, et ux, the two following courses and distances, viz: (1) crossing a pipe, North 49 degrees 47 minutes West, 200.0 feet to a pipe, a corner; (2) North 39 degrees 23 minutes East, 52 feet to a pipe, a corner, in line of other land of Allan K. Gehret, et ux; thence, by other land of Allen K. Gehret, et ux; South 51 degrees 30 minutes East, 200.0 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert E. Brown, by Deed, dated November 29, 2005, and recorded November 29, 2005, in Deed Book 5580, Page 2732, granted and conveyed unto Robert E. Brown and Patricia Ann Brown, in fee.

Parcel Number: 67-00-02596-00-1.

Location of property: 325 E. Mount Kirk Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert E. Brown a/k/a Robert E. Brown, Jr. and Patricia Ann Brown a/k/a Patricia Brown** at the suit of COBA, Inc., Assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A. Debt: \$21,231.05.

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

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

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

By virtue of a Writ of Execution **No. 2017-23758**, 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 THREE CERTAIN Lots or pieces of land, situate in Willow Grove, **Abington Township**, Montgomery County, Pennsylvania, described according to a plan made thereof, which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 380 at Page 500, as follows, to wit:

BEGINNING at a point, in the Southeasterly side of Park Avenue (50 feet wide) at the intersection of said side of Park Avenue with the Southwesterly side of Lammot Avenue (50 feet wide); thence, extending Southwestwardly, along the side of Park Avenue, 75 feet to a point, a corner of Lot #245 on said plan; thence, extending Southeasterly, along the same, 125 feet to a point; thence, extending Northeastwardly along the rear of Lots #221, 220 and 219 on said plan, 75 feet to a point, in the Southwesterly side of Lammot Avenue; thence, extending Northwesterly, along the same, 125 feet to the first mentioned point and place of beginning.

BEING the same premises which Oscar H. Osbourne and Ila M. Osbourne, by Deed dated 5/15/64 and recorded at Montgomery County Recorder of Deeds Office on 10/27/64, in Deed Book 3357 at Page 265, granted and conveyed unto Oscar H. Osbourne.

Parcel Number: 30-00-51416-00-7.

Location of property: 1625 Park Avenue, Abington Township, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Oscar H. Osbourne; Unknown Heirs; and Donte Osbourne, Heir of Oscar H. Osbourne** at the suit of Township of Abington. Debt: \$2,984.67.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2018-00941**, 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, known as Premises No. 24 East Freedley Street, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Freedley Street, at the distance of fifty-nine feet, Northwesterly from the West corner of Willow and Freedley Streets, a corner of this and house and lot recently conveyed to W. Irvin Zimmerman; thence, Southwesterly, the line partly passing through the middle of the partition wall between this house and the house erected on the adjoining lot, one hundred eight and forty-five hundredths feet to a point, in the middle of a four feet wide alley, running from Willow Street to another alley, twenty feet in width, running from Freedley Street to Fornance Street; thence, through and along said alley, Northwesterly, twenty-one feet four inches to a point, a corner of this and lot intended to be conveyed to John D. Banks, et ux; thence, along said adjoining lot, Northeasterly, one hundred eight and forty-five hundredths' feet to a point, a corner on the Southwesterly side of Freedley Street; and thence, along said side of said street, Southeasterly, twenty-one feet four inches to the place of beginning.

BEING the same premises which Frances Washinko, Administrator of the Estate of Salvatore DeGrazio, by Deed, dated 6/30/97 and recorded at Montgomery County Recorder of Deeds Office on 7/8/97, in Deed Book 5191 at Page 1369, granted and conveyed unto Lisa Marie Sweat.

Parcel Number: 13-00-12392-00-6.

Location of property: 24 E. Freedley Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lisa Marie Sweat** at the suit of Municipality of Norristown. Debt: \$1,269.22.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2018-03721**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots, made for Valley Gardens, Inc., by Herbert H. Metz, Inc., Registered Engineer, dated March 25, 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garden Road (50 feet wide), said point being the three following courses and distances from a point of curve on the Northwesterly side of Walnut Street (41.5 feet wide): (1) leaving Walnut Street, on 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 of tangent on the Northeasterly side of Garden Road; (2) North 46 degrees 54 minutes 30 seconds West, along the Northeasterly side of Garden Road, 245 feet to a point of curve on the same; and (3) Northwestwardly along the Northeasterly side of Garden Road, on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 45 feet to the place of beginning; thence, extending from said point of beginning, Northwestwardly and Westwardly, partly along the Northeasterly and partly along the Northerly sides of Garden Road, on the arc of a circle, curving to the left, having a radius of 175.00 feet, crossing a certain 15 feet wide drainage easement, the arc distance of 100 feet to a point on the Westerly side of said Easement; thence, extending North 04 degrees 23 minutes West

along the Westerly side of the aforesaid Easement, 332.96 feet to a point, an angle in the said Easement; thence, extending North 43 degrees 06 minutes East along the Northwesterly side of said Easement, 60 feet to a point; thence, extending South 46 degrees 54 minutes East, re-crossing the aforesaid 15 feet wide Drainage Easement, 268.28 feet to a point; thence, extending South 28 degrees 21 minutes 30 seconds West 242.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above-mentioned plan.

BEING the same premises, which Milton Oscar, by Deed, dated 9/16/1993 and recorded 9/29/1993, in Montgomery County, in Deed Book 5056 at Page 125 conveyed unto Mark A. Oscar, in fee.

BEING the same premises which Milton Oscar, by Deed, dated September 16, 1993, and recorded at Montgomery County Recorder of Deeds Office on September 29, 1993, in Deed Book 5056 at Page 125, granted and conveyed unto Mark A. Oscar.

Parcel Number: 35-00-03967-00-3.

Location of property: 1554 Garden Road, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Mark A. Oscar** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V. Debt: \$248,669.60.

**Friedman Vartolo, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-27767**, 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 Southwesterly side of Washington Street, at the distance of 210.735 feet, Northwestwardly from the Northwesterly side of Stanbridge Street, a corner of this and land, now or late of Mary E. Zimmerman; thence, extending Southwestwardly, through the middle of the partition wall, between the house erected hereon and the house on the adjoining premises, now or late of Mary E. Zimmerman, 140 feet to the Northeasterly side of Evans Alley; thence, extending Northwestwardly, along the said side of said alley, 14.085 feet to a point, in line of land, now or late of Joseph Shoemaker; thence, extending Northeastwardly and through the middle of the partition wall, between the house erected hereon and the house on the adjoining premises, now or late of Joseph Shoemaker, 140 feet to a point on the Southwesterly side of Washington Street, aforesaid; thence, extending Southeastwardly, along the said side of said Washington Street, 14.085 feet to the place of beginning.

BEING the same premises, which Elaine Bazemore, by Deed dated 4/14/16 and recorded at Montgomery County Recorder of Deeds Office, on 4/19/16, in Deed Book 5995 at Page 1358, granted and conveyed unto William Campos.

Parcel Number: 13-00-38080-00-4.

Location of property: 920 W. Washington Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William Campos** at the suit of Municipality of Norristown. Debt: \$1,285.19.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-28327**, 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 tract of land, with the buildings thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot Number 6, on Plan of Lots of John M. Yerger, surveyed by James Cresson, Civil Engineer, July 25, 1922, bounded and described as follows, to wit:

BEGINNING at a stake, on the Southeasterly side of a roadway, laid out 50 feet wide, said side of said roadway, being at the distance of 131.5 feet, Southeasterly from the center line of the Schuylkill Valley Division of the Pennsylvania Railroad, said point of beginning, also being 247.35 feet, Southwesterly from the line of the Phi Phi Boat Club and being also a corner of this and Lot Number 5, on said plan; thence, along said Lot Number 5, South 20 degrees, 56 minutes East, 467.73 feet to a point, at low water mark of the River Schuylkill; thence, along the low water mark of said River, South 79 degrees, 24 minutes West, 50 feet to point, a corner of Lot Number 7; thence, by said Lot Number 7, North 20 degrees, 56 minutes West, 453.5 feet to a stake on the Southeasterly side of the 50 feet wide roadway, aforesaid, and along said side of said roadway, North 62 degrees, 55 minutes East 49.47 feet to the place of beginning.

BEING the same property conveyed to Betsy A. Marsh, who acquired title by virtue of a deed from Winifred A. Cross and Betsy A. Marsh, a/k/a Betsy A. March, dated January 31, 1980, recorded January 31, 1980, at Document ID 000169, and recorded in Book 4488, Page 420, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 63-00-03604-00-5.

Location of property: 97 W. Indian Lane, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Betsy Marsh a/k/a Betsy A. Marsh** at the suit of Wells Fargo Bank, N.A. Debt: \$177,467.90.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-02211**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, thereof made, known as "Hatboro Farms", by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, on May 11, 1922, and recorded in Deed Book 843 at Page 600, as follows:

BEGINNING at a point on the Southerly side of Crooked Billet Road (fifty feet wide) at the distance of six hundred ninety-seven and forty-nine one-hundredths feet, Westerly from the intersection of the Southerly side of Crooked Billet Road, produced with the center line of York Road; thence, by Lot No 453, South four degrees one minutes fifty-three seconds West, two hundred seventy-one and forty-four one-hundredths feet to a point on the borough line; thence, along the said borough line, by land, now or late of Clement Ristine; North sixty-seven degrees twenty minutes thirty seconds West, one hundred forty-five and forty-one one-hundredths feet to a corner of Lot No. 451; thence, by the said Lot No. 451, North thirteen degrees twenty minutes forty-one seconds East, two hundred thirty-six and twenty-two one-hundredths feet to a corner on the Southerly side of Crooked Billet Road; thence, along the said Southerly side of said Crooked Billet Road, on a curve to the left, with a radius of six hundred fifteen and nineteen one-hundredths feet, an arc distance of one hundred feet to the place of beginning.

BEING Lot Number 452 on the above-mentioned Plan.

BEING the same premises which Andrew L. Riemenschneider and Amy B. Riemenschneider, by Deed dated July 8, 2005, and recorded August 2, 2005, in the Office of the Recorder of Deeds, in and for Montgomery County, in Deed Book 5564 at Page 2114, granted and conveyed unto John Fiorentino, in fee.

BEING the same premises which John Fiorentino, by Deed dated 6/14/2010 and recorded 6/23/2010 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5770 at Page 02777, granted and conveyed unto Cristiano Zuio and Robyn Zuin, husband and wife.

Parcel Number: 08-00-01282-00-6.

Location of property: 59 Crooked Billet Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Cristiano Zuin and Robyn A. Zuin, a/k/a Robyn Zuin** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, f/k/a Quicken Loans Inc. Debt: \$279,226.26.

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

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

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

By virtue of a Writ of Execution **No. 2019-03411**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 30 on a Subdivision Plan, Section No. 2, Pine Hill Acres, made by C. Raymond Weir, Associates, Inc. of Ambler, PA, dated November 6, 1964, and described as follows:

BEGINNING at a point on the Southwesterly side of Susquehanna Road (65 feet wide), at the distance of 187.94 feet, measured Northwestwardly along the same from its point of intersection with the Northwesterly side of Clemens Avenue (50 feet wide); thence, extending along Lot No. 31 on said Plan, South 36 degrees 04 minutes 40 seconds West, 130.18 feet to a point; thence, extending along Lot No. 17 on said Plan, North 53 degrees 55 minutes 20 seconds West, 93 feet to a point; thence, extending along Lot No. 28 on Plan of Pine Hill Acres, Section 1, North 53 degrees 55 minutes 20 seconds West, 28.65 feet to a point; thence, extending along Lot No. 29 on said Section 1, North 36 degrees 04 minutes 40 seconds East, 130.79 feet to a point on the Southwesterly side of Susquehanna Road, aforementioned; thence, extending along the said Southwesterly side of Susquehanna Road, South 53 degrees 32 minutes 40 seconds East, 93 feet to the point and place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Mitchell J. Rubenstein and Mary Rubenstein, H/W, by Deed from Mitchell J. Rubenstein, Executor, Estate of Stanley E. Rubenstein, Deceased, dated 12/30/2003, recorded 02/05/2004, in Book 5494, Page 865.

Parcel Number: 54-00-14989-00-5.

Location of property: 3032 Susquehanna Road, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mitchell J. Rubenstein and Mary Rubenstein a/k/a Mary M. Rubenstein** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$120,092.96.

**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. 2019-12082**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, or parcel of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, shown on a Record Plan of Subdivision, prepared for Sawmill Valley, Section 3, Phase III and IV (Sawyer's Creek), being Sheet 2 of 10, dated 12/15/1983, last revised 1/6/1984, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-45, Page 375, and designated thereon as Unit No. 29.

TOGETHER WITH AND UNDER AND SUBJECT to the rights, provisions, covenants and restrictions, easements, terms and agreements, conditions, exceptions, reservations and exclusions contained and set forth in that certain Declaration of Easements, Conditions and Restrictions created by Sawyer's Creek Association, Inc., dated 11/14/1983, recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4723, Page 1507, as supplemented by Supplementary Declaration of Declaration of Restrictions, Covenants and Easements as in Deed Book 4734, Page 633, as supplemented by Supplementary Declaration of Restrictions, Covenants and Easements as in Deed Book 4758, Page 1832, as amended by First Amendment to Declaration of Restrictions, Covenants and Easements as in Deed Book 5082, Page 2016 and any amendments thereto.

BEING the same property conveyed to Harris Gubernick and Diane Gubernick, who acquired title, as tenants by the entirety, and Danielle Loyd, who acquired title as tenants in common, by virtue of a deed from Sarajane Wilson, dated June 2, 2014, recorded June 17, 2014, at Instrument Number 2014037330, and recorded in Book 5916, Page 01624, Office of the Recorder of Deeds, Montgomery County, Pennsylvania

Parcel Number: 36-00-04135-28-4.

Location of property: 29 Ember Lane, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Danielle Lloyd, Diane Gubernick and Harris Gubernick** at the suit of MidFirst Bank. Debt: \$217,461.06.

**Manley Deas Kochalski, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-15168**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Hiltner & Hitchcock, Civil Engineers, dated March 10th, 1927, as follows, to wit:

BEGINNING at a stake, in the middle of the Sandy Hill Road (forty feet wide), a corner of this and land, late of Jacob Wager, now of the Hess Estate; thence, along the middle of said Sandy Hill Road, North eighty-two degrees twenty-five minutes East, three hundred and thirty-one feet to a point, set for a corner; thence, along the remaining land of the Estate of John Faber Miller, South seven degrees thirty-five minutes West, three hundred four and nineteen one-hundredths feet to line of land of said Hess Estate; and thence, along the same, North fifty-five degrees no minutes West, four hundred forty-nine and four-tenths feet to a stake set, in the middle of the Sandy Hill Road, aforesaid, the point and place of beginning.

CONTAINING by said Survey one and fifteen one-hundredths acres of land.

ALSO, ALL THAT CERTAIN tract or piece of land, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made by Will D. Hiltner, Registered Surveyor, dated October 8th, 1953, as follows, to wit:

BEGINNING at a point, near the center line of Sandy Hill Road, said point being at a distance of two hundred fifty-four and fifty-one one-hundredths feet, South eighty-seven degrees seven minutes West, from a point, which point is North seventy-five degrees thirty-seven minutes West, six hundred fifty-nine and seventy-one one-hundredths feet from the center line of Belvoir Avenue; thence, along other land of Frederick B. Smillie, crossing a monument on the East side of Sandy Hill Road, South three degrees forty minutes East two hundred ninety-three and five one-hundredths feet to an iron pin; thence, South eighty-seven degrees seven minutes West, forty feet to an old stake, a corner of property of Charles W. Mann; thence, along property of Mann, North three degrees forty minutes West, two hundred ninety-three and five one-hundredths feet, crossing a monument on the side of Sandy Hill Road to a point near the center line of Sandy Hill Road; thence, North eighty-seven degrees seven minutes East, forty feet to the first mentioned point and place of beginning.

SAID TITLE IS VESTED IN Anthony Piazza and Lana A. Piazza, a/k/a Lana Piazza, husband and wife, from John D. Stewart and Mary K. Stewart, his wife, by Deed, dated September 28, 1992, recorded October 7, 1992, in Book 5021, Page 151.

Parcel Number: 49-00-11164-00-1.

Location of property: 1616 Sandy Hill Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Anthony Piazza and Lana A. Piazza, a/k/a Lana Piazza** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81 c/o NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$733,530.83.

**Judith T. Romano (Pincus Law Group, PLLC)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-21034**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Tanner Park, made for Fred W. Mahnke, by George W. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated July 19, 2947, as follows, to wit:

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

BEING the same premises, which Mary Kadash, by Deed, dated May 26, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County on June 15, 2005, at Book/Page 0557-2004, granted and conveyed unto William Harding and Loretta Harding.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Loretta Harding and William Harding** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for SACO I Trust 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3. Debt: \$74,368.76.

**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. 2019-21627**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit in the property known, named and identified as RiverWalk, at Royersford, a Condominium, located in **Royersford Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform condominium Act 68 PA. C.S. 3101, et seq., by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 7/25/2006 and recorded in Deed Book 5610 at Page 317; and First Amendment thereto, dated 7/28/2007 and recorded in Deed Book 5656 at Page 2089; and Second Amendment thereto, dated 10/10/2007 and recorded in Deed Book 5670 at Page 1924; and Third Amendment thereto, dated 2/4/2008 recorded in Deed Book 5681 at Page 845, being and designated as Building 21, Unit No. 45, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING part of the same premises, which Anchor Glass Container Corporation, formerly known as Anchor Glass Acquisition Corporation, by Deed, dated June 15, 2004, and recorded July 1, 2004, in Montgomery County, in Deed Book Volume 5514 at Page 1858, conveyed unto The Riverfront at Royersford, L.P., a Pennsylvania Limited Partnership, in fee.

BEING part of the same premises, which Atoll Enterprises, Inc., a Pennsylvania Corporation, by Deed, dated March 23, 2006, and recorded March 24, 2006, in Montgomery County, in Deed Book Volume 5594 at Page 1972, conveyed unto The Riverfront at Royersford, L.P., a Pennsylvania Limited Partnership, in fee.

BEING the same premises, which Wells Fargo Bank, N.A., by Deed, dated 06/22/2018 and recorded 07/20/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5691 at Page 1340, granted and conveyed unto Jeffrey R. Reed and Wendi A. Reed, husband and wife, in fee.

Parcel Number: 19-00-01412-42-7.

Location of property: 45 Clover Place, Royersford, PA 19468.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Jeffery R. Reed a/k/a Jeffrey Reed a/k/a Jeffrey R. Reed; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Wendi A. Reed a/k/a Wendi Reed, Deceased; Cecelia Reed a/k/a C. Reed, in her Capacity as Heir of Wendi A. Reed a/k/a Wendi Reed** at the suit of Wells Fargo Bank, N.A. Debt: \$285,094.56.

**Jeff Calcagno (Brock & Scott, PLLC)**, Attorney. 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. 2019-21836**, 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, described according to a Survey and Plan of Apple Valley IV, made by David Meixner, Registered Professional Engineer, on December 19, 1961, and last revised on September 11, 1964, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Featherbed Lane (60 feet wide), at the distance of 174.61 feet, measured North 52 degrees, 18 minutes West, along the said side of Featherbed Lane from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the left, having a radius of 25 feet, the arc distance of 55.55 feet from a point of curve in the Northwesterly side of Pinetown Road (60 feet wide).

CONTAINING in front or breadth on the said side of Featherbed Lane, 100.00 feet and extending of that width, in length or depth, Southwesterly, between parallel lines at right angles to the said Featherbed Lane, 150.00 feet to a point in the certain 20 feet wide drainage easement.

BEING LOT # 94 as shown of said plan.

BEING THE SAME PREMISES which James E. Culp and Lynda Kirkland Culp, husband and wife, by Deed, dated September 17, 1993, and recorded October 5, 1993, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Book 5056 at Page 1798, granted and conveyed unto Raymond Holland and Michelle T. Holland, husband and wife, in fee.

AND THE SAID Raymond Holland departed this life, on or about October 6, 1993, thereby vesting title unto Michelle T. Holland by operation of law.

Parcel Number: 43-00-04237-00-4.

Location of property: 14 Featherbed Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Holland, known Heir of Michelle T. Holland a/k/a Michelle Theresa Holland, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michelle T. Holland** at the suit of Carrington Mortgage Services, LLC. Debt: \$349,177.57.

**LOGS Legal Group LLP**, Attorneys.

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

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



By virtue of a Writ of Execution **No. 2019-22153**, 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 the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Kohn Street Homes, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 7/27/1967, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street (fifty feet wide), which point is at the distance of seventy-two feet, measured South thirty-nine degrees forty-nine minutes West, along the said side of Kohn Street, from its intersection with the Southwesterly side of Beech Street (sixty-six feet wide), as shown on said Plan; thence, extending from said beginning point, South fifty degrees eleven minutes East, passing portion of the distance through the party wall of these premises and premises adjoining to the Northeast and crossing over a twenty feet wide alley (not opened as shown on said plan), the distance of one hundred twenty feet to a point; thence, extending along the Southeasterly side of said alley, South thirty-nine degrees forty-nine minutes West, the distance of sixteen feet to a point; thence, extending North fifty degrees eleven minutes West, recrossing said alley, extending a portion of the distance through a garage as shown on said Plan, and extending a portion of the distance through the party wall of these premises and premises adjoining to the Southwest, the distance of one hundred twenty feet to a point on the Southeasterly side of Kohn Street, aforesaid; thence, extending along said side of Kohn Street, North thirty-nine degrees forty-nine minutes East, the distance of sixteen feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Wamamu Management Co., who acquired Title by Virtue of a Deed from Francis Wachira and Marie Magera Mbui, husband and wife, dated October 20, 2009, recorded December 1, 2009, at Instrument Number 2009124375, and recorded in Book 5751, Page 02775, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-18704-00-3.

Location of property: 842 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marie Magera Mbui; Francis M. Wachira; and Wamamu Management Co.** at the suit of US Bank Trust National Association, not in its Individual Capacity, but Solely as Owner Trustee for VRMTG Asset Trust. Debt: \$80,472.52.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-22226**, 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 stucco message and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Fifth Street, between State and Manatawny Street, being known as No. 84 West Fifth Street, bounded and described as follows, to wit:

BEGINNING at a point on the South side of said Fifth Street, at the distance on one hundred sixty-nine feet eight inches Westwardly from the Southwest corner of State and Fifth Streets, a corner of this land, now or late of James McEvoy; thence, by the same, Southwardly, one hundred forty feet to twenty feet wide alley; thence, by the same, Westwardly, twenty feet six inches to land, late of Swinehart, now or late of Paul Marshall; thence, by the same, Northwardly, one hundred forty feet to the South line of Fifth Street, aforesaid, passing in part of said course and distance thru the middle of the concrete division or partition wall of this and house of said Marshall, immediately adjoining to the West; thence, by the South side of said Fifth Street, Eastwardly, twenty feet six inches to the place of beginning.

BEING the same premises, which Karen B. Lipko, by Deed, dated September 29, 2000, and recorded in the Office of Recorder of Deeds of Montgomery County, on October 4, 2000, at Book 5334, Page 0463, granted and conveyed unto Peggy Thornton and Brian Horvath.

Parcel Number: 16-00-09488-00-9.

Location of property: 84 W. 5th Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Horvath and Peggy Thornton** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2003-R1. Debt: \$163,142.40.

**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. 2019-28372**, 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 messuage and tract or parcel of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING on the Northeasterly side of the Borough Line Road, at the distance of 480.00 feet, Northwesterly from the Northwesterly side of Third Street, a corner of this and other property, now or late of Horace P. Coles; thence, at right angles to said Borough Line Road, North 47 degrees East, the line passing through the middle of the partition wall of the house on these premises and the other house, now or late of Horace P. Coles, 150.00 feet to a stake, a corner; thence, North 43 degrees West, 40.00 feet to a point, a corner of this and Lot No. 439, now or late of Horace P. Coles, thence, South 47 degrees West, 150.00 feet to a stake on the Northeasterly side of said road; thence, along same, South 43 degrees East, 40.00 feet to the place of beginning.

BEING the same property conveyed to Frank Galloway and Victoria Galloway, husband and wife, who acquired Title, as Tenants by the Entirety, by Virtue of a Deed from Norristown Realty Holding Co., a Pennsylvania General Partnership, dated January 9, 2004, recorded February 26, 2004, at Document ID 2004038834, and recorded in Book 05497 at Page 1714, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 33-00-04645-00-2.

Location of property: 353 W. Johnson Highway, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Frank Galloway and Victoria Chatman Galloway, a/k/a Victoria Galloway, husband and wife** at the suit of Wells Fargo Bank, N.A., s/b/m Wachovia Bank, National Association. Debt: \$161,355.06.

**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. 2020-00382**, 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 **Schwenksville Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey, made January 20, 1949, by Francis W. Black, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of a Macadam Road, leading to Schwenksville, a corner of this and land of Elsie I. Heffelfinger; thence, along the middle of a said road, South 88 degrees 43 minutes West, 100 feet to a point, a corner of land of Elwood W. Riker, of which this was a part; thence, along said land, North 02 degrees 45 minutes West, 259 feet to an iron pin, a corner of land of Howard Baldwin, et ux.; thence, along said land, North 89 degrees 15 minutes East, 100 feet to an iron pin, a corner of land, now or late of Elsie I. Heffelfinger; thence, along the same, South 02 degrees 45 minutes East, 263 feet to the place of beginning.

BEING THE SAME PREMISES which James E. Olszewski and Rhonda A. Olszewski, husband and wife, and f/k/a Rhonda A. Marshall, by Deed, dated December 20, 2002 and recorded January 24, 2003, in Book 5443 at Page 1858, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, granted and conveyed unto James F. Olszewski and Rhonda A. Olszewski, husband and wife, in fee.

AND THE SAID Rhonda A. Olszewski, departed this file on or about April 10, 2016, thereby vesting Title unto James F. Olszewski, by Operation of Law.

Parcel Number: 20-00-00524-66-2.

Location of property: 143 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James F. Olszewski a/k/a James E. Olszewski** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$252,767.87.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-01623**, 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 three-story brick dwelling house thereon erected, known as No. 607 Walnut Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Walnut Street, at the distance of 41 feet, 2 11/16 inches, Northeastwardly from the Northeastly side of Moore Street, a corner of this and land of Biagio Santangelo; thence, extending along said Santangelo's land, Northwestwardly, 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, 80 feet to the Northwesterly side of a 4 feet wide alley; thence, extending along said side of said alley, Northeastwardly, 13 feet, 6 9/16 inches to a corner of this and land of Pasquale DeAngelo; thence, extending along said DeAngelo's land, Southeastwardly, crossing said 4 feet wide alley, 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, 80 feet to the Northwesterly side of Walnut Street, aforesaid; and thence, extending along said side of said Walnut Street, Southwestwardly 13 feet, 6 9/16 inches to the first mentioned point and place of beginning.

BEING House No 607 Walnut Street, as above set out.

BEING the same premises, which Ronald Reigner, by Deed, dated 11/30/2004 and recorded 12/22/2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5537 at Page 1419, granted and conveyed unto Marcia Rubin, in fee.

Parcel Number: 13-00-37608-00-8.

Location of property: 607 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcia Rubin** at the suit of Wells Fargo Bank, N.A. Debt: \$90,625.30.

**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. 2020-02548**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration Plan referred to below as Stinson Hall Condominiums, located in **Norristown Borough**, Montgomery County, Pennsylvania, which as hereto been submitted to the provision of the Unit Property Act of Pennsylvania of July 3, 1963, by the recording in the Recorder of Deeds Office of Montgomery County, a Declaration dated 7/28/2005, recorded in Misc. Book 20 at Page 1120, and Plats and Plans attached thereto and made a part thereof.

BEING and designated on Declaration Plan as Unit 28. Two Owner Report.

BEING the same premises which Stinson Hall, LLC, by Deed dated 12/02/2008 and recorded 12/15/2008, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5716, Page 02387, granted and conveyed unto Abe Paul Rose, as Sole Owner.

Parcel Number: 13-00-23956-28-6.

Location of property: 1604 Eva Lane, a/k/a 1604 Eva Lane, Condominium 28, Norristown, PA 19401.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Abe Paul Rose a/k/a Abe P. Rose** at the suit of MCLP Asset Company, Inc. Debt: \$280,740.59.

**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. 2020-13442**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, designated as Lot No. 43, on Plan of Lots of Waverly Heights, recorded at Norristown, in Deed Book No. 917 at Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Glenside Avenue (33 feet wide), at the distance of 62.42 feet Westwardly from a point produced by the said Southerly line of Glenside Avenue, extended to intersect with the extension of the Westerly line of Heist Avenue (a 40 feet wide Street); thence, along the said Southerly side of Glenside Avenue, South 82 degrees and 30 minutes East, 45.47 feet to a point of curve; thence, by a line, curving to the right, with a radius of 15 feet for the distance of 25.39 feet to a point on the Westerly side of Heist Avenue; thence, along the said Westerly side of Heist Avenue, South 14 degrees and 30 minutes West, 71.88 feet to a point; thence, still along the said Westerly side of Heist Avenue, by a line curving to the right, with a radius of 190 feet for the distance of 43.12 feet to a point; thence, by Lot No. 84 on said Plan, North 82 degrees and 30 minutes West, 41.52 feet to a point; thence, by Lot No. 42 on said Plan, North 7 degrees and 30 minutes East, 130 feet to a point on the Southerly side of Glenside Avenue, the place of beginning.

AS TO REMAINING PART, ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (33 feet wide), a front corner of Lots No. 42 and 43, as shown on a plan of Glenside Heights (formerly Waverly Heights) and approved by the Board of Commissioners of Cheltenham Township of June 3, 1924, said point being at the distance of 45.47 feet, measured North 82 degrees 30 minutes West, along the said side of Glenside Avenue, from a point of tangent of a radius corner having a radius of 15 feet, said point of tangent, being at the tangent distance of 16.95 feet, measured North 82 degrees 30 minutes West from a point of intersection which the said Southwesterly side of Glenside Avenue produced, makes with the Westerly side of Clayton Road (40 feet wide) produced; thence, from the place of beginning and along the Northwesterly line of Lot No. 43, South 7 degrees 30 minutes West, 130 feet to a point; a rear corner of Lots No. 42 and No. 43; thence, along the Northeasterly line of Lot No. 84, North 82 degrees 30 minutes West, 10 feet to a point; thence, passing through Lot No. 42, of which this is a part, North 7 degrees, 30 minutes East, 130 feet to a point on the aforementioned Southwesterly side of Glenside Avenue; thence, along the said Southwesterly side of Glenside Avenue, South 82 degrees 30 minutes East, 10 feet to a point, the place of beginning.

BEING the same premises, which Dolores Araco, Executrix under the Last Will and Testament of Anthony V. Sorrenti, Deceased, by Deed, dated 8/10/18 and recorded at Montgomery County Recorder of Deeds Office, on 8/31/18, in Deed Book 6105 at Page 650, granted and conveyed unto Anthony V. Sorrenti, Jr.

Parcel Number: 31-00-11500-00-7.

Location of property: 500 W. Glenside Avenue, Cheltenham, PA.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Anthony V. Sorrenti, Jr.** at the suit of Cheltenham School District. Debt: \$8,803.68.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-15343**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made June 1944, by Will D. Hiltner, R.E., as follows:

BEGINNING at a point on the Southwesterly side of Ridge Turnpike Road, at the distance of 244.59 feet, Southeastwardly from the Centerline of Grange Avenue, a point, a corner of land of Paul H. Kramer, et ux; thence, extending along said land, South 34 degrees 32 minutes West, 210 feet to a point; thence, still extending along said land, and land of Nevin N. Shaulis, et ux.; North 55 degrees 30 minutes West, 269 feet to a point, in the centerline of Grange Avenue, South 41 degrees West, 68.8 feet to point, a corner of land of Nevin H. Shaulis; thence, extending along said land, South 52 degrees 39 minutes East, 220 feet to a point; thence, still remaining along said land, South 34 degrees 32 minutes West, 570 feet to a point, a corner of land, now or late of H. H. Lewis; thence, extending along said land, South 49 degrees East, 425 feet to a point of land, now or late of Samuel O. Perry; thence, extending along said land, North 49 degrees East, 420 feet to a point, a corner of land of Nevin N. Shaulis, et ux.; thence, extending along said land, North 60 degrees 57 minutes West, 312.5 feet to a point; thence, still along said land and land of Budd Shaulis, et ux., North 49 degrees 30 minutes East, 520 feet to a point on the Southwest side of Ridge Turnpike Road, North 55 degrees 30 minutes West, 318.3 feet to the point of beginning.

CONTAINING 8.13 acres of land, more or less.

BEING THE SAME PREMISES which Bayview Loan Servicing, LLC, by Deed, dated 4/24/2017 and recorded 5/26/2017 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6046, at Page 519, granted and conveyed unto House to Home Strategies, LLC.

Parcel Number: 43-00-11698-00-4.

Location of property: 3460 Ridge Pike, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **House to Home Strategies, LLC and Trevor Krill, Guarantor** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but Solely as Trustee of Greene Street Funding Trust. Debt: \$945,957.20.

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

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

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

By virtue of a Writ of Execution **No. 2021-02414**, 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, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, and described according to a Plan as follows:

BEGINNING at a point on the East side of Roland Street, distant 125 feet 3 inches, Southerly from the Southeast corner of Roland and Cherry Streets, a corner of this and land, now or late of Stanley Swinehart; thence, by said Swinehart's land, Eastwardly, 120 feet to the West of a 20 feet wide alley; thence, by said alley, Southwardly, 20 feet 11 inches to a corner of this and land, now or late of Stanley Swinehart; thence, by said Swinehart's land, Westwardly, 120 feet to the East line of Roland Street, aforesaid, passing in part of said course and distance through the center of the division wall, between this and the frame house immediately adjoining to the South; thence, by said Roland Street, Northwardly, 20 feet 11 inches to the point and place of beginning.

BEING the same premises, which Donald Napper and Rebecca Napper, by Deed dated 2/13/20 and recorded at Montgomery County Recorder of Deeds Office on 2/24/20, in Deed Book 6172 at Page 2918, granted and conveyed unto Rebecca Napper.

Parcel Number: 16-00-24804-00-2.

Location of property: 166 S. Roland Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rebecca Napper** at the suit of Pottstown School District. Debt: \$2,487.03.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-06788**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared for Gambone Bros. Development Co., by Urwiler and Walter, Inc., dated June 8, 1989 and last revised September 15, 1989 and recorded in Montgomery County, in Plan Book A51 at Page 305, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Second Street (28 feet wide) at the distance of 178.40 feet, measured South 63 degrees 31 minutes 00 seconds East, along the said Southwesterly side of Second Street from its point of intersection with the Southeasterly side of Mill Street (30 feet wide); thence, extending from said point of beginning, South 63 degrees 31 minutes 00 seconds East, along the Southwesterly side of Second Street, 18.00 feet to a point, a corner of Lot No. 13 on said plan; thence, extending along the same, South 26 degrees 29 minutes 00 seconds West, crossing the bed of a certain 12 feet wide access easement, 111.03 feet to a point, in line of land, now or late of the Reading Railroad; thence, extending along the same, North 85 degrees 02 minutes 23 seconds West, 19.35 feet to a point, a corner of Lot No. 11 on said plan; thence, extending along the same, North 26 degrees 29 minutes 00 seconds East, recrossing said access easement, 118.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on said plan.

UNDER AND SUBJECT TO the restrictions that the use of the lower floor is limited to parking of vehicles, building access or limited storage of movable/non-perishable items. The use or conversion of this floor to living quarters is strictly prohibited.

BEING the same premises which Jimmy T. Kho, a married man and Rosalia N. Tanamal, a married woman, by Deed, dated 01/26/2016 and recorded 03/28/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5993, Page 00224, granted and conveyed unto Jimmy T. Kho, in fee.

Parcel Number: 02-00-05416-14-4.

Location of property: 34 2nd Street, a/k/a 34 W. Second Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jimmy T. Kho and Rosalia N. Tanamal** at the suit of HSBC Bank USA, National Association, as Trustee for PHH Mortgage Trust, Series 2007-SL1 Mortgage Pass-Thru Certificates Series 2007-SL1. Debt: \$32,828.43.

**Stephen Panik (Brock & Scott, PLLC)**, Attorney(s). I.D. #332786

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

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

By virtue of a Writ of Execution **No. 2021-07219**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, with the buildings thereon erected, bounded and described as follows, to wit:



BEGINNING at a point on the Southwesterly side of Warren Street, where the same is intersected by the Southeasterly side of a twenty feet wide alley, said point being at the distance of three hundred twenty five and ninety eight one hundredths feet Northwesterly from the Northwesterly corner of Astor Street; thence, extending along said twenty feet wide alley, Southwesterly at right angles to said Warren Street, one hundred sixteen and seventy five one hundredths feet to the Northeastly side of another alley, thirty feet in width and extending Southeasterly along the Northeastly side of said thirty feet wide alley, fifteen and one tenths feet to a point, a corner; and thence, Northeastly, the line extending through the middle of the partition wall, one hundred sixteen and seventy five one hundredths feet to the Southwesterly side of Warren Street, aforesaid and extending along the same, Northwesterly fifteen feet and one tenth feet, to the place of beginning.

BEING the same premises, which Jennifer Petrovich, Harry I. Seiders and Theresa F. Seiders, by Deed dated March 31, 2000, and recorded at Montgomery County Recorder of Deeds Office on April 3, 2000, in Deed Book 5312 at Page 885, granted and conveyed unto Deborah Hamilton.

Parcel Number: 13-00-37864-00-4.

Location of property: 424 Warren Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Deborah Hamilton** at the suit of Wilmington Savings Fund Society d/b/a Christiana Trust, not Individually, but Solely as Trustee for NYMT Loan Trust I. Debt: \$162,633.68.

**Friedman Vartolo, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-15504**, 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 at Oaklane Station, in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey made thereof by William T. Muldrew, Civil Engineer, on the 29th day of April, A.D. 1920, as follows, to wit:

BEGINNING at a point on the Northeastly side of Valley Road (40 feet wide) at the distance of 232.24 feet, Northwestwardly from the Northwestwardly side of Oak Lane (33 feet wide); thence, extending North 29 degrees, 45 minutes West, along said side of Valley Road, 25.15 feet to a point; thence, extending North 60 degrees, 15 minutes East 21.90 feet to a point; thence, extending North 59 degrees 50 minutes East, 41 feet through the center of a party wall to a point; thence, extending North 60 degrees 50 minutes East, 62.10 feet to a point; thence, extending South 29 degrees, 45 minutes East, 25.20 feet to a point; thence, extending South 60 degrees 26 minutes West, 125 feet to the first mentioned point and place of beginning.

BEING the same premises, which Thomas G. May and Jo Ann May, by Deed dated 10/1/19 and recorded at Montgomery County Recorder of Deeds Office, on 10/16/19, in Deed Book 6157 at Page 1608, granted and conveyed unto Hope Dunleavy.

Parcel Number: 31-00-27100-00-4.

Location of property: 413 Valley Road, Cheltenham, PA.

The improvements thereon are: Residential, duplex.

Seized and taken in execution as the property of **Hope Dunleavy** at the suit of Cheltenham School District. Debt: \$5,833.60.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-18245**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot of land, with the buildings thereon erected, situate on the Southerly side of Eleventh Street, in **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made August 11th, 1949, by Harold G. Kittelman, of Quakertown, Pa., as follows, to wit:

BEGINNING at a point on the Southerly side of Eleventh Street, at the distance of eighty-five and four hundredths feet, Westwardly from the Westerly side of a proposed thirty-six feet wide street; a corner of this land, now or late of Warren H. Guldin, et ux; thence, by said Guldin's land, South twenty-two degrees, East one hundred fifty-one and sixty-nine one-hundredths feet to a point, a corner of other land, now or late of Murray H. Gulack, et ux, of which this was a part; thence, by the same, South sixty-eight degrees West, ninety-seven feet to a point, a corner of said Gulack's land; thence, still by the same, North twenty-two degrees West, one hundred forty-eight and seventy-three one-hundredths feet to a point on the Southerly side of Eleventh Street, aforesaid; thence, along said side of said street, North sixty-six degrees, fifteen minutes East, ninety-seven and four one-hundredths feet to the place of beginning.

BEING the same premises, which Leonard M. Rozanski, Trustee of the Stella F. Rozanski Irrevocable Trust, dated 11/11/2009, by Deed dated 11/18/19 and recorded at Montgomery County Recorder of Deeds Office on 11/22/19, in Deed Book 6162 at Page 1141, granted and conveyed unto Theresa Engle.

Parcel Number: 17-00-00106-00-3.

Location of property: 128 W. 11th Street, Red Hill, PA 18076.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Theresa Engle** at the suit of Upper Perkiomen School District. Debt: \$4,398.99.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-24098**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, The Estates of Audubon South, made by Bursch Associates, Consulting Engineers, dated 10/14/1987 and last revised on 12/20/1988 and recorded in Plan Book A-50 at Page 431, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Peacock Drive (50 feet wide), said point, being a corner of Lot #17 and place of beginning; thence, extending from said place of beginning and along Lot #17, North 65 degrees 14 seconds 22 minutes West, 174.59 feet to a point in line of lands, now or late of Fellowship Baptist Church of Audubon; thence, extending along said line of Fellowship Baptist Church of Audubon, North 11 degrees 18 minutes 43 seconds East, 131.76 feet to a point on the Southwesterly Ultimate Right-of-Way Line of Grandview Road (45 feet wide); thence, extending along the Southwesterly Ultimate Right-of-Way Line of Grandview Road, North 76 degrees 46 minutes 46 seconds East, 56.06 feet to a point, a corner of Lot #19; thence, extending along Lot #19, South 39 degrees 24 minutes 46 seconds East, 198.33 feet to a point on the Northwesterly side of Peacock Drive; thence, extending along the Northwesterly side of Peacock Drive, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 78.88 feet to a point, a corner of Lot #17; being the first mentioned point and place of beginning.

BEING Lot #18 on the above-mentioned plan.

BEING the same premises vested by Deed, made from Douglas W. Worman and Jeanne F. Worman, husband and wife, by Deed, dated December 10, 2014, and recorded December 17, 2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Deed Book and Page 5938-01119, granted and conveyed unto Alton Z. Allen and Vaniece Allen, husband and wife, as tenants by the entirety.

Parcel Number: 43-00-10872-30-8.

Location of property: 3012 Peacock Drive, Audubon, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Alton Ziare and Vaniece Allen** at the suit of Newtek Small Business Finance LLC. Debt: \$232,251.77.

**John J. Winter**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-24527**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings thereon erected, hereditaments and appurtenances, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by Henry P. Friend, Engineer, on April 20, 1916, as follows, viz:

BEGINNING at a spike, in a public road, leading from Norristown to the Germantown Turnpike, commonly called the Sandy Hill Road, also known as Riverview Boulevard, at the distance of 607.45 feet, Southwestwardly from a point in line of land, now or late of the Hess Estate; thence, extending through said Sandy Hill Road, South 62 degrees 50 minutes West, 225 feet to a spike, in line of land, now or late of the Norristown-Penn Trust Company, of which this was a part; thence, extending along said land, the 3 following courses and distances, viz: North 27 degrees 35 minutes West, 263.65 feet to a stake, North 62 degrees 25 minutes East, 225 feet to a stake and South 27 degrees 35 minutes East, 265.29 feet to the place of beginning.

CONTAINING 1.366 acres of land, more or less.

BEING the same property conveyed to Leah H. Leahy and Joseph Leahy, husband and wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Amelia Pascuzzi, individually, and JoAnne Pascuzzi, individually, and Amelia Pascuzzi and JoAnne Pascuzzi, surviving Executrices and Trustees of the Last Will and Testament of Emanuela Pascuzzi, deceased, dated April 30, 2004, recorded June 11, 2004, at Document ID 2004121273, and recorded in Book 5511, Page 1583, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Joseph Leahy died December 20, 2020, and by virtue of the tenancy by the entirety on the above deed all of his interest passed to Leah H. Leahy.

Parcel Number: 49-00-11059-00-7.

Location of property: 1503 Riverview Boulevard, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Leah H. Leahy, a/k/a Leah Leahy, a/k/a Leah Orzech and Joseph Leahy, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$451,776.10.

**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. 2022-01947**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a revised Subdivision Plan of Pinewood, made on 2/11/1955, by Donald H. Schurr, Registered Surveyor, Norristown, as follows to wit:

BEGINNING at a point on the Southwest side of Pine Street (66 feet wide), at the distance of 194.95 feet, measured along same, South 51 degrees 30 minutes West, from its point of intersection, with the Southwest side of Johnson Highway, (60 feet wide).

CONTAINING in front or breadth on the said Pine Street, 28 feet, measured South 51 degrees 30 minutes West from the said beginning point and extending of that width, in length or depth, South 38 degrees 30 minutes East, between parallel lines at right angles to the said Pine Street, the Northeast line thereof, extending partly through a party wall between these premises and the premises adjoining to the Northeast, 150 feet.

BEING known as Lot No. 7, on the said plan.

BEING the same premises, which Martin E. Liebers, by his Power of Attorney Pamela L. Butters, by Indenture, dated 11/8/2002 and recorded 11/25/2002, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5436 at Page 88, granted and conveyed unto Margie S. Todd and Edward A. Todd, in fee. Thereafter Margie S. Todd and Edward A. Todd conveyed the premises unto Margie S. Todd, as Sole Owner, by Deed dated 02/07/2013, recorded 02/13/2013 in Deed Book 5863 at Page 2448. Thereafter, Margie S. Todd passed away on October 8, 2020.

Parcel Number: 13-00-30448-00-4.

Location of property: 1824 Pine Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **The Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margie S. Todd, Deceased** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Tamarack Mortgage Loan Trust A. Debt: \$138,162.09.

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

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

By virtue of a Writ of Execution **No. 2022-02139**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot of ground, known as No. 125 Stanbridge Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

**Gregory Javardian, Esquire (Law Office of Gregory Javardian, LLC)**, I.D. #55669, 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. 2022-03099**, 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 building unit in the property known, named and identified in the Declaration Plan referred to below as "Towamencin Condominium, Section Nos. 1 and 2", located on Bustard Road, situate in **Towamencin 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 of the Recorder of Deeds of Montgomery County, the Declaration of "Towamencin Condominium", dated 2/8/1974 and recorded 3/4/1974 in Deed Book 3925 at Page 308; as Amended in Amendment to Declaration thereto, dated 3/21/1974 and recorded 3/25/1974 in Deed Book 3929 at Page 387; and further Amended thereto, by Amendment, dated 5/9/1974 and recorded 5/14/1974 in Deed Book 3942 Page 64; and further Amended thereto, by Amendment dated 10/11/1974 and recorded 10/17/1974 in Deed Book 3983 at Page 412; and further Amended thereto, by Amendment dated 2/28/1974 and recorded 3/3/1975 in Deed Book 4009 at Page 192; and further Amended thereto, by Amendment dated 7/1/1975 and recorded 8/5/1975 in Deed Book 4045 at Page 215. Declaration Plan of "Towamencin Condominium", dated 2/28/1974 and recorded 3/4/1974 in Condominium Plan Book 2 at Page 48, as Amended by Amended Plan thereto, dated 2/6/1974 and recorded 5/14/1974 in Condominium Plan Book 3 at Page 8; and as Amended in Amendment to the Declaration Plan, dated 5/9/1974 and recorded 5/14/1974 in Deed Book 3942 at Page 55; and Declaration Site Plan "Towamencin Condominium Section 1 and 2", dated 10/11/1974 and recorded 10/17/1974 in Condominium Plan Book 3 at Page 72. The Code of Regulation of "Towamencin Condominium", dated 2/8/1974 and recorded 3/4/1974 in Deed Book 3925 at Page 273, and as Amended by Amendment, dated 5/9/1974 and recorded 5/14/1974 in Deed Book 3942 at Page 83, and further Amended by Second Amendment, dated 3/3/1975 and recorded 3/3/1975 in Deed Book 4009 at Page 197.

BEING Unit 149, Building 7, as more fully described in such Declaration Plan and Declaration.

TOGETHER WITH an undivided interest in the Common Elements (as defined in such Declaration of Condominium), of which interest may be reduced, within seven years from the date of recordation of the Declaration of Condominium by the execution and recording by Grantor of one or more Amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section 7 of Declaration of Condominium, as amended.

BEING the same premises, which Brenda Skasko n/k/a Brenda Brajkovich, by Deed, dated September 25, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County, on October 1, 2008, at Book 5709 at Page 01971, granted and conveyed unto Greg Brajkovich

Parcel Number: 53-00-04946-03-2.

Location of property: 702 Monroe Drive, Building 7, Condominium 149, Harleysville, PA 19438

The improvements thereon are: Residential, condominium.

Seized and taken in execution as the property of **Greg Brajkovich** at the suit of Lakeview Loan Servicing, LLC. Debt: \$163,087.05.

**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. 2022-03114**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract or piece of land, situate on the East side of Main Street, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey, by Henry S. Bieler, Surveyor, as follows, to wit:

BEGINNING at an iron pin, a corner, in the center line of Main Street and in the Northern line of Seventh Street (said iron pin being 20 feet North from the center stone of the intersection of Main Street and Seventh Street); thence, along the center line of said Main Street, North 24 degrees 11 minutes West, 126 feet to a stone, a corner, in the center line of said Main Street; thence, along land of late Mrs. William Stauffer, now or late of Horace Kline, North 67 degrees 07 minutes East, 221 feet to a post, a corner in the Western line of a proposed alley; thence, along land, now or late of Horace Kline, Amanda Walt and Harry Mumbauer, North 23 degrees 36 minutes West, 259 feet and 1.5 inches

to a stone, a corner in the Western line of said proposed Alley; thence, along land of late John Roeder, now or late of Rein Smith and John Bomtrager, North 47 degrees 03 minutes East, 272 feet and 1 inch to a stone, a corner; thence, along land of late Dr. Charles T. Waage, now or late Herbert Renninger, South 32 degrees 29 minutes East, 331 feet and 7 inches to a post, a corner; thence, by land of late George Miller, now or late Emma G. and Amanda G. Fegley, South 46 degrees 39 minutes West, 321 feet and 5 inches to an iron pin, in the center line of the aforesaid proposed Alley; thence, along the center line of the said proposed Alley, South 22 degrees 57 minutes East, 28 feet and 3 inches to a stone, a corner in the Northern line of said Seventh Street; thence, along the same, South 65 degrees 30 minutes West, 228 feet and 6 inches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM, ALL THOSE THREE CERTAIN lots or pieces of land, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1 - BEGINNING at an iron pin, a corner in the center Line of Main Street and in the Northern line of Seventh Street (said iron pin being 20 feet North from the center stone of the intersection of Main Street and Seventh Street); thence, along the center line of said Main Street, North 24 degrees 11 minutes West, 73 feet to a point in the center line of said Main Street; thence, along land, now or late of Matilda Roeder, North 67 degrees 07 minutes East, 225 feet and 4 inches to a stake, a corner in the center line of Long Alley; thence, along the center line of said alley, South 22 degrees and 57 minutes East, 73 feet to a stone, a corner in the Northern line of said Seventh Street; thence, along the Northern line of said Seventh Street, South 65 degrees 30 minutes West, 228 feet and 6 inches to the place of beginning.

TRACT NO. 2 - BEGINNING at an iron pin, a corner in the center line of the proposed Long Alley, in the line of the above described lot; thence, along land, now or late of Matilda Roeder, North 47.25 degrees East, 309 feet and 11 inches to an iron pin, a corner in the line of land, now or late of Banyard; thence, along the same, South 22 degrees 57 minutes East, 40 feet and 4 inches to another iron pin, in line of late John Keller's land; thence, along the same, South 47.25 degrees West, 309 feet and 11 inches to an iron pin, a corner in the center line of proposed Long Alley; thence, along the center line of said proposed Alley, North 22 degrees 57 minutes West, 40 feet and 4 inches to the place of beginning.

TRACT NO. 3 - BEGINNING at a stone corner in the Southerly line, now or late of Rein Smith's land; thence, along the same, North 47 degrees 03 minutes East, 272 feet and 1 inch to a stone, a corner in the line of land, now or late the Medtard Sisters; thence, along the same, South 32 degrees 29 minutes East, 331 feet and 7 inches to an iron pin, a corner in a line, now or late of William J. Horner's land; thence, along the same, South 46 degrees 39 minutes, West 321 feet and 5 inches to a stake, a corner near the Westerly line of Long Alley; thence, along land, now or late of the said Grantors, Mrs. Horace Kline, Charles Kline, and Daniel Hamm, North 23 degrees 36 minutes West, 300 feet to the place of beginning.

BEING the same premises which Edith B. Freed by my agents Judith A. Essig and Ronald P. Freed as in Power of Attorney dated 09/17/1982 and recorded 09/26/2014 in POA Book 0246 at Page 02328, by Deed dated 9/26/2014 and recorded 10/1/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5929 at Page 01971, granted and conveyed unto Jacob Cunningham.

Parcel Number: 15-00-01174-00-8.

Location of property: 656 Main Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Jacob Cunningham** at the suit of Lakeview Loan Servicing, LLC. Debt: \$146,375.98.

**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. 2022-05018**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a Plan of Section D-3, Candlebrook, made February 4, 1954, by M.R and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of Signal Hill Road (West leg) (fifty feet wide), measured the two (2) following courses and distances from a point of tangent on the Northwest side of Crossfield Road East, (fifty feet wide): (1) on the arc of a circle, curving to the left, having a radius of thirteen feet, the arc distance of eighteen feet and fifty-seven one-hundredths feet to a point of tangent on the Southwest side of Signal Hill Road (West leg); and (2) North twenty-four degrees thirty-four minutes West, along the said side of Signal Hill Road (West leg), three hundred eighty-three and eighty-seven one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth on the said Signal Hill Road (West leg), sixty feet, measured North twenty-four degrees thirty-four minutes West from the said beginning point and extending of that width, in length or depth, South sixty-five degrees twenty-six minutes West, between parallel lines at right angles to the said Signal Hill Road (West leg), one hundred twenty-five feet to the center line of a certain ten feet wide utility easement.

BEING Lot No. 110, House No. 354 Signal Hill Road (West Leg).



BEING the same premises, which Catherine Fulton, a widow, by Deed dated 11/22/1995 and recorded 12/4/1995 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5133 at Page 00860, granted and conveyed unto Matthew Bickerdyke and Joan A. Bickerdyke, husband and wife.

Parcel Number: 58-00-16864-00-7.

Location of property: 354 W. Signal Hill Road, King of Prussia, PA 19406.

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

Seized and taken in execution as the property of **Matthew Bickerdyke and Joan A. Bickerdyke** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but Solely as Owner Trustee for VRMTG Asset Trust. Debt: \$164,007.11.

**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. 2022-05964**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit located in **Conshohocken Borough**, Montgomery County, Pennsylvania, being Unit No. 2417, in The Grande at Riverview Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Plan Book 24 at Page 197 and Plan Book 24 at Page 229.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements, assigned to said Unit in the Declaration of Condominium for The Grande at Riverview Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Deed Book 5570 at Page 1950, and any all Amendments thereto, as the same may change from time to time.

TOGETHER WITH parking space No. 11 and 12, Garage No. 2, Upper Level.

BEING PART OF the same premises, which Elm Street Land Associates, L.P., a Pennsylvania limited partnership, by Deed dated 12-01-04 and recorded 01-05-05 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5539 at Page 946, granted and conveyed until D.R. Horton, Inc. - New Jersey, a Delaware corporation.

Parcel Number: 05-00-02693-45-4.

Location of property: 300 W. Elm Street, Unit 2417, Conshohocken, PA 19468.

The improvements thereon are: Residential - Condominium, mid-rise, 4-6 stories.

Seized and taken in execution as the property of **Vikrant Nadkarni, Deceased, et al.** at the suit of The Grande at Riverview Condominium Association. Debt: \$36,790.96.

**Horn Williamson, 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. 2022-07142**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of Oak Lane Manor, Section No. 6A, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on the 19th of May 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Dewey Road (50 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.416 feet from a point on the Northwest side of Ivinetta Road (50 feet wide); thence, extending along the Southwest side of Dewey Road, North 51 degrees 10 minutes 18 seconds West, 70 feet to a point; thence, extending South 38 degrees 49 minutes 42 seconds West, 115 feet to a point; thence, extending South 51 degrees 18 minutes West, 90 feet to a point on the Northwest side of Ivinetta Road; thence, extending along the Northwest Side of Ivinetta Road, North 38 degrees 49 minutes 42 seconds East, 95 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.416 feet to a point on the Southwest side of Dewey Road, the first mentioned point and place of beginning.

BEING the same premises that Randa J. Happel King, a single person, by Deed dated July 18, 2001, and recorded October 16, 2001, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5380, Page 1926, granted and conveyed unto Madhavi H. Garala, in fee.

BEING the same premises, which Madhavi H. Garala by Deed dated 6/29/2005 and recorded 10/18/2005 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5575 at Page 1447, granted and conveyed unto Erick Juarez and Ana Maria Deleon.

Parcel Number: 31-00-08419-00-1.

Location of property: 22 Dewey Road, Cheltenham, PA 19012.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Ana Maria Deleon and Erick Juarez** at the suit of U.S. Bank National Association, as Trustee for the Holders of the Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2005-HE3. Debt: \$354,513.03.

**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. 2022-12643**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the message or tenement thereon erected, situate in Latham Park in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of Old York Road (60 feet wide), and the Southwesterly side of Beech Avenue (50 feet wide); thence, extending Northwestwardly, along the Southwesterly side of the said Beech Avenue, 120 feet 7-1/8 inches to a point; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue and along the lot or piece of ground next hereinafter described, 125 feet to a point; thence, extending Southeastwardly, along ground, now or late of Margaret A. Millard, 163 feet 11.50 inches to a point on the Northwesterly side of the said Old York Road; and thence, extending Northeastwardly, along the same, 132 feet 3-5/8 inches to the first mentioned point and place of beginning.

AND, ALSO ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate at Latham Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING a point on the Southwesterly side of Beech Avenue, at the distance of 120 feet 7-1/8 inches, Northwestwardly from the Northwesterly side of Old York Road; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue and along the line of land of the lot first above described 125 feet to a point; thence, extending Northwestwardly, along a line parallel with the said Beech Avenue and along the line of land, formerly of David P. Forstner, 100 feet to a point; thence, extending Northeastwardly, on a line at right angles to the said Beech Avenue, 125 feet to the Southwesterly side of Beech Avenue; thence, extending Southeastwardly, along the same, 100 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Todd Rose, who acquired Title by Virtue of a Deed from Todd Rose and Shawn Tryce, husband and wife, dated May 31, 2000, recorded June 27, 2000, at Document ID 011684, and recorded in Book 05321, Page 0816, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-29962-00-4.

Location of property: 7454 Old York Road, Elkins Park, PA 19027.

The improvements thereon are: More than 1 house, detached.

Seized and taken in execution as the property of **Todd Rose and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of U.S. Bank National Association. Debt: \$304,059.01.

**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. 2022-16229**, 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, or tenement, and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as House No. 727 Walnut Street, bounded and described as follows, to wit:

BEGINNING at the North side of Walnut Street, 220 feet East of Grant Street, at the corner of Lot No. 119; thence, by the same, Northerly, 135 feet to a 20-foot-wide alley; thence, by the same, Easterly, 35 feet to Lot No. 121; thence, by the same, Southerly, 135 feet to Walnut Street, aforesaid; thence, by the same, Westerly, 30 feet to the place of beginning.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions and agreements affecting the property.

BEING the same premises which Steven Camburn, by Deed, dated August 30, 2005, and recorded on October 20, 2005, in Deed Book Volume 5576 at Page 23, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, granted and conveyed unto Jacob Doberentz, in fee.

Parcel Number: 16-00-30996-00-2.

Location of property: 727 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jacob Doberentz** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely as Owner Trustee of New Residential Mortgage Loan Trust 2018-RPL1. Debt: \$60,455.27.

**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. 2022-16727**, 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 tract or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, recorded in Montgomery County Records, in Plan Book B-28 at Page 50, bounded and described, as follows:

BEGINNING at a point, in the center line of Green Hill Road, said point marking the Westerly corner of lands, now or late of Ralph Schoenly; thence, by lands, now or late of Louis T. Laufenberg and by other lands of the grantor, North 52 degrees 15 minutes West, 227.00 feet to a point; thence, by other lands of the grantor, the 2 following courses and distances: (1) North 37 degrees 45 minutes East, 181.28 feet to a pin; (2) South 52 degrees 15 minutes East, 311.52 feet to a point; thence, by the center line of Green Hill Road, South 62 degrees 45 minutes West, 200.00 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot, or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision, known as Stone Hedge, made by John T. Aston, Registered Surveyor, dated 5/20/1986 and last revised 10/14/1986, as follows, to wit:

BEGINNING at a point on the title line in the bed of Green Hill Road (33 feet wide), said point being a corner of Lot No. 4, as shown on the above mentioned plan; thence, extending from said beginning point and along the title line in the bed of Green Hill Road, Southwestwardly on the arc of a circle, curving to the right, having a radius of 251.03 feet, the arc distance of 85 feet to a point, a corner of lands, now or late of Charles R. Benfield; thence, extending along the same, the three following courses and distances: (1) North 56 degrees 34 minutes 50 seconds West, and crossing the Northwesterly side of Green Hill Road, 332.06 feet to a point; (2) South 33 degrees 25 minutes 10 seconds West, 181.26 feet to a point; and (3) South 56 degrees 38 minutes East, and re-crossing the Northwesterly side of Green Hill Road, 227 feet to a point on the title line in the bed of same; thence, extending along the title line in the bed of Green Hill Road, the two following courses and distances: (1) South 62 degrees 00 minutes 58 seconds West, 86.98 feet to a point; and (2) South 48 degrees 18 minutes 20 seconds West, 8.02 feet to a point, a corner of Lot No. 5, as shown on the above-mentioned plan; thence, extending along the same, North 56 degrees 38 minutes West, and crossing the Northwesterly side of Green Hill Road, 276.03 feet to a point, a corner of Lot No. 4, as shown on the above-mentioned plan; thence, extending along the same, the two following courses and distances: (1) North 33 degrees 25 minutes 10 seconds East, 344.62 feet to a point; and (2) South 56 degrees 34 minutes 50 seconds East, and re-crossing the Northwesterly side of Green Hill Road, 454.52 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on the above-mentioned plan.

BEING the same premises, which The Estate of Charles R. Benfield, Jr., deceased, by Deed dated February 28, 2013, and recorded March 7, 2013, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5865, Page 2344, Instrument Number 2013024529, granted and conveyed unto Andrew V. Good, married man, in fee.

Parcel Number: 32-00-02446-00-6; 32-00-02446-10-5.

Location of property: 336 Green Hill Road, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew V. Good** at the suit of Carrington Mortgage Services, LLC. Debt: \$160,191.44.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-19300**, 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. B-7, in the Oaks Building, being a Unit in "Spring Mountain Summit" a Condominium, located on Walnut Street and Centennial Street, in **Schwensville Borough**, Montgomery County, Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act, dated February 22, 1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503 at Page 443 &c., and also as being designated on the Declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7 Page &c.

BEING the same premises granted and conveyed to: Current Owner

TITLE TO SAID PREMISES IS VESTED IN John C. Baldwin, a married man, by Deed from JPMorgan Chase Bank, N.A., dated 02/27/2012, recorded 03/01/2012, Book 13260 at Page 02335, Instrument No. 2012020141. John Baldwin died on or around February 18, 2021.

Parcel Number: 20-00-00059-16-4.

Location of property: 1421 Forest Lane, B-7, Schwensville, PA 19473.

The improvements thereon are: Residential - Condominium, mid-rise, 4-6 stories.

Seized and taken in execution as the property of **Judith K. Baldwin, in Her Capacity as Heir of John C. Baldwin; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under John C. Baldwin** at the suit of Newrez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$76,338.02.

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

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

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

By virtue of a Writ of Execution **No. 2022-20841**, 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 single brick message and lot, piece, or parcel of land, situate in the West side of Hanover Avenue, in the Eighth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the West line of Hanover Avenue, distant 100 feet Southwesterly from the Southwestern corner of Hanover Avenue and West Street; thence, by a line parallel with West Street, North 50 degrees 29 minutes West, 138 feet to other land of Paul L.A. Keiser; thence, by a line, curving to the left, having a radius of 290.76 feet, the chord of which is South 6 degrees 55 minutes West, 48.03 feet to other lands of Keiser; thence, by said Keiser's other land, South 50 degrees 41 minutes East, 22 feet; thence, South 39 degrees 19 minutes West, 14.42 feet to a corner of Lot No. 16, in a Plan known as Farmington Court; thence, along said Lot No. 16, South 50 degrees 41 minutes East, 90 feet to the Westerly line of Hanover Avenue; thence, along said Hanover Avenue, North 39 degrees 19 minutes East, 55 feet to the point or place of beginning.

BEING Tract No. 17 and a position of a tract lying to the West in a plan of lots laid out by Paul L.A. Keiser known as Farmington Court.

BEING the same premises, which William Scott Zerr and Susan Louise Zerr, by Deed, dated October 30, 2015, and recorded in the Office of Recorder of Deeds, of Montgomery County, on October 30, 2015, in Book 5978 at Page 00141, granted and conveyed unto Eric Scott Zerr.

Parcel Number: 16-00-09064-00-1.

Location of property: 469 N. Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Scott Zerr** at the suit of Lakeview Loan Servicing, LLC. Debt: \$119,595.47.

**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. 2022-20848**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Site Plan of Subdivision, known as Southview, prepared by Protract Engineering, Inc., dated March 14, 2003, last revised October 25, 2005, and recorded in Plan Book 26 at Pages 70, 71, 72, 73 and 73A, as follows, to wit:

BEING Lot #: 12

UNDER AND SUBJECT to a Declaration of Southview Planned Community, made by Gambone Development Co., a Pennsylvania corporation, dated January 15, 2007, recorded March 8, 2007, in Deed Book 5638, at Pages 684 through 725, inclusive, in the County aforesaid, affecting the lot described above.

BEING of the same premises, which Southview Associates, LLC, a Pennsylvania limited liability company, by Deed, dated the 24th day of January 2012 A.D., and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Record Book 5825 at Page 02472, conveyed unto NVR Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

Parcel Number: 42-00-01012-18-1.

Location of property: 2 Lee Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John M. Carrelli and Angela Galloway** at the suit of Wells Fargo Bank, N.A. Debt: \$300,783.66.

**Stephen Panik (Brock & Scott, PLLC)**, Attorney(s). I.D. #332786

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. 2022-20934**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northwest side of Green Street, at the distance of about twenty five feet, one-half inch Northeast from the North corner of said Green Street and Elm Street, being a corner of this and other lot formerly of Jacob Danehower, now Elizabeth Rugh; thence, Northwesterly, at right angles to said Green Street, the line passing partly through the middle of the partition wall between this and the adjoining house of said Elizabeth Rugh, one hundred feet to Polk Alley; thence, along the Southeast side of Polk Alley, Northeasterly, thirty four feet, eleven and one-half inches, more or less, to a corner of this and other land, now or late of George S. Nowrey; thence, along the line of said Nowrey's lot, Southeasterly, parallel to the first line or course, one hundred feet to the Northwest side of Green Street, aforesaid; and thence, along the said side of said Green Street, Southwesterly, thirty-four feet, eleven and one-half inches, more or less to the place of beginning.

BEING the same premises that Jubilee Property Solutions LLC, by Deed, dated 2/14/2019 and recorded 2/22/2019, in the Office of the Recorder of Deeds, in the County of Montgomery, Commonwealth of Pennsylvania, in Book 6126 at Page 29 and as Instrument No. 2019010929, granted and conveyed to Caren Franklin, her heirs, personal representatives, and assigns.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Parcel Number: 13-00-14516-00-6.

Location of property: 1003 Green Street, Norristown, PA 19401.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Devisees, and/or Personal Representatives of Caren Franklin, Deceased and Jordon A. Franklin, Solely as Heir of the Estate of Caren Franklin, Deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$151,705.90.

**Richard M. Squire & Associates, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21006**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by William T. Muldrew, Civil Engineer, on 04/07/1920, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (40 feet wide) at the distance of 199.58 feet, Northeast from the Northeasterly side of Moreland Road (33 feet wide); thence, extending Northeastwardly, along the said side of Church Street, North 37 degrees, 21 minutes East, 25 feet to a point, in line of land,



recently conveyed to Raymond F. and Clara F. Sugas; thence, along the same, the three following courses and distances, to wit: (1) North 52 degrees, 39 minutes West, 29.75 feet to a point; (2) North 52 degrees, 52 minutes, 30 seconds West, passing through the center of the party wall of a twin dwelling house, erected on this and the adjoining lot on common, 38.20 feet to a point; and (3) North 52 degrees, 11 minutes, 30 seconds West, 97.03 feet to a point; thence, South 37 degrees, 21 minutes West, 26 feet to a point; and South 52 degrees, 39 minutes East, 165 feet to the place of beginning.

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

BEING the same premises, which Kurt Kretschman, by Deed, dated 02/25/2008 and recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, on 03/06/2008, in Deed Book 5684 at Page 2458, granted and conveyed unto Michael Tucker and Nicole Tucker, their heirs and assigns, as tenants by the entirety, in fee.

Parcel Number: 59-00-02974-00-9.

Location of property: 16 Church Street, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Russell W. McDermott, Jr. and Laura McDermott** at the suit of Wells Fargo Bank, N.A. Debt: \$157,207.65.

**Stephen Panik (Brock & Scott, PLLC)**, Attorney(s). I.D. #332786

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. 2022-21642**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a survey, made by Will D. Hiltner, Registered Surveyor, March 1942, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Manor Avenue (forty feet wide), at the distance of fifty-two and sixty-two hundredths feet, Northeastwardly from a stone set in an angle in said Manor Avenue, which stone is sixty and fifteen hundredths feet, Northeastwardly from the Northeastly side of Colman Street; thence, along said side of Manor Avenue, North eighty degrees, thirty minutes East, forty-five feet to a point in line of land, now or late of Stephen Vernacchio and Victoria, his wife; thence, extending along said land, South nine degrees, thirty minutes East, ninety-three feet to a point on the Northwesterly side of a ten feet wide alley; thence, extending along side of said alley, South eighty degrees, thirty minutes West, forty-five feet to a point, a corner of other land of the Peoples Building and Loan Association of Norristown, PA, about to be conveyed to Fred DeStefano; thence, extending along said land, about to be conveyed as aforesaid, North nine degrees, thirty minutes West, ninety-three feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicole Nordberg, by Deed, dated August 2, 2006, and recorded August 8, 2006, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, conveying from Florence Piccirilli, widow, to Nicole Nordberg, in Deed Book 5611, Page 1586.

Parcel Number: 49-00-07300-00-4.

Location of property: 408 Manor Avenue, Plymouth Meeting, PA 19462.

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

Seized and taken in execution as the property of **Nicole M. Nordberg a/k/a Nicole Nordberg**, at the suit of U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$174,344.60.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

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. 2022-22341**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described pursuant to a Subdivision Record Plan for Golfview Estates II, recorded in Montgomery County, on 5/3/2006, in Plan Book P-26 at Page 454.

BEING Lot #13 on said Plan.

BEING the same premises, which Golf View Properties, LP by Deed dated June 2, 2006, and recorded in the Office of Recorder of Deeds of Montgomery County on June 19, 2006, at Book 5604 Page 2758 granted and conveyed unto Sung Ho Yoo and Eun Hee Yoo.

Parcel Number: 54-00-07315-11-8.

Location of property: 330 Logan Avenue, a/k/a 330 Logan Avenue, (Lot #13), Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eun Hee Yoo and Sung Ho Yoo** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Asset-Backed Certificates, Series 2006-15. Debt: \$395,570.49.

**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. 2022-23288**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described according to a survey and Plan of Norriton Woods, made by Donald H. Schurr, Civil Engineer and Surveyor, on the 28th day of December, 1964 and last revised on the 23rd day of June 1966, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book A-9 at Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of East Hayes Road (50 feet wide), at the distance of 112.53 feet, measured South 46 degrees 5 minutes West, along the said side of East Hayes Road, from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right, having a radius of 260 feet, the arc distance of 409.35 feet from a point of curve on the Southwesterly side of East Hayes Road, which last mentioned point of curve is at the distance of 405.33 feet, measured South 44 degrees 7 minutes 30 seconds East, from a point of tangent therein, which last mentioned point of curve is measured on the arc of a curve, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Polk Road (50 feet wide).

CONTAINING in front or breadth on the said side of East Hayes Road, 100 feet and extending of that width, in length or depth, Northwesterly, between parallel lines at right angles to the said East Hayes Road, 200 feet.

BEING the same premises which Stephen G. Kittel, Executor of the Estate of Gordon R. Kittel, Deceased and Stephen G. Kittel, Specific Devisee, by Deed dated 4/19/2019 and recorded in the Office of the Recorder of Deeds of Montgomery County on 4/24/2019, in Deed Book Volume 6133 at Page 01423, granted and conveyed unto Tara Weaver. Parcel Number: 33-00-04144-00-8.

Location of property: 3231 Hayes Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tara Weaver** at the suit of American Heritage Federal Credit Union. Debt: \$197,879.09.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-23470**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in January 1948, as follow, to wit:

BEGINNING at a point on the center line of Egypt Road, at a distance of five hundred twenty feet, measured North, eighty nine degrees, eleven minutes West, from a line dividing land of Howard Smith and Neilson property; thence, along the center line of Egypt Road, North, eighty nine degrees, eleven minutes West, one hundred twenty five feet to a point of other property of Charles Santangelo; thence, extending at right angles to the center line of said Egypt Road, North, no degrees, forty nine minutes East, three hundred feet to a point of other land of Robert E. Lamb; thence, extending along said Lamb property, South, eighty nine degrees, eleven minutes East, one hundred twenty five feet to a point of other land of Paul Mandracchia; thence, extending along Mandracchia's land, South, no degrees, forty nine minutes West, three hundred feet to the place of beginning.

BEING the same premises, which Karl Peplau and Miriam S. Peplau, husband and wife, by Deed dated July 30, 1981, and recorded on August 7, 1981, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 4650 at Page 536, granted and conveyed unto James Eric Foster and Victoria Foster, husband and wife.

Parcel Number: 43-00-03568-00-7.

Location of property: 2671 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **James Eric Foster and Victoria Foster** at the suit of FMJM RWLIV Trust 2017-1. Debt: \$227,999.02.

**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. 2022-24428**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Major Subdivision "Deer Run", made for Conti Construction Co., by Eustace Engineering & Assoc., dated 11/9/1989 and last revised on 3/17/1995 and recorded in Plan Book A-56 at Page 241, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fawn Court (variable width), at a corner of open space as shown on the above mentioned plan; thence, extending from said point of beginning and along open space, North 41 degrees 48 minutes 15 seconds West and crossing a certain storm drainage easement, 100 feet to a point; thence, extending North, 48 degrees 11 minutes 45 seconds East, 33 feet to a point, a corner of Lot No. 10; thence, extending along the same, South, 41 degrees 48 minutes 15 seconds East and recrossing the aforesaid storm drainage easement, 100 feet to a point on the Northwesterly side of Fawn Court; thence, extending along the same, South, 48 degrees 11 minutes 45 seconds West, 33 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on the above-mentioned plan.

BEING the same premises, which Lonie Haberle, by Deed, dated November 25, 2013, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5897 at Page 00968, et seq., granted and conveyed unto Tara B. Sturgeon, in fee.

Parcel Number: 37-00-00728-11-7.

Location of property: 90 Fawn Court, Royersford, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Tara B. Sturgeon** at the suit of Deer Run at Limerick Homeowners' Association. Debt: \$14,235.47.

**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. 2022-25014**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit in the property known, named, and identified in the Declaration of Condominium and Declaration Plan, referred to below as Sutton Terrace Condominium, located in the **Lower Merion 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 of the Recorder of Deeds of Montgomery County of a Declaration of Condominium, dated September 26, 1979 and recorded on January 14, 1980, in Deed Book 4491 at Page 27; and the First Amendment to the Declaration of Condominium, dated April 11, 1980 and recorded on May 5, 1980, in Deed Book 4523 at Page 437; and Second Amendment to the Declaration of Condominium, in Deed Book 4789 at Page 2360; a Declaration Plan dated September 26, 1979, revised November 23, 1979 and recorded on January 14, 1980, in Condominium Plan Book 6 at Page 91; and the First Amendment to the Declaration Plan, dated April 18, 1980 and recorded on May 5, 1980, in Condominium Plan Book 7 at Page 99; and a Code of Regulations, dated September 26, 1979 and recorded January 14, 1980, in Deed Book 4491 at Page 61; and First Amendment to Code of Regulations, dated December 13, 1983 and recorded December 15, 1983, in Deed Book 4687 at Page 1427; and Second Amendment, dated August 26, 1983 and recorded 09/09/1983, in Deed Book 4717 at Page 1497; and Third Amendment, in Deed Book 4771 at Page 2190; and Fourth Amendment, in Deed Book 4876 at Page 2482.

BEING and designated in such Declaration of Condominium and Declaration Plan as Unit Number 1114, as more fully described in such Declaration of Condominium and Declaration Plan, together with a proportionate undivided percentage interest in the common elements (as defined in such Declaration) of .557809 percent.

BEING the same premises, which Michelle T. Ellenbogen, by Deed, dated May 20, 2002, and recorded in the Office of Recorder of Deeds of Montgomery County on July 2, 2002, at Book 5416 at Page 1076, granted and conveyed unto Ruth M. Ellenbogen. Ruth M. Ellenbogen departed this life on January 4, 2022.

Parcel Number: 40-00-05081-71-1.

Location of property: 50 Belmont Avenue, Unit #1114, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential-Condominium, high rise, 7 stories. Seized and taken in execution as the property of **David Ellenbogen, Solely in His Capacity as known Heir of Ruth M. Ellenbogen, Deceased; Rena Margulies, Solely in Her Capacity as known Heir of Ruth M. Ellenbogen, Deceased; Ruth M. Ellenbogen; and The Unknown Heirs of Ruth M. Ellenbogen, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$410,534.47.

**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.

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

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

---

---

**ARTICLES OF DISSOLUTION**

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Brownstein Vitale & Weiss, P.C.**, a professional corporation, is currently in the process of voluntarily dissolving.

**Edward R. Weiss, Esquire**  
622 Revere Road  
Merion Station, PA 19066

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for **RAML, Inc.** on June 1, 2023. The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

**McNeese, Wallace & Nurick, LLC**  
**Attorneys at Law**  
100 Pine Street  
Harrisburg, PA 17101

---

---

**ARTICLES OF INCORPORATION**

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

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

**Lisa Hunn Barber, Esquire**  
171 Corporate Drive  
Montgomeryville, PA 18936

---

---

**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit were filed with the Department of State at Harrisburg, Pennsylvania, on June 1, 2023, incorporating **Caring Branches Early Care and Education Center** as a nonprofit corporation under the provisions of the Nonprofit Corporation Law of 1988. The stated purpose of Caring Branches Early Care and Education Center under the Nonprofit Corporation Law of 1988 is the ownership and operating of a nonprofit daycare and nursery school and any other purpose allowed by law.

**Michelle R. Calvert, Esquire**  
**BARLEY SNYDER**  
1601 Cornwall Road  
Lebanon, PA 17042

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, PA, on May 30, 2023, for **Belle Journee Bakery, Inc.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, PA, on May 30, 2023, for **Belle Journee, Inc.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 2, 2023, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Loving Legacy - Fan & Dai Foundation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **Gratitude for Greatness Inc.** The date of Incorporation is 10/6/22.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 6/6/2023, with respect to a proposed nonprofit corporation, **The Sabine Coalition Corporation**, which has been incorporated under the Nonprofit Corporation Law of 1988. The address of the registered office is 224 Sabine Avenue, Narberth, PA 19072-1811. A brief summary of the purpose or purposes for which said corporation is organized is: community organization to protect open space.

**Whitemarsh Girls Basketball League** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

---

---

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **ISK Properties LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on May 16, 2023.

**Mark A. Primrose, Esquire**  
17 N. Sixth Street  
Stroudsburg, PA 18360

---

---

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-10534

NOTICE IS HEREBY GIVEN that on May 31, 2023, the Petition of Brenda Saltiel, Grandmother, on behalf of Olivia Faith Saltiel-Basketbil, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to OLIVIA FAITH SALTIEL.

The Court has fixed August 2, 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. 2023-10238

NOTICE IS HEREBY GIVEN that on May 30, 2023, the Petition of Derick and Amanda Cooney, on behalf of Cortnee Cowin, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to CORTNEE COONEY.

The Court has fixed July 19, 2023, at 10:30 AM, “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. 2023-10300

NOTICE IS HEREBY GIVEN that on May 24, 2023, the Petition of James David Bell was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JULIANNE DAVYNN BELL.

---

The Court has fixed July 19, 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. 2023-10558

NOTICE IS HEREBY GIVEN that on May 17, 2023, the Petition of James Richard Maybaum was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JAMIE MAY.

The Court has fixed August 9, 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. 2023-10566

NOTICE IS HEREBY GIVEN that on May 17, 2023, the Petition of Jennifer Catherine Costello-DeBlicek was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JACOB COSTELLO.

The Court has fixed August 9, 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. 2023-10578

NOTICE IS HEREBY GIVEN that the Petition of JENNIFER RUSCHE and STEVEN RUSCHE, on behalf of their minor child JOY SUSAN RUSCHE, was filed in the above-named Court, praying for a Decree to change the child’s name to CLOUD RUSCHE.

The Court has fixed 8/16/2023, at 9:30 A.M., in Video Rm. 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.

**Benjamin L. Jerner and Jennifer Dumin**  
**Attorneys for Petitioners**  
**Jerner Law Group, P.C.**  
5401 Wissahickon Avenue  
Philadelphia, PA 19144  
215-843-6000



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-10565

NOTICE IS HEREBY GIVEN that on May 19, 2023, the Petition of Mary Louise Sibley was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ANDROMEDA JAZMON SIBLEY.

The Court has fixed August 9, 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. 2023-10563

NOTICE IS HEREBY GIVEN that on May 23, 2023, the Petition of Robert Sage Klein was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ELIZABETH SAGE KLEIN.

The Court has fixed August 9, 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. 2023-10554

NOTICE IS HEREBY GIVEN that on May 17, 2023, the Petition of Samuel Michael John was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SAMIA LYNNE JOHN.

The Court has fixed August 9, 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.

**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**

**ASKEW, ERIC LAMAR also known as ERIC L. ASKEW, dec’d.**

Late of Lower Merion Township.  
Executrix: MYCHAEL LEE ASKEW,  
c/o Michael J. Mattson, Esquire,  
21 W. Third Street,  
Media, PA 19063.  
ATTORNEY: MICHAEL J. MATTSON,  
MUSI, MERKINS, DAUBENBERGER & CLARK, LLP,  
21 W. Third Street,  
Media, PA 19063

**BEARD, THOMAS EDWARD, dec’d.**

Late of Upper Providence Township.  
Executrix: COLLEEN MARIE OCHOTNY.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170

**BENDER, K. LORRAINE also known as KATHRYN L. BENDER, KATHRYN LORRAINE BENDER and LORRAINE K. BENDER, dec’d.**

Late of Upper Frederick Township.  
Executor: P. TODD FITZGERALD,  
2531 Jane Lane,  
Gilbertsville, PA 19525.  
ATTORNEY: ROBERT R. KREITZ,  
KREITZ GALLEN-SCHUTT, ATTORNEYS,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**BERTSCH, KAREN E., dec’d.**

Late of Abington Township.  
Executor: PHILLIP E. BERTSCH,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
YORKWAY LAW GROUP,  
745 Yorkway Place,  
Jenkintown, PA 19046

**CAMPBELL, MARLENE O., dec’d.**

Late of Borough of Royersford.  
Executor: CHARLES CAMPBELL,  
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

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

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

**COBLENTZ, CLEMENTINE M. also known as****TINA COBLENTZ, dec'd.**

Late of Hatboro, PA.  
 Executor: WILLIAM A. COBLENTZ, JR.,  
 1114 Longwood Drive,  
 Quakertown, PA 18951.

**CRAWFORD, CHARLES P., dec'd.**

Late of Upper Merion Township.  
 Executrix: SANDRA KLEIN,  
 1139 Brians Way,  
 Wayne, PA 19087.  
 ATTORNEY: THOMAS H. BROADT,  
 116 W. Baltimore Avenue,  
 Media, PA 19063

**DEIHM, BETTY J. also known as****BETTY JANE DEIHM, dec'd.**

Late of Lower Pottsgrove Township.  
 Executors: STEPHEN L. DEIHM AND  
 STACY L. COUCH,  
 c/o Lee F. Mauger, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**DiSANTO, PHILAMENA, dec'd.**

Late of Cape May, NJ and Norristown Borough,  
 Montgomery County, PA.  
 Executor (*Ancillary Letters Testamentary*):  
 ROBERT A. SARACENI,  
 548 1/2 E. Main Street, Suite A,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street, Suite A,  
 Norristown, PA 19401

**DiVITO, TITO PAUL, dec'd.**

Late of Abington Township.  
 Executrix: NANCY DiVITO-TAIT,  
 c/o Richard W. Shaffer, Jr., Esquire,  
 7736 Main Street,  
 Fogelsville, PA 18051.

**DUITCH JR., JAMES E. also known as****JAMES E. DUITCH,  
JAMES EDWARD DUITCH and  
JAMES EDWARD DUITCH, JR., dec'd.**

Late of Borough of Lansdale.  
 Executrix: LAURA M. HARRINGTON,  
 18456 Gardenia Way,  
 Gaithersburg, MD 20879.  
 ATTORNEY: CHARLES J. ARENA,  
 583 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**EINHORN, ALAN B. also known as****ALAN EINHORN, dec'd.**

Late of Cheltenham Township.  
 Executrix: PATSY JARVIS,  
 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

**FAUST, LORETTA ANN, dec'd.**

Late of Upper Frederick Township.  
 Executors: CYNTHIA L. HAMMETT,  
 312 N. College Parkway,  
 Frederick, MD 21701,  
 BRYAN M. FAUST,  
 2311 Issacs Way,  
 Forest Hills, MD 21050.

ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**FLYNN, CAROLA., dec'd.**

Late of Borough of Bridgeport.  
 Executrix: JENNIFER A. YACOUB,  
 c/o Adam L. Fernandez, Esquire,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323

**FRANKENFIELD, RUTH L., dec'd.**

Late of Lansdale, PA.  
 Executor: CHARLES L. FRANKENFIELD, JR.,  
 211 Green Street,  
 Lansdale, PA 19446.

**FRICK, CAROL A., dec'd.**

Late of New Hanover Township.  
 Executor: WILLIAM J. WANNER,  
 2613A N. Charlotte Street,  
 Pottstown, PA 19464.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 101,  
 Reading, PA 19606

**GIRARD, ANN MARIE, dec'd.**

Late of Lower Providence Township.  
 Executor: DOREEN R. McMICHAEL,  
 c/o Patricia Leisner Clements, Esquire,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**GREGORY, MATTHEW, dec'd.**

Late of Borough of Pottstown.  
 Administrator: JACQUELYN GREGORY,  
 c/o William J. Salerno, Esquire,  
 220 Radcliffe Street,  
 Bristol, PA 19007.  
 ATTORNEY: WILLIAM J. SALERNO,  
 220 Radcliffe Street,  
 Bristol, PA 19007

**GUBER, SELMA, dec'd.**

Late of Abington Township.  
 Executor: STUART GUBER,  
 c/o Katherine F. Thackray, Esquire,  
 1880 JFK Boulevard, Suite 1740,  
 Philadelphia, PA 19103.  
 ATTORNEY: KATHERINE F. THACKRAY,  
 ALEXANDER & PELL, LLC,  
 1880 JFK Boulevard, Suite 1740,  
 Philadelphia, PA 19103

**KAUFMAN, HELEN CHRISTINE, dec'd.**

Late of Montgomery County, PA.  
 Administrator: BRAD K. KAUFMAN,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.  
 ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**KLOCKEY, GRACE M., dec'd.**

Late of Borough of Lansdale.  
 Executor: GORDON C. HURLBUT,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**LADLEY, HUGH R., dec'd.**

Late of Douglass Township.  
 Executor: RONALD F. LADLEY,  
 c/o Danielle M. Yacono, Esquire,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773

**LEWIS, RUTH PAULINE, dec'd.**

Late of Horsham Township.  
 Executrix: PAULA L. MORRIS,  
 c/o Mary E. Podlogar, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**McBRIDE, DIANE L. also known as  
DIANE L. MOYER, dec'd.**

Late of Upper Moreland Township.  
 Executor: ROBERT J. McBRIDE,  
 c/o Donna J. Wengiel, Esquire,  
 P.O. Box 70,  
 Newtown, PA 18940.  
 ATTORNEY: DONNA J. WENGIEL,  
 STUCKERT AND YATES,  
 P.O. Box 70,  
 Newtown, PA 18940

**McCRAE, EDNA A., dec'd.**

Late of Cheltenham Township.  
 Executrices: KENDRA ILLEN McCRAE,  
 1807 Farrington Road,  
 Philadelphia, PA 19128,  
 JOCELYN DIANE McCRAE,  
 2233 E. Maple Road, Apt. 203,  
 Birmingham, MI 48009.  
 ATTORNEY: KIRSTEN B. MINISCALCO,  
 WINTER & DUFFY LAW,  
 190 Bethlehem Pike, Suite 1, P.O. Box 564,  
 Colmar, PA 18915-0564

**McCURDY SR., JOHN G., dec'd.**

Late of Whitemarsh Township.  
 Executors: PNC BANK, NATIONAL  
 ASSOCIATION AND  
 EDWARD GRANT McCURDY,  
 Attn.: Heather Dorr, VP,  
 1600 Market Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: BRIAN GILBOY,  
 GILBOY & GILBOY, LLP,  
 100 N. 18th Street, Suite 1825,  
 Philadelphia, PA 19103

**McELRONE, EILEEN J., dec'd.**

Late of Lower Merion Township.  
 Executrix: ERIN K. BRENNAN,  
 731 Wynnewood Road, #38,  
 Ardmore, PA 19003.  
 ATTORNEY: CHARI M. ALSON,  
 ANDERSON ELDER LAW,  
 206 State Road,  
 Media, PA 19063

**NORTON, SHARON PATRICIA also known as  
SHARON P. NORTON, dec'd.**

Late of Plymouth Township.  
 Administrator: RAMON W. NORTON,  
 1316 Colwell Lane,  
 Conshohocken, PA 19428.  
 ATTORNEY: ELIZABETH ZWAAN MILNE,  
 ELIZABETH Z. MILNE, LLC,  
 P.O. Box 161,  
 Berwyn, PA 19312

**O'BRIEN, MARY LOUISE also known as  
MARY LOUISE O'BRIEN McGETTIGAN,  
dec'd.**

Late of Gladwyne, PA.  
 Executrix: LYNDIA R. O'BRIEN,  
 c/o Roger J. Harrington, Esquire,  
 1108 Seaton Ross Road,  
 Radnor, PA 19087.  
 ATTORNEY: ROGER J. HARRINGTON,  
 HARRINGTON & CALDWELL, P.C.,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**O'BRIEN, TIMOTHY M., dec'd.**

Late of West Pottsgrove Township.  
 Executrix: MADELINE A. O'BRIEN,  
 c/o Carolyn M. Marchesani, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**PASCAL, MARGARET, dec'd.**

Late of Borough of Royersford.  
 Executor: LAURIE A. ROLES,  
 c/o Supriya G. Philips, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**PITTMAN, ROBERT E., dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN V. ARMENIO,  
 c/o David P. Brown, III, Esquire,  
 P.O. Box 729,  
 Kimberton, PA 19442.  
 ATTORNEY: DAVID P. BROWN, III,  
 P.O. Box 729,  
 Kimberton, PA 19442

**POMMER, VENIESE, dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN V. POMMER,  
 c/o Kara A. Klaiber, Esquire,  
 80 W. Lancaster Avenue, 4th Floor,  
 Devon, PA 19333-1331.  
 ATTORNEY: KARA A. KLAIBER,  
 McCAUSLAND KEEN + BUCKMAN,  
 80 W. Lancaster Avenue, 4th Floor,  
 Devon, PA 19333-1331

**RALSTON, JAY, dec'd.**

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

**SCHMID, FRIEDA I. also known as**

**FRIEDA SCHMID,  
 FRIEDA M. SCHMID and  
 FREDERICA MARY SCHMID, dec'd.**

Late of Abington Township.  
 Executor: TOM ROLF WEILER  
 (A/K/A TOM WEILER),  
 P.O. Box 1100,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: EDWARD A. ZETICK,  
 P.O. Box 414,  
 Jenkintown, PA 19046-0414

**SCHWENK, NATHAN DAVID, dec'd.**

Late of Pottstown, PA.  
 Administratrix: CAROL SCHWENK,  
 201 Main Street,  
 East Greenville, PA 18041.

**SMITH, WILLIAM GRIFFITH, dec'd.**

Late of Upper Merion Township.  
 Executrix: ALICIA D. SEIDERS,  
 c/o Suzanne M. Hecht, Esquire,  
 Two Villanova Center, Suite 280,  
 795 E. Lancaster Avenue,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 Two Villanova Center, Suite 280,  
 795 E. Lancaster Avenue,  
 Villanova, PA 19085

**TATEM, THOMAS DAVANIA, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: BETSY LEE TATEM,  
 c/o Charles G. Cheleden, Esquire,  
 275 S. Main Street, Suite 11,  
 Doylestown, PA 18901.  
 ATTORNEY: CHARLES G. CHELEDEN,  
 275 S. Main Street, Suite 11,  
 Doylestown, PA 18901

**WALTERS, RALPH G., dec'd.**

Late of Lower Frederick Township.  
 Executrix: LILLIAN P. WALTERS.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**WEIDNER, BARBARA JOY, dec'd.**

Late of Borough of Lansdale.  
 Executrix: CAROL HABRE,  
 c/o Marc L. Davidson, Esquire,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087.  
 ATTORNEY: MARC L. DAVIDSON,  
 DAVIDSON & EGNER,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087

**ZACK, MARTHA, dec'd.**

Late of Lower Merion Township.  
 Executor: RONALD ZACK,  
 c/o Andrew Gavrin, Esquire,  
 306 Clairemont Road,  
 Villanova, PA 19085.  
 ATTORNEY: ANDREW GAVRIN,  
 306 Clairemont Road,  
 Villanova, PA 19085

**Second Publication****ANDERSON, ARLO C., dec'd.**

Late of Towamencin Township.  
 Executrix: CATHERINE J. ANDERSON,  
 c/o William Morrow, Esquire,  
 58 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW AND LEFEVRE, LLC,  
 58 E. Penn Street,  
 Norristown, PA 19401

**BOGUSLAW, WALTER EDWARD also known as  
 WALTER E. BOGUSLAW, dec'd.**

Late of Lansdale, PA.  
 Executor: CHRISTOPHER J. BOGUSLAW,  
 17 Hackney Way,  
 Harleysville, PA 19438.

**BOSNIAN, BERJOUHY B., dec'd.**

Late of Lower Providence Township.  
 Executor: STEPHEN J. BOSNIAN,  
 47 Hunt Club Drive,  
 Collegeville, PA 19426.

**BRADLEY, THELMA C., dec'd.**

Late of Whitemarsh Township.  
 Executrix: SHARON MARIE MORGAN,  
 233 Hillcrest,  
 Conshohocken, PA 19428.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**BRAUN, MARIAN LOUISE, dec'd.**

Late of Borough of Lansdale.  
 Executor: JEFFREY BRAUN,  
 1369 Gwynedale Way,  
 Lansdale, PA 19446.

**BROWN, REGINA F., dec'd.**

Late of Lower Merion Township.  
 Executrix: PATRICIA R. TAGGART,  
 c/o Guy F. Matthews, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**BROWN, STUART GARY, dec'd.**

Late of Upper Merion Township.  
 Administrator: JASON BROWN,  
 c/o Jan V. Edelman, Esquire,  
 3103 Hulmeville Road, Suite 200,  
 Bensalem, PA 19020.  
 ATTORNEY: JAN V. EDELMAN,  
 ROTHBERG & FEDERMAN,  
 3103 Hulmeville Road, Suite 200,  
 Bensalem, PA 19020

**BUNGERZ, KARL S., dec'd.**

Late of Jenkintown, PA.  
 Executor: ROBERT A. BUNGERZ,  
 c/o Norris McLaughlin, P.A.,  
 515 W. Hamilton Street, Suite 502,  
 Allentown, PA 18101.  
 ATTORNEY: JUDITH A. HARRIS,  
 NORRIS McLAUGHLIN, P.A.,  
 515 W. Hamilton Street, Suite 502,  
 Allentown, PA 18101

**CIPOLLA, CONCEPCION, dec'd.**

Late of Borough of Lansdale.  
 Executors: JUAN CARLOS MIGLIORE,  
 50965 Briarwood Court,  
 Granger, IN 46530,  
 TERESA ALBURGER,  
 616 W. Blooming Glen Drive,  
 Perkasio, PA 18944.

**CLARK, BLANCHE M., dec'd.**

Late of Upper Providence Township.  
 Executor: STEVEN W. CLARK,  
 3 Hickory Place,  
 Collegeville, PA 19426.  
 ATTORNEY: HARRIET R. LITZ,  
 MULLANEY & MULLANEY LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474

**DAVIS JR., RALPH E., dec'd.**

Late of Upper Merion Township.  
 Administrator: GLENN C. DAVIS.  
 ATTORNEY: SALVATORE F. BELLO, III,  
 BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**DeFRANGESCO JR., JOHN ARMAND also known as**

**JOHN A. DeFRANGESCO, JR., dec'd.**  
 Late of Borough of West Conshohocken.  
 Executrix: SANDRA GARBACZ,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**DERSTINE, SHIRLEY also known as  
SHIRLEY H. DERSTINE, dec'd.**

Late of Souderton, PA.  
 Executrices: PAMELA J. SENKOW,  
 1229 Bethlehem Pike,  
 Sellersville, PA 18960-1449,  
 PATRICIA D. GILL,  
 470 N. Fourth Street,  
 Souderton, PA 18964-1313,  
 CYNTHIA L. CHERNUKA,  
 334 Harleysville Pike,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**deVRIES, ELIZABETH J., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: SHARYN L. SPITZNAGEL,  
 1004 W. Welsh Road,  
 Ambler, PA 19002.

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

**DUTILL, DELORES K., dec'd.**

Late of Lower Providence Township.  
 Administrator CTA: KEITH R. DUTILL,  
 c/o Tara M. Walsh, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355.  
 ATTORNEY: TARA M. WALSH,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355

**EAMES, ROLLAND, dec'd.**

Late of Montgomery Township.  
 Executrix: LAURA M. POLZELLA,  
 c/o Clifton R. Guise, Esquire,  
 Halbruner, Hatch & Guise, LLP,  
 2109 Market Street,  
 Camp Hill, PA 17011.

**ENGARDE, KENNETH D., dec'd.**

Late of Towamencin Township.  
 Executors: EDWARD D. ENGARDE,  
 2500 Tirjan Avenue,  
 Quakertown, PA 18951-3827,  
 PRUDENCE L. MURPHY,  
 1029 Snyder Road,  
 Lansdale, PA 19446-4609.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**EVANS, SARAH R., dec'd.**

Late of Whitmarsh Township.  
 Administrator: ROBERT EVANS,  
 475 Berkshire Drive,  
 Souderton, PA 18964.  
 ATTORNEY: MARYBETH O. LAURIA,  
 LAURIA LAW LLC,  
 3031 Walton Road, Suite C310,  
 Plymouth Meeting, PA 19462

**FORD, HUGH ROBERT also known as  
H. ROBERT FORD, dec'd.**

Late of Lower Merion Township.  
 Executrix: RITA KATHERINE McAVOY-HULL,  
 c/o William P. Culp, Jr., Esquire,  
 614 Darby Road,  
 Havertown, PA 19083.  
 ATTORNEY: WILLIAM P. CULP, JR.,  
 614 Darby Road,  
 Havertown, PA 19083

**GABAI, NATALIE N. also known as  
NATALIE GABAI, dec'd.**

Late of Upper Dublin Township.  
 Executrix: STEPHANIE D. GABAI,  
 c/o David S. Workman, Esquire,  
 200 S. Broad Street, Suite 600,  
 Philadelphia, PA 19102.  
 ATTORNEY: DAVID S. WORKMAN,  
 ASTOR WEISS KAPLAN & MANDEL, LLP,  
 200 S. Broad Street, Suite 600,  
 Philadelphia, PA 19102

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

Late of Huntingdon Valley, PA.  
 Executrix: KELLIE SARACENO,  
 50 Balmoral Drive,  
 Chadds Ford, PA 19317.



**GREIM, JOSEPH MARTIN, dec'd.**

Late of Upper Providence Township.  
Executors: CHRISTINE GROENER,  
206 Vixen View,  
Phoenixville, PA 19460,  
JOSEPH GREIM,  
3925 Countrywood Drive,  
Hatboro, PA 19040.

**GUNNING, MARY ANN C., dec'd.**

Late of Whitpain Township.  
Executor: KENNETH C. GUNNING,  
760 Longfield Drive,  
Blue Bell, PA 19422.  
ATTORNEY: NEIL M. HILKERT,  
229 W. Wayne Avenue,  
Wayne, PA 19087

**HARE, ROSEMARY ANNE, dec'd.**

Late of Lansdale, PA.  
Executor: JOSEPH F. HARE,  
1 State Road,  
Media, PA 19063.  
ATTORNEY: KRISTINE F. HUGHEY,  
22 W. Second Street,  
Media, PA 19063

**HELMICK-WAITE, HELEN, dec'd.**

Late of Abington Township.  
Executors: TIMOTHY C. HELMICK AND  
FREDERICK L. HELMICK, JR.,  
c/o Michael W. Mills, Esquire,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901.  
ATTORNEY: MICHAEL W. MILLS,  
ANTHEIL, MASLOW & MacMINN, LLP,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901

**HEMPHILL, DONNA D. also known as  
DONNA HEMPHILL, dec'd.**

Late of Springfield Township.  
Executor: DONALD I. DUCKWITZ, JR.,  
c/o George M. Ritter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**HOEVELER, KATIE L. also known as  
KATIE TALLMAN, dec'd.**

Late of Lower Merion Township.  
Administrator: MICHAEL M. TALLMAN,  
c/o Michael J. Maransky, Esquire,  
P.O. Box 3001,  
Blue Bell, PA 19422.  
ATTORNEY: MICHAEL J. MARANSKY,  
FOX ROTHSCHILD LLP,  
P.O. Box 3001,  
Blue Bell, PA 19422

**JOHNSON JR., CHARLES M., dec'd.**

Late of Lower Merion Township.  
Executrix: SUSAN J. HUNTER,  
c/o Marc H. Jaffe, Esquire,  
795 E. Lancaster Avenue, Suite 260,  
Villanova, PA 19085.  
ATTORNEY: MARC H. JAFFE,  
FROMHOLD JAFFE ADAMS & JUN, P.C.,  
795 E. Lancaster Avenue, Suite 260,  
Villanova, PA 19085

**KEEN, BARBARA L., dec'd.**

Late of Upper Gwynedd Township.  
Executors: CHRISTOPHER R. KEEN AND  
SUSAN R. SLAWINSKI,  
c/o Mary L. Buckman, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**KELLEY, DOLORES, dec'd.**

Late of Hatfield Township.  
Executrix: DEBORAH NAST,  
c/o 301 N. Main Street,  
Telford, PA 18969.  
ATTORNEY: RONALD R. BOLIG,  
301 N. Main Street,  
Telford, PA 18969

**KOEHLER JR., FRANKLYNN C., dec'd.**

Late of Hatfield Township.  
Executrix: RACHEL DeANGELO,  
P.O. Box 1104,  
Kulpsville, PA 19443.  
ATTORNEY: RACHEL BENNER DeANGELO,  
P.O. Box 1104,  
Kulpsville, PA 19443

**KOEHLER, GEORGETTE, dec'd.**

Late of Hatfield Township.  
Executrix: RACHEL DeANGELO,  
P.O. Box 1104,  
Kulpsville, PA 19443.  
ATTORNEY: RACHEL BENNER DeANGELO,  
P.O. Box 1104,  
Kulpsville, PA 19443

**LAGRECA, SANDRA also known as  
SANDRA A. LAGRECA, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: LYNN OLSON,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040

**LANDES, NANCY B., dec'd.**

Late of Blue Bell, PA.  
Executor: WENDY L. WEIRMAN,  
823 Clover Drive,  
North Wales, PA 19454.

**LEONHARDT, JUNE L., dec'd.**

Late of Lower Merion Township.  
Executor: WILLIAM P. CULP, JR.,  
614 Darby Road,  
Havertown, PA 19083.  
ATTORNEY: WILLIAM P. CULP, JR.,  
614 Darby Road,  
Havertown, PA 19083

**LESTER, MICHAEL E., dec'd.**

Late of Upper Dublin Township.  
Executor: PAUL L. FELDMAN,  
820 Homestead Road,  
Jenkintown, PA 19046.  
ATTORNEY: PAUL L. FELDMAN,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19046

**MARINO, MATTHEW J., dec'd.**

Late of West Norriton Township.  
 Administrator: BENJAMIN MARINO,  
 201 S. Schuylkill Avenue,  
 West Norriton, PA 19403.

**MCADAM, JOHN H., dec'd.**

Late of Whitmarsh Township.  
 Executrix: KATHLEEN MAYER,  
 c/o Stephen D. Potts, Esquire,  
 Strafford Office Bldg., #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115.  
 ATTORNEY: STEPHEN D. POTTS,  
 HERR, POTTS & POTTS, LLC,  
 Strafford Office Bldg., #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115

**McGAULEY SR., JAMES W., dec'd.**

Late of Upper Merion Township.  
 Executrix: JANINE EGBERT,  
 5000 Grouper Hole Court,  
 Boca Grande, FL 33921.  
 ATTORNEY: ERIC J. FABRIZIO,  
 BINGAMAN HESS,  
 Treeview Corporate Center, Suite 100,  
 2 Meridian Boulevard,  
 Wyomissing, PA 19610

**MEADOWCROFT, EDWARD SHAW also known as  
 PETE MEADOWCROFT, dec'd.**

Late of Borough of Norristown.  
 Administratrix: RUTH MEADOWCROFT,  
 523 Mill Grove Drive,  
 Norristown, PA 19403.

**MEYERS, GEORGE HERMAN, dec'd.**

Late of Upper Moreland Township.  
 Executor: STEPHEN GEORGE MEYERS,  
 1464 Tarleton Place,  
 Warminster, PA 18974.  
 ATTORNEY: JUDITH STUTMAN IZES,  
 GAZAN & JOHN, P.C.,  
 30 W. Airy Street,  
 Norristown, PA 19401

**MIDDLETON, BARBARA H. also known as  
 BARBARA MIDDLETON, dec'd.**

Late of Whippen Township.  
 Co-Executors: TRACY M. LEXA,  
 130 Pembroke Circle,  
 Phoenixville, PA 19460,  
 SUSAN M. THOMPSON,  
 600 N. Lake Shore Drive, Apt. #2412,  
 Chicago, IL 60611,  
 RAYMOND J. MIDDLETON,  
 574 Fawnview Circle,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANDREW P. GRAU,  
 911 Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**MILLER, ELIZABETH CLARK, dec'd.**

Late of Bryn Mawr, PA.  
 Executor: MARK N. DILTS,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034.  
 ATTORNEY: DAVID W. ANTHONY,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034

**NOSKOW, CHARLOTTE, dec'd.**

Late of Phoenixville, PA.  
 Executor: HENRY NOSKOW,  
 10508 Valley Forge Circle,  
 King of Prussia, PA 19406.

**PALOMBO, ANTHONY J., dec'd.**

Late of Abington Township.  
 Executor: ERIC C. PALOMBO,  
 312 Addison Place,  
 West Chester, PA 19382.  
 ATTORNEY: STEPHEN T. ELINSKI,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 E. Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**PEIRSON, JILL C., dec'd.**

Late of Upper Providence Township.  
 Executor: DAVID W. PEIRSON,  
 701 Russell Avenue,  
 Douglassville, PA 19518.  
 ATTORNEY: DAVID A. MEGAY,  
 OWM LAW,  
 41 High Street,  
 Pottstown, PA 19518

**PERRONG JR., HAROLD W. also known as  
 HAROLD WILLIAM PERRONG, JR., dec'd.**

Late of Upper Moreland Township.  
 Executrix: MARGARET P. ENGARD,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**ROBB, MARY LLOYD also known as  
 MINNEY ROBB, dec'd.**

Late of Lower Merion Township.  
 Executors: ALEXANDER B. PACKARD AND  
 ANDREW L. PACKARD,  
 c/o Jill R. Fowler, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**SAWHILL, SHIRLEY S., dec'd.**

Late of Borough of Telford.  
 Executor: DAVID L. SAWHILL, JR.,  
 c/o 301 N. Main Street,  
 Telford, PA 18969.  
 ATTORNEY: RONALD R. BOLIG,  
 301 N. Main Street,  
 Telford, PA 18969

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

Late of Whippen Township.  
 Executrix: DONNA VAN DUSEN,  
 c/o James M. Jacquette, Esquire,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**SMONDROWSKI, IRENE B. also known as  
IRENE BARBARA SMONDROWSKI, dec'd.**

Late of East Norriton Township.  
Executrix: CAROL A. RANIERI,  
2419 Romano Court,  
Norristown, PA 19401.  
ATTORNEY: ADAM T. KATZMAN,  
KATZMAN LAW OFFICE, P.C.,  
1117 Bridge Road, Suite A,  
P.O. Box 268,  
Creamery, PA 19430,  
610-409-2909

**STEVENS, CHRISTY A., dec'd.**

Late of Plymouth Township.  
Executor: MARK CHARLES STEVENS,  
c/o Sally A. Farrell, Esquire,  
P.O. Box 660,  
West Chester, PA 19381-0660.  
ATTORNEY: SALLY A. FARRELL,  
MacELREE HARVEY, LTD.,  
P.O. Box 660,  
West Chester, PA 19381-0660

**TRAUGER, MARY P., dec'd.**

Late of Abington Township.  
Co-Executors: MARK PENECALE AND  
JOAN CONDUIT,  
2461 Brookdale Avenue,  
Roslyn, PA 19001.  
ATTORNEY: DAVID G. ENNIS,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**TRAUGER, WILLIAM G., dec'd.**

Late of Lower Salford Township.  
Executor: WILLIAM T. TRAUGER,  
780 Quarry Road,  
Harleysville, PA 19438.  
ATTORNEY: GREGORY E. GRIM,  
P.O. Box 215,  
Perkasie, PA 18944

**WACK, SHARON LYNN, dec'd.**

Late of Upper Moreland Township.  
Executor: JAMES J. WACK,  
2835 Kentner Road,  
Hatboro, PA 19040.  
ATTORNEY: ANDREW P. GRAU,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**WARREN, KENNETH M., dec'd.**

Late of Upper Merion Township.  
Executor: FRANK MACKIE WARREN, JR.,  
10 Carol Road,  
Ormond Beach, FL 32176.  
ATTORNEY: ANTHONY M. DiMASSA,  
DiMASSA ASSOCIATES, LTD.,  
157 Juniper Road,  
Havertown, PA 19083

**WEINSTEIN, ELLEN NORA, dec'd.**

Late of Lower Merion Township.  
Executors: SEAN WEINSTEIN AND  
SCOTT WEINSTEIN,  
c/o Megan E. O'Rourke, Esquire,  
1835 Market Street, Suite 320,  
Philadelphia, PA 19103.  
ATTORNEY: MEGAN E. O'ROURKE,  
TEETERS HARVEY MARRONE & KAIER LLP,  
1835 Market Street, Suite 320,  
Philadelphia, PA 19103

**YERKES, ERMA F., dec'd.**

Late of Abington Township.  
Executor: WESLEY K. YERKES,  
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

**ZENUK, BETH, dec'd.**

Late of Springfield Township.  
Executor: KELSEY WHITE,  
3414 W. Queen Lane,  
Philadelphia, PA 19129.  
ATTORNEY: BROOK HASTINGS,  
25 Washington Lane, Suite 5A,  
Wyncote, PA 19095

**Third and Final Publication****ANDERSON, SHEILA M., dec'd.**

Late of Upper Dublin Township.  
Executrix: JACQUELINE K. ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: JACQUELINE K. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**BALL, COLLEEN, dec'd.**

Late of Borough of Lansdale.  
Administrator: VINCENT J. BALL, III,  
c/o Franqui-Ann Raffaele, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: FRANQUI-ANN RAFFAELE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**COLLINS, VIRGINIA A., dec'd.**

Late of Telford, PA.  
Personal Representative: ROBERT K.  
GRAUPNER,  
1287 Tarisa Avenue,  
Myrtle Beach, SC 29572.

**COXE, MARJORIE CLARKE also known as  
MARJORIE C. COXE,  
MARJORIE COXE and  
JERRY COXE, dec'd.**

Late of Lower Merion Township.  
Executor: THEODORE S. COXE, JR.,  
Radnor Financial Center, Suite 101,  
170 N. Radnor-Chester Road,  
Radnor, PA 19087-5281.  
ATTORNEY: THEODORE S. COXE, JR.,  
Radnor Financial Center, Suite 101,  
170 N. Radnor-Chester Road,  
Radnor, PA 19087-5281

**DADHICH, VINODINI R., dec'd.**

Late of Borough of North Wales.  
Executor: NILESH DADHICH,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**DORNSTEIN, DOROTHY BAILEY also known as DOROTHY R. BAILEY-DORNSTEIN and DOROTHY BAILEY-DORNSTEIN, dec'd.**

Late of Whitemarsh Township.  
 Executor: RICHARD SCHMELTZER,  
 c/o John M. Pelet, III, Esquire,  
 200 S. Broad Street, Suite 600,  
 Philadelphia, PA 19102.

ATTORNEY: JOHN M. PELET, III,  
 ASTOR WEISS KAPLAN & MANDEL, LLP,  
 200 S. Broad Street, Suite 600,  
 Philadelphia, PA 19102

**ERHARDT, CAROLE ANN, dec'd.**

Late of Upper Dublin Township.  
 Executrix: PATRICIA D. ERHARDT,  
 c/o Gregory R. Gifford, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**FENSTERMACHER, LARRY LEE, dec'd.**

Late of Upper Providence Township.  
 Administrator: DENNIS B. FENSTERMACHER,  
 37 E. Grant Street,  
 Phoenixville, PA 19460.

ATTORNEY: MISTY A. TOOTHMAN,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**JENKINS, ANNE ATLEE also known as ANNE A. JENKINS, dec'd.**

Late of Whitemarsh Township.  
 Executors: GEORGE M. RITER AND  
 JUNE ANNE JENKINS,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**LEAHY, LINDA MARIE, dec'd.**

Late of Lansdale, PA.  
 Executrix: CHRISTINA JONES,  
 808 Woodland Drive,  
 Havertown, PA 19083.

**MARANO JR., MARTIN J., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: JANET M. TANCREDI AND  
 KEVIN RYAN,  
 c/o Edmund L. Harvey, Jr., Esquire,  
 1835 Market Street, Suite 320,  
 Philadelphia, PA 19103.  
 ATTORNEY: EDMUND L. HARVEY, JR.,  
 TEETERS HARVEY MARRONE & KAIER LLP,  
 1835 Market Street, Suite 320,  
 Philadelphia, PA 19103

**MOWER, FAY M. also known as**

**FAY MOWER, dec'd.**  
 Late of Borough of Lansdale.  
 Executrix: DIANE L. STEVENS.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**O'BRIEN, ROBERT J., dec'd.**

Late of Borough of Ambler.  
 Executrix: ROSEMARY R. FERRINO,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.

ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**O'HERRICK, JAMES D., dec'd.**

Late of Borough of Lansdale.  
 Executor: FRANCIS J. O'HERRICK,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**ROSENBERGER, RICHARD P., dec'd.**

Late of Lansdale, PA.  
 Executrix: KIM FORMAN,  
 c/o 3900 Skippack Pike, Suite A3,  
 P.O. Box 120,  
 Skippack, PA 19474.

ATTORNEY: CHRISTINA J. CORR,  
 CHRISTINA J. CORR, P.C.,  
 3900 Skippack Pike, Suite A3,  
 P.O. Box 120,  
 Skippack, PA 19474

**SCHWARTZ, ANN, dec'd.**

Late of Upper Merion Township.  
 Administratrix: BARBRA J. CALLAHAN,  
 200 Evelyn Drive,  
 King of Prussia, PA 19406.

**SEIDEL, CAROLE, dec'd.**

Late of Hatboro, PA.  
 Executor: MARK HARTMAN,  
 804 Elizabeth Court,  
 Collegeville, PA 19426.

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

Late of Upper Providence Township.  
 Administratrix: CAROLYN M. MARTINEZ,  
 158 Providence Forge Road,  
 Royersford, PA 19468.  
 ATTORNEY: DAVID S. KAPLAN,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

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

Late of Upper Merion Township.  
 Administratrix: NANCY W. PINE,  
 104 S. Church Street,  
 West Chester, PA 19382.  
 ATTORNEY: NANCY W. PINE,  
 PINE & PINE, LLP,  
 104 S. Church Street,  
 West Chester, PA 19382

**WAGNER, THOMAS F., dec'd.**

Late of Whitemarsh Township.  
 Executrix: CAROLYN M. WEBB,  
 c/o Franqui-Ann Raffaele, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: FRANQUI-ANN RAFFAELE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**WALLACE, CLIFTON AGREE, dec'd.**

Late of Upper Dublin Township.  
 Administrator: CLARETTA JESSE,  
 108 Logan Avenue,  
 North Hills, PA 19038.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034,  
 215-793-4800

**WALLACE, MOZELLA, dec'd.**

Late of Upper Dublin Township.  
Executor: CLARETTA JESSE,  
108 Logan Avenue,  
North Hills, PA 19038.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034,  
215-793-4800

**WHITTUM, JULIANA EASTWICK also known as JULIANA E. WHITTUM, dec'd.**

Late of Montgomery Township.  
Executor: CABELL E. WHITTUM,  
c/o Stephen Carroll, Esquire,  
P.O. Box 1440,  
Media, PA 19063.  
ATTORNEY: STEPHEN CARROLL,  
CARROLL & KARAGELIAN LLP,  
P.O. Box 1440,  
Media, PA 19063

**ZERGANI, JAMES J., dec'd.**

Late of Upper Dublin Township.  
Executor: MOJGAN RIAHIFARD,  
c/o Lisa A. Shearman, Esquire,  
375 Morris Rd., 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

**FICTITIOUS NAME**

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

NOTICE IS HEREBY GIVEN, 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 **LNO Properties**, with its principal place of business at 247 Stone Hill Drive, Pottstown, PA 19464.

The name and address of any person/entity owning or interested in said business: EOA, LLC, 247 Stone Hill Drive, Pottstown, PA 19464.

The application has been filed on June 2, 2023.

**Andrew C. Laird, Esquire  
King Laird, P.C.**

360 W. Main Street  
Trappe, PA 19426  
610-489-0700

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 **Love Laur**, with its principal place of business at 247 Stone Hill Drive, Pottstown, PA 19464.

The name and address of any person/entity owning or interested in said business: EOA, LLC, 247 Stone Hill Drive, Pottstown, PA 19464.

The application has been filed on June 2, 2023.

**Andrew C. Laird, Esquire  
King Laird, P.C.**

360 W. Main Street  
Trappe, PA 19426  
610-489-0700

**FOREIGN REGISTRATION STATEMENT**

Notice is hereby given that **AERAS, Inc., DBA AERAS Intelligence, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 101 H. Cherry Lane, Wynnwood, PA 19096, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/23/23, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

**PROFESSIONAL CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on May 25, 2023, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Gregory Csikos, CPA, PC**

**TRUST NOTICES**

**Third and Final Publication**

**JAMES D. O'HERRICK AND  
MARY E. O'HERRICK  
TRUST DATED JULY 8, 1997  
MARY E. O'HERRICK, DECEASED  
JAMES D. O'HERRICK, DECEASED  
Late of Lansdale Borough, Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against the 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:** Lawrence E. O'Herrick  
c/o Mary C. Crocker, Esquire  
Crocker & Crocker, P.C.  
1296 E. High Street, Pottstown, PA 19464



**SLOAN FAMILY TRUST****Marie C. Sloan, Deceased****Late of Springfield 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:** Patricia L. Sloan  
c/o Rosemary R. Ferrino, Esq.  
608 W. Main St., Lansdale, PA 19446-2012

**Atty.: Rosemary R. Ferrino**  
**Montco Elder Law, LLP**  
608 W. Main St., Lansdale, PA 19446-2012

**EXECUTIONS ISSUED****Week Ending June 6, 2023****The Defendant's Name Appears  
First in Capital Letters**

ACQUAVIVA, AMY - M&T Bank; 201918115.  
BARRAGAN, ADRIANNA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309419; WRIT/EXEC.  
BARRETT, JOHN: PNC BANK, GRNSH. - Capital One Bank USA, N.A.; 202309417; \$1,942.07.  
BENGAL PAPER & CONVERTING - Reynolds Restoration; 202312182; \$20,015.75.  
BROWN, KAREN: POLICE & FIRE FCU, GRNSH. - Eagle One Federal Credit Union; 201815069; WRIT/EXEC.  
BROWN, RICKEY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309394; RICKEY BROWN.  
CAMPBELL, SADIE: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201513079; \$3,086.15.  
CHOE, HANNAH: CITIZENS BANK, GRNSH. - Rutgers The State University Of New Jersey; 201828812; WRIT/EXEC.  
CHORRO, CARLOS: PNC BANK, GRNSH. - Capital One Bank, N.A.; 202309214; \$2,619.98.  
COOPER, DEBRA: CHASE BANK, GRNSH. - Cavalry Spv. I, LLC; 201902541.  
COTTO, VENUS: CHASE BANK, GRNSH. - Capital One Bank USA, N.A.; 202309438; WRIT/EXEC.  
DEAN, KIMBERLY: WELLS FARGO BANK, N.A., GRNSH. - Drexel University; 201922339; WRIT/EXEC.  
DONNE, MELISA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309707; WRIT/EXEC.  
DUNN, SHANE: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309692; WRIT/EXEC.  
EARLY, JAMES: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309432; WRIT/EXEC.  
EGGLESTON, CHRISTINA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309611; WRIT/EXEC.  
ELBATTAH, EYAD: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309244; \$4,587.28.  
FLYNN, KATHLEEN: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309211; WRIT/EXEC.  
GIPE, CAROL: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309384; WRIT/EXEC.  
GONGLOFF, CINDY: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309221; WRIT/EXEC.  
GOVAN, RUDOLPH: TD BANK, GRNSH. - Viriva Community Credit Union; 202119355; WRIT/EXEC.  
GRAHAM, MESA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309559; WRIT/EXEC.  
HARRIS, DEBORAH: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309625; WRIT/EXEC.  
HILL, MONIQUE: NAVY FEDERAL CU, GRNSH. - Drexel University; 202309377; WRIT/EXEC.  
IROY SPORTS, LLC: SANTANDER BANK, N.A., GRNSH. - Landcore Engineering Consultants, P.C.; 202115697; ORDER/JUDGMENT/\$136,168.87.  
JACK FREY CARPENTRY, LLC: FREY, JOHN; CITIZENS BANK, GRNSH. - Vimco, Inc.; 202214464; WRIT/EXEC.  
JM REAL ESTATE HOLDINGS: RELIANCE FEDERAL CREDIT UNION, GRNSH. - Realty Mark, LLC; 202122123.  
JOHNSON, PAUL: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309526; WRIT/EXEC.  
KOWACICH, SHANNON: CHASE BANK, GRNSH. - Capital One Bank USA, N.A.; 202309507; WRIT/EXEC.  
KROTJE, VANESSA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309686; WRIT/EXEC.  
KWIATKOWSKI, TRACY: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309168; WRIT/EXEC.  
LASORDA, DANIEL: WELLS FARGO, GRNSH. - Unifund CCR, LLC; 201903569.  
LAUVER, ALENA: PNC BANK, GRNSH. - Capital One Bank USA, N.A.; 202309387; WRIT/EXEC.  
LP CONSULTING GROUP, LLC: GIBSON, CHRISTOPHER: PNC BANK, N.A., GRNSH. - Shelton, James; 202313902; \$20,464.39.  
LUETTGEN, CATILIN: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202307839; WRIT/EXEC.  
LUTZ, SUSAN - Citimortgage, Inc.; 202212192; \$193,195.66.  
MACKEY, MICHAEL: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309634; WRIT/EXEC.  
MARLOW, SARAH: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309411; WRIT/EXEC.  
MAXWELL, TODD: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309400; WRIT/EXEC.  
McNEILL, WILLIE: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309261; WRIT/EXEC.  
MIRANDA, DAGNE: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309468; WRIT/EXEC.

MITCHELL, JAMES: MERCK SHARP AND DOHME FEDERAL CREDIT UNION, GRNSH. - Unifund CCR, LLC; 201905158.

PATEL, HIRAL: TD BANK, N.A., GRNSH. - University of the Sciences in Philadelphia, et al.; 202223853; WRIT/EXEC.

PETROSKY, EVELYN: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202307488; WRIT/EXEC.

PRETLOW, MARCIA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202309157; WRIT/EXEC.

RIVELLI, NICHOLAS - Sawmill Village Condo. Association c/o CAMCO; 202119003; \$11,673.24.

RO, JOO: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309257; WRIT/EXEC.

RUIZ, EILA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309671; WRIT/EXEC.

SAMPEY, NATALIE: TRUMARK FINANCIAL, GRNSH. - Trustees of the University of Pennsylvania; 201823740; WRIT/EXEC.

SHOTTS, AMANDA: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202309437; WRIT/EXEC.

SMALLS, FREDRICK: AMBLER SAVINGS BANK, GRNSH. - Cavalry Spv. I, LLC; 201314682; \$22,824.47.

SMITH, EMILY: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309255; \$3,655.93.

SNYDER, AMANDA: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202309187; WRIT/EXEC.

SNYDER, MATTHEW: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309619; WRIT/EXEC.

SPADACENE, KEVIN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309460; WRIT/EXEC.

STARLINGS, JENNIFER: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202309616; WRIT/EXEC.

STEELE, DOMINIQUE: DOMINIQUE: NAVY FEDERAL CREDIT UNION, GRNSH. - Arya, Rajender; 202307104; \$12,343.74.

STEIN, DAVID: BETH - U.S. Bank Trust National Association not in its Individual Cap.; 202305036; \$372,220.31.

STEPP, SHANNON: ALEXAKI, LAUREN: RYAN, ET AL. - U.S. Bank National Association as Trustee for the Registered; 202116224.

STONE, LANEICIA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202307815; WRIT/EXEC.

SWEENEY, REBEKAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Zhang, John, et al.; 202309382; WRIT/EXEC.

SYLVESTER, AMANDA: PNC BANK, GRNSH. - Capital One, N.A.; 202307828; WRIT/EXEC.

TASCOE-DAVIS, JAMIER: POLICE & FIRE FCU, GRNSH. - Sun East Federal Credit Union; 202225092; WRIT/EXEC.

TATE, TAMIKA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309515; WRIT/EXEC.

TONGUINO, ORETHA: PNC BANK, GRNSH. - Aqua Pennsylvania, Inc.; 20218984; WRIT/EXEC.

TREIBER, ROBERT: TD BANK, GRNSH. - Capital One Bank, N.A.; 202309202; WRIT/EXEC.

VONA, BRANDON: AMERICAN HERITAGE FCU, GRNSH. - Cavalry Spv. I, LLC; 201828885.

WATSON, TERRI: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309513; WRIT/EXEC.

WHEATLEY, ERIC: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309675; WRIT/EXEC.

WILLIAMS, BRIAN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309668; WRIT/EXEC.

WITHHEALTH, INC.: SILICON VALLEY BANK, GRNSH. - Thermo Fisher Financial Services, Inc.; 202311270; \$296,313.99.

WONDERFUL CLEANING, LLC: MATTHEWS, DAWON: SUPERIOR CREDIT UNION, GRNSH. - Transport Funding, LLC; 202301397.

---



---

## JUDGMENTS AND LIENS ENTERED

**Week Ending June 6, 2023**

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

ADOLPHSON, JOHN - Capital One Bank USA, N.A.; 202307753; Certification of Judgment; \$WRIT/EXEC.

ARISE HEALTHCARE SYSTEM, LLC - Camber Spine Technologies, LLC; 202307770; Complaint In Confession of Judgment; \$147,737.24.

BROWN, CARL - Capital One Bank USA, N.A.; 202312195; Certification of Judgment; \$2,929.32.

CASTANEDA, LEYANIS - Capital One Bank USA, N.A.; 202311401; Certification of Judgment; \$1,841.96.

CIANCARELLI, SARAH - Capital One Bank USA, N.A.; 202310652; Certification of Judgment; \$3,089.79.

COOK, CODY - Capital One Bank USA, N.A.; 202313446; Certification of Judgment; \$2,103.48.

COUCH, JOSHUA - Capital One Bank USA, N.A.; 202312577; Certification of Judgment; \$4,367.39.

GALBREATH, KEVIN - Capital One Bank USA, N.A.; 202311908; Certification of Judgment; \$2,863.76.

HEIMBACH, NICK - Capital One Bank USA, N.A.; 202310969; Certification of Judgment; \$4,104.02.

JONES, KENNETH: NOBLE, SAMANTHA - Kourdis, Kiriakos; 202310445; Judgment fr. District Justice; \$7,785.58.

KLOOS, JOHN - Capital One Bank USA, N.A.; 202313741; Certification of Judgment; \$1,902.27.

LANGWORTHY, TRACY - Capital One Bank USA, N.A.; 202313905; Certification of Judgment; \$3,106.99.

MARTIN, CADY - Capital One Bank USA, N.A.; 202312952; Certification of Judgment; \$2,174.53.

MUNOZ, JOSH - Capital One Bank USA, N.A.; 202312185; Certification of Judgment; \$2,387.07.

PRO10 NAILS, LLC - Upper Gywnedd Equities, LLC; 202310501; Complaint in Confession of Judgment; \$256,156.85.

SEIDERS, ROBERT - Capital One Bank USA, N.A.; 202312190; Certification of Judgment; \$6,215.95.

SENN, ROBERT - Capital One Bank USA, N.A.; 202310641; Certification of Judgment; \$2,010.14.

TMI ALLENTOWN, LLC: MOSES, BRANDON: JUDITH, ET AL. - Univest Bank and Trust Co.; 202313841; Complaint in Confession of Judgment; \$1,712,489.86.

TMI RICHMOND, LLC: MOSES, BRANDON: JUDITH, ET AL. - Univest Bank and Trust Co.; 202313461; Complaint in Confession of Judgment; \$1,245,020.10.

TREIBER, ROBERT - Capital One, N.A.; 202307774;  
Certification of Judgment; \$WRIT/EXEC.  
WESTLAKE SURGICAL, L.P. - Camber Spine  
Technologies, LLC; 202307769; Complaint in  
Confession of Judgment; \$73,857.12.

---



---

## LETTERS OF ADMINISTRATION

### Granted Week Ending June 6, 2023

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

BOULDIN, KATHLEEN M. - Skippack Township;  
Bouldin, Karen, 2547 Peachtree Drive, Perkasio,  
PA 18944.  
BUMERSBACH II, HAROLD A. - Lower Gwynedd  
Township; Bumersbach III, Harold A.,  
1085 Washington Avenue, Wycombe, PA 18980.  
CIVITANO, PAUL V. - Upper Moreland Township;  
Civitano, Valerie A., 423 Newton Road,  
Hatboro, PA 19040.  
FAY, NANCY A. - Norristown Borough;  
Ingraham, Elizabeth M., 143 Locust Lane,  
Danville, PA 17821.  
McDONALD, EDWARD M. - McDonald, Mary,  
709 Maple Avenue, Glenside, PA 19038.  
MOBLEY, RICHARD R. - Conshohocken Borough;  
Mobley, Rosalie R., 249 E. Hector Street,  
Conshohocken, PA 19428.  
SNELL, ROBERT A. - Lower Gwynedd Township;  
Della Rocca, John, 1500 JFK Boulevard,  
Philadelphia, PA 19102.  
TORNETTA, DAVID A. - West Norriton Township;  
Tornetta, Cecilee M., 2028 Clearview Avenue,  
Norristown, PA 19403; Tornetta Jr., David A.,  
1616 Sterigere Street, Norristown, PA 19403.  
WRIGHT, ERLENE Y. - Pottstown Borough;  
Brinkley, Dianne L., 567 Manatawny Street,  
Pottstown, PA 19464; Williams, Gwendolyn,  
500 Crystal Lane, Norristown, PA 19403.

---



---

## SUITS BROUGHT

### Week Ending June 6, 2023

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

ALMUHTASEB, MIRIAM - Messere, Beth; 202310478;  
Defendants Appeal from District Justice;  
Laird, Andrew C.  
ANDERSON, JAMES - Plumridge Master Tenant, L.P.;  
202310473; Petition to Appeal Nunc Pro Tunc.  
ANTUNES, JOSE - Ochoa, Vanessa Anaid; 202310612;  
Complaint for Custody/Visitation; Melhor-Ferreira,  
Ana.  
BARLUP, FRANCES - Lester, William; 202313908;  
Complaint for Custody/Visitation.  
BECK, STEVEN - Eisenlohr, Alexandra; 202310598;  
Complaint for Custody/Visitation.  
BOWEN, SHANIA - Wells Fargo Bank, N.A.; 202310640;  
Civil Action; Francese, Nicole M.  
BRINE, HEATHER - Schwartz, Daniel; 202310460;  
Complaint for Custody/Visitation; Schwartz, Daniel.

BROWN, LAUREN - Tryson, Eric; 202310619;  
Complaint for Custody/Visitation.  
CARRILLO GUERRERO, MARIA; RAMOS OJEDA,  
JOSE - Carrillo Guerrero, Maria; 202310609;  
Complaint for Custody/Visitation; Ahlert, Michael.  
CHAMBER OF COMMERCE OF GREATER  
MONTGOMERY COUNTY: CHAIR HLADIK  
ONORATO AND FELDMAN, LLP: GREATER  
LEHIGH VALLEY CHAMBER OF COMMERCE,  
ET AL. - Cortez, Darlene; 202310431; Civil Action.  
CLAYMAN, EDWARD - LVNV Funding, LLC;  
202310569; Defendants Appeal from District Justice.  
CLAYTER, EDITH - Melrose Station Apartments;  
202310444; Petition to Appeal Nunc Pro Tunc.  
DEL CID QUINTERO, JOSÉ; ACOSTA MEJIA,  
DELMY - Acosta, Frandy; 202310498; Complaint  
for Custody/Visitation; Cortes, Daniel.  
DENTAL INNOVATIONS: DUBIN, JAY -  
Lattimore, Marisa; 202310540; Plaintiffs Appeal  
from District Justice.  
DUFFY, JAMES - The Addison; 202310471; Defendants  
Appeal from District Justice.  
FLEMING, SERYNA - Casey, Julian; 202310452;  
Complaint for Custody/Visitation.  
FULTONBERG, BARBARA; JOSHUA: ZIETZ,  
RANDI - Plymouth Pointe; 202310644; Petition to  
Appeal Nunc Pro Tunc.  
GIUNTA, FRANK - Giunta, Natalie; 202310511;  
Complaint in Ejectment.  
GREINER, RACHEL - Portfolio Recovery Associates;  
202310459; Civil Action; Gerding, Carrie A.  
HARRISON, TARA - Rann, LLC; 202310531;  
Petition to Appeal Nunc Pro Tunc.  
IRWIN, SANDRA - AMG Investments, Inc.; 202312198;  
Petition to Appeal Nunc Pro Tunc.  
JACKSON, JOYCE - Portfolio Recovery Associates, LLC;  
202310595; Civil Action; Gerding, Carrie A.  
JACKSON, SAFIYAH - Portfolio Recovery  
Associates, LLC; 202310620; Civil Action;  
Gerding, Carrie A.  
JANNEY, STACEY - Boyer, Jason; 202310546;  
Complaint Divorce.  
KEANE, COLIN - Keane, Brianna; 202313919;  
Complaint Divorce; Donovan, James M.  
KECK, KYLE - Portfolio Recovery Associates, LLC;  
202310494; Civil Action; Gerding, Carrie A.  
KENNEDY, JON - Gooden, Warren; 202312655;  
Defendants Appeal from District Justice.  
KIRCHNER, RYAN - Valiente-Coreas, Gabriela;  
202310593; Complaint for Custody/Visitation.  
KLAPPER, JOSEPH - Fleeger, Jennifer; 202312204;  
Complaint Divorce.  
KOST, NICOLE - Portfolio Recovery Associates, LLC;  
202310510; Civil Action; Gerding, Carrie A.  
KRACHE, MEGAN - Perez, Christopher; 202310536;  
Complaint Divorce.  
KRASNO, JESSE - Johnson, Jay; 202310529;  
Foreign Subpoena.  
KROPNICK, DREW - Portfolio Recovery Associates, LLC;  
202310479; Civil Action; Gerding, Carrie A.  
KUEMMERLE, LYNNNE - Bank of America, N.A.;  
202310583; Civil Action; Cawley, Jonathan Paul.  
LINDER, RALPH - Berry, Rahsan; 202310353;  
Petition; Horwitz, Adam M.  
MARTIN, FATIMAH - Green Hill MHC; 202310457;  
Statement of Objection.

- MARTINEZ, FREDY - Portillo, Gloria; 202310621; Complaint for Custody/Visitation.
- McGOWAN, JAMES - Portfolio Recovery Associates, LLC; 202310462; Civil Action; Gerding, Carrie A.
- McKAY, MARK - Portfolio Recovery Associates, LLC; 202310606; Civil Action; Gerding, Carrie A.
- McKAY, SHERI - Portfolio Recovery Associates, LLC; 202310465; Civil Action; Gerding, Carrie A.
- MOORE, ANDRE - Carroll, Treshonna; 202310576; Complaint for Custody/Visitation.
- MUNOZ, MARIA - Mrockowski, Paul; 202310505; Complaint for Custody/Visitation; Swain, Julia.
- MURPHY, TRACEY - Portfolio Recovery Associates, LLC; 202310528; Civil Action; Gerding, Carrie A.
- O'BRIEN, FERDINAND; LYNDA - O'Brien, John; 202310518; Civil Action.
- O'DONNELL, KAITLYN - Portfolio Recovery Associates, LLC; 202310519; Civil Action; Gerding, Carrie A.
- PAEK, DENNIS - Portfolio Recovery Associates, LLC; 202310474; Civil Action; Gerding, Carrie A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stokes, Timothy; 202310495; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Subhonov, Abdullo; 202310525; Appeal from Suspension/Registration/Insp.; Katz, Elliott, Mr.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Alpine Truck Repair; 202310594; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gibbs, Barrell; 202310547; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Saranadasa, Nishida; 202310577; Appeal from Suspension/Registration/Insp.; Madden, R. Emmett.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Fisher, John; 202310588; Appeal from Suspension/Registration/Insp.; McHugh, Peter A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Trager, Simcha; 202310564; Appeal from Suspension/Registration/Insp.; Katz, Elliott.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Quiles, Peter; 202310610; Appeal from Suspension/Registration/Insp.; Katz, Elliott.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - China, Dejah; 202310626; Appeal from Suspension/Registration/Insp.
- PILLER, MARIE - Portfolio Recovery Associates, LLC; 202310633; Civil Action; Gerding, Carrie A.
- RAWLS, RYAN - Portfolio Recovery Associates, LLC; 202310486; Civil Action; Gerding, Carrie A.
- RESENDIZ, JULIETA - Kilgallen, Kevin; 202310535; Complaint for Custody/Visitation.
- SANTANGELO, JODI - Portfolio Recovery Associates, LLC; 202310481; Civil Action; Gerding, Carrie A.
- SCHANDEIN, ASHLEY - Portfolio Recovery Associates, LLC; 202310585; Civil Action; Gerding, Carrie A.
- SHEEHAN, MARTIN - Steinhouse, Lawrence; 202310632; Petition to Appeal Nunc Pro Tunc.
- SHEEHAN, MARTIN - Steinhouse, Lawrence; 202312188; Petition to Appeal Nunc Pro Tunc.
- SMITH, SHARDAY - Jerc Partners XXXIX, LLC; 202310484; Defendants Appeal from District Justice.
- SPRULL, SEMAJ - Pinchback, Charlene; 202310607; Complaint for Custody/Visitation.
- SULLIVAN, LYNN - Portfolio Recovery Associates, LLC; 202310613; Civil Action; Gerding, Carrie A.
- SYDIE, ODUKALE - Odykale, Olumuyiwa; 202313693; Complaint Divorce.
- TALLEY, ROSLYN - Portfolio Recovery Associates, LLC; 202310631; Civil Action; Gerding, Carrie A.
- THOMPSON, HEATHER - Portfolio Recovery Associates, LLC; 202310508; Civil Action; Gerding, Carrie A.
- THOMPSON, HEATHER - Portfolio Recovery Associates, LLC; 202310527; Civil Action; Gerding, Carrie A.
- THOMPSON, MICHAEL JOHN - Hinton, Tmia; 202310581; Complaint for Custody/Visitation.
- TORRES, REBECCA - Kim, David; 202310533; Complaint for Custody/Visitation.
- TRUNZO, TOM - Fry, Gary; 202313486; Defendants Appeal from District Justice.
- WALTERS, KATHERINE - Morris, Elaine; 202310475; Complaint in Ejectment.
- WARFIELD, KENDAL - Portfolio Recovery Associates, LLC; 202310489; Civil Action; Gerding, Carrie A.
- WIENER, STEPHEN - HANUSCHAK, LEE; KAMINSKY, STEPHEN - Harris, Keith; 202312202; Civil Action.
- WOOLERTON, GARY - McKillion, Casey; 202313915; Complaint for Custody/Visitation; Dubin, David I.
- WORLDS FINEST VAPE SHOP; WORLDS FINEST VAPE SHOP, LLC - Sickle, Thomas; 202310549; Civil Action; Creedon, Michael P.

---



---

## WILLS PROBATED

### Granted Week Ending June 6, 2023

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

- ARCARI, MARY D. - Upper Dublin Township; Gallen, Jane A., 736 Parker Lane, Springfield, PA 19064.
- BERGAN, JOSEPHINE E. - Upper Moreland Township; Bergan, Julianne M., 227 Summer Avenue, Horsham, PA 19044.
- BERTSCH, KAREN E. - Abington Township; Bertsch, Phillip E., 1812 Roberta Avenue, Abington, PA 19001.
- BOGUSLAW, WALTER E. - Lansdale Borough; Boguslaw, Christopher J., 17 Hackney Way, Harleysville, PA 19438; Boguslaw II, Walter E., 875 Laurel Lane, Harleysville, PA 19438; Lepera, Angela J., 432 Perkiomen Avenue, Lansdale, PA 19446.
- BURNS, DENNIS M. - Upper Moreland Township; Burns, Natalie M., 4110 Orangemans Road, Hatboro, PA 19040.
- BYRD, BARNEY R. - Lower Providence Township; DeLaurentis, Michael R., 273 Aldrin Drive, Ambler, PA 19002.



- CAMPBELL, TIMOTHY J. - Lower Merion Township; Saylor, Genevieve G., 830 Montgomery Avenue, Bryn Mawr, PA 19010.
- CASEY, FRANK J. - Towamencin Township; Casey, Frank R., 65 India Row, Boston, MA 02110.
- COBLENTZ, CLEMENTINE M. - Hatboro Borough; Coblentz, William A., Jr., 1114 Longwood Drive, Quakertown, PA 18951.
- COOTS, GERTRUDE R. - Upper Merion Township; Roderiguez, Elizabeth A., 2300 Davis Circle, Hatfield, PA 19440.
- CRIPPS, PETER D. - Upper Moreland Township; Cripps, Susan A., 293 Sharpless Road, Southampton, PA 18966.
- FELLHEIMER, PHILIPPA S. - Lower Merion Township; Fellheimer, Ethan S., 1830 Rittenhouse Square, Philadelphia, PA 19103.
- FITZGERALD, DENIS J. - Upper Merion Township; Fitzgerald, Joan M., 350 Guthrie Road, King of Prussia, PA 19406.
- GALANTI, FRANCIS P. - Plymouth Township; Galanti, Dorothy, 450 New Elm Street, Conshohocken, PA 19428.
- HIGGS, NANCY D. - Montgomery Township; Higgs, Perry D., 146 W. Shore Drive, Milton, DE 19968.
- HUGHES, MARY J. - Upper Moreland Township; Hughes, Tonja, 354 N. Sycamore Avenue, Los Angeles, CA 90036.
- HUNTER, ALAN B. - Lower Gwynedd Township; Hunter, Christine A., 200 Willowmere Lane, Ambler, PA 19002.
- JOHANSMEYER, MARIANNE - Whitpain Township; Murphy Jr., Robert X., 110 Windemere Drive, Blue Bell, PA 19422.
- KAPLAN, WILLIAM - Upper Merion Township; Francesconi, Carolyn, 401 Glen Arbor Court, King Of Prussia, PA 19046.
- KOSTENBADER, KENNETH H. - Upper Moreland Township; Flower, Garry L., 5403 Lilac Court, Upper Gwynedd, PA 19446.
- LANDES, SARAH M. - Franconia Township; Landes, Abram C., 384 Cowpath Road, Souderton, PA 18964.
- MARINO, GAETANO J. - Lower Salford Township; Broadhurst, Danielle C., 488 Harleysville Pike, Harleysville, PA 19438.
- MILLER, MARY R. - Lansdale Borough; Miller, Edward R., 37 Durham Circle, Schwenksville, PA 19473.
- NISS, BERNICE K. - Towamencin Township; Niss, Nancy, 226 Oakland Place, North Wales, PA 19454.
- O'BRIEN, JANE - Hatfield Township; Herculini, Bonnie, 3579 Allentown Road, Souderton, PA 18964.
- OVERHOLTZER, THOMAS D. - Lower Pottsgrove Township; Weekley, Heather L., 2501 Hunsberger Drive, Limerick, PA 19468.
- PENCE, ERNEST W. - Horsham Township; Root, Lisa A., 708 Judie Lane, Ambler, PA 19002.
- RAMANUSKAS, EVA - Lansdale Borough; Connor, Paula G., 14 Woodbridge Circle, Horsham, PA 19044; Sachs, Eva M., 2330 E. High Street, Pottstown, PA 19464.
- SCHONEWOLF JR., GEORGE E. - Abington Township; Schonewolf, Carol, 1005 Huntingdon Pike, Huntingdon Valley, PA 19006.
- SHILLINGFORD, JOHN P. - Lower Moreland Township; Litt, Kathleen M., 2066 Waller Drive, Huntingdon Valley, PA 19006.
- SIGNORINO, GRACE R. - Upper Merion Township; Signorino, Robert S., 283 W. Valley Forge Road, King of Prussia, PA 19406.
- SIVITZ, JAY M. - Cheltenham Township; Sivitz, Paul, 820 Church Road, Elkins Park, PA 19027.
- SPARANGO, PAT - Whitemarsh Township; Sparango, Anthony J., 305 Whitemarsh Valley Road, Fort Washington, PA 19034; Sparango, Benedict, 125 Kenilworth Road, Villanova, PA 19085; Sparango, Mary Grace, 2205 North Wales Road, Lansdale, PA 19446.
- SPINNER, WALTER - Abington Township; Spinner, Michael C., 979 Franklin Lane, Maple Glen, PA 19002.
- SUPPLEE, SANDRA L. - Upper Providence Township; Kaune, Douglas L., Unruh Turner Burke & Frees, Phoenixville, PA 19460.
- THOMPSON, MARYANNE J. - Upper Moreland Township; Thompson, Kyle T., 607 Stewart Road, Hatboro, PA 19040.
- TOSCANI SR., DOMINIC P. - Upper Merion Township; Christiani, Nancy, 8701 Overlook Road, McLean, VA 22102; Walsh, Marybeth, 91 Country Walk, Devon, PA 19333.
- WALSER, MAUREEN T. - Lansdale Borough; Walser, Eric, 603 Alice Lane, Harleysville, PA 19436.

---



---

## RETURN DAY LIST

June 20, 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. Abel v. DiMarco - Defendant’s Motion to Compel Discovery (Seq. 9d) - **M. McDermott - R. Marrero.**
2. Abubaker v. Asplundh - Defendant’s Motion to Compel Discovery (Seq. 13d) - **L. Thomas - J. Cella.**
3. Alexander v. Springfield Senior Living Community - Plaintiff’s Motion to Compel Discovery (Seq. 26d) - **J. DeAngelo - M. McGrath.**
4. Altman v. Henry - Plaintiff’s Motion to Withdraw as Counsel (Seq. 48) - **R. Foster - M. Himsworth.**
5. Apple v. Morales - Defendant’s Motion to Compel Discovery (Seq. 15d) - **R. Lefevre - C. Stevens.**
6. Bac Home Loans Servicing, L.P.v. Lacy - Defendant’s Motion to Compel Discovery (Seq. 155d) - **M. McKeever.**
7. Bluebird Lending II, LLC v. Elliott - Plaintiff’s Motion to Compel Discovery (Seq. 16d) - **B. Garber.**



8. Bluebird Lending II, LLC v. Elliott - Plaintiff's Motion to Compel Discovery (Seq. 16d) - **B. Garber.**
9. Bluebird Lending II, LLC v. Johnson - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **B. Garber.**
10. Bluebird Lending II, LLC v. Johnson - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **B. Garber.**
11. Buck Homes, LLC v. Stanley - Defendant's Motion to Strike Lis Pendens - **J. Katz - N. Klyashtomy.**
12. Burks v. Bell - Plaintiff's Motion to Compel Discovery (Seq. 33d) - **B. Picker - A. Kinchloe.**
13. Chung v. Poust - Plaintiff's Motion to Compel Discovery (Seq. 14d) - **J. Mezyk - B. Evangelist.**
14. Comperatore v. Allen - Plaintiff's Motion to Compel Discovery (Seq. 25d) - **J. Lare - A. Miller.**
15. Discover Bank v. Nguyen - Plaintiff's Motion to Place on Arbitration List (Seq. 29) - **M. Dougherty - A. Tuttle.**
16. Fox v. Amoia - Defendant's Motion to Compel Discovery (Seq. 12d) - **B. Swartz - S. Russ.**
17. Gardner v. Heritage Orchard Hill, L.P. - Defendant's Motion to Compel Discovery (Seq. 21d) - **P. Timoney - M. Socha.**
18. Global Maintenance, Inc. v. American Academic Health System, LLC - Plaintiff's Motion to File Praecipe to Settle Discontinue and End (Seq. 106) - **M. Himsworth.**
19. Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey - Motion for Discontinuance (Seq. 3037) - **M. Collins - S. Reidenbach.**
20. Grasso v. Goldman - Defendant's Motion for Protective Order (Seq. 38d) - **J. First - R. Goldman.**
21. Heard v. Tran - Defendant's Motion to Compel Discovery (Seq. 10d) - **M. Delaney - R. Decicco-Bogina.**
22. Henderson v. 225 Evergreen Road Operations, LLC - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 66) - **J. O'Grady - R. Dillon.**
23. Johns v. Godio - Defendant's Motion to Compel Discovery (Seq. 14d) - **C. Dearden.**
24. Joseph v. Gibbs - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **M. Simon - J. Cella.**
25. JP Morgan Chase Bank National Association v. Curley - Plaintiff's Petition to Vacate Judgment (Seq. 18) - **A. Hunsberger.**
26. Kidder v. Shared Values, LLC - Defendant's Motion to Compel Discovery (Seq. 48d) - **M. Colavita - S. Green.**
27. Leary v. Encompass Insurance - Defendant's Motion to Compel Ime (Seq. 30d) - **R. Braker - K. McNulty.**
28. Leonard v. Artman Lutheran Home - Plaintiff's Motion to Compel Discovery (Seq. 32d) - **C. Culleton - E. Underwood.**
29. Likwid Concepts, LLC v. Reube - Plaintiff's Motion to Withdraw as Counsel (Seq. 64) - **J. O'Brien - E. O'Shea.**
30. Manning v. Yoon - Defendant's Motion to Overrule Objections to Subpoena (Seq. 20d) - **M. Solomon - S. Peterman.**
31. Meller v. Smith - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Kats - J. Oprysko - D. Friedman.**
32. Murray v. Slinkerd - Plaintiff's Motion to Compel Discovery (Seq. 28d) - **C. Harper - E. Frey.**
33. Nations Lending Corporation an Ohio Corporation v. Robinson - Plaintiff's Motion to Strike Petition to Vacate (Seq. 56) - **P. Wapner - J. Simolike.**
34. Nationwide Property & Casualty Insurance Company v. Hancock - Defendant's Motion to Compel Discovery (Seq. 10d) - **D. Aaron.**
35. Newrez, LLC d/b/a Shellpoint Mortgage Servicing v. Bernhard - Plaintiff's Petition to Vacate Judgment (Seq. 17) - **A. Hunsberger.**
36. Noble v. Party Center, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 60d) - **C. Thompson - L. Apelian.**
37. O'Connor v. Lockheed Martin - Plaintiff's Motion for Leave to Settle Action (Seq. 30) - **J. Rendemonti - E. McGinn.**
38. Poust v. Harborview Rehabilitation and Care Center at Lansdale, LLC - Defendant's Motion to Compel Discovery (Seq. 56d) - **J. Curry - M. O'Brien.**
39. Reddy-Martin v. 1033 West Germantown Pike, LLC - Plaintiff's Motion to Compel Discovery (Seq. 20d) - **B. Tabakin - S. Reilly.**
40. Ring v. Ring - Defendant's Petition to Withdraw as Counsel (Seq. 17) - **G. Shoemaker - J. Riley.**
41. Savino O'Connor v. Levy - Defendant's Motion to Compel Discovery (Seq. 10d) - **J. Karoly - J. Mayers.**
42. Shin Family Chiropractic, P.C. v. State Farm Insurance Company - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **J. Solnick.**
43. Shirere v. Patel - Plaintiff's Motion to Compel Discovery (Seq. 43d) - **R. Ross - A. Worek.**
44. Thompson v. Foxcroft Condominium Association - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **M. Sabatina - M. Giannotti.**
45. Troupe v. Troupe - Plaintiff's Motion to Compel Discovery (Seq. 15d).
46. Ugboke v. Oliver - Plaintiff's Motion to Compel Discovery (Seq. 22d) - **J. Gillman - S. Vilardi.**
47. Valley Power, Inc. v. Pressman - Defendant's Motion to Compel Discovery (Seq. 159d) - **R. Morris - J. Hollin.**
48. Wells v. Weis Markets, Inc. - Plaintiff's Motion to Withdraw as Counsel (Seq. 9) - **S. Levy - J. Bayer.**
49. Wells Fargo Bank, N.A. v. Sergio - Defendant's Motion to Compel Discovery (Seq. 23d) - **T. Cirino - G. Tadross.**
50. Yun v. Aroma Nails Salon, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 32d) - **J. Solnick - C. Pitchford.**
51. Zambella v. Global Industries Services, Inc. - Defendant's Motion to Compel Discovery (Seq. 35d) - **J. Craynock - D. Wisniewski - M. Riley.**