

## SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 April 26, 2023.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2019-14563**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot Nos. 26 and 27, Section 19 on Plan of "Evergreen Manor", which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 782, Page 600 and described according to a Survey and Plan, thereof made by Russell S. Lyman, Registered Professional Engineer and Surveyor of Huntingdon Valley, Pennsylvania, on December 30, 1957 as follows, to wit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-03379**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

BEING Lot No. 68 as shown on said Plan.

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2022-01745**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

“B”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2022-05983**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2022-12348**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-13057**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on November 11, 1953, and revised February 17, 1954, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-13945**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or parcel of land, situate in **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described as follows:

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

**Stefan Richter**, Attorney. I.D. #70004

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17447**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

BEING known as 1600 Church Road Condo C-104.

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

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

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

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

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

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

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

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

**Brady & Cissne Law, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17448**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit D-100, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, hearing date the 14th day of January A.D. 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January A.D. 1982, in Deed Book 4676 at Page 443 etc. and Plats and Plans for the 1600 Church Road Condominium, hearing date of the 14th of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

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

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

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

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

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

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

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

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

**Brady & Cissne Law, LLC,** Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17667**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

BEING Lots Nos. 64 and 65 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-20993**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

#### PREMISES "A"

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

#### PREMISES "B"

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

**Gregory Javardian (Law Office of Gregory Javardian, LLC)**, Attorney(s). I.D. #556669

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. 2022-21757**, 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 Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan-Phase I, Subdivision Plan 1 of 3, "Dublin Meadows", made for New Dublin Associates, by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised December 28, 1984 and recorded in the Office for Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-46, Page 208, as follows, to wit:

BEGINNING at a corner on the Southerly side of Perrin Court (40 feet wide), at a corner of Lot Number 45, as shown on said Plan and which point is measured the 3 following courses and distances from a point of curve on the Southwesterly side of North Spring Hill Drive (50 feet wide), viz: (1) leaving the said Southwesterly side of North Spring Hill Drive, on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of Perrin Court, aforesaid; (2) thence, extending South, 40 degrees 15 minutes 00 seconds West, along the said Southeasterly side of Perrin Court, the distance of 80.00 feet of a point of curve on the same; and (3) thence, extending in a Southwestwardly to Westwardly direction along the said Southeasterly and Southerly side of Perrin Court, on the arc of curve, curving to the right, having a radius of 140.00 feet, the arc distance of 110.16 feet to the point of beginning; thence, extending from said point of beginning, South, 00 degrees 14 minutes 59 seconds West, along Lot Number 45, aforesaid and also for a portion of the distance extending through the party wall, as shown on said Plan, the distance of 145.52 feet to a point, a corner of parcel "J" as shown on said Plan; thence, extending North, 89 degrees 45 minutes 1 second West, along Parcel "J" the distance of 24.00 feet to a point, a corner of Lot Number 47, as shown on said Plan; thence, extending North, 00 degrees 14 minutes 59 seconds East, along Lot Number 47 and also for a portion of the distance extending through the party wall, as shown on said Plan the distance of 145.52 feet to a point on the said Southerly side of Perrin Court; thence, extending Eastwardly along the said Southerly side of Perrin Court, on the arc of a curve, curving to the left, having a radius of 140.00 feet, the arc distance of 24.05 feet to the first mentioned point and place of beginning.

BEING Lot Number 46 as shown on the above-mentioned Plan.

BEING the same property conveyed to Marshall E. Glantz and Jana Fronheiser-Glantz, husband and wife, who acquired title by virtue of a Deed from Marshall E. Glantz, dated April 12, 2006, recorded May 4, 2006, at Document ID 2006053464, and recorded in Book 05599, Page 1618, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 54-00-13407-46-2.

Location of property: 1825 Perrin Court, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marshall E. Glantz and Jana Fronheiser-Glantz, husband and wife** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$196,010.51.

**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. 2022-21810, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

#### LEGAL DESCRIPTION

Docket No. 2022-21810

Judgment: \$10,706,419.97

Attorneys: Sommer L. Ross and Malcolm M. Bates

#### (PREMISES "A")

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

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

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

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

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

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

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

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

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

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

#### (PREMISES "B")

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

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

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

(1) South 45 degrees 30 minutes 00 seconds West, a distance of 183.75 feet to a mag nail, thence;

(2) North 44 degrees 30 minutes 00 seconds West, a distance of 160.00 feet to a mag nail; thence,

(3) North 45 degrees 30 minutes 00 seconds East, a distance of 183.75 feet to an iron pin with cap on the Southwesterly right of way line of East Main Street; thence,

(4) Along the Southwesterly right of way line of East Main Street, South 44 degrees 30 minutes 00 seconds East, a distance of 160.00 feet to the point and place of beginning.

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

(As to PREMISES "A and B")

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

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

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

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

**Exhibit B**  
**Personal Property Description<sup>1</sup>**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-22278**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Mont-Bux, Inc., made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania on March 4, 1971, and revised on June 23, 1971, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wilson Avenue (fifty feet wide), which point is at the distance of four hundred fifty feet, measured South, forty-two degrees, twenty-four minutes West, from point of intersection of the said Northwesterly side of Wilson Avenue, with the Northwesterly side of Anzac Avenue, (fifty feet wide);

thence, extending from said point of beginning, along said side of Wilson Avenue, South, forty-two degrees, twenty-four minutes West, fifty feet to a point, a corner of Lot Number 785 on said Plan; thence, extending along the same, North, forty-seven degrees, thirty-six minutes West, one hundred twenty-five feet to a point, a corner of Lot Number 759 on said Plan; thence, extending along the rear of said Lot and Lot point, a corner of Lot Number 782 on said Plan; thence, along the same, South, forty-seven degrees, thirty-six minutes East, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lots Numbers 783 and 784 on said Plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-22450**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, situate in Tomlinson Tracey Industrial Buildings, **Lower Moreland Township**, Montgomery County, Pennsylvania, designated as Premises "B", as shown on Final Minor Subdivision Plan Lot Line change, last revised 05/29/1992, prepared by Alon Engineering, Inc., and being more particularly described, as follows, to wit:

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

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

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

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

The improvements thereon are: Commercial facility.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2023-00586**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or parcel of land, Hereditaments and Appurtenances, situate in **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described according to a Site Improvement Plan known as Rutledge Court, Phase VII, made by Urwiler and Walter, Inc., R.P.E., dated February 9, 1979 and last revised May 17, 1979 and recorded in the Office for the Recording of Deeds, in and for Montgomery County in Plan Book A-36 at Page 31, as follows, to wit:

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

BEING known as Lot 203 Rutledge Court, Phase VII.

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

**Stefan Richter**, Attorney. I.D. #70004

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

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

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

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

**ARTICLES OF INCORPORATION**

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

Notice is hereby given that 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: **Eliza Project, Inc.**

**Gia Renovations Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Shane P. Hickey, Esquire**  
**Hickey Law**  
20 W. Front Street  
Media, PA 19063

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Mobile Automotive Service Technologies, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Christopher P. Fiore, Solicitor**  
**Fiore & Barber, LLC**  
418 Main Street, Suite 200  
Harleysville, PA 19438

**ARTICLES OF INCORPORATION  
NONPROFIT**

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 March 7, 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: **Waverly Senior Services**

The corporation shall have the unlimited power to engage in, and to do any lawful act concerning, any and all lawful business for which nonprofit corporations may be incorporated under Pennsylvania’s Nonprofit Corporation Law.

**AUDIT LIST**

**Second and Final Publication**

NOTICE  
ORPHANS’ COURT DIVISION  
COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PA.

**VIRTUAL AUDIT**

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills

or Clerk of the Orphans’ Court Division of said County for audit in a Virtual Court Hearing during the week of APRIL 3, 2023, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00AM on Monday, APRIL 3, 2023.**

A list of Accounts scheduled to be called on each date is attached and invitations to Zoom Virtual Court hearings will be sent to the Counsel for each Accountant with an Account scheduled for each date.

To minimize the need for in-person contact with the Clerk of the Orphans’ Court personnel and Court Staff, all counsel and parties are encouraged to file Accounts, Objections, Certificates of Service, and all other legal papers electronically with the Clerk to the fullest extent possible.

**The accounts will be heard for confirmation at the assigned times when the Honorable Lois E. Murphy and the Honorable Melissa S. Sterling, Judges, will sit to audit accounts, hear objections to the same and review the transactions and proposed distribution of the balances ascertained to be in the hands of accountants. The date on which each account will be called for audit in a virtual court hearing is indicated below. Objections to any Account may be the subject of a hearing on a later date, to be scheduled by order of the Court.**

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, APRIL 3, 2023. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.**

1. CASSATT, ALEXANDER J., TRUST SETTLOR, SETTLOR’S ESTATE (TRUST AGREEMENT OR DEED), 1992-X0965, - Third for the Trust established under the Deed of Alexander J. Cassatt, Settlor, dated 5/7/73 as amended and restated 3/30/85 (First Account for PNC Bank), stated by PNC Bank, NA, Successor Trustee.
2. ELLIOTT, JOHN M., DECEASED, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X1546, First and Partial Account, stated by James W. McStravick.
3. HIGHLAND MEMORIAL TRUST SETTLOR, SETTLOR’S ESTATE (TRUST AGREEMENT OR DEED), 1990-X2831, Sixth and Final Account for PNC Bank, NA, for the Trust established under Agreement dated June 22, 1948, of Highland Memorial Park, stated by PNC Bank, N.A., Successor Trustee.
4. KURTZ, DOROTHY J., DECEASED, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 1994-X3580, First and Interim Account, for the Dorothy J. Kurtz Scholarship Trust, stated by Successor Trustee Thomas B. K. Ring, III.
5. MANDELL, SAMUEL P., DECEASED, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 1978-X1081, Second and Final Account for the Trust established under the



Will of Samuel P. Mandell, deceased, SUR Trust for Gerald A. Mandell and his descendants, stated by Morton S. Mandell, Trustee, Stated by DAFIC Green, Successor Trustee to James W. Smith and stated by James J. Binns, Successor Trustee to Robert S. Saraga.

**RELISTED ACCOUNTS**

1. CAIRONE, MARIE M., DECEASED, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 2019-X0810, Objections to the Amended First Intermediate Account of John A. Cairone, Executor of the Estate of Marie M. Cairone, deceased and Objections for failure to file a Petition for Adjudication.
2. FELLMAN, CAROLINE S, DECEASED, 2020-X3101, Answer to Objections to First and Final Account of William Fellman, Executor.
3. HAASE, DONNA, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X1607, First and Final Account of Richard Sand, Administrator CTA, c/o Paul Feldman, Esquire.
4. HUGHES, WILLIAM, (INCLUDING TRUST UNDER WILL), 2021-X0906, First and Final Account of Richard Sand, Administrator, c/o Paul Feldman, Esquire.
5. NOWAK, S. PETER, A/K/A NOWAK, SHALOMP, A/K/ANOWAK, SHALOMPETER, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X0043, First and Final Account, stated by Paul L. Feldman, Executor.

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans’ Court

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-03486

NOTICE IS HEREBY GIVEN that a Petition for a Change of Name has been filed in the above-named Court, praying for a decree to change the name of EVAN MICHAEL SCHMID to EVAN MICHAEL HAGERTY.

The Court has fixed May 3, 2023, at 10:30 a.m., in “Video Room 2”, Montgomery County Courthouse, Norristown, PA, 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.

**Edward A. Stern, Atty. for Petitioner**  
**McBrien, Montalto & Stern**  
325 Swede Street  
Norristown, PA 19401  
610-272-5300

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-03295

NOTICE IS HEREBY GIVEN that the Petition of Jalisa Castro Garcia was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JALISA CASTRO-GARCIA.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-03801

NOTICE IS HEREBY GIVEN that on March 2, 2023, the Petition of Linda K. Foland was filed in the above-named Court, praying for a Decree to change her name to LINDA K. HASKER.

The Court has fixed May 3, 2023, at 10:30 AM, in “Video Room 2” of the Montgomery County Courthouse, Norristown, Pennsylvania, 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. 2023-04355

NOTICE IS HEREBY GIVEN that on March 15, 2023, the Petition of Miles Keith O’Rourke was filed in the above-named Court, praying for a Decree to change his name to MILES KEITH TIMBERS.

The Court has fixed May 10, 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. 2023-02837

NOTICE IS HEREBY GIVEN that on February 16, 2023, the Petition of Mitchell Blade Aikens was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to RACHEL NICOLE AIKENS.

The Court has fixed April 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.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-22340

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association formerly known as Norwest Bank Minnesota, National Association, as Trustee for Salomon Brothers Mortgage Securities VII, Inc., Asset-Backed Certificates, Series 1998-AQ1, Plaintiff**

vs.

**Charles Bell, Jr. a/k/a Charles E. Bell, Jr., in his capacity as Proposed Administrator and Heir of The Estate of Phyllis J. Bell a/k/a Phyllis Bell; et al.,**  
Defendants

**To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, from or under Phyllis J. Bell a/k/a Phyllis Bell Defendant(s), 1134 Markley St., Norristown, PA 19401**

#### **COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association formerly known as Norwest Bank Minnesota, National Association, as Trustee for Salomon Brothers Mortgage Securities VII, Inc., Asset-Backed Certificates, Series 1998-AQ1, has filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2022-22340, seeking to foreclose the mortgage secured on your property located at 1134 Markley St., Norristown, PA 19401.

#### **NOTICE**

##### **YOU HAVE BEEN SUED IN COURT.**

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

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

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

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

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

**Jonathan Etkowicz, Esq. ID No. 208786**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

## **ESTATE NOTICES**

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

#### **First Publication**

##### **ALDERFER, REGINA W., dec'd.**

Late of Franconia Township.  
Executors: R. BRADLEY ALDERFER,  
6 Liberty Street,  
Manchester, NH 03104,  
ROBIN A. HALPERN,  
8 Bayaire Road,  
Marmora, NJ 08223,  
APRIL A. PENNISI,  
408 Myrtlewood Court,  
Raleigh, NC 27609.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

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

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

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

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

##### **BERGEY, MICHAEL A., dec'd.**

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

##### **BOWER, LOIS ELAINE, dec'd.**

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

**CARDY, DOROTHY MAE, dec'd.**

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

**CHACHKIN, SYLVIA, dec'd.**

Late of Upper Dublin Township.  
 Executrices: SUSAN WENDY SILVERSTEIN AND  
 MARGERY CHACHKIN,  
 c/o Karen S. Dayno, Esquire,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN S. DAYNO,  
 TIMONEY KNOX, LLP,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

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

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

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

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

**DAVIS, SHIRLEY H., dec'd.**

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

**DRAKE, SEAN T., dec'd.**

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

**DRAPATSKY, ROMAN, dec'd.**

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

**DUFFY JR., JAMES JOSEPH, dec'd.**

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

ATTORNEY: TRACY L. CASSEL-BROPHY,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047

**DULIN, DONALD J., dec'd.**

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

**EASTON, NATALIE L., dec'd.**

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

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

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

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

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

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

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

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

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

**GIBILANTE, MARGARET M., dec'd.**

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

**HUSSAR, NANCY R., dec'd.**

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

**KOPACK, HEDWIG A., dec'd.**

Late of East Norriton Township.  
 Executor: MICHAEL A. KOPACK,  
 120 Pembroke Court,  
 Exton, PA 19341.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**LANDIS, BARRY D., dec'd.**

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

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

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

**MALEY, JOHN J., dec'd.**

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

**MURPHY, MALCOM LAWRENCE, dec'd.**

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

**NICKLER, THERESA ANN, dec'd.**

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

**PAIER, ADOLF A., dec'd.**

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

**PAIER, GERALDINE SHNAKIS, dec'd.**

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

**PANISH, JOSEPH H., dec'd.**

Late of Borough of Conshohocken.  
 Executor: RICHARD G. PANISH,  
 131 Clearfield Avenue,  
 Trooper, PA 19403.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW, LLC,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**PARÉTTI, JOHN G., dec'd.**

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

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

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

**RADELL, RENEE K., dec'd.**

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

**REED, DOROTHY C., dec'd.**

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

**RETTINGER, ROBERT EMIL, dec'd.**

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

**RUECKERT, JON, dec'd.**

Late of Towamencin Township.  
 Executrix: EILEEN M.C. RUECKERT,  
 c/o Kathleen A. Maloles, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.

ATTORNEY: KATHLEEN A. MALOLES,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**SEELING, ELMER, dec'd.**

Late of Lower Providence Township.  
Executors: EDWARD S. SEELING AND  
STEPHEN SCOTT SEELING,  
c/o John A. Rule, Esquire,  
3770 Ridge Pike,  
Collegeville, PA 19426.  
ATTORNEY: JOHN A. RULE,  
MILLER, TURETSKY, RULE & McLENNAN, P.C.,  
3770 Ridge Pike,  
Collegeville, PA 19426

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

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

**SMITH, VIRGINIA P., dec'd.**

Late of Limerick Township.  
Administrator: WILLIAM SCOTT SMITH,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**SMITH, WILLARD EDWARD, dec'd.**

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

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

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

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

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

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

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

**STRINGER, BARBARA T., dec'd.**

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

**TUCKER, PATRICIA M., dec'd.**

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

**WILSON-SMALLS, ALETHEA, dec'd.**

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

**Second Publication**

**AARON, PATRICIA P. also known as  
PATRICIA PHILLIPS AARON, dec'd.**

Late of Skippack Township.  
Executors: MATTHEW B. AARON,  
6 Wynnewood Drive,  
Collegeville, PA 19426,  
LAURA A. CONNOR,  
728 Daniel Drive,  
Collegeville, PA 19426.  
ATTORNEY: STEPHEN T. ELINSKI,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422

**AVERY, WILLIAM, dec'd.**

Late of Montgomery Township.  
Executors: FRANK R. DEMMERLY, JR.,  
1025 Laurel Oak Road,  
Voorhees, NJ 08043,  
GABRIELLE HEARN,  
135 Somerset Drive,  
Blue Bell, PA 19422,  
JESSICA CLARK,  
569 Deep Run Road,  
Perkasie, PA 18944.  
ATTORNEY: TARA HAGOPIAN ZANE,  
ARCHER & GREINER, P.C.,  
1025 Laurel Oak Road,  
Voorhees, NJ 08043

**BAILEY, PATRICIA K. also known as****PATRICIA KNOX BAILEY, dec'd.**

Late of Lower Gwynedd Township.

Executor: ROBERT S. BAILEY,

c/o Nikolaos I. Tsouros, Esquire,

Valley Forge Square II, Suite 105,

661 Moore Road,

King of Prussia, PA 19406.

ATTORNEY: NIKOLAOS I. TSOUROS,

LAW OFFICES OF WENDY F. BLECZINSKI,

Valley Forge Square II, Suite 105,

661 Moore Road,

King of Prussia, PA 19406

**BARBONI, MARY E. also known as****MARY ELIZABETH BARBONI, dec'd.**

Late of West Norriton Township.

Executors: ELIZABETH ANNE D'ANGELO AND

MARCUS EDWARD BARBONI,

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 &amp; AUSLANDER, P.C.,

300 W. State Street, Suite 300,

Media, PA 19063

**BENDINGER, GEORGE E. also known as****GEORGE BENDINGER, dec'd.**

Late of Lower Merion Township.

Executors: VIRGINIA B. WISCHHUSEN AND

MARK T. MULLEN,

c/o Robert S. Balter, Esquire,

1077 Kipling Road,

Rydal, PA 19046-3339.

ATTORNEY: ROBERT S. BALTER,

ROBERT S. BALTER, P.C.,

1077 Kipling Road,

Rydal, PA 19046-3339

**BIEHN, CHARLES STEVEN, dec'd.**

Late of Borough of Lansdale.

Executor: KEVIN BIEHN,

c/o Marguerite M. Nocchi, Esquire,

Nocchi Law PC,

206 S. Broad Street, Rear Office,

Lansdale, PA 19446.

**BORN, IRA B., dec'd.**

Late of Whitmarsh Township.

Executrix: SARA B. DOBBINS,

c/o Terrance A. Kline, Esquire,

200 E. State Street, Suite 306,

P.O. Box A,

Media, PA 19063.

ATTORNEY: TERRANCE A. KLINE,

LAW OFFICE OF TERRANCE A. KLINE,

200 E. State Street, Suite 306,

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Media, PA 19063

**BROTHMAN, SELMA, dec'd.**

Late of Lower Merion Township.

Executrix: ANDRA BROTHMAN,

c/o John R. Lundy, Esquire,

Lundy Beldecos &amp; Milby, PC,

450 N. Narberth Avenue, Suite 200,

Narberth, PA 19072.

ATTORNEY: JOHN R. LUNDY,

LUNDY BELDECOS &amp; MILBY, PC,

450 N. Narberth Avenue, Suite 200,

Narberth, PA 19072

**CAMPBELL, JOHN J., dec'd.**

Late of Whippen Township.

Executor: DONALD CASHMAN,

c/o John H. Filice, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford, P.C.,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446.

**COMLY, JANICE M., dec'd.**

Late of Upper Moreland Township.

Personal Representative: JAMES H. COMLY,

c/o The Law Firm of Barry S. Rabin,

797 E. Lancaster Avenue, Suite 13,

Downingtown, PA 19335.

ATTORNEY: BARRY S. RABIN,

THE LAW FIRM OF BARRY S. RABIN,

797 E. Lancaster Avenue, Suite 13,

Downingtown, PA 19335

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

Late of Lower Providence Township.

Executrix: JEANNIE L. GUARDINO,

1004 Riverwalk Drive,

Phoenixville, PA 19460.

ATTORNEY: STEPHEN I. BAER,

BAER ROMAIN &amp; GINTY, LLP,

1288 Valley Forge Road, Suite 63,

Phoenixville, PA 19460

**CURE, STANLEY CHARLES, dec'd.**

Late of Upper Merion Township.

Administrators: LEE ALEXANDER CURE,

5069 Weatherstone Drive,

Buford, GA 30519, and

MARC CHARLES CURE,

1133 Tralee Bay Avenue,

Melbourne, FL 32940.

ATTORNEY: CAROL R. LIVINGOOD,

TIMONEY KNOX, LLP,

130 W. Lancaster Avenue, P.O. Box 191,

Wayne, PA 19087

**DASH, ALAN B. also known as****ALAN BENSON DASH and****ALAN DASH, dec'd.**

Late of Lower Merion Township.

Executors: KENNETH DASH AND

GERALD M. HATFIELD,

2000 Market Street, 20th Floor,

Philadelphia, PA 19103.

ATTORNEY: GERALD M. HATFIELD,

FOX ROTHSCHILD, LLP,

2000 Market Street, 20th Floor,

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**DAVENPORT, ALICE L. also known as****ALICE LATNEY DAVENPORT, dec'd.**

Late of Whitmarsh Township.

Executors: ALICE D. ALEXANDER AND

HORACE A. DAVENPORT, JR.,

c/o William L. Landsburg, Esquire,

Blue Bell Executive Campus, Suite 110,

460 Norristown Road,

Blue Bell, PA 19422-2323.

ATTORNEY: WILLIAM L. LANDSBURG,

WISLER PEARLSTINE, LLP,

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Blue Bell, PA 19422-2323

**FERRANTE, JEANNINE M., dec'd.**

Late of West Norriton Township.

Administrators: PHILIP A. FERRANTE,

3 Leconte Court,

Columbia, SC 29205,

- NANETTE M. CUTRONA,  
2621 Welsh Road,  
Mohnton, PA 19540.  
ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- FISKETT, KATHERINE MARTINA also known as  
KATHERINE M. FISKETT, dec'd.**  
Late of Upper Dublin Township.  
Administratrices: ELLEN A. POTTER AND  
ELIZABETH F. CORMIER,  
c/o Gail P. Roth, Esquire,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422.  
ATTORNEY: GAIL P. ROTH,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422
- GANNON, MARY ANNE also known as  
MARY ANNE H. GANNON, dec'd.**  
Late of Lower Providence Township.  
Executors: KATHLEEN GANNON JANAVEL AND  
GEORGE MICHAEL GANNON,  
c/o Michael F. Rogers, Esquire,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422
- GUIE, EDWIN G., dec'd.**  
Late of Whitemarsh Township.  
Executrix: ELIZABETH A. GUIE,  
c/o Nikolaos I. Tsouros, Esquire,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406.  
ATTORNEY: NIKOLAOS I. TSOUROS,  
LAW OFFICES OF WENDY F. BLECZINSKI,  
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King of Prussia, PA 19406
- HARTLEY, LYDIA, dec'd.**  
Late of Plymouth Township.  
Administrator: ROBERT C. HARTLEY, III,  
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
- HINDMARSH, ROLAND RODERICK, dec'd.**  
Late of Montgomery Township.  
Executor: STEVEN JOHN MATTSON,  
c/o Melissa V. Bond, Esquire,  
16 N. Franklin Street, Suite 300,  
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Doylestown, PA 18901.  
ATTORNEY: MELISSA V. BOND,  
BOND & McCULLOUGH,  
16 N. Franklin Street, Suite 300,  
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Doylestown, PA 18901
- HOWSE, WINIFRED M. also known as  
WINIFRED PAT HOWSE, dec'd.**  
Late of Lower Providence Township.  
Executor: CHASE HOWSE,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEY: HOPE BOSNIAK,  
DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090
- IRWIN, MARILYN S., dec'd.**  
Late of Lower Merion Township.  
Executor: DANIEL P. IRWIN,  
c/o April L. Charleston, Esquire,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380.  
ATTORNEY: APRIL L. CHARLESTON,  
THE CHARLESTON FIRM,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380
- KETCHA, JOHN R. also known as  
JOHN KETCHA, dec'd.**  
Late of Skippack Township.  
Executrix: CAROL KETCHA,  
788 Village Avenue,  
Collegeville, PA 19426.  
ATTORNEY: ALBERT E. NICHOLLS, JR.,  
HUGHES, NICHOLLS & O'HARA,  
1421 E. Drinker Street,  
Dunmore, PA 18512
- KLISCH, VERA, dec'd.**  
Late of Abington Township.  
Executor: ADRIAN LEVÝTSKY,  
2629 Parrish Street,  
Philadelphia, PA 19130.
- LATINI, ELIZABETH M., dec'd.**  
Late of Lower Merion Township.  
Executor: DAVID PALENA,  
2530 Belmont Avenue,  
Ardmore, PA 19003.  
ATTORNEY: HEATHER L. TURNER,  
LAW OFFICE OF HEATHER L. TURNER, LLC,  
137 N. Narberth Avenue,  
Narberth, PA 19072
- MARRON, JOAN A., dec'd.**  
Late of Abington Township.  
Administrators: HILARY FUELLEBORN AND  
E. GARRETT GUMMER,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
YORKWAY LAW GROUP,  
745 Yorkway Place,  
Jenkintown, PA 19046
- MOYER, RUTH H., dec'd.**  
Late of Franconia Township.  
Executor: J. EARL MOYER,  
105 Chestnut Drive,  
Quakertown, PA 18951.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**PERRON, INGEBURG, dec'd.**

Late of Souderton, PA.  
 Executrix: LINDA SVENDSEN,  
 141 Middle Park Drive,  
 Souderton, PA 18964.

**RAGGIO, PAUL F., dec'd.**

Late of Borough of Lansdale.  
 Administratrix CTA: MARY E. PODLOGAR,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**RHODES, JEFFREY J. also known as**

**JEFFREY RHODES, dec'd.**  
 Late of Lower Merion Township.  
 Executors: GOLDMAN SACHS TRUST  
 COMPANY NA,  
 Attn.: Marlene Axel,  
 200 West Street, 40th Floor,  
 New York, NY 10282,  
 ZOE ROSE NITSUN,  
 1117 Old Colony Road,  
 Lake Forest, IL 60045,  
 KENNETH HIMMEL,  
 30 Hudson Yards, 73rd Floor,  
 New York, NY 10001.  
 ATTORNEY: ADAM D. REID,  
 COZEN O'CONNOR,  
 1200 19th Street NW - 3rd Floor,  
 Washington, DC 20036

**RIDGWAY, RONALD DALE also known as**

**RONALD D. RIDGWAY, dec'd.**  
 Late of Lower Providence Township.  
 Executrix: ELIZABETH RIDGWAY NOLAN,  
 c/o Thomas W. Flynn, III, Esquire,  
 Crawford Diamond Flynn LLC,  
 19 Waterloo Avenue,  
 Berwyn, PA 19312.

**SCHWENK, HOMER J., dec'd.**

Late of Franconia Township.  
 Executor: DIANE M. KELLY-GONZALEZ,  
 P.O. Box 202,  
 Coopersburg, PA 18036.  
 ATTORNEY: DIANE M. KELLY-GONZALEZ,  
 LAW OFFICES OF DIANE M. KELLY-GONZALEZ,  
 P.O. Box 202,  
 Coopersburg, PA 18036

**SHAPIRO, RUTH, dec'd.**

Late of Cheltenham Township.  
 Executor: DOUGLAS ROSE,  
 c/o E. Marc Miller, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: E. MARC MILLER,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**SMALE, HAROLD L., dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: D. SCOT SMALE,  
 243 Estate Road,  
 Boyertown, PA 19512,  
 VAUGHN P. ZIMMERMAN,  
 73 Roosevelt Drive,  
 Boyertown, PA 19512.

ATTORNEY: KENNETH E. PICARDI,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**SPENCER, JOHN H. also known as**

**JACK SPENCER, dec'd.**  
 Late of Whitmarsh, PA.  
 Executor: LESLIE S. KELLER,  
 337 Manatawny Street,  
 Pottstown, PA 19464

**STERN, LOIS S., dec'd.**

Late of Upper Merion Township.  
 Executrix: STACEY LONG,  
 230 Riverview Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: NICOLE LaBLETTA,  
 LaBLETTA & WALTERS, LLC,  
 200 Barr Harbor Drive, Suite 400,  
 Conshohocken, PA 19428

**TRETINA, DONNA M., dec'd.**

Late of Montgomery County, PA.  
 Executor: KENNETH E. THOMAS,  
 c/o Bowen & Burns,  
 530 Street Road, P.O. Box 572,  
 Southampton, PA 18966.  
 ATTORNEY: GERALD L. BOWEN, JR.,  
 BOWEN & BURNS,  
 530 Street Road, P.O. Box 572,  
 Southampton, PA 18966

**VESEY, KELLY, dec'd.**

Late of New Hanover Township.  
 Executrix: GAIL SOURWINE,  
 51 Locust Lane,  
 Levittown, PA 19054.  
 ATTORNEY: MARC S. STOLEE,  
 STOLEE & ASSOCIATES,  
 132 Mill Street,  
 Bristol, PA 19007

**WALKER JR., HAROLD, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: HAROLD WALKER, III,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**WALKER, FANNIE JANE also known as**

**JANE WALKER, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executor: HAROLD WALKER, III,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**WALTER, ANTON J. also known as**

**TONY WALTER, dec'd.**  
 Late of Jenkintown, PA.  
 Executrix: CATHERINE POOLE,  
 38 W. Prospect Street,  
 New Haven, CT 06515.

**WILCKE, PATRICIA A., dec'd.**

Late of Upper Hanover Township.  
 Administrator: CHRISTOPHER V. EASTON.



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

**WORSTER, JANET M., dec'd.**

Late of Norristown, PA.  
Executrix: JENNIFER A. CHERUBINI,  
420 Forest Road,  
Scotch Plains, NJ 07076.

**WRIGLEY, MARIE S., dec'd.**

Late of Abington Township.  
Executrix: LISA JENSEN,  
c/o Jeremy A. Wechsler, Esquire,  
1040 Stony Hill Road, Suite 150,  
Yardley, PA 19067.

ATTORNEY: JEREMY A. WECHSLER,  
CURTIN & HEEFNER LLP,  
1040 Stony Hill Road, Suite 150,  
Yardley, PA 19067

**WUENSCHEL, JAMES D. also known as**

**JAMES DONALD WUENSCHEL, dec'd.**  
Late of Springfield Township.

Executrix: ROSEMARY J. WUENSCHEL,  
c/o Paul R. Cohen, Esquire,  
1040 Stony Hill Road, Suite 150,  
Yardley, PA 19067.

ATTORNEY: PAUL R. COHEN,  
CURTIN & HEEFNER LLP,  
1040 Stony Hill Road, Suite 150,  
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**Third and Final Publication**

**ALEXANDER, PATRICIA ROBERTA, dec'd.**

Late of Cheltenham Township.  
Executor: MICHAEL J. ALEXANDER,  
1120 Fishing Creek Hollow Road,  
Quarryville, PA 19012.

ATTORNEY: JAMES R. CLARK,  
LAW OFFICE OF JAMES CLARK,  
277 Millwood Road,  
Lancaster, PA 17603

**ALMEIDA, JOSEPH, dec'd.**

Late of Conshohocken, PA.  
Administratrix: SHARISSE WEST,  
908 Stanbridge Street,  
Norristown, PA 19401.

**BAINBRIDGE, MARIA VICTORIA also known as**

**MARIA V. ERB and**  
**MARIA VICTORIA ERB, dec'd.**

Late of Borough of Pottstown.  
Administrator: KIM E. BAINBRIDGE,  
c/o David G. Garner, Esquire,  
635 E. High Street, Suite 2,  
Pottstown, PA 19464.

**BERKOWITZ, ROBERT I. also known as**

**ROBERT IRA BERKOWITZ, dec'd.**

Late of East Norriton Township.  
Executor: BENJAMIN W. BERKOWITZ,  
249 Cascade Drive,  
Mill Valley, CA 94941.

ATTORNEY: KATHRYN H. CRARY,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571

**BRADLEY, JOSEPH also known as**

**JOE BRADLEY, dec'd.**

Late of Souderton, PA.  
Administrator: CHARLES BRADLEY,  
4526 Shady Drive,  
Wilmington, DE 19808.

**BRITTINGHAM, MARJORIE A., dec'd.**

Late of Hatfield Township.  
Executor: BRUCE P. BRITTINGHAM,  
c/o 301 N. Main Street,  
Telford, PA 18969.

ATTORNEY: RONALD R. BOLIG,  
301 N. Main Street,  
Telford, PA 18969

**BROWNLEE, FRANCES K., dec'd.**

Late of Borough of Lansdale.  
Executor: JAMES W. BROWNLEE,  
c/o Grim, Biehn & Thatcher,  
P.O. Box 215,  
Perkasie, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. Sixth Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**BRUNO, GABRIELLA A., dec'd.**

Late of Upper Merion Township.  
Administratrix: LINDA H. BRUNO,  
223 Crooked Lane,  
King of Prussia, PA 19406.

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

**BURTLEY, LALLION GEMMA, dec'd.**

Late of Cheltenham Township.  
Administrator: KENNETH F. BURTLEY,  
c/o Ian W. Peltzman, Esquire,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002

**CHODER, GREGG E., dec'd.**

Late of Cheltenham Township.  
Executor: DANIEL WEINSTEIN,  
c/o John F. Walsh, Esquire,  
653 Skippack Pike, Suite 317,  
P.O. Box 445,  
Blue Bell, PA 19422-0705.

ATTORNEY: JOHN F. WALSH,  
653 Skippack Pike, Suite 317,  
P.O. Box 445,  
Blue Bell, PA 19422-0705

**CROW, CAROL JEAN, dec'd.**

Late of Whitmarsh Township.  
Executor: WAYNE H. CROW,  
104 Joy Avenue,  
Leola, PA 17540.

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

**DAVELER, PAMELA S., dec'd.**

Late of Montgomery Township.  
Administratrix: MOLLY WHETSTONE,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

- ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- DeSANTIS, PAMELA ELIZABETH, dec'd.**  
Late of Limerick Township.  
Administratrix: LINDSAY DeSANTIS,  
c/o Patrick T. Duffy, Esquire,  
100 Regency Drive,  
Audubon, PA 19403.  
ATTORNEY: PATRICK T. DUFFY,  
DUFFY TRIAL, P.C.,  
100 Regency Drive,  
Audubon, PA 19403
- DICKSTEIN, JACK, dec'd.**  
Late of Lower Moreland Township.  
Executor: JEFFREY L. DICKSTEIN,  
c/o David A. Applebaum, Esquire,  
Friedman, Schuman, PC,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034.  
ATTORNEY: DAVID A. APPLEBAUM,  
FRIEDMAN, SCHUMAN, PC,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034
- DiNAPOLI, RALPH W., dec'd.**  
Late of Springfield Township.  
Executor: TIINA PATITUCCI,  
c/o William H. Bradbury, III, Esquire,  
650 Sentry Parkway, Suite One,  
Blue Bell, PA 19422-2318.  
ATTORNEY: WILLIAM H. BRADBURY, III,  
650 Sentry Parkway, Suite One,  
Blue Bell, PA 19422-2318
- DOTTERER, HELEN A., dec'd.**  
Late of Douglass Township.  
Co-Executors: KIM K. GEYER,  
6016 Farming Ridge Boulevard,  
Reading, PA 19606,  
ARLAN R. SCHAEFFER,  
1121 Benjamin Franklin Highway West, Apt. 112,  
Douglassville, PA 19518.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER, P.C.,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512
- FLENDERS, JOHN, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: CAROL STROUSE,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- FREED, MARILYN, dec'd.**  
Late of Lower Merion Township.  
Executrix: JILL F. KLAZMER,  
c/o Danielle M. Yacono, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773
- GARRISON, BARBARA M., dec'd.**  
Late of Upper Moreland Township.  
Executor: RONALD C. GARRISON,  
c/o HighPoint Law Offices,  
ATTORNEY: PETER J. GILBERT,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914
- GOODWIN, MARY, dec'd.**  
Late of Borough of Pottstown.  
Administratrix: CHERYL A. CARTMELL,  
177 Prairie Court,  
Quakertown, PA 18951.  
ATTORNEY: MISTY A. TOOTHMAN,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- GUERRINI, JUSTIN JOSEPH also known as  
JUSTIN GUERRINI and  
JUSTIN J. GUERRINI, dec'd.**  
Late of Horsham Township.  
Administratrix: ROSEMARIE HESS,  
c/o John A. Bellenzen, Esquire.  
ATTORNEY: JOHN A. BELLENZENI,  
20 W. Front Street,  
Media, PA 19063
- HUND, PATRICIA W., dec'd.**  
Late of Lower Moreland Township.  
Executrix: PATRICIA C. ZEBERTAVAGE,  
40 Doe Run Drive,  
Holland, PA 18966.  
ATTORNEY: EDWARD J. GILSON, JR.,  
4 Neshaminy Interplex Drive, Suite 105,  
Trevose, PA 19053
- JOHNSTON, THOMAS J., dec'd.**  
Late of Cheltenham Township.  
Executor: WILLIAM J. JOHNSTON,  
552 Davisville Road,  
Willow Grove, PA 19090.  
ATTORNEY: BRIDGET M. WEIDENBURNER,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038
- KARPF, JOAN, dec'd.**  
Late of Abington Township and  
Borough of Jenkintown.  
Executor: BRADLEY P. LINSK,  
c/o Bess M. Collier, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19046.  
ATTORNEY: BESS M. COLLIER,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19046
- KNECHEL, EDWARD K., dec'd.**  
Late of Franconia Township.  
Executor: TROY E. FELTON,  
698F Washington Avenue,  
Sellersville, PA 18960.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- LAPP, SAMUEL J., dec'd.**  
Late of Towamencin Township.  
Executors: G. ANTHONY LAPP,  
4816 Beaumont Avenue,  
Philadelphia, PA 19143,  
DAVID B. LAPP,  
903 S. Forty Seventh Street,  
Philadelphia, PA 19143.

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

**LAUTMAN, IRVING, dec'd.**

Late of Lower Providence Township.  
Executor: MARTIN R. LAUTMAN,  
266 Winding Way,  
Merion, PA 19066.

ATTORNEY: LESTER E. LIPSHUTZ,  
COZEN O'CONNOR,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103

**MACCHIA, MARY, dec'd.**

Late of Upper Moreland Township.  
Executor: RICHARD MACCHIA,  
1001 Stocks Lane,  
Greensboro, GA 30642.

ATTORNEY: GLENN C. ROMANO,  
GLENN C. ROMANO, P.C.,  
3830 Lukens Lane,  
Hatboro, PA 19040

**McBRIDE, VIVIAN J. also known as  
VIVIAN JANE McBRIDE and  
VIVIAN McBRIDE, dec'd.**

Late of Abington Township.  
Executor: RICHARD I. TORPEY,  
2444 Huntingdon Pike,  
Bethayres, PA 19006.

ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY, O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Bethayres, PA 19006

**McKEAG, NANCY, dec'd.**

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

**MILLER, PATRICIA A. also known as  
PATRICIA MILLER, dec'd.**

Late of Horsham Township.  
Executor: ROBERT J. MILLER,  
c/o Matthew A. Levitsky, Esquire,  
980 Jolly Road, Suite 110,  
P.O. Box 3001,  
Blue Bell, PA 19422.

ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
980 Jolly Road, Suite 110,  
P.O. Box 3001,  
Blue Bell, PA 19422

**MONTGOMERY, ROBERT F., dec'd.**

Late of Cheltenham Township.  
Executrix: MICHELLE P. MONTGOMERY,  
110 Hasbrook Avenue,  
Cheltenham, PA 19012.

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

**MOODY, JANET M., dec'd.**

Late of Borough of Lansdale.  
Executrix: DESIREE DAVIS,  
c/o Stephen M. Howard, Esquire,  
100 W. Main Street, Suite 405,  
Lansdale, PA 19446.

ATTORNEY: STEPHEN M. HOWARD,  
100 W. Main Street, Suite 405,  
Lansdale, PA 19446

**MOYER, DONNA D., dec'd.**

Late of Red Hill, PA.  
Executors: STEPHANIE S. WEIDEMOYER,  
60 Reliance Court,  
Telford, PA 18969,  
D. RYAN MOYER,  
16 E. Central Avenue,  
Telford, PA 18969.

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

**MUSSER, EUN JOO KIM, dec'd.**

Late of Lower Merion Township.  
Executrix: LUANNE ZIMMERMAN,  
851 S. Penn Oak Road,  
Lower Gwynedd, PA 19002.  
ATTORNEY: FRANCIS J. MURPHY,  
MURPHY AND MURPHY,  
801 Old Lancaster Road,  
Bryn Mawr, PA 19010

**PASCERI, VERONICA D., dec'd.**

Late of Upper Dublin Township.  
Executrix: LORETTA E. CITRO,  
593 Bethlehem Pike,  
Montgomeryville, PA 18936.  
ATTORNEY: JEREMY S. MITTMAN,  
593 Bethlehem Pike,  
Montgomeryville, PA 18936

**PAUL, ROSINE also known as  
ROSINE ORENBUCH, dec'd.**

Late of Upper Dublin Township.  
Executor: THOMAS PAUL,  
P.O. Box 1008,  
Jenkintown, PA 19046.  
ATTORNEY: EVERETT K. SHEINTOCH,  
415 Horsham Road,  
Horsham, PA 19044

**RAFFEL, JOEL S., dec'd.**

Late of Springfield Township.  
Executor: ARNOLD RAFFEL,  
c/o Larry Scott Auerbach, Esquire,  
1000 Easton Road,  
Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH,  
1000 Easton Road,  
Abington, PA 19001

**RICHARDSON, SHAWN E., dec'd.**

Late of Upper Merion Township.  
Administratrix: JUDY A. RICHARDSON,  
c/o Charles J. Durante, Esquire,  
1201 N. Market Street, 20th Floor,  
Wilmington, DE 19801.  
ATTORNEY: CHARLES J. DURANTE,  
CONNOLLY GALLAGHER LLP,  
1201 N. Market Street, 20th Floor,  
Wilmington, DE 19801

**ROMANO, JOHN FRANK, dec'd.**

Late of Borough of Narberth.  
Executrix: BARBARA SOLOMINSKY,  
c/o Jonathan E. Becker, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.

ATTORNEY: JONATHAN E. BECKER,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063

**ROSENBERG, JACQUELINE, dec'd.**

Late of Lower Merion Township.  
Executrix: JOAN STAPLE LEON,  
1001 City Avenue, Apt. WA905,  
Wynnewood, PA 19096.  
ATTORNEY: CHARI M. ALSON,  
ANDERSON ELDER LAW,  
206 State Road,  
Media, PA 19063

**SATKO, FRANCES HELENE, dec'd.**

Late of Lower Salford Township.  
Executor: THOMAS SATKO,  
563 Byron Road,  
Warminster, PA 18974.

ATTORNEY: SCOT W. SEMISCH,  
SEMISCH AND SEMISCH,  
408 Easton Road, P.O. Box 306,  
Willow Grove, PA 19090-0306

**SHEMONSKI, ROBERT D. also known as**

**BOB D. SHEMONSKI, dec'd.**

Late of Worcester Township.  
Executor: KENNETH P. SHEMONSKI,  
c/o William L. Landsburg, Esquire,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323.

ATTORNEY: WILLIAM L. LANDBURG,  
WISLER PEARLSTINE, LLP,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323

**SILVER, SCOTT, dec'd.**

Late of Lower Moreland Township.  
Executor: RICK DAVID SILVER,  
c/o D. Rodman Eastburn, Esquire,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901.

ATTORNEY: D. RODMAN EASTBURN,  
EASTBURN AND GRAY, PC,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901

**SMYTHE JR., DUDLEY, dec'd.**

Late of Royersford, PA.  
Administrator: JEFFERSON D. SMYTHE.  
ATTORNEY: VINCENT CAROSELLA, JR.,  
CAROSELLA & ASSOCIATES, P.C.,  
882 S. Matlack Street, Suite 101,  
West Chester, PA 19382-4505

**STOKES, SUZANNE BOYD, dec'd.**

Late of Lower Gwynedd Township.  
Executor: DAVID G. STOKES,  
c/o Hope Bosniak, Esquire,  
Dessen Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.

ATTORNEY: HOPE BOSNIAK,  
DESSEN MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090

**TIEMEYER, ELIZABETH, dec'd.**

Late of Lower Providence Township.  
Executrix: ANN TIEMEYER,  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446.

ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446

**TWISDALE, ROBERT, dec'd.**

Late of Borough of East Greenville.  
Executor: TERENCE TWISDALE.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**WEIKEL, DEBORAH M., dec'd.**

Late of Borough of Red Hill.  
Executrix: DEBORAH M. WEIKEL (daughter).  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073

**WELLINGTON, SHIRLEY R., dec'd.**

Late of Salford Township.  
Executrix: JESSICA L. LANDES-KELLY,  
225 Church Road,  
Barto, PA 19504.

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

**WILLIAMS, JAMES F., dec'd.**

Late of Borough of Conshohocken.  
Executor: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**WILLIAMS, MARY ANN, dec'd.**

Late of Borough of Conshohocken.  
Executor: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**WOLF, ANN G., dec'd.**

Late of Worcester Township.  
Executrix: BARBARA W. BECKER,  
c/o Mary E. Podlogar, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446.  
ATTORNEY: MARY E. PODLOGAR,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446

**FICTITIOUS NAME**

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Barbara Rowens Financial** with a principal place of business located at 4201 Lilac Court, Upper Gwynedd PA 19446-7619. The individual interested in this business is Barbara Rowens located at 4201 Lilac Court, Upper Gwynedd PA 19446-7619. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 24, 2022, for **Dix USA** at 979 S. Lewis Road, Royersford, PA 19468. The name and address of each individual interested in such business is Jeongrye Dix, 979 S. Lewis Road, Royersford, PA 19468, in Montgomery County. This was filed in accordance with 54 Pa. C.S. Sec. 311.

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by **Foundation Surgery Affiliate of Huntingdon Valley, LP**, with a Pennsylvania commercial registered office provider of CT Corporation System, to carry on business in Montgomery County, Pennsylvania, under the assumed name or fictitious name, style or designation of Valley Pain Center, with an address of 1800 Byberry Road, Suite 1101, Huntingdon Valley, PA 19006. Said registration was filed on 3/6/23.

**MISCELLANEOUS**

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that a Statement of Domestication has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about February 21, 2023, for a registered Florida corporation in which the entity became a Pennsylvania Corporation by the name of and with a registered address in the Commonwealth of Pennsylvania, as follows:

**DonutNV Franchising Inc.**

194 S. Hanover Street, Pottstown, PA 19464-6089  
The corporation has been domesticated in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended, and is now a Pennsylvania Corporation.

**TRUST NOTICES**

**First Publication**

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

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

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

**Second Publication**

**WALTERS FAMILY TRUST**

Upon the death of Jack S. Walters of Limerick Township, Montgomery County, Pennsylvania, on January 13, 2023, the Trustee of the Walters Family Trust under agreement dated March 30, 2000, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Trustee:** Jacqueline S. Kivlin  
25 Steinmetz Road, Schwenksville, PA 19473

**Or it's Attorney:** Amy R. Stern, Esquire  
Rubin, Glickman, Steinberg & Gifford  
P.O. Box 1277, Lansdale, PA 19446

**Third and Final Publication**

**THE JACK KANOFF REVOCABLE  
LIVING TRUST DTD 08/31/2001,  
AS AMENDED AND RESTATED  
Jack Kanoff, Deceased  
Late of Lower Providence 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:

**Trustees:** Joni Herman & Carla Fishman  
c/o Jonathan H. Ellis, Esq.  
100 Front St., #100, Conshohocken, PA 19428

**Atty.: Jonathan H. Ellis  
Flaster Greenberg PC**  
100 Front St., #100, Conshohocken, PA 19428

**EXECUTIONS ISSUED**

**Week Ending March 21, 2023**

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

- 1804 VENTURES, LLC: 5 AINVIL FAMILY ENTERPRISES, LLC: ROMELUS, LOUIS: PNC BANK, GRNSH. - NewCo Capital Group VI, LLC; 202300688; \$260,220.63.
- 9DOTS MANAGEMENT CORP, LLC: WRIGHT, AMY: TRUIST FINANCIAL CORPORATION, GRNSH. - Capital One Bank USA, N.A.; 202003745; \$56,097.03.
- ALLEN, ALTON ZIARE: VANIECE - Newtek Small Business Finance, LLC; 202124098.
- B.K. REALTY, L.P. - Upper Moreland School District; 201915362; WRIT/EXEC.
- BALDWIN, JUDITH: JOHN - Newrez, LLC; 202219300; WRIT/EXEC.
- BARNETT, ANNE: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202010727.

- BASSAM, MIKE: CRAFT BEER KINGS: BANK OF AMERICA, GRNSH. - Imprint Beer Co., LLC; 202303456; \$12,182.25.
- BILLOW, JAMES: TD BANK, GRNSH. - Discover Bank; 202119575.
- BOSTON MARKET CORPORATION - Lifelong 3, LLC; 202300737.
- BOYTIM, CHRISTOPHER: NAVY FCU, GRNSH. - Discover Bank; 202018501.
- BROWN, HERSHEL: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202010774.
- BROWN, ROBERT: PATRICIA: ROBERT, ET AL. - Commerce Bank Na, et al.; 201722229; ORDER/JUDGMENT/21\_231.05.
- CHICCHI, GENNARO: PNC BANK, GRNSH. - Riverwalk Holdings, Ltd.; 201304998; \$1,689.60.
- CHOI, BO: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 201615303.
- CUNNINGHAM, JACOB - Lakeview Loan Servicing, LLC; 202203114.
- DUNLEAVEY, HOPE - Cheltenham School District; 202115504; WRIT/EXEC.
- ENGLISH, NATALIE: TD BANK, GRNSH. - Discover Bank; 202001923; \$5,485.36.
- EVANS, ROBERT - Cheltenham Township School District; 201914944; WRIT/EXEC.
- FOSTER, JAMES: VICTORIA - FMJM RWL IV Trust 2017-1; 202223470.
- GARCIA, MARIA: JEISON: NAVY FEDERAL CREDIT UNION, GRNSH. - Cross, Kia; 202304416; \$26,464.31.
- GORONDY, DANA: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202302653; WRIT/EXEC.
- GREINER, ERICH: RACHEL - Morgandale Condominium Association; 202304461; \$1,712.50.
- GUERRA, TRICIA: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202010715.
- HAMIDULLAH, KHADIJAH: PNC BANK, GRNSH. - Capital One Bank USA, N.A.; 202114404; WRIT/EXEC.
- HOME REPAIR, LLC - Barancho, John, et al.; 202301025; WRIT/EXEC.
- LEE, LASZLO: BANK OF AMERICA, GRNSH. - TD Bank, N.A.; 201815410.
- LIM, HYUN: TD BANK, GRNSH. - Riverwalk Holdings, Ltd.; 201216387; \$7,144.96.
- MARSH, BETSY: BETSY - Wells Fargo Bank, N.A.; 201828327; ORDER/IN REM JDMT. \$132,905.34.
- MBUI, MARIE: MAGERA-MBUI, MARIE: MBUI, MARIE, ET AL. - Wells Fargo Bank, N.A., et al.; 201922153.
- McGUCKIN, JAMES: PHILADELPHIA VASCULAR INSTITUTE, LLC: UBS BANK, GRNSH. - Gardner, William; 202302518; \$1,417,861.75.
- McKINNEY, JOHN: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202302649; WRIT/EXEC.
- McMICHAEL, STEPHEN: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201727865.
- NORDBERG, NICOLE - U.S. Bank National Association as Legal Title Trustee for Tru.; 202221642.
- O'HANLON, INC.: M & T BANK, GRNSH. - US Power Trade, LLC; 202303880; \$18,830.90.
- OLSZEWSKI, JAMES - Nationstar Mortgage, LLC; 202000382.
- PATEL, PIYUSH: KOMBALBAHEN: WELLS FARGO BANK, GRNSH. - Trappe Center, L.P.; 202304503; \$85,098.72.
- PICCIOTTO, FRANCIS: TD BANK, GRNSH. - Capital One, N.A.; 202302688; WRIT/EXEC.
- PRATT, EDEWARD: PNC BANK, GRNSH. - Capital One Bank USA, N.A., et al.; 201508049; \$1,974.17.
- ROHLF, JESSICA: PNC BANK, GRNSH. - Capitol One Bank USA, N.A.; 202014101; WRIT/EXEC.
- SCHLECHT, COLEEN - Village Green Estates Homeowners Association; 202214058; ORDER/REASSESS JUDGMENT/\$8,329.96.
- SHULMAN, HARRIS: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202014330.
- SMITH, LEOPIA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202001579.
- SOKOLOWSKI, CHRISTOPHER: CITADEL FCU, GRNSH. - Discover Bank; 202002855.
- SORRENTI, ANTHONY - Cheltenham School District; 202013442; WRIT/EXEC.
- STURGEON, TARA - Deer Run at Limerick Homeowners Association; 202224428; ORDER/JDMT. CONSOLIDATED REASSE.
- SWEAT, LISA - Norristown Municipality; 201800941; WRIT/EXEC.
- TAYLOR, CAROL: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202010694.
- TILDEN, IRENE: POLICE & FIRE FCU, GRNSH. - Discover Bank; 202222490; \$4,678.72.
- TRINIDAD, STACY: PNC BANK, GRNSH. - Atlantic Credit and Finance, Inc.; 202302587; WRIT/EXEC.
- UNITED STATES OF AMERICA: DeLEON, ANA: JUAREZ, ERICK - US Bank National Association Trustee for Holders of Citigro; 202207142.
- WEAVER, TARA - American Heritage Federal Credit Union; 202223288.
- WILSON, JOHN: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202002696.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending March 21, 2023**

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

- AKANDA, ZIBANNASA - Midland Credit Management, Inc.; 202304473; Judgment fr. District Justice; \$1,910.11.
- ALLFORD, JAMES - Capital One, N.A.; 202304443; Judgment fr. District Justice; \$3,838.86.
- ALSTON, TRACI - Midland Credit Management, Inc.; 202304372; Judgment fr. District Justice; \$1,622.46.
- AMBROSE, TWANA - Security Credit Services; 202304412; Judgment fr. District Justice; \$2,650.10.
- AMERICAN DENTAL MANAGEMENT GROUP, LLC - 301 City Line Associates, L.P.; 202304570; Complaint in Confession of Judgment Money; \$POSSESSION/ \$1,9621.14.
- ANDREACCHIO, LOUIS - Midland Funding, LLC; 202304324; Judgment fr. District Justice; \$1,104.59.
- BALDWIN, KENNETH - Midland Funding, LLC; 202304348; Judgment fr. District Justice; \$6,208.77.

- BENSON, JENNIFER - Midland Credit Management, Inc.; 202304274; Judgment fr. District Justice; \$3,545.49.
- BEY, BRIA - Midland Credit Management, Inc.; 202304310; Judgment fr. District Justice; \$1,582.19.
- BREWLEY LLOYD, KASANDRA - Midland Credit Management, Inc.; 202304388; Judgment fr. District Justice; \$1,229.53.
- CARPENTER, CORY - Midland Funding, LLC; 202304267; Judgment fr. District Justice; \$1,173.73.
- CHILDERS, MELISSA - Midland Funding, LLC; 202304367; Judgment fr. District Justice; \$1,893.67.
- CHRYSZANAVICZ, JENNA - Midland Credit Management, Inc.; 202304421; Judgment fr. District Justice; \$1,668.32.
- CLEMENT, DIANE - Mariner Finance, LLC; 202304321; Judgment fr. District Justice; \$4,544.03.
- COHEN, BRITTANY - Midland Funding, LLC; 202304368; Judgment fr. District Justice; \$1,266.64.
- CROAK, DERRICK - Mutual Benefit Group; 202304466; Complaint In Confession of Judgment; \$2,366.81.
- DEARTH, GAIL - LVNV Funding, LLC; 202304326; Judgment fr. District Justice; \$1,075.91.
- FINGERMAN, MICHAEL: MICHAEL - Rodriguez, Henry; 202304468; Judgment fr. District Justice; \$1,682.25.
- FISHER, LINDA - Midland Funding Management, Inc.; 202304435; Judgment fr. District Justice; \$1,011.34.
- FUSS, PATRICK: READY SET REPAIRED - Sandman, Adina; 202304501; Judgment fr. District Justice; \$2,971.75.
- GABLE, JON: GABLE CERAMIC AND MARBLE - B & L Solutions; 202304596; Judgment fr. District Justice; \$1,972.78.
- GARCIA, VANESSA - Midland Credit Management, Inc.; 202304498; Judgment fr. District Justice; \$1,670.88.
- GRAUBER, JOSEPH - Midland Credit Management, Inc.; 202304312; Judgment fr. District Justice; \$1,978.92.
- HALLMAN, DAVID - Midland Credit Management, Inc.; 202304311; Judgment fr. District Justice; \$3,323.91.
- HERMAN, RACHEL - Midland Funding, LLC; 202304284; Judgment fr. District Justice; \$2,088.69.
- HESTER, VERONICA - Midland Funding, LLC; 202304318; Judgment fr. District Justice; \$2,745.03.
- HITCHENS, STEPHN - Midland Credit Management, Inc.; 202304499; Judgment fr. District Justice; \$1,987.97.
- JACKSON, SELMAR - Midland Credit Management, Inc.; 202304339; Judgment fr. District Justice; \$1,545.50.
- JONES, DARRYL - Midland Credit Management, Inc.; 202304402; Judgment fr. District Justice; \$1,491.08.
- KAZARIAN, CHERYLEN - Mariner Finance, LLC; 202304323; Judgment fr. District Justice; \$3,829.04.
- McCOY, JOHN - LVNV Funding, LLC c/o Pressler Pressler, LLP; 202304630; Judgment fr. District Justice; \$761.29.
- MUCKELROY, LESLEY - Resurgent Receivables, LLC; 202304314; Judgment fr. District Justice; \$1,590.81.
- PARKE, STACEY - Midland Credit Management, Inc.; 202304341; Judgment fr. District Justice; \$3,431.87.
- PATEL, PIYUSH: KOMBALBAHEN - Trappe Center, L.P.; 202304503; Complaint In Confession of Judgment; \$85,098.72.
- RAYMOND, JENNIFER - Midland Credit Management, Inc.; 202304371; Judgment fr. District Justice; \$1,148.93.
- REHER, MICHAEL - Midland Funding, LLC; 202304277; Judgment fr. District Justice; \$1,351.90.
- REISER, MICHAEL - Midland Funding, LLC; 202304352; Judgment fr. District Justice; \$7,159.87.
- ROBINSON, SAMUEL - Univest Bank and Trust Co.; 202304608; Complaint in Confession of Judgment; \$60,157.13.
- SARIEGO, JENNIFER - Crown Assets Management, LLC; 202304602; Judgment fr. District Justice; \$2,436.82.
- SCOTT, PHYLLIS - Midland Credit Management, Inc.; 202304322; Judgment fr. District Justice; \$2,308.73.
- SHANER, KEVIN - Midland Credit Management, Inc.; 202304380; Judgment fr. District Justice; \$2,339.44.
- SKIBINSKI, JILL - LVNV Funding; 202304308; Judgment fr. District Justice; \$843.31.
- SOPPICK, FRANK - Midland Credit Management, Inc.; 202304395; Judgment fr. District Justice; \$1,380.40.
- STOKES, SHIRLEY - Midland Funding, LLC; 202304309; Judgment fr. District Justice; \$2,930.39.
- SWAAYZE, NICOLE - LVNV Funding; 202304291; Judgment fr. District Justice; \$1,363.29.
- TURTON, NICHOLAS - Mariner Finance, LLC; 202304459; Judgment fr. District Justice; \$4,775.81.
- UNITED DENTAL MANAGEMENT GROUP, LLC - 301 City Line Associates, L.P.; 202304559; Complaint in Confession of Judgment; \$POSESSION.
- VARKEY, THOMAS - Midland Credit Management, Inc.; 202304445; Judgment fr. District Justice; \$1,439.37.
- WAGNER, JEFFREY - Midland Credit Management, Inc.; 202304302; Judgment fr. District Justice; \$1,588.50.
- WILLIAMS, KIMANI - LVNV Funding; 202304286; Judgment fr. District Justice; \$9,559.76.
- XU, XIAOHUI - Miletto, Allison; 202304569; Judgment fr. District Justice; \$661.29.
- YI, CINDY - Midland Credit Management, Inc.; 202304414; Judgment fr. District Justice; \$2,021.25.

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## LETTERS OF ADMINISTRATION

### Granted Week Ending March 21, 2023

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

- BARR, WILLIAM F. - Upper Merion Township; Campbell, Jennifer E., 15 N. Church Street, West Chester, PA 19380.
- BERGEY, MICHAEL A. - Pennsburg Borough; Hartzell, Beverly L., 974 Long Mill Road, Telford, PA 18969.
- COLLIER, ANTOINETTE - Lansdale Borough; Walsh, John F., P.O. Box 445, Blue Bell, PA 19422.
- CONSTANTINO, WILLIAM J. - Upper Dublin Township; Constantino, Mae T., 3131 Quarry Avenue, Glenside, PA 19038.
- CROUTHAMEL, STELLA I. - Upper Frederick Township; Crouthamel, H. L., 605 Allentown Road, Sellersville, PA 18960.
- D'GINTO, ROBERT C. - Upper Merion Township; D'Ginto Ann M., 501 Coates Lane, King Of Prussia, PA 19406.
- ELLIOTT, FREDERICK C. - Lower Salford Township; DeStefano, David R., 525 Swede Street, Norristown, PA 19401.
- GETZOFF, RANDAL J. - Douglass Township; Stehman, Alicia, 731 E. 2nd Street, Boyertown, PA 19512.

- GUDOLONIS, CLARA M. - Limerick Township; Eshleman, Josephine, 1405 Quail Hollow Road, Harrisburg, PA 17112.
- HANSEN, JAMES A. - West Norriton Township; Hark, Ned, 7716 Castor Avenue, Philadelphia, PA 19152.
- HARWICK, KENT L. - Douglass Township; Harwick, Deborah S., 146 Montgomery Avenue, Boyertown, PA 19512.
- KOJAVA, LEVAN N. - Kojava, Mariam M., 173 Russell Street, Apt. 1L, Brooklyn, NY 11222.
- LEWIS, INEZ K. - Cheltenham Township; Lewis, Alan D., 7901 Glen Oak Road, Elkins Park, PA 19027.
- LUCK, WILLIE E. - Conshohocken Borough; Luck, Isaiah S., 3040 Butler Pike, Conshohocken, PA 19428.
- MALTESE, SALVATORE N. - Maltese, Margaret P., 431 Williamson Court, Lansdale, PA 19446.
- MONAHAN, GEORGE - West Norriton Township; Monahan, Kathleen M., 135 Woodwinds Drive, Collegeville, PA 19426.
- O'TOOLE, JOANN - Norristown Borough; Hutchinson, Janet M., 1606 Woodmere Way, Havertown, PA 19083.
- ONETO SR., PAUL L. - Abington Township; Oneto Jr., Paul L., 99 Elm Avenue, Churchville, PA 18966.
- SHAW, DREW - Lower Merion Township; Shaw, Linda, 409 Howard Road, Gladwyne, PA 19035.
- SHAW, EDNA - Lower Merion Township; Shaw, Linda J., 409 Howard Road, Gladwyne, PA 19035-1408.
- SMITH JR., BENJAMIN - Springfield Township; Roberts, Janice, 2665 Fox Avenue, Roslyn, PA 19001.
- SNYDER, RICHARD D. - Montgomery Township; Snyder, Rod D., 7 Paoli Pike, Paoli, PA 19301.
- TROUT, KAREN L. - Douglass Township; Long Jr., Donald E., 222 E. Spruce Street, Gilbertsville, PA 19525; Trout, Jessica T., 222 E. Spruce Street, Gilbertsville, PA 19525.
- WHITE, JEREMIAH D. - Pottstown Borough; Behrens, Kristen L., 1500 Market Street, Philadelphia, PA 19102.
- WHITE, NEHEMIAH E. - Pottstown Borough; Behrens, Kristen L., 1500 Market Street, Philadelphia, PA 19102.
- CARTER, BRIANCA - Carter, Loretta; 202304571; Complaint in Ejectment.
- CHE POP, GERTRUDIS: CHAMAN XO, FELIX - Chaman Che, Norma; 202304509; Complaint for Custody/Visitation; Atzert, Karen.
- CHERNOFF, MARC - Discover Bank; 202304556; Civil Action; Harris, Daniel Steven.
- CHERY, LAURENT - Hughes, Claire-Ann; 202304357; Complaint Divorce.
- CHOVEZ HERNANDEZ, ALFREDO - Smith, Nyequita; 202304420; Petition.
- CONTRERAS, LEXUS - Discover Bank; 202304614; Civil Action; Armstrong, Kirsten R.
- CUNNINGHAM, JACOB - Discover Bank; 202304600; Civil Action; Armstrong, Kirsten R.
- DANN, LYNN: LYNN - Goldman Sachs Bank USA; 202304581; Civil Action; Loewy, Andrew D.
- DAVIS, RONITA - Pearson, Malcom; 202304566; Defendants Appeal from District Justice.
- De ARAUJO, ROMERITO - De Araujo, Erica; 202304603; Complaint for Custody/Visitation.
- DEMERS, KENNETH: KENNETH: LISA - Jenkins, Julia; 202304564; Complaint for Custody/Visitation; Materese, Inna.
- EDISON TOWNSHIP BOARD OF EDUCATION - Azzarello, Wayne; 202304474; Foreign Subpoena.
- FA TATE, LLC: TATE, FLOYD - On Deck Capital, Inc.; 202304597; Civil Action; Armstrong, Kirsten R.
- FERNANDEZ LEYTON, YERIS - Gutierrez Solano, Karla; 202304354; Complaint for Custody/Visitation; Ahlert, Michael.
- FREY, KURT - Balogh, Kornelia; 202304411; Complaint Divorce.
- GALAGARZA, TARA - Lies, Christopher; 202304601; Complaint Divorce.
- GHEEE, TYREESE - Dyches, Lakishia; 202304272; Complaint Divorce.
- GULLEY, DARNELL - Brown, Taleeya; 202304360; Complaint for Custody/Visitation.
- HARING, RODNEY - PNC Bank National Association; 202304627; Civil Action; Loewy, Andrew D.
- HARRIS, JADA: CHARLESTON, RODNEY - Harris, Tijuana; 202304219; Complaint for Custody/Visitation.
- HENDERSON, RAE - Zachary-Pitts, Jason; 202303587; Complaint for Custody/Visitation.
- HIGGINS, LESLIE - Frock, Erik; 202304497; Complaint for Custody/Visitation; Tongiani Mirabile, Marzia P.
- HOGG, CHRIS - American Express National Bank; 202304235; Civil Action; Loewy, Andrew D.
- JOHN, ANNIE - Husain, Bibi; 202304263; Complaint for Custody/Visitation; Young, Cheryl L.
- JOHNSON, BRUCE - US Bank National Association; 202304612; Civil Action; Loewy, Andrew D.
- LOGVYENENKO, OKSANA - Ursta, Oleksandr; 202304547; Complaint Divorce.
- LOPEZ DE LA CRUZ, MARCO - Antonio Cruz, Norma; 202304386; Complaint for Custody/Visitation; Kracoff, Cheryl.
- McGLOTHLIN, KENNY - Monger, Cortney; 202303261; Complaint for Custody/Visitation.
- MILAVEC, DANIEL - On Deck Capital, Inc.; 202304604; Civil Action; Armstrong, Kirsten R.
- MILLER, JILL - Samuels, Deanna; 202304370; Civil Action.

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## SUITS BROUGHT

**Week Ending March 21, 2023**

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

- AIKEN, CHRISTIAN - Macomber, Britney; 202304343; Complaint for Custody/Visitation.
- ANDREWS, TORI - Family First Rentals; 202304494; Petition to Appeal Nunc Pro Tunc.
- BAXTER, JAMES - Goldman Sachs Bank USA; 202304582; Civil Action; Loewy, Andrew D.
- BRODKIN, ABBY - Weiss, Lyle; 202304495; Complaint Divorce.
- BRUNNER, HARRY - Moore, Valerie; 202304438; Complaint for Custody/Visitation.
- CARBAJOSA ERONICO, ELLEN: ERONICO, CARLOS: JAZUL, MICHAEL - Lindy Property Management Co.; 202304451; Petition to Appeal Nunc Pro Tunc.



- MOFFITT, CHARLES - Ortiz, Jennifer; 202304290;  
Complaint for Custody/Visitation; Michener, Ian J.
- MORALES ARGUETA, ALEXI - Cruz, Norma;  
202304390; Complaint for Custody/Visitation;  
Kracoff, Cheryl.
- MURRAY, LISAMARIE - Mann Road Associates;  
202304436; Defendants Appeal from District Justice.
- NELSON, MARK - Nelson, Mavia; 202304423;  
Complaint for Custody/Visitation.
- ORTH, CARLI - Orth, Jared; 202304507; Complaint  
for Custody/Visitation; Weems, Aaron D.
- OWENS, TAWANN - Abrams Run Apartment; 202304292;  
Defendants Appeal from District Justice.
- PAGAN, YARITZA - Goldman Sachs Bank USA;  
202304589; Civil Action; Loewy, Andrew D.
- PEARSON, CAREYANN - Pearson, William; 202304340;  
Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - McKernan, James; 202304332;  
Appeal from Suspension/Registration/Insp.;
- Kelly, Joseph.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Jackson, Roschanda; 202304294;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Martinez, Jennifer; 202304363;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Slocum, Domonique;  
202304462; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Piper, Luke; 202304506;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Sanders, Michael; 202304599;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Bryne, Alison; 202304510;  
Appeal from Suspension/Registration/Insp.
- ROBERTS, DONALD - Roberts, Eileen; 202304442;  
Complaint Divorce; Arena, Charles J.
- SAVADOVE, ALBERT - The Addison; 202304568;  
Defendants Appeal from District Justice.
- THOMSON, KOSHIK - Zarep, Kathleen; 202304578;  
Petition for Protection from Sexual Viol.
- WAND TOPCO, INC. - American Independent Ins. Co.;
- 202304483; Petition to Appeal Nunc Pro Tunc;  
Walker, Joseph M.
- WATSON, SARAH - Watson, William; 202304299;  
Complaint for Custody/Visitation; Solomon, Don J.
- WHITPAIN TOWNSHIP ZONING HEARING BOARD -  
Yusem, Stephen; 202304383; Appeal from  
Zoning Board Non-Govt.
- WILSON, SHANNON - 25 Capital Residential  
Mortgage Residential Opportunity; 202304430;  
Defendants Appeal from District Justice.
- WRIGHT, BENJAMIN - Discover Bank; 202304562;  
Civil Action; Armstrong, Kirsten R.
- ARGER, PETER H. - Lower Merion Township;  
Sehgal, Chandra M., 612 Wallace Drive,  
Wayne, PA 19087.
- ARKO, JOHN G. - Narberth Borough; Arko, Lisa,  
308 N. Essex Avenue, Narberth, PA 19072.
- BAKER, MARY S. - Lower Merion Township;  
Baker, John C., 629 Broad Acres Road,  
Narberth, PA 19072.
- BEGLEY, DANIEL J. - Lower Merion Township;  
Begley, Clare, 41 Crescent Place, Short Hills,  
NJ 07078; Begley, Michael P., 4 Hodge Drive,  
Bridgewater, NJ 08807.
- BENNETTS, MARY R. - Abington Township;  
Berry, Michael E., P.O. Box 6, Abington, PA 19001.
- BILLUPS, EULA - Lower Gwynedd Township;  
Billups, Robin, 1040 East Avenue, Penlyn, PA 19422.
- BLYNN, CYNTHIA B. - Cheltenham Township;  
Blynn, Ian, 211 Calder Street, Harrisburg, PA 17102;  
Zone, Judith A., 6 Vincent Court, East Brunswick,  
NJ 08816-4426.
- BOLINSKY, RITA J. - West Norriton Township;  
Bolinsky, Christine, 314 Winding Way,  
King Of Prussia, PA 19406.
- CARLEY, RICHARD W. - Abington Township;  
Stover, Brian, 609 Pecos Drive, Eules, TX 76039.
- CARUSO, ROBERT V. - Springfield Township;  
Abbott, Lori, 6201 Ocean Avenue,  
Ventnor, NJ 08406; DiChiara, Nicole D.,  
21 Ring Place, Cedar Grove, NJ 07009.
- CLARK, KAREN R. - Upper Dublin Township;  
Clark, Christopher M., 9 Willet Drive,  
Ambler, PA 19002; Clark, Scott B.,  
2723 Saccers Hill Court, Herndon, VA 20171.
- CONNAGHAN, GEORGE P. - Upper Dublin Township;  
Stubanas, Christina M., 657 Meadowbrook Avenue,  
Ambler, PA 19002.
- COOPER, ALTHEA E. - Towamencin Township;  
Haring, Daniel, 215 E. 3rd Street,  
Boyertown, PA 19512.
- CUFF, RICHARD B. - Lower Merion Township;  
Cuff, Daniel J., 11 Hawthorne Lane,  
Bryn Mawr, PA 19010; Cuff, Richard A.,  
7 Cushman Road, Rosemont, PA 19010.
- CULLEN, ELIZABETH A. - Upper Merion Township;  
Cullen, Lauren, 12731 Matteson Avenue,  
Los Angeles, CA 90066.
- D'AMBROSIO, LUCY R. - Upper Moreland Township;  
Giordano, Salvatore, 2155 Willow Brook Drive,  
Huntingdon Valley, PA 19006.
- DETWILER, JUDITH S. - Franconia Township;  
Detwiler, Lise A., 90 Hilldale Road,  
Lansdowne, PA 19050.
- DiVALERIO, MARIANO - Lower Merion Township;  
DiValerio, Anthony, 211 E. Athens Avenue,  
Ardmore, PA 19003.
- DRAKE, SEAN T. - Horsham Township;  
Drake, Karen, 195 Log Pond Drive,  
Horsham, PA 19044.
- FEINGOLD, ANNA M. - Hatfield Township;  
Weber, Michael W., 902 Rose Lane,  
Hatfield, PA 19440.
- FELICETTI, ADELAINE E. - Lower Merion Township;  
Wynder, Robert D., 66 Holland Avenue,  
Ardmore, PA 19003.
- FREED, ARLENE B. - Franconia Township;  
Derstine, Lorene B., 332 Homestead Drive,  
Harleysville, PA 19438; Freed, Ralph B.,  
127 Penn Avenue, Hatfield, PA 19440;  
Hoover, Heather L., 941 Long Mill Road,  
Telford, PA 18969.

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## WILLS PROBATED

Granted Week Ending March 21, 2023

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

- GALASSO, MARY S. - Conshohocken Borough;  
Galasso Jr., Joseph J., 1229 Woodside Road,  
Conshohocken, PA 19428.
- GALLAGHER, JAMES F. - Upper Dublin Township;  
Gallagher, Shaun O., 478 Sandstone Circle,  
Cheshire, CT 06410-1755.
- GRAHAM, MARY L. - Horsham Township;  
Fagan, Patrick C., 533 Shady Place,  
Ambler, PA 19002.
- GRIMM, ROBERT L. - Upper Merion Township;  
Rash, Agnes M., 405 Arden Road,  
Gulph Mills, PA 19428-2507.
- GRISWOLD, CHRISTINE - Pottstown Borough;  
Guest, Jayne L., 1068 Warren Street,  
Pottstown, PA 19464.
- GUPTA, SANTOSH - Lower Merion Township;  
Gupta, Vandana, 1201 Lakemont Road,  
Villanova, PA 19085.
- HENSLER, ANNA M. - Lower Gwynedd Township;  
Hensler, Robert J., 900 Merrick Avenue,  
Collingswood, NJ 08108.
- HUSS, NANCY M. - Worcester Township;  
Angelucci, Susan, 1400 Hollow Road,  
Collegeville, PA 19426.
- HUSSAR, NANCY R. - Lower Providence Township;  
Hussar, Kenneth, 321 Orchard Road,  
Fleetwood, PA 19522.
- IMMS, THERESA H. - Whitpain Township;  
Imms Jr., Stephen P., 396 Main Street,  
Harleysville, PA 19438-1204.
- JOHNSON, FLORENCE M. - Hatboro Borough;  
Johnson, David, 2390, Thyme Court,  
Jamison, PA 18929.
- KLING, RUTH E. - Souderton Borough;  
Kling, Michael A., 17 Firethorn Drive,  
Perkasie, PA 18944.
- KRIEBEL, MARY J. - Worcester Township;  
Churches, Jennifer L., 2733 Skippack Pike,  
Lansdale, PA 19446.
- LANYON, VIRGINIA D. - Abington Township;  
Hill Sr., Loring F., 343 Shady Lane,  
Huntingdon Valley, PA 19006.
- LEATHERMAN, NANCY L. - Franconia Township;  
Gilmore, Tara Y., 2075 Scheetz Church Road,  
Quakertown, PA 18951; Leatherman, Ralph L.,  
114 Menno Home Drive, Souderton, PA 18964.
- MICHENER, LINFORD - Hatfield Township;  
Michener, Ruthann, 1210 Koffel Road,  
Hatfield, PA 19440.
- MULDOON, JOSEPH P. - Bridgeport Borough;  
Griffin, Walter P., 28 Addison Lane,  
Collegeville, PA 19426; Rogers, Elizabeth M.,  
730 Beech Avenue, Glenolden, PA 19036.
- MYEROV, JOSEPH - Abington Township;  
Yampolsky, Anita, 327 Holme Avenue,  
Elkins Park, PA 19027.
- NORTHROP, ROSALIE A. - Worcester Township;  
Hoffman, Paula, 4525 Deep Glen Way,  
Doylestown, PA 18902.
- PARETTI, JOHN G. - Pottstown Borough;  
Fontana, Jill N., 11000 SE Federal Highway,  
Hobe Sound, FL 33455.
- PEARSON, MARGARET N. - Whitemarsh Township;  
Pearson, Alexander C., 624 S. Highland Avenue,  
Merion Station, PA 19066.
- RAYMOND, DOUGLAS T. - Upper Dublin Township;  
Raymond III, Edward A., 450 Guard Hill Road,  
Bedford, NY 10506.
- REIGNER, MARIANNE L. - Lower Merion Township;  
Reigner, Richard C., 1731 Ridgeway Road,  
Havertown, PA 19083.
- ROSENBLUM, BETTIE - Lower Merion Township;  
Lancellotta, Amy B., 5707 Bent Branch Road,  
Bethesda, MD 20816.
- SANDROW, MARK J. - Whitpain Township;  
Sandrow, Doreen, 2 Bugle Lane, Blue Bell, PA 19422.
- SIRIANNI, MARIE - Lansdale Borough;  
Sirianni, Archie J., 109 Water Mill Lane,  
Media, PA 19063.
- SPANGLER-WEISS, JANE R. - Lower Merion  
Township; Weiss, Neil E., 1400 Waverly Road,  
Gladwyne, PA 19035.
- TATE, JOHN E. - Collegeville Borough;  
Hellauer, Jeanette T., 7 Char Mar Lane,  
Royersford, PA 19468.
- UNDERKOFFLER, CHARLES H. - Montgomery  
Township; Underkoffler, Pauline K.,  
30 N. Allentown Road, Tylersport, PA 18971.
- URBAN, JANE L. - Lower Moreland Township;  
Urban, Neil, 104 Davis Drive, North Wales, PA 19446;  
Urban, Stephen G., 507 Goldfinch Lane,  
Ambler, PA 19002.
- WACHTFOGEL, YANINA T. - Lower Merion Township;  
Lipschutz, Lester E., 2800 Island Boulevard,  
Aventura, FL 33160.
- WEIKEL, ELIZABETH T. - Upper Frederick Township;  
Krause, Mary E., 528 Washington Street,  
East Greenville, PA 18041; Weikel, Christopher L.,  
1033 Church Road, East Greenville, PA 18041.
- WEINSTEIGER, WILLIAM R. - New Hanover  
Township; Weinstein, Debra L.,  
1512 Foxmeadow Circle, Royersford, PA 19468.
- WILLIAMS, SARA M. - Upper Dublin Township;  
Knepp, Brent, 223 McGeary Road,  
Thompsontown, PA 17094.
- WOLBRAMSKY, DEBORAH - Plymouth Township;  
Wolbramsky, Erica, 666 W. Germantown Pike,  
Plymouth Meeting, PA 19462.

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## RETURN DAY LIST

April 3, 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. Alvarado v. Ogbeka - Defendant’s Motion to Compel Deposition (Seq. 17d) - **T. Joyce**.
2. Andrews v. Cabibi - Defendant’s Motion to Compel Depositions (Seq. 18d) - **K. Saffren - M. Bonner**.
3. Arden Real Estate Partners I, L.P. v. West Conshohocken Land Holdings, LLC - Defendant’s Motion for Leave to File an Amended Complaint (Seq.135) - **P. Leary - J. Larkin**.

4. Arrington v. Mucha - Defendant's Motion to Compel Discovery (Seq. 15d) - **L. Himmelstein - J. Garvey.**
5. Atak v. Marriot International, Inc. - Defendant's Motion to Compel Discovery (Seq. 14d) - **C. Stover - V. Monzo.**
6. Bachmann v. Drum - Defendant's Motion to Compel Discovery (Seq. 21d) - **R. Braker - S. Buggy.**
7. Beard v. Ott - Defendant's Motion to Compel IME (Seq. 9d) - **E. Frost - S. Kemether.**
8. Berkley Mid Atlantic Group v. Daves Appliance Repair, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 17d) - **R. Wendolowski.**
9. Blankenstein v. Zoom Plumbing and Drain Services - Defendant's Motion to Compel Discovery (Seq. 39d) - **C. Froba - R. Pugh - D. Rucket.**
10. Boyle v. Bailey - Plaintiff's Motion to Compel Discovery (Seq. 106d) - **S. Cohen - E. Hosmer.**
11. Campbell v. Earley - Defendant's Motion to Compel Discovery (Seq. 18d) - **H. Reese - K. Nosari.**
12. Christman v. Cianfrani Peter M., Jr., Executor of the Estate of Peter Michael Cianfrani, Deceased - Plaintiff's Motion to Amend Complaint (Seq. 305) - **J. DeAngelo - M. Zolfaghari - P. Troy.**
13. Comperatore v. Allen - Defendant's Motion to Overrule Objections to Subpoena (Seq. 21d) - **J. Lare - A. Miller.**
14. D'Alonzo v. Gutmann - Defendant's Motion to Compel Depositions (Seq. 216d) - **R. Birch - D. Ryan.**
15. Dietrick v. Horn - Plaintiff's Motion to Amend Complaint (Seq. 34) - **D. Grimes - R. Sokorai - B. Welsh.**
16. Dillalogue v. Eberz - Plaintiff's Motion to Leave to Withdraw as Counsel (Seq. 40) - **A. Lopresti - T. Bracaglia.**
17. Dukes v. Integrated Power Sources, LLC - Defendant's Motion to Compel Discovery (Seq. 147d) - **M. Pileggi - J. Shaffer.**
18. Duncan v. Green - Defendant's Motion to Compel Discovery (Seq. 27d) - **M. Weinberg - K. May.**
19. Esola v. Pattison - Plaintiff's Petition to Withdraw as Counsel (Seq. 21) - **B. Swartz - A. Venters.**
20. Falco v. Zukley - Defendant's Motion to Compel Discovery (Seq. 9d) - **R. Jablonski - J. Edwards.**
21. Felix v. Detweiler - Defendant's Motion to Compel IME (Seq. 23d) - **J. Radmore - S. Kemether.**
22. Frazier v. Coughlin - Plaintiff's Petition to Reinstate Complaint (Seq. 4) - **L. Himmelstein.**
23. Gonzales v. Szczepkowski - Defendant's Motion for Entry of Judgment of Non Pros (Seq. 2) - **M. Simon - J. Van Der Kwast.**
24. Griffin v. Eckelmeyer - Plaintiff's Motion to Compel Discovery (Seq. 19d) - **J. Macel - G. Smith.**
25. Hightower-Neal v. Herring - Defendant's Motion for Leave to Amend Answer (Seq. 39) - **M. Greenfield - T. Wagner.**
26. Ileri v. Simon Property Group, Inc. - Defendant's Motion to Compel Discovery (Seq. 56d) - **C. Stover.**
27. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion for Protective Order (Seq. 275d) - **S. Finley - D. Rhyhart.**
28. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Motion for Admission Pro Hac Vice (Seq. 270) - **S. Finley - D. Rhyhart.**
29. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Plaintiff's Motion for Leave to File Memorandum (Seq. 279) - **S. Finley - D. Rhyhart.**
30. Jackson v. Palisades Insurance Company - Defendant's Motion to Compel Discovery (Seq. 10d) - **S. Anyan - R. Chesney.**
31. K&S Ventures, LLC v. D2 Management, LLC - Plaintiff's Motion to Compel Discovery (Seq. 245d) - **D. Rhyhart - R. Sebia.**
32. Keybank, N.A. v. Services Unlimited, LLC - Defendant's Motion to Compel Discovery (Seq. 4d).
33. Knotts v. Knotts - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 26) - **P. McGinnis - J. Carney.**
34. Komatsu America Corporation v. H&R Excavating, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 30d) - **A. Sklar.**
35. Levine v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 6d) - **B. Block - J. Ryan.**
36. Marshall v. Spoerli - Defendant's Motion to Compel Discovery (Seq. 84d) - **W. Marshall - J. Branderbit.**
37. Marshall v. Spoerli - Plaintiff's Motion Compel Discovery (Seq. 86d) - **W. Marshall - J. Branderbit.**
38. Marshall v. Spoerli - Plaintiff's Motion to Compel Discovery (Seq. 85d) - **W. Marshall - J. Branderbit.**
39. Medvetz v. Woodruff - Defendant's Motion to Compel Discovery (Seq. 45d) - **V. Vangrossi - W. Marshall.**
40. Nassar v. House - Defendant's Motion to Compel Discovery (Seq. 16d) - **E. Conrad - R. Good.**
41. Noah v. Main Line Fertility and Reproductive Medicine, LTD - Plaintiff's Motion to Compel Deposition (Seq. 32d) - **J. Faunes - S. Baker.**
42. Norman v. Paul - Defendant's Motion to Compel Discovery (Seq. 10d) - **L. Himmelstein - D. Doyle.**
43. Okopien v. Dubin - Defendant's Motion to Compel Discovery (Seq. 20d) - **J. Gallagher - J. Shaffer.**
44. Ortiz Munoz v. Barmby - Defendant's Motion to Compel Discovery (Seq. 48d) - **R. Conwell - J. Tolerico.**
45. Park v. Truck Insurance Exchange - Defendant's Motion to Compel Discovery (Seq. 10d) - **T. Gold.**
46. PNC Bank National Association v. Hazzard - Defendant's Motion to Compel Discovery (Seq. 10d) - **M. Wooters - W. Marshall.**
47. Quality Petro Services, LLC v. 142 Railroad Avenue, LLC - Plaintiff's Motion to Compel Discovery (Seq. 26d) - **B. Barr - J. Donovan.**
48. Quality Petro Services, LLC v. 142 Railroad Avenue, LLC - Plaintiff's Motion to Compel Discovery (Seq. 27d) - **B. Barr - J. Donovan.**
49. Quality Petro Services, LLC v. 142 Railroad Avenue, LLC - Plaintiff's Motion to Compel Discovery (Seq. 28d) - **B. Barr - J. Donovan.**
50. Ramsey v. Royersford Borough - Defendant's Motion to Compel Discovery (Seq. 21d) - **K. Frascella - C. Allen - K. Steinberg - J. Winton.**
51. Royal Water Damage Restoration v. Allstate Insurance Company - Plaintiff Motion to Compel Discovery (Seq. 15d) - **S. Fegley - M. Maguire.**
52. Sattar v. Reichlin - Defendant's Motion to Compel Discovery (Seq. 18d) - **D. Bercovitch - M. Berger.**
53. Schaps v. Kennedy Estates, LTD - Defendant's Motion to Compel Discovery (Seq. 97d) - **J. Fenerty - J. Edwards - S. DiGiacomo.**
54. Seidman v. Lam - Defendant's Motion to Compel Discovery (Seq. 15d) - **R. DeLuca - C. Pitchford.**

55. Short v. Whipain Township Police Department - **C. Knapp.**
56. Silk Title & Escrow, LLC v. Wilk - Defendant's Motion for Protective Order (Seq. 24) - **T. Muyano - M. Himsworth.**
57. Silk Title & Escrow, LLC v. Wilk - Defendant's Motion to Consolidate (Seq. 19) - **T. Muyano - M. Himsworth.**
58. Skasko v. Stilling - Defendant's Motion to Compel Discovery (Seq. 13d) - **M. Roach - D. Alex.**
59. Stewart v. McClam - Defendant's Motion to Compel Discovery (Seq. 18d) - **S. Lipschutz - M. Iacovou.**
60. Ta v. Amitabha Buddhist Society of Philadelphia - Plaintiff's Motion to Compel Discovery (Seq. 59d) - **G. Morris - J. Schweder - T. Law.**
61. The Bank of New York Mellon v. Pollitt - Plaintiff's Motion to Attach Correct Legal Description (Seq. 81) - **R. Solarz.**
62. Welsh v. CB Structures, Inc. - Defendant's Motion to Compel Discovery (Seq. 60d) - **R. Harrington - F. McDevitt.**
63. Wilk v. Silver - Defendant's Motion to Consolidate (Seq. 66) - **T. Harty - J. Feldman.**
64. Williams v. Biswas - Defendant's Motion to Compel Discovery (Seq. 8d) - **J. Zimmerman - J. Gilman.**
65. Wizov v. Verona - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **H. Rosen.**
66. Yancey v. Davis - Defendant's Motion to Compel Discovery (Seq. 21d) - **R. Sokorai - H. Giacometti.**