

## 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.

### Second Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

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

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

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

BEING Lot No. 68 as shown on said Plan.

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

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

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

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

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

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

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

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

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

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

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

“B”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential.

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

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

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

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

BEING known as 1600 Church Road Condo C-104.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BEING Lots Nos. 64 and 65 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

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

#### PREMISES "A"

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

#### PREMISES "B"

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **SFW Family, Inc.** is currently in the process of voluntarily dissolving.  
**Friedman, Schuman, PC**  
275 Commerce Drive, Suite 210  
Fort Washington, PA 19034

**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 for **CWWC, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
**Butera Beausang Cohen & Brennan, Solicitors**  
630 Freedom Business Center, Suite 108  
King of Prussia, PA 19406

**Fierce Fitness for Women, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**James W. Maza, Esquire**  
**Maza, David & Hoeffel**  
507 Salfordville Road, P.O. Box 369  
Lederach, PA 19450

**Flower’s Tree Service & Landscaping Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **PMCHB Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
**Butera Beausang Cohen & Brennan, Solicitors**  
630 Freedom Business Center, Suite 108  
King of Prussia, PA 19406

**STEMM Cells of America, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Michael K. Terkanian, Esquire**  
**Terkanian Law, LLC**  
2001 County Line Road  
Warrington, PA 18976

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on February 17, 2023, for **Black Sheep Property Management LLC**, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.  
**McVan & Weidenburner, Solicitors**  
162 S. Easton Road  
Glenside, PA 19038

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-04253

NOTICE IS HEREBY GIVEN that on March 13, 2023, the Petition of Deborah Ann Riehl-Williams was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ISAAH DEVONTE RIEHL-WILLIAMS.

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.  
**Laurel Anderson, Esquire**  
**Legal Aid of Southeastern Pennsylvania**  
625 Swede Street  
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-04288

NOTICE IS HEREBY GIVEN that on March 14, 2023, the Petition of Jami Wilus Behm, Mother, on behalf of Hunter Joseph Behm, a minor, was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to HUNTER WILUS BEHM.

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.  
**Chelsey A. Christiansen, Esquire**  
**Boyd & Early Family Law LLC**  
600 W. Germantown Pike, Suite 400  
Plymouth Meeting, PA 19462

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-04698

NOTICE IS HEREBY GIVEN that on March 22, 2023, the Petition of William Michael Hogan, Jr. was filed in the above-named Court, praying for a Decree to change his name to MICHAEL ANGELO DiMARCELLA.

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



**CIVIL ACTION**

**BINGAMAN, HESS, COBLENTZ & BELL, P.C.**  
**ATTN: Curtis C. Johnston, Esquire**  
**Attorney ID #64059**  
2 Meridian Boulevard, Suite 100  
Wyomissing, PA 19610  
610-374-8377  
ccjohnston@bingamanhess.com  
*Attorneys for Plaintiff*

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-21572

**Glacier Insurance Company,**  
Plaintiff

vs.

**Joaquin Marroquin; Maria Diaz; Matilde Marroquin**  
**a/k/a Maria Diaz; Beverly T. Cleveland; and Kelce White,**  
Defendants

**NOTICE**

**To: Joaquin Marroquin, Maria Diaz,**  
**Matilde Marroquin, A/K/A Maria Diaz**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

**ESTATE NOTICES**

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

**First Publication**

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

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

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

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

**BENNETTS, MARY RITA also known as**  
**MARY BENNETTS, dec'd.**  
Late of Abington Township.  
Executor: MICHAEL BERRY,  
c/o John D. Kessler, Esquire,  
P.O. Box 6, Abington, PA 19001.  
ATTORNEY: JOHN D. KESSLER,  
JOHN D. KESSLER, ATTORNEY AT LAW,  
P.O. Box 6, Abington, PA 19001

**COLLIS, DONNA LEE, dec'd.**  
Late of Upper Hanover Township.  
Administratrix: TIFFANY N. COLLIS,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

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

**FITZGERALD, PENELOPE H., dec'd.**

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

**FREED, ARLENE B., dec'd.**

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

**GORMAN, RICHARD H., dec'd.**

Late of Upper Hanover Township.  
 Executor: MICHAEL P. GORMAN.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pottstown, PA 19073,  
 215-679-4554

**GREBE, GLORIA K., dec'd.**

Late of Borough of Pottstown.  
 Executrix: SHEILA McCUNE,  
 217 Oakbrook Drive,  
 Birdsboro, PA 19508.  
 ATTORNEY: SARAH RUBRIGHT McCAHON,  
 BARLEY SNYDER,  
 50 N. Fifth Street, 2nd Floor,  
 Reading, PA 19603

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

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

**GRISWOLD, CHRISTINE, dec'd.**

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

**GUPTA, SANTOSH, dec'd.**

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

**HALLMAN, THELMA D., dec'd.**

Late of Douglass Township.  
 Executrix: JEAN H. McGRATH,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HAMMITT, JEAN M., dec'd.**

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

**HOFFMAN, BENJAMIN F., dec'd.**

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

**HOLBROOK, ANGELA M., dec'd.**

Late of Whitpain Township.  
 Executor: WILLIAM J. HOLBROOK,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**KALODNER, DEBRA C., dec'd.**

Late of Cheltenham Township.  
 Executrix: ELIZABETH D. KALODNER,  
 7301 Coventry Avenue, Apt. 510,  
 Elkins Park, PA 19027.  
 ATTORNEY: JAMES E. EGBERT,  
 EGBERT & BARNES, P.C.,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090

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

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

**KASTLE, TIMOTHY K., dec'd.**

Late of Borough of East Greenville.  
 Administrator CTA: KENNETH D. KASTLE,  
 c/o Karen F. Angelucci, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.

ATTORNEY: KAREN F. ANGELUCCI,  
SEMANOFF ORMSBY GREENBERG &  
TORCHIA, LLC,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**LaPLACA, MARIE R., dec'd.**

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

**LAUB, MARTIN LEWIS, dec'd.**

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

**LEATHERMAN, NANCY L., dec'd.**

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

**MARCHOZZI, JUDITH C., dec'd.**

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

**MARTINO, DOROTHY A., dec'd.**

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

**McCULLOUGH, WILLIAM B., dec'd.**

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

**McDOWELL, CAROLINE M., dec'd.**

Late of Upper Merion Township.  
Administrator: MICHAEL W. McDOWELL,  
2041 Australia Way, Apt. 53,  
Clearwater, FL 33763.

ATTORNEY: JAMES R. LYNCH, JR.,  
LAW OFFICES OF JAMES R. LYNCH, JR.,  
617 Swede Street,  
Norristown, PA 19401

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

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

ATTORNEY: GILBERT P. HIGH, JR.,  
HIGH SWARTZ LLP,  
40 E. High Street, P.O. Box 671,  
Norristown, PA 19404-0671

**MIZII, RITA C., dec'd.**

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

**MULDOON, JOSEPH P., dec'd.**

Late of Borough of Bridgeport.  
Executors: ELIZABETH M. ROGERS AND  
WALTER P. GRIFFIN,  
c/o Diane M. Zabowski, Esquire,  
1001 Conshohocken State Road, Suite 1-210,  
West Conshohocken, PA 19428.  
ATTORNEY: DIANE M. ZABOWSKI,  
OBERMAYER REBMANN MAXWELL &  
HIPPEL LLP,  
1001 Conshohocken State Road, Suite 1-210,  
West Conshohocken, PA 19428

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

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

**PANTANO, ARMAND A., dec'd.**

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

**REEDER, DENNIS L., dec'd.**

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

**RICH, JEFFREY L., dec'd.**

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

**ROBINSON, ERICK A., dec'd.**

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

**ROGERS, DAVID G., dec'd.**

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

**ROSENBLUM, BETTIE, dec'd.**

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

**STANFORD, ELAINE M., dec'd.**

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

**STEIN JR., FREDERICK GEORGE, dec'd.**

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

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

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

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

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

**VARADY, DIANE P., dec'd.**

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

**WACHTFOGEL, YANINA TOVA, dec'd.**

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

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

Late of Cheltenham Township.  
 Administratrix: GWENDOLYN PETRUCCI HUTTER,  
 3 William Street,  
 Middlefield, CT 06455.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**WEIKEL, ELIZABETH T., dec'd.**

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

**WEINSTEIGER, WILLIAM R., dec'd.**

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

**WEISS, JOAN P., dec'd.**

Late of Lower Providence Township.  
 Executor: JONATHAN WEISS,  
 c/o Nathan Egner, Esquire,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087.

ATTORNEY: NATHAN EGNER,  
DAVIDSON & EGNER,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087

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

Late of Borough of Lansdale.  
Executor: JOHN R. HOWLAND,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.

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

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

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

ATTORNEY: JAMIE V. OTTAVIANO,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464

**ZANINE, EILEEN M., dec'd.**

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

ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

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

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

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

**Second 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 Pennsylvania, 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,  
Boyetown, 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

**Third and Final 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 & 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,  
 P.O. Box A, Media, PA 19063

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

Late of Lower Merion Township.  
 Executrix: ANDRA BROTHMAN,  
 c/o John R. Lundy, Esquire,  
 Lundy Beldecos & Milby, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072.  
 ATTORNEY: JOHN R. LUNDY,  
 LUNDY BELDECOS & 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 & 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 & 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,  
 Philadelphia, PA 19103

**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,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 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 JANAVELAND  
 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 Whitmarsh 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,  
 Valley Forge Square II, Suite 105,  
 661 Moore Road,  
 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,  
 P.O. Box 853,  
 Doylestown, PA 18901.  
 ATTORNEY: MELISSA V. BOND,  
 BOND & McCULLOUGH,  
 16 N. Franklin Street, Suite 300,  
 P.O. Box 853,  
 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 LEVYTSKY,  
 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 LaBLETТА,  
 LaBLETТА & 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

**WUENSCHER, JAMES D. also known as JAMES DONALD WUENSCHER, dec'd.**

Late of Springfield Township.  
 Executrix: ROSEMARY J. WUENSCHER,  
 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,  
 Yardley, PA 19067

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**FICTITIOUS NAME**

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

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 November 29, 2022, for **ace of cups** at 130 Monument Road, #216, Bala Cynwyd, PA 19004. The name and address of each individual interested in such business is Katherine Edmonds, 130 Monument Road, #216, Bala Cynwyd, PA 19004, in Montgomery County. This was filed in accordance with 54 Pa. C.S. §311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **PRIMARY CARE OF EAST NORRITON**, with a principal place of business located at 2705 Dekalb Pike, Suite 101, East Norriton, PA 19401-1852, in Montgomery County. The organization interested in this business is Suburban Medical Group, LLC, in c/o Cogency Global, Inc., in Dauphin County. This is filed in compliance with 54 Pa. C.S. §311.

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## FOREIGN WITHDRAWAL

NOTICE IS HEREBY GIVEN that **SIMR, Inc.**, a foreign business corporation formed under the laws of the State of Michigan, received a Certificate of Authority/Foreign Registration in Pennsylvania on August 7, 2018, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at c/o Registered Agent Solutions, Inc. and the last registered office shall be deemed for venue and official publication purposes to be located in Montgomery County, Pennsylvania.

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## MISCELLANEOUS

### NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania, dated March 20, 2023, **William E. Gericke (#72391)**, of **Bala Cynwyd, PA**, is Suspended on Consent from the Bar of this Commonwealth for a period of one year.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

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## TRUST NOTICES

### Second 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

## Third and Final 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

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## EXECUTIONS ISSUED

### **Week Ending March 28, 2023**

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

AMPLIFIVE ENTERPRISES, INC.: AFTAB, FARAZ - Carter Lumber Co.; 202118226; WRIT/EXEC.  
AUSTIN-YOUNG, KILEY; AUSTIN, KAREN; YOUNG, KENNETH: MONTGOMERY COUNTY CLERK OF COURTS, GRNSH. - Glass, Max, et al.; 202100643; \$418,241.25.  
BICKERDYKE, JOAN; MATTHEW - U.S. Bank Trust National Association, not in its Individual Capac., et al.; 202205018.  
BRANNAN, DANIEL: PNC BANK, GRNSH. - Sterling Jewelers, Inc., et al.; 201402707; WRIT/EXEC.  
CALLEJA, JUAN; ANAYA, AUSENCIA - Citizens Bank, N.A.; 202202139.  
CLIVEDEN NURSING AND REHABILITATION CENTER, L.P.: PA NURSING HOME GP, LLC: CLIVEDEN OPERATING, LLC: AETNA BETTER HEALTH OF PENNSYLVANIA, GRNSH., ET AL. - RNPlus, Inc.; 202304970; \$68,520.80.  
DelGREGO, AMBER: AMBER: STRIDE BANK, N.A., GRNSH. - JMMPC Co., et al.; 201726172; \$955.98.  
DIESINGER, REBECCA: KEY BANK, GRNSH. - Capital One Bank USA, N.A.; 202122141; WRIT/EXEC.  
EBNER, SUSAN: PNC BANK, GRNSH. - Synchrony Bank; 202219305; \$4,214.78.  
ELBERT, ZACKARY: NAVY FCU, GRNSH. - First Commonwealth Federal Credit Union; 202304866; \$7,255.39.  
GLICK, FRED; MARCY: FRED: SANTANDER BANK, GRNSH., ET AL. - ISN Bank, et al.; 200932486; \$280,507.15.  
GOOD, ANDREW - Carrington Mortgage Services, LLC; 202216727.  
HARRIS, ELIJAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Valley Forge Military Academy & College; 202301140; \$7,324.80.  
HOLLAND, ELIZABETH: MICHELLE - Carrington Mortgage Services, LLC; 201921836.  
JOHNSON, DEBBIE: TD BANK, GRNSH. - Synchrony Bank; 201926535; \$1,514.32.

LEAHY, LEAH: AKA LEAH: ORZECZ, AKA LEAH - Wells Fargo Bank, N.A.; 202124527.  
 LEECH, TROY: BANK OF AMERICA, GRNSH. - Synchrony Bank; 201906695; \$2,002.65.  
 MAMUN, SHADUK: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202204450; \$2,825.63.  
 McDOWELL, AMANDA: LEWIS, AMANDA: BB&T BANK, GRNSH. - Cavalry Spv. I, et al.; 201509369; \$3,454.83.  
 MOORE, KEYENTE: PA SWAG: KEYENTE, MOORE, GRNSH. - Tees Golf Center, LLC d/b/a The Proving Grounds, et al.; 202300755.  
 NASE, SANDRA: UNIVEST BANK AND TRUST CO., GRNSH. - Indian Valley Meadows Community Association; 202015778.  
 O'DONNELL, SHIRLEY: TD BANK, GRNSH. - LVNV Funding, LLC; 202212929; \$4,880.36.  
 OSCAR, MARK - Ocwen Loan Servicing, LLC, et al.; 201803721; ORDER/REASSESS DAMAGES/ \$342,662.00.  
 ROMAN, NAOMI: NAVY FEDERAL CREDIT UNION, GRNSH. - Valley Forge Military Academy & College; 202115050; \$8,179.47.  
 ROSE, TODD - U.S. Bank National Association; 202212643.  
 STOUT, STACEY: PNC BANK, GRNSH. - Security Credit Services, LLC, et al.; 201405527; \$13,701.28.  
 UNITED STATES OF AMERICA: DELEON, ANA: JUAREZ, ERICK - U.S. Bank National Association Trustee for Holders of Citigro; 202207142.  
 WHITE, SHAWNA: PNC BANK, GRNSH. - LVNV Funding, LLC; 202224779; \$1,088.21.

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## JUDGMENTS AND LIENS ENTERED

### Week Ending March 28, 2023

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

ALICEA, RAMON - Capital One, N.A.; 202304674; Judgment fr. District Justice; \$4,253.44.  
 BARTKOWSKI, THADDEUS - Meridian Bank; 202304645; Complaint In Confession of Judgment; \$16,245,382.45.  
 CLARKE, AARON - Hertz Corporation; 202305026; Certification of Judgment; \$7,581.76.  
 COLON, LIZA - Midland Funding, LLC; 202304696; Judgment fr. District Justice; \$935.92.  
 COMMUNITY HOMES PHILADELPHIA, LLC - St. Regis Holdings, LLC; 202304948; Complaint in Confession of Judgment; \$268,473.82.  
 COMMUNITY HOMES PHILADELPHIA, LLC - St. Regis Holdings, LLC; 202304903; Complaint in Confession of Judgment; \$289,497.53.  
 CRAIG LIEBEL CONTRACTING, INC: CRAIG LIEBEL CONTRACTING, INC. - Wilcox, Virginia; 202305049; Certification of Judgment; \$5,182.25.  
 CREEKS, KRISTI - Faircloth, James; 202304666; Judgment fr. District Justice; \$3,748.39.  
 CRUZ, SYLVIA - Crown Asset Management, LLC; 202304974; Judgment fr. District Justice; \$3,204.28.  
 DePAUL MANAGEMENT - Harmon, Mary; 202304857; Judgment fr. District Justice; \$725.75.  
 DIKEMAN, ANJA - Crown Asset Management, LLC; 202304686; Judgment fr. District Justice; \$4,676.57.

FRISBY, REBECCA - LVNV Funding, LLC; 202304985; Judgment fr. District Justice; \$1,884.52.  
 LEWTEL, INC.: GEISER, JUNE: MICHAEL, ET AL. - Santander Bank; 202304840; Complaint In Confession of Judgment; \$155,655.66.  
 MALDONADO-CRUZ, LISSETTE - Midland Credit Management, LLP; 202304695; Judgment fr. District Justice; \$840.63.  
 MAY, DELBERT - Midland Funding, LLC; 202304678; Judgment fr. District Justice; \$6,443.83.  
 MOORE, ERICA - Tripp, Daryl; 202305110; Foreign Judgment; \$2,617.00.  
 NEALMAN, BRIAN - Absolute Resolutions Investments, LLC; 202304967; Judgment fr. District Justice; \$3,353.78.  
 POWERS, ROBERT - Crown Assets Management, LLC; 202304606; Judgment fr. District Justice; \$3,173.06.  
 PRESTIGE AUTO SALES, INC. - 2711 Philmont Holding, LLC; 202304787; Complaint In Confession of Judgment; \$WRIT/POSSESSION.  
 SANTIAGO, JUDITH - Oral & Maxillofacial Surgeons PA; 202304664; Judgment fr. District Justice; \$2,242.39.  
 TUCH, RICHARD - O'Brien, John; 202304681; Judgment fr. District Justice; \$6,651.39.

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

Acumen Analytics, Inc.; 202370101; \$7,821.39.  
 Diller, Sharon; 202370104; \$144,878.29.  
 Goode, Shawn; 202370100; \$68,081.21.  
 Pressley, Vera; 202370108; \$8,413.95.  
 Quiles Sanchez, Felix; 202370102; \$27,442.33.  
 Rina Dimontella Fashions; 202370106; \$368.83.  
 Snyder, Philip; 202370109; \$205,888.94.  
 Stromberg, Paul; 202370107; \$155,392.21.  
 Teets Insurance Group, Inc.; 202370105; \$38,520.27.  
 Watoto After School Care, Inc.; 202370103; \$2,574.74.

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## LETTERS OF ADMINISTRATION

### Granted Week Ending March 28, 2023

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

BECK, MIRIAM - Abington Township; Beck, Justin C., 646 Seminole Avenue, Jenkintown, PA 19046.  
 BECK, REID - Abington Township; Beck, Justin C., 646 Seminole Avenue, Jenkintown, PA 19046.  
 BECKER, IRMA T. - Springfield Township; Dunlap, Janice E., 6733 Megan Drive, Chincoteague Island, VA 23336.  
 BRESSLER, MICHELLE - Plymouth Township; Goldis, Allison B., 1227 Pinewood Road, Villanova, PA 19085.  
 BUONOCORE, JULIE A. - Ambler Borough; Buonocore, Thomas A., 106 Mary Ambler Way, Ambler, PA 19002.  
 CAMERON, MARGARET S. - Abington Township; Cameron, Gwendolyn S., 438 N. Tyson Avenue, Glenside, PA 19038.  
 CARRINGTON, SANDY K. - Abington Township; Carrington, Shawn A., 312 Holme Avenue, Elkins Park, PA 19027.

CRUZ, ALEXANDER R. - Ambler Borough;  
Cruz, Sylvia M., 401 Kane Drive, Ambler, PA 19002.

EDLER, JAMES K. - Upper Gwynedd Township;  
Edler Jr., James K., 1112 Bradford Road,  
Roslyn, PA 19001; Thacker, Jacqueline,  
319 W. Prospect Avenue, North Wales, PA 19454.

HAMMITT, JEAN M. - Springfield Township;  
Hammitt, Christopher, 416 Glenway Road,  
Glenside, PA 19038.

HASAN, ROBERT E. - Cheltenham Township;  
Hasan, Denise, 7303 Oaklane Road,  
Elkins Park, PA 19027.

HELLERMAN, LORI J. - Springfield Township;  
Shantz, Dawn R., 1249 Johnston Avenue,  
Roslyn, PA 19001.

CASTLE, TIMOTHY K. - Kastle, Kenneth D.,  
23401 Ann's Choice Way, Warminster, PA 18974.

KIRBY, FRED J. - Lower Merion Township;  
Kirby, Patrice C., 62 Madison Avenue,  
Bala Cynwyd, PA 19004.

KULP, KELLY JO - Salford Township; Kulp, Thomas J.,  
P. O. Box 1385, Blue Bell, PA 19422.

LEMME, CONCETTA T. - Lower Merion Township;  
Lemme, Antonio L., 36 Greenview Lane,  
Havertown, PA 19083; Rudloff, Marisa G.,  
896 Breezewood Lane, West Chester, PA 19382.

MARIAN, MARIA L. - Jenkintown Borough;  
Marian, Ivan, 104 Rodman Avenue,  
Jenkintown, PA 19046.

MATTIS III, ROY B. - Conshohocken Borough;  
Mattis, Bruce D., 155 W. 7th Avenue,  
Conshohocken, PA 19428.

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

McGINLY, MARY A. - McGinly, Michael A.,  
15 Old Colony Lane, Marlton, NJ 08053.

McGOWAN, MARYANNE - Upper Moreland Township;  
McGowan, Thomas, 2186 Twining Road,  
Newtown, PA 18940; Washofsky, Richard A.,  
553 N. Pacific Coast Highway, Redondo Beach,  
CA 90277.

MOYER, NANCY L. - Collegeville Borough;  
Kupris, Patricia L., 217 E. Ninth Avenue,  
Collegeville, PA 19426.

SANCHEZ, FRANCISCO O. - Abington Township;  
Mendez, Olga, 2326 Heston Street, Abington, PA 19001.

SCOTT, NATHANIEL - Norristown Borough;  
Clarke, Kimberly, 2026 Bellevue Street,  
Philadelphia, PA 19140.

STYER SR., WILLIAM M. - Pottstown Borough;  
Styer Jr., William M., 35 Merion Circle,  
North East, MD 21901.

WALSH, CHRISTOPHER F. - Upper Moreland  
Township; Walsh, Judy J., 129 Summit Avenue,  
Willow Grove, PA 19090.

WILSON, ANDREW - Norristown Borough;  
Wilson, Queenie W., 330 Springmill Avenue,  
Conshohocken, PA 19428.

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## SUITS BROUGHT

**Week Ending March 28, 2023**

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

ALLERGENIS, LLC - Code Biotherapeutics, Inc.;  
202304954; Defendants Appeal from District Justice.

AVRACH, BENJAMIN - Marincola, Greg; 202305054;  
Defendants Appeal from District Justice.

BESCH, LORNA - Pnc Bank National Association;  
202305067; Civil Action; Armstrong, Kirsten R.

BEY, AYESHA - Bey, Tyre; 202304878;  
Complaint Divorce.

BITTING, JOHN - Lochetto, Diamond; 202304626;  
Complaint for Custody/Visitation.

BLACK AND DECKARD US, INC. - City of Riverside;  
202304898; Foreign Subpoena.

BOLINSKY, DOROTHY - Discover Bank; 202305073;  
Civil Action; Armstrong, Kirsten R.

BOSSCHER, JACKLYN - Hess, Nathaniel;  
202304656; Complaint for Custody/Visitation.

BRIGNOLA, DESIREE - Brignola, Ryan;  
202305009; Complaint Divorce.

BROCKMAN, MELANIE - Gekonge, Jeremy;  
202304996; Complaint Divorce.

BROWN, PHYLLIS - Glass, Commer; 202305045;  
Complaint Divorce.

BRZOZOWSKI, SUSAN - Capital One, N.A.;  
202304634; Civil Action; Ratchford, Michael F.

CADDEO, FEDERICO - Andrews, Elizabeth;  
202304889; Complaint Divorce.

CLINTON, DAMON - Avery, Amelia; 202304976;  
Complaint for Custody/Visitation.

CORRIDONI, DAVID - Farrell, Madison; 202304814;  
Complaint for Custody/Visitation.

CURETON, JERMAINE - Jividen, Tami; 202304958;  
Complaint for Custody/Visitation.

D'AMICO, NICOLE - Kozlowski, John; 202304827;  
Complaint in Partition; Dischell, Mark B.

EL ASSRI, MICHELE - LVNV Funding, LLC;  
202304932; Plaintiffs Appeal from District Justice;  
Stevens, Sean P.

FRAI, KATIE - Frai, Lounas; 202304751; Complaint  
for Custody/Visitation.

GALLAGHER, MELISSA - American Express  
National Association; 202305081; Civil Action;  
Loewy, Andrew D.

GONZALEZ, SIENNA - PNC Bank  
National Association; 202305074; Civil Action;  
Armstrong, Kirsten R.

GRIFFIN, NICOLE - Covenant Realty, Inc.;  
202304650; Petition to Appeal Nunc Pro Tunc.

HABER, ERIC - Haber, Jennifer; 202304988;  
Complaint Divorce.

HAKKY, ADAM - Capital One, N.A.; 202304635;  
Civil Action; Ratchford, Michael F.

HAROLD, QUINTEN - Harold, Leigh; 202304691;  
Complaint Divorce.

HARRIS, JAMES; JAMES - American Express  
National Bank; 202305069; Civil Action;  
Loewy, Andrew D.

HARRIS, ROBERT - DePaul, Jessica; 202304949;  
Complaint Divorce.

HENRY, JOHN - Espenshade, Sarah; 202304713;  
Complaint for Custody/Visitation; Hofstein, David N.

- HERLIHY, JAMES - Herlihy, Courtney; 202304864; Complaint Divorce.
- HIPPLE, GLEN - U.S. Bank National Association; 202305079; Civil Action; Loewy, Andrew D.
- HOBART INVENTMENTS, LLC: MAJORS, TIMOTHY - GAHC3 Mount Dora Fl Mob II, LLC; 202304994; Foreign Subpoena.
- INTREN, LLC - Varughese, Matthew; 202305039; Civil Action; Law, Tsiwen M.
- JANZER, LISA - Janzer, Raymond; 202304990; Complaint Divorce.
- LEE, ALEX - Lee, Yulia; 202304682; Complaint Divorce.
- LLONA, MARIETA - Bank of America, N.A.; 202304888; Civil Action; Polas, Bryan J.
- MARSHALL, DONTE - Heffelfinger, Amanda; 202304500; Complaint for Custody/Visitation.
- MASTROCOLA, TODD - American Express National Association; 202305057; Civil Action; Loewy, Andrew D.
- McAVOY, ROBERT - McAvoy, Deanna; 202304998; Complaint Divorce.
- METROPOLITAN LIFE INSURANCE COMPANY - Salmly Drive, LLC; 202304572; Petition; Sophocles, Mark T.
- MILLER, EDWARD - Bank of America, N.A.; 202304481; Civil Action; Polas, Bryan J.
- MIN, KYUNG - LVNV Funding, LLC; 202304938; Plaintiffs Appeal from District Justice; Stevens, Sean P.
- ORLANDO HEALTH, INC. - Mohan, Mark; 202304854; Foreign Subpoena.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Waters, Gloria; 202304675; Appeal from Suspension/Registration/Insp.; Shore, Gregg.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jackson, Roschanda; 202304668; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Davis, Colin; 202304720; Appeal from Suspension/Registration/Insp.
- RAMSEY, TYRONE - Ramsey, Lynnsey; 202304714; Foreign Subpoena.
- RIEGEL, RICK: CHERYL: JEFFREY - M.M.; 202304700; Civil Action; Newell, Thomas J.
- ROBBINS, CHRISTOPHER - Pfeiffer, Rebecca; 202305095; Complaint for Custody/Visitation.
- ROSS, MILLICENT - PNC Bank National Association; 202304651; Civil Action; Loewy, Andrew D.
- RYAN, JOHN - Bank of America, N.A.; 202304876; Civil Action; Polas, Bryan J.
- SAMPSON, GREGORY - Kelly, Ryan; 202304977; Complaint Divorce.
- SCHEIBE, MORGAN: BANGO, JAYTUAN - Pierce, David; 202304647; Complaint for Custody/Visitation.
- SCHEIBE, MORGAN: RYDER, MICHAEL - Pierce, Jody; 202304642; Complaint for Custody/Visitation.
- SCHOTTMILLER, BRANDON - American Express National Bank; 202305128; Civil Action; Loewy, Andrew D.
- SCHWALM, JAMES - Discover Bank; 202305065; Civil Action; Armstrong, Kirsten R.
- SERAVALLI, DANIEL - Volpato, Maura; 202305013; Complaint Divorce.
- SHAHZAD, SHAROON - Police and Fire Federal Credit Union; 202305021; Defendants Appeal from District Justice.
- SHAHZAD, SHAROON - Police and Fire Federal Credit Union; 202305023; Defendants Appeal from District Justice.
- SHAHZAD, SHAROON - Police and Fire Federal Credit Union; 202305016; Defendants Appeal from District Justice.
- SHAW, ANDREW - Shaw, Ruth; 202304789; Complaint Divorce; Litt, Kerry M.
- STAHL, CORINNE - Bank of America, N.A.; 202304869; Civil Action; Polas, Bryan J.
- STOKES, SAMANTHA - Discover Bank; 202305064; Civil Action; Loewy, Andrew D.
- SUKONIC, LINDSEY - Purcell, David; 202305033; Defendants Appeal from District Justice.
- THOMAS, PAUL - Baldwin, Nicole; 202304584; Complaint for Custody/Visitation.
- WAGNER, STEPHEN - American Express National Bank; 202304705; Civil Action; Felzer, Jordan W.
- WEISTER, KENNETH - Discover Bank; 202304655; Civil Action; Loewy, Andrew D.
- WILLIAMS, TIFFANY - Lindy 251 DeKalb Property Owner, LLC; 202305155; Petition to Appeal Nunc Pro Tunc; Napoli, Andrew.
- YOUNG, ISALAH - Bank of America, N.A.; 202304865; Civil Action; Polas, Bryan J.
- YOUNG, RICHARD - American Express National Bank; 202304955; Civil Action; Odstrchel, Martin.
- YOUNG, RICHARD - American Express National Bank; 202304952; Civil Action; Odstrchel, Martin.

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## WILLS PROBATED

### Granted Week Ending March 28, 2023

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

- BENBOW, RICHARD M. - Lower Gwynedd Township; Benbow, Bonnie E., 1126 Foulkeways, Gwynedd, PA 19436.
- BOOZ, ROBERT H. - Souderton Borough; Booz, Beverly, 289 40th Street S, 1st Floor, Brigantine, NJ 08203.
- BOSTOCK, JACQUELINE S. - Lower Moreland Township; Bostock, Braden, 2752 Alden Road, Bryn Athyn, PA 19009.
- BOYLE, THOMAS E. - Lower Providence Township; Boyle, Steven, 174 Walnut Street, Mont Clare, PA 19453.
- BRADEN, KEVIN G. - Springfield Township; Braden, Matthew, 122 S. Church Street, West Chester, PA 19382.
- CARFAGNO, PETER L. - East Norriton Township; DeTulleo, Clare, 612 Vicksburg Court, Naperville, IL 60540.
- CARLIN, LOUISE T. - Abington Township; Carlin, Kevin F., 9014 Cargill Lane, Philadelphia, PA 19115.
- CATTERALL, ANDREW - Hatboro Borough; Chiaverelli, Lucy E., 906 Herman Road, Horsham, PA 19044; English, Marie T., 76 Wynmere Drive, Horsham, PA 19044.

- CONNOLLY, JOHN D. - Lower Merion Township;  
Connolly, Elizabeth F., 1312 Partridge Lane,  
Villanova, PA 19085.
- DIADDEZZIO, EVA M. - Lower Providence Township;  
Canal, Kathleen M., 5579 53rd Avenue,  
Vero Beach, FL 32967; Diaddezzio, Fred J.,  
1128 Erin's Way, Raleigh, NC 27614.
- DORST, ARTHUR W. - Upper Providence Township;  
Dorst, Arthur, 18 Skeet Road, Medford, NJ 08055.
- DUKA, JEANETTE S. - Souderton Borough;  
Debias, Teresa L., 352 River Road,  
Collegeville, PA 19426-3026; Duka, Matthew S.,  
3069 Long Road, Green Lane, PA 18054.
- FERGUSON, DANIEL M. - Lower Providence  
Township; Mora, Tina D., 3300 Knoeller Road,  
Norristown, PA 19403.
- FLANAGAN, JAMES C. - Lower Merion Township;  
Flangan, Mary L., 517 S. Narberth Avenue,  
Merion Station, PA 19066.
- FRANKENFIELD, RUTH L. - Lansdale Borough;  
Frankenfield Jr., Charles L. 211 Green Street,  
Lansdale, PA 19446.
- FRY JR., LAMAR E. - Cheltenham Township;  
Fry, Jason E., 8207 Marion Road,  
Elkins Park, PA 19027.
- GREBE, GLORIA K. - Pottstown Borough;  
McCune, Sheila L., 217 Oakbrook Drive,  
Birdsboro, PA 19508.
- GURSCHKOV, SYDNEY - Upper Merion Township;  
Gersh, Richard, 12 Gum Tree Lane,  
Lafayette Hill, PA 19444.
- GUSS, EDITH M. - Limerick Township; Guss, Raymond S.,  
1086 Terrace Lane, Pottstown, PA 19464;  
Heffline, Donna R., 411 Limerick Center Road,  
Pottstown, PA 19464.
- HALLMAN, THELMA D. - Douglass Township;  
McGrath, Jean H., 60 Estate Road,  
Boyertown, PA 19512.
- HARTNETT, CHRISTOPHER J. - West Norriton  
Township; Pippen, Laurel L., 2030 Berkley Road,  
Norristown, PA 19403.
- HURLEY, BETTY - East Norriton Township; Bishop,  
David A., 110 Diamond Rock Road,  
Phoenixville, PA 19194-60.
- JANDA, DONNA M. - Upper Providence Township;  
Devera, Angela M., 110 Fir Drive,  
Collegeville, PA 19426.
- JOHNSTON, MARGARET M. - Springfield Township;  
Daly, Mary Ellen, 108 N. Lynwood Avenue,  
Glenside, PA 19038.
- KALODNER, DEBRA C. - Cheltenham Township;  
Kalodner, Elizabeth D., 7301 Coventry Avenue,  
Melrose Park, PA 19027.
- KASSIN, EDWARD G. - Hatfield Township;  
Styles, Laurie A., 143 Lawndale Avenue,  
Sellersville, PA 18960.
- KELL, NAOMI J. - Collegeville Borough;  
Conforto, Deborah K., 376 Joshua Tree Drive,  
Collegeville, PA 19426.
- KOPACK, DAY E. - Hatboro Borough;  
Kopack, Adelbert T., 15 Bright Road,  
Hatboro, PA 19040.
- KULIK, ELEANOR J. - Lansdale Borough;  
Kulik, Henry J., 445 Lawn Avenue,  
Sellersville, PA 18960.
- LOURIDAS, AGNES - Abington Township;  
Louridas, Dimitri G., 461 Roslyn Avenue,  
Glenside, PA 19038.
- LUKENS, MARION S. - Limerick Township;  
Booz, Donna M., 4344 Meadowridge Lane,  
Collegeville, PA 19426.
- LUTZ, SARA J. - New Hanover Township;  
Lutz Jr., Gregory A., 2412 Lomara Drive,  
Pottstown, PA 19464.
- McMENAMIN, WILLIAM J. - Abington Township;  
McMenamin, Carole C., 1515 The Fairway,  
Jenkintown, PA 19046.
- MEDROW, ERIC H. - Upper Merion Township;  
Shackleton, James, 1011 Green Lane Road,  
Malvern, PA 19355.
- MEYER, PATRICIA S. - Worcester Township;  
Meyer Jr., Robert J., 103 Chesley Drive,  
Media, PA 19063.
- O'BRIEN JR., JOHN J. - Lower Merion Township;  
O'Brien III, John J., 726 Merion Square Road,  
Gladwyne, PA 19035.
- PAINTER, MARK L. - Limerick Township;  
Schappel, Molly E., 316 McGrady Road,  
Rising Sun, MD 21911.
- PEARSON, MARGARET N. - Whitemarsh Township;  
Pearson, Alexander C., 624 S. Highland Avenue,  
Merion Station, PA 19066.
- PETRICCIONE, JOAN F. - Ambler Borough;  
Petriccione, Francis J., 439 Abington Avenue,  
Glenside, PA 19038; Petriccione, Timothy M.,  
2712 Taft Avenue, North Hills, SC 19038.
- PHILIPP, KATHRYN - Abington Township;  
Peterson, Kathryn L., 16 Balthrope Place,  
Chapel Hill, NC 27517; Philipp, James F.,  
10752 Meads Avenue, Orange County, CA 92869.
- RECH, JANE W. - Abington Township;  
Barbor, Nancy J., 2111 Carol Lane,  
East Norriton, PA 19401.
- RIES, WILMA A. - Worcester Township; Ries, Lynda,  
615 Wiltshire Lane, Newtown Square, PA 19073.
- ROGERS, DAVID G. - Lower Merion Township;  
Gerstemeier, Marina, 243 Stoneway Lane,  
Merion Station, PA 19066.
- RUSH, JOAN M. - Upper Frederick Township;  
Mellon, Karen G., 112 Heffner Road,  
Limerick, PA 19468.
- SALADINO, FRANK - Worcester Township;  
Saladino, Victor J., 1130 Quarry Hall Road,  
Norristown, PA 19403.
- SHORTS, RUTH A. - Upper Frederick Township;  
Mento, Kimberly J., 120 Beechwood Terrace,  
Pottstown, PA 19465.
- SPLENDIDO, JANE P. - Lower Gwynedd Township;  
Tresnan, Jane M., 306 Perrine Boulevard,  
Manasquan, NJ 08736.
- STANFORD, ELAINE M. - Pottstown Borough;  
Martin, Karen S., 208 Loyalsock Drive,  
Douglassville, PA 19518.
- STOKES, ARTHUR L. - Springfield Township;  
Stokes, Shirley C., 603 Carlton Otto Lane,  
Odenton, MD 21113.
- WALTERS, RALPH G. - Lower Frederick Township;  
Walters, Lillian P., 37 Cepp Road,  
Perkiomenville, PA 18074.
- WEISS, JOAN P. - Lower Providence Township;  
Weiss, Jonathan, 761 Periwinkle Lane,  
Wynnewood, PA 19096.
- WHITE JR., JOHN - Narberth Borough;  
Pendleton, Melinda E., 17 Avon Road,  
Narberth, PA 19072.



WILLIS, SARAH E. - Lower Merion Township;  
Yoh, William C., 9 Allens Lane, Bryn Mawr, PA 19010.  
WITKIN, SARA L. - Lower Merion Township;  
Witkin, David B., 53 Ashford, Irvine, CA 92618.  
WU, LOUISE C. - Lower Merion Township;  
Rosini, Victoria W., 1355 Fenimore Lane,  
Gladwyne, PA 19035.  
ZENOBI, JOSEPH - Narberth Borough;  
Quinn, Brian S. Esq., 222 S. Manoa Road,  
Havertown, PA 19083.  
ZICCARDI, RITA - Lower Moreland Township;  
Donahue, Michele, 616 Alburger Avenue,  
Philadelphia, PA 19115.

## RETURN DAY LIST

April 18, 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. 535 Penn Investments, LLC v. Huntingdon Mechanical Contractors, Inc. - Defendant's Motion to Compel Discovery (Seq. 9d) - **Y. Lee - M. Gold.**
2. Alexander v. Springfield Senior Living Community - Plaintiff's Motion to Compel Deposition (Seq. 16d) - **J. DeAngelo - M. McGrath.**
3. Apex Commercial Capital v. Cayman Eyewear, LLC - Plaintiff's Motion to Compel Discovery (Seq. 8d) - **R. Saldutti.**
4. Apex Commercial Capital v. Fawzat Investments - Plaintiff's Motion to Compel Discovery (Seq. 7d) - **R. Saldutti.**
5. Berko v. Merion Manor Condominium Association - Defendant's Motion to Compel Deposition (Seq. 95d) - **E. Milby - J. Barlow.**
6. Bryn Mawr Equipment Finance, Inc. v. Lloyd Psychological Services, PLLC - Plaintiff's Motion to Join Defendant's and Leave to File Amended Complaint (Seq. 7) - **S. Scuteri.**
7. Bussell v. The Giant Company, LLC - Defendant's Motion to Compel Discovery (Seq. 22d) - **N. Murawsky - M. Riley.**
8. Cavalry SPV I, LLC v. Warfel - Plaintiff's Petition for Judgment Against Garnishee (Seq. 32) - **D. Apothaker.**
9. Citizens Bank, N.A. v. Finch - Defendant's Petition to Withdraw as Counsel (Seq. 19d) - **G. Javardian - W. Levy.**
10. Commonwealth of Pennsylvania v. Bauder - Plaintiff's Motion to Compel Discovery (Seq. 21d) - **J. Wise - B. Pancio.**
11. Conaway v. BMW of North America, LLC - Plaintiff's Motion to Compel Discovery (Seq. 36d) - **J. Ratasiewicz - S. Eichler - D. Jacqueline.**
12. Cunningham v. American Expo Corporation - Plaintiff's Motion to Compel Discovery (Seq. 13d) - **D. Koller - M. Himsworth.**
13. Daniels v. Wootten - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **M. Simon - C. Horn.**
14. Discover Bank v. McNeil - Petition to Open Judgment Again Garnishee (Seq. 7) - **M. Dougherty.**
15. Edwards v. Krasley - Defendant's Motion to Compel Discovery (Seq. 25d) - **B. Hoffman - B. Hoffler.**
16. Encompass Insurance Company v. Foster - Plaintiff's Amended Petition for Appointment of an Arbitrator (Seq. 3) - **R. Horn.**
17. Engel v. Seasholtz - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 47) - **J. Balsama - C. Mullaney.**
18. Faccenda v. Plymouth township Zoning Hearing Board - Motion to Quash Land Use Appeal (Seq. 10) - **E. Shinn - D. Sander.**
19. Faison v. Family First Rentals - Defendant's Motion to Transfer to Compulsory Arbitration (Seq. 32) - **L. Himmelstein - J. Livingood.**
20. Franklyn v. Frazier - Defendant's Motion to Remand to Arbitration (Seq. 17d) - **M. Simon - S. Kemether.**
21. Fullwood v. Gillespie Volk - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Greenfield - M. Iacovou.**
22. Goh v. Ballod - Defendant's Motion to Compel Discovery (Seq. 19d) - **M. Mednick - K. Nosari.**
23. Gonzales v. Chung - Defendant's Motion to Compel IME (Seq. 12d) - **M. Clair - J. Palmer.**
24. Gonzalez v. Ikea U.S. Retail, LLC - Defendant's Motion to Compel Discovery (Seq. 28d) - **M. Weinberg - S. Cholden.**
25. Hicks v. The Loft at Limerick, LLC d/b/a Landis Creek Golf Club - Defendant's Motion to Compel Discovery (Seq. 9d) - **G. Mullaney - W. Steiger.**
26. Hill v. Barbabin - Defendant's Motion to Compel Discovery (Seq. 14d) - **R. Madden - J. Bayer.**
27. Imhofclark v. Cedar Hill Development Group - Plaintiff's Motion to Compel Deposition (Seq. 16d) - **L. Margolies - W. Dudeck.**
28. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 280d) - **S. Finley - D. Rhyhart.**
29. Jacobs v. Caplan - Plaintiff's Motion to Compel Discovery (Seq. 41d) - **S. Summers - B. Pancio.**
30. Jones v. Homewood Suites by Hilton - Plaintiff's Motion to Compel Discovery (Seq. 169d) - **A. Galerman - E. DeVine.**
31. JP Morgan Chase Bank National Association v. Westphal - Plaintiff's Motion to Vacate Summary Judgement (Seq. 74) - **R. Holloway.**
32. Kettner v. Martin's Dam Club - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **G. Cirillo - D. Garcia.**
33. Knotts v. Knotts - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 29) - **P. McGinnis - J. Carney.**
34. L G Financial Consultants, Inc. v. Goldner - Plaintiff's Motion to Compel Discovery (Seq. 21d) - **J. Adelman.**
35. Legal Access Plans, LLC v. Millinghausen - Plaintiff's Motion to Compel Discovery (Seq. 70d) - **T. Wagner - S. Millinghausen.**
36. Machlof v. Zhou - Defendant's Motion to Compel Authorization (Seq. 28) - **A. Bugay - S. Lee.**
37. Machlof v. Zhou - Defendant's Motion to Compel Discovery (Seq. 31d) - **A. Bugay - S. Lee.**
38. Marshall v. Spoerli - Defendant's Motion to Compel Discovery (Seq. 90d) - **W. Marshall - J. Branderbit.**

39. Mcauley v. Abington Memorial Hospital - Defendant's Motion to Overrule Objections to Subpoena (Seq. 29d) - **D. Koller - C. Moran.**
40. McNeill v. Mittal - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Weinberg.**
41. Meller v. Smith - Defendant's Motion to Compel Discovery (Seq. 1d) - **M. Kats - J. Oprysko - D. Friedman.**
42. Mitchell v. Dresher Woods Condominium Owners Association Individually - Defendant's Motion to Compel Discovery (Seq. 39d) - **C. O'Donnell - T. Hartigan.**
43. Moon v. Weiss - Defendant's Motion to Compel Discovery (Seq. 53d) - **C. Schleifer - L. Glynn.**
44. Newton v. LM General Insurance Company - Defendant's Motion to Compel Discovery (Seq. 9d) - **M. Greenfield - M. Iacovou.**
45. Nguyen v. Gilbert - Defendant's Motion to Compel Discovery (Seq. 8d) - **C. Campbell - J. Dawson-Murray.**
46. One Stop Pawn Shop v. Lucky - Plaintiff's Petition to Withdraw as Counsel (Seq. 56) - **K. McLennan.**
47. Oterososa v. Mesidor - Defendant's Motion to Strike Objections to Subpoena (Seq. 33d) - **A. De Levie.**
48. Park Square Philly Owner, LLC v. Piccirilli - Defendant's Motion to Compel Discovery (Seq. 21d) - **W. Hilton.**
49. Puleo v. Grube - Defendant's Motion to Compel Discovery (Seq. 12d) - **M. Weinberg.**
50. Silvi v. Alpha Real Estate Development, LLC - Defendant's Motion to Compel Discovery (Seq. 42d) - **E. Seglias - J. Katz - J. Keating.**
51. Solid Waste Services, Inc. v. Ember Partners, L.P. - Defendant's Motion to Strike Objections (Seq. 214) - **W. Fox - C. Mandracchia - J. Bukowski.**
52. State Farm Mutual Automobile Insurance Company v. Grant - Plaintiff's Motion to Compel Discovery (Seq. 39d) - **D. Aaron - T. Nealon.**
53. Stevens & Lee, P.C. v. Penn Psychiatric Center, Inc. - Defendant's Motion to Strike Plaintiff's Motion to Enter Judgment of Non Pros (Seq. 42) - **D. Wieand - F. Hammes.**
54. Swift Financial, LLC as Servicing Agent for Webbank v. Heritage Fence & Deck, LLC d/b/a Heritage Fence Company - Plaintiff's Motion to Compel Discovery (Seq. 7d) - **L. Danks.**
55. Tate v. Walmart, Inc. - Defendant's Motion to Compel Discovery (Seq. 18d) - **M. Strauss - P. McDonnell.**
56. Tate v. Walmart, Inc. - Plaintiff's Motion for Leave to Amend (Seq. 16) - **M. Strauss - P. McDonnell.**
57. Tolbert v. Rogers - Defendant's Motion to Dismiss (Seq. 30) - **S. DiGiacomo.**
58. Tropeano v. Goodman - Defendant's Motion to Compel Discovery (Seq. 17d) - **D. Frias - M. Giannotti.**
59. Weis v. Jones - Defendant's Motion to Compel Discovery (Seq. 15d) - **L. Young.**
60. Wissert v. WJ Menkens Hauling, Inc. - Defendant's Motion to Compel Discovery (Seq. 11d) - **A. Getson - H. Gillespie.**