

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 July 26, 2023.

To all parties in interest and claimants:

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

Third & Final Publication

By virtue of a Writ of Execution **No. 2013-07315**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by Will D. Hiltner, dated December 12, 1941, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Basin Street with the Southeasterly side of Arch Street; thence, extending along the Southeasterly side of Arch Street, Northeastwardly, 29.80 feet to a point, in line or other land of Joseph Licata and Catarine, his wife; thence, extending Southeastwardly at right angles to Arch Street and for a part of the distance passing along the Southwesterly face of the wall of the house erected on said other land of Joseph Licata and Catarine, his wife, 96.00 feet to a point, a corner in line of land formerly of John J. Corson and Robert Heysham; thence, extending along said land, Southwestwardly and parallel with the Southeasterly side of Arch Street, aforesaid, 25.34 feet to a point on the Northeasterly side of Basin Street, aforesaid; thence, extending along the Northeasterly side of Basin Street, Northwestwardly 23.18 feet to an angle in said street; thence, continuing along the Northeasterly side of Basin Street, Northwestwardly, 72.80 feet to the first mentioned point and place of beginning.

BEING the same premises which U.S. Bank National Association, as Trustee for the LXS 2005-9N, by OneWest Bank, FSB., as its Attorney-in-Fact, a Bank, by Deed, dated 5/27/11 and recorded at Montgomery County Recorder of Deeds Office on 6/30/11, in Deed Book 5805 at Page 2113, granted and conveyed unto HLS Investments, L.L.P.

Parcel Number: 13-00-01752-00-8.

Location of property: 1200 Arch Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **HLS Investments, L.L.P.** at the suit of Municipality of Norristown. Debt: \$1,235.71.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-01630**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Hiltner and Hitchcock, Civil Engineer, November 19, 1928, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Main Street, at the distance of 22.15 feet, Northwestly, from the intersection of the said side of Main Street, with the Northwestly side of Ford Street; thence, extending along other land of Grantor, the line passing for a portion of the distance through the middle of a partition wall, dividing the house on these premises from that on the adjoining premises, South 31 degrees 45 minutes West, 128.8 feet to a corner, on the Northeasterly side of a 16 feet wide alley; thence, extending along said side of said alley, North 58 degrees West, 15.88 feet to a point, a corner of other land of the grantor; thence, extending along other land of the grantor and of Jeremiah O'Brien; North 31 degrees 24 minutes East, 128.8 feet, the line for a portion of the distance passing through the middle of a 2 feet wide alley and also through the middle of the partition wall, dividing the house erected on these premises from that on the adjoining premises to a point, a corner on the Southwesterly side of Main Street, aforesaid, and extending along the said side thereof, South 58 degrees 15 minutes East, 16.68 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Christopher A. Organtini and Dawn M. Organtini, by Deed from Frances M. Pizza dated November 20, 1995, and recorded on December 12, 1995, in the Montgomery County Recorder of Deeds in Book 5134, Page 0657, as Instrument No. 019518.

Parcel Number: 13-00-21644-00-6.

Location of property: 572 E. Main Street, Norristown, PA 19401-5121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher A. Organtini and Dawn M. Organtini** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-B. Debt: \$86,413.19 (Plus per diem interest, together with accruing escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuations and property preservation fees, from December 19, 2018, through the date of the sheriff's sale.)

Robert Fay (Milstead & Associates, LLC), I.D. #315987, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2017-01718**, 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 and parcels of land, and the buildings thereon, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as Lots No. 106, 107, 108, 109 and 110, on a Plan of Lots called Highland View, said plan being recorded in Norristown, in Deed Book 598 at Page 500, bounded, limited and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of Industrial Avenue (40 feet wide), the said iron pin being also North 43 degrees 02 minutes West, 150 feet from a bolt marking the intersection of the said Northerly side of Industrial Avenue and the Westerly side of that portion of Price Street, which extends North from Industrial Avenue (50 feet wide); thence, from the place of beginning, along lands, now or late of Ralston and Patrick Hoopes, on a course, North 46 degrees 58 minutes East, 104.35 feet to an iron pin; thence, in an Easterly direction 5.38 feet and thereafter, on a course, South 43 degrees 02 minutes East, 144.65 feet, along the side of a ten foot wide, unopened alley; thence, along the Westerly side of Price Street, on a course, North 46 degrees 58 minutes West, 105.00 feet; thence, on a course, North 43 degrees 02 minutes West, 150.00 feet, to the point of beginning.

BEING the same premises which Debra Beshewor, now known as Debra A. Stasick; Joseph Beshewor; Mark Zubert; Catherine Ludwick and Diane Morgan, by her Attorney-in-Fact Steven J. Proctor; Jean A. Zubert, by her Attorney-in-Fact Steven J. Proctor; and Kathleen Zubert Sikorski, by her Attorney-in-Fact Steven J. Proctor, by Deed, dated 11/13/1996 and recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, on 12/11/1996, in Deed Book 5170 at Page 1004, granted and conveyed unto Patrick Ryan and Kathleen M. Ryan, his wife, their heirs and assigns, in fee.

AND the said Patrick Ryan has since departed this life on 11/7/2005, whereby title to said premises became vested unto Kathleen M. Ryan, his wife, by operation of law.

AND the said Thomas James Hannigan is joining in this conveyance to release his marital interest in the property as husband of Kathleen M. Ryan.

BEING the same premises which Kathleen M. Ryan and Thomas James Hannigan, husband and wife, by Deed dated 10/22/2014 and recorded 11/05/2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Instrument No.: 2014074438, granted and conveyed unto Kimberly A. Hartman, in Her Capacity as Administratrix and Heir of the Estate of Charles David Hartman a/k/a Charles D. Hartman, Deceased, in fee.

Parcel Number: 16-00-22740-00-5.

Location of property: 1109 Industrial Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential duplex.

Seized and taken in execution as the property of **Kimberly A. Hartman, in Her Capacity as Administratrix and the Heir of the Estate of Charles David Hartman a/k/a Charles D. Hartman** at the suit of Freedom Mortgage Corporation. Debt: \$188,566.35.

Stephen Panik, Attorney. I.D. #332786

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

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

By virtue of a Writ of Execution **No. 2017-04077**, 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 **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Lot Location Plan, prepared for Elmo Pio, by C. Raymond Weir, Registered Professional Engineer, dated December 17, 1965, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hawthorne Lane (fifty feet wide) (intended to be dedicated), said point being the two following courses and distances from a point of curve on the southeasterly side of Rambler Road (forty five feet wide): (1) leaving Rambler Road, on arc of a circle, curving to the left, having a radius of ten feet, the arc distance of fifteen and fifty-nine one-hundredths feet to a point of tangent on the northeasterly side of Hawthorne Lane; and (2) South forty-seven degrees thirty four minutes East, along the northeasterly side of Hawthorne Lane, five hundred seventy-seven and ninety-two one hundredths feet to the point of beginning; thence,

extending from said point of beginning, North forty-two degrees twenty-six minutes East, three hundred twenty-eight and ninety-six one hundredths feet to a point; thence, extending South forty-seven degrees thirty-four minutes East, one hundred eighty two and twenty one and one hundredths feet to a point; thence, extending South forty-two degrees twenty six minutes West, three hundred twelve and eighty-five one hundredths feet to a point on the Northeasterly side of Hawthorne Lane (of irregular width); thence, extending Northwestwardly, along the same the following courses and distances: (1) on the arc of a circle, curving to the right, having a radius of fifty feet, the arc distance of twenty-nine and forty-nine one hundredths feet to a point of reverse curve; (2) on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of sixty-two and fifty-six one hundredths feet to a point of reverse curve; and (3) on the arc of a circle, curving to the right, having a radius of thirty feet, the arc distance of twenty-four and thirty-eight one hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane (fifty feet wide); thence, extending North forty seven degrees thirty-four minutes West, along the Northeasterly side of Hawthorne Lane, seventy four and twelve one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jeanne Pio Family Trust under Trust dated December 13, 1993 and Amended December 2, 1997, by Deed, dated July 22, 1999 and recorded August 5, 1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5282, Page 1445, granted and conveyed unto Cassandra Banko.

Parcel Number: 52-00-08524-00-1.

Location of property: 8801 Hawthorne Lane a/k/a 8801 Hawthorn Lane, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cassandra Banko** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for Chase Mortgage Finance Trust Multi-Class Mortgage Pass-Through Certificates Series 2005-A1. Debt: \$1,157,203.05.

Samantha Gable (LOGS Legal Group 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. 2018-00650**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as No. 1311 Astor Street, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwest side of Astor Street, at the distance of 80 feet, 4-1/2 inches from the North corner of Wood and Astor Streets; thence, Northwestwardly at right angles to said Astor Street, on a line passing house, 86 feet to the Easterly side of a 14 feet wide alley; thence, along said side of said alley, Northeastwardly parallel with said Astor Street, 19 feet, 7-1/2 inches to a point, a corner; thence, Southeastwardly, 86 feet to a point on the Northwest side of Astor Street, aforesaid; and thence, along said side thereof, Southwestwardly 19 feet, 7 1/2 inches to the place of beginning.

BEING the same premises which Frank C. Passarella and Rose Marie Passarella, by Deed, dated 5/28/85 and recorded at Montgomery County Recorder of Deeds Office, on 6/3/85, in Deed Book 4768 at Page 209, granted and conveyed unto Richard S. Gipe and Margaret A. Gipe.

Parcel Number: 13-00-03512-00-3.

Location of property: 1311 Astor Street, Norristown, Pennsylvania 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Richard S. Gripe and Margaret A. Gripe** at the suit of Municipality of Norristown. Debt: \$1,310.54.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-08560**, 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 Number 3, being a unit in Cricket Square Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium, Cricket Square Condominium, bearing date the 28th day of April, 1986 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 28th day of November, 1986, in Deed Book 4820, Page 2116, and Plats and Plans for Cricket Square Condominium, recorded as Exhibit "B" attached thereon.

TOGETHER with all right, title and interest, being a 5.263115 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium attached thereto.

TOGETHER with the right of the exclusive use of the garage parking space pursuant to the aforesaid Declaration of Condominium as being the limited Common Element, designated as Garage Space Number 12 in garage plan shown on Sheet Number I, of the Plats and Plans for Cricket Square Condominium.

BEING the same premises which Nartuhi V. Selverian, individually, by Deed, dated 6/19/2006 and recorded 1/19/2007, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5632 at Page 668, granted and conveyed unto Nartuhi V. Selverian, individually, now Deceased, (date of death 8/14/2020).

Parcel Number: 40-00-67551-66-5.

Location of property: 50 Woodside Road, Condominium 3, Ardmore, PA 19003.

The improvements thereon are: Residential - Condominium townhouse.

Seized and taken in execution as the property of Adam Selverian, Executor of The Estate of Nartuhi V. Selverian (DOD 8/14/2020), at the suit of Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee for Nationstar HECM Acquisition Trust 2020-1. Debt: \$366,808.66.

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. 2018-08964**, 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 Moreland Township**, Montgomery County, Pennsylvania, described according to a Final Plan of Albidale West, made for William J. and Alice K. Levitt, by William G. Major Associates, Engineers and Surveyors, Bristol, Pennsylvania, dated September 2, 1966, and recorded in Plan Book A-10, Page 26, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wheatshaf Road, which point is measured the following courses and distances from the intersection of the Northeasterly side of Ridgeview Road; (1) on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 36.80 feet to a point of tangent; (2) thence, North 12 degrees 16 minutes 56 seconds East, 41.96 feet to a point of curve; (3) on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 66.73 feet to a point of tangent; (4) thence, North 34 degrees 07 minutes 45 seconds East, 243.07 feet to the beginning point; thence, from the beginning point and leaving the Northwesterly side of Wheatshaf Road and extending North 55 degrees 52 minutes 15 seconds West, 133 feet to a point; thence, extending North 34 degrees 07 minutes 45 seconds East, 96.77 feet to a point; thence, extending North 66 degrees 37 minutes 45 seconds East, 96.77 feet to a point, in the center line of a certain 20 feet wide drainage easement; thence, along same, South 23 degrees 22 minutes 15 seconds East, 133 feet to a point on the Northwesterly side of Wheatshaf Road; thence, along same, the 2 following courses and distances of 99.27 feet to a point of tangent; (2) thence, extending South 34 degrees 07 minutes 45 seconds West, 7 feet to the first mentioned point and place of beginning.

BEING the same premises which Orié and M. Gladys Steele, by Deed dated 2/22/00 and recorded at Montgomery County Recorder of Deeds Office, on 3/16/00, in Deed Book 5310 at Page 1253, granted and conveyed unto The Orié and M. Gladys Steele Trust.

Parcel Number: 41-00-10141-00-6.

Location of property: 3750 Wheatshaf Road, Lower Moreland Township, PA 19006.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **The Orié and M. Gladys Steele Trust** at the suit of Lower Moreland Township School District. Debt: \$62,243.43.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-27578**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Tanner Park, made for Fred W. Mahnke, by George W. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated July 19, 1947, as follows, to wit:

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

BEING the same premises which Mary Kadash, by Deed, dated May 26, 2005, and recorded June 15, 2005, in Book 05557, Page 2004 in Instrument #2005081615, in the Office of the Recorder of Deeds, in and for the County of Montgomery, granted and conveyed unto William Harding and Loretta Harding, as tenants by the entirety, in fee.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Harding and Loretta Harding** at the suit of JPMorgan Chase Bank, National Association. Debt: \$152,410.84.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-00625**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Sal Paone, by Chambers Associates, Consulting Engineers and Surveyors, dated 8/5/86 and last revised 4/3/87, in Plan Book 48, Page 234, as follows, to wit:

BEGINNING at a point on the Northeast side of Saljon Court (50 feet wide); said point being located along Saljon Court, the four following courses from the Southernmost terminus of a round corner, connecting the Northeast side of Saljon Court with the Northwest side of Shalimar Lane (50 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 30.33 feet to a point of reverse curve; (2) on the arc of a circle, curving to the left, having a radius of 225.00 feet, the arc distance of 150.26 feet to a point of reverse curve; (3) on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 30.51 feet to a point of reverse curve; (4) on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 70.14 feet to a point, a corner of Lot No. 3 and place of beginning; thence, continuing along the Northeasterly to Northwesterly side of Saljon Court cul-de-sac, on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 61.39 feet to a point, a corner of Lot No. 5; thence, along and around Lot No. 5, the two following courses and distances, viz: (1) North 47 degrees, 59 minutes, 00 seconds West 150.91 feet; (2) North 42 degrees, 01 minutes, 00 seconds East 148.00 feet to a point, a corner in line of Marple Manor Swim Club; thence, along Marple Manor Swim Club, South 47 degrees, 59 minutes, 00 seconds East 185.00 feet to a point, a corner of Lot No. 3; thence, along Lot No. 3, South 42 degrees, 01 minutes, 00 seconds West 101.56 feet to a point on the Northeasterly side of Saljon Court cul-de-sac and first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

BEING the same premises which M.L.S.C. Inc., a Penna. Corp., by Deed, dated June 17, 1988, and recorded in the Office of Recorder of Deeds of Montgomery County, on June 28, 1988, at Book 4877, Page 1534, granted and conveyed unto Michael P. Creedon and Regina A. Creedon.

Parcel Number: 54-00-13860-52-2.

Location of property: 4 Saljon Court, Maple Glen, PA 19002.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael P. Creedon and Regina A. Creedon** at the suit of Wells Fargo Bank, National Association as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2003-HE6, Asset Backed Pass-Through Certificates, Series 2003-HE6. Debt: \$566,252.66.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2019-07295**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land, as shown in Land Development Plan of Brookwood Condominium, prepared for Brookwood Developers, Inc., Sawmill Valley, Section II, Phase II-B, in **Horsham Township**, Montgomery County, Pennsylvania, prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 5, 1985, last revised December 17, 1985 and recorded April 10, 1986, in Condominium Plan Book 9 at Page 81, designated as Unit No. 53 in Brookwood Condominium.

TOGETHER with all rights, title and interest being an undivided 1.45% interest of, in and to the Common Elements as set forth in the Declaration of Condominium dated July 27, 1984 and recorded aforesaid in Deed Book 4810 page 157, and Plats and Plans attached thereto and made a part thereof.

BEING the same premises which Lisa Jensen, by Deed dated April 25, 2008, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 7, 2008, in Deed Book 5691 at Page 02063, et seq., granted and conveyed unto Sylvia Senseny, in fee.

Parcel Number: 36-00-04812-52-5.

Location of property: 337 Green Meadow Lane, Horsham, PA 19044.

The improvements thereon are: Residential, Condominium townhouse.

Seized and taken in execution as the property of **Sylvia Senseny** at the suit of Brookwood Condominium Association. Debt: \$9,371.30.

Hal A. Barrow, Attorney. I.D. #31603

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

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

By virtue of a Writ of Execution **No. 2019-13907**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message or tenement and lot or piece of land, being the Southwesterly, one-half of Lot No. 19 on Plan of Lots, made by Daniel Kenderline on March 21st, 1868, situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a stake set for a corner at the Southeast side of School Street, a corner of land, No. 20 on said Plan; thence, extending along said Lot No. 20, Southeasterly at right angles with said School Street, 115 feet 4 inches to a stake, a corner; thence, extending Northeasterly parallel with said School Street, 26 feet to a point, thence, extending along a line, dividing this and the Northeasterly one-half of lot, said Lot No. 19 and through the partition wall of a double brick dwelling house, Northwesterly, parallel with Fourth Street, 115 feet 4 inches to a point in the said Southeast side of said School Street; thence, extending along the same, Southwesterly, 26 feet to the place of beginning.

BEING the same property conveyed to Matthew J. Flannery, who acquired title by virtue of a Deed from Estate of Kathryn M. Eckhart, by Edwin L. Guyer, Executor, dated March 28, 2002, recorded April 8, 2002, at Document ID 007282, and recorded in Book 5402, Page 1372, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 14-00-02712-00-1.

Location of property: 405 School Street, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Matthew J. Flannery** at the suit of MCLP Asset Company, Inc. Debt: \$172,310.49.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-19026**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by Peter B. Bloodgood, Registered Surveyor in September 2008, as follows to wit:

BEGINNING at a point on the Southwesterly right-of-way of Wood Street (66 feet wide), at the distance of 125.91 feet Northwestwardly from the Northwesterly right-of-way of Astor Street, being a corner on the Northwesterly side of Jervis Alley (20 feet wide); thence, extending along the Northwesterly side of Jervis Alley, South 48 degrees 30 minutes West, a distance of 260.33 feet to a spike marking the intersection of the Northwesterly side of Jervis Alley and the Northeasterly side of an alley (16 feet wide) and which point is also at a distance of 100.67 feet, measured Northeastwardly from the Northeasterly right-of-way of Sterigere Street; thence, extending from said spike, along the Northeasterly side of said 16 foot wide alley, North 41 degrees 35 minutes 49 seconds West, a distance of 100.00 feet to a spike, a corner; thence, extending from said spike along lands of Patricia J. Santillo & Douglas B. Lowery and also along lands of Patricia A. Vaccaro, lands of David J. Fusco & Noreen P. Fusco, North 48 degrees 30 minutes East, the line for part of the distance extending through the center line of the partition wall, dividing the house erected hereon and the house on the adjoining premises, a distance of 260.52 feet to a point on the Southwesterly right-of-way of Wood Street; thence, South 41 degrees 30 minutes East, 100.00 feet to the place of beginning.

BEING the same premises which DJV Land Development, LLC, by Deed dated 12/16/14 and recorded at Montgomery County Recorder of Deeds Office on 8/3/15, in Deed Book 5964 at Page 1321, granted and conveyed unto Luis Alberto Chavez- Ascencion.

Parcel Number: 13-00-39592-00-4.

Location of property: 408 W. Wood Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Luis Alberto Chavez-Ascencion** at the suit of Municipality of Norristown. Debt: \$1,305.99.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-19528**, 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 dwelling and lot or piece of ground, Hereditaments and Appurtenances, situate in **Royersford Borough**, Montgomery County, Pennsylvania, being the Southwesterly ½ of a double brick dwelling, situate upon the Southwesterly side of Church Street, bounded and described as follows:

BEGINNING at a stake in the center line of Church Street 225 feet Northeasterly from the point of intersection of the center line of Church Street with the center line of 6th Avenue, measured on the center line of Church Street; thence, on the center line of Church Street, North 49 degrees East, 25.2 feet to a stake; thence, by lands, now or late of B.T. Latslaw, along and through the middle of the division wall, dividing said double brick dwelling, South 41 degrees East, 219.85 feet to a stake; thence, by lands, now or late of Reuben Winter, South 49 degrees West, 25.2 feet to a stake; thence, by Lot 21, North 41 degrees West, 219.85 feet to the place of beginning.

BEING the same premises which Nancy K. Server, by Deed, dated January 17, 2007, and recorded on January 30, 2007, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5633 at Page 1765, as Instrument No. 2007013936 granted and conveyed unto Alison Pukowsky.

Parcel Number: 19-00-00584-00-9.

Location of property: 624 Church Street, Royersford, PA 19468.

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

Seized and taken in execution as the property of **Alison Pukowsky** at the suit of The Bank of New York Mellon, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2007-2. Debt: \$282,489.41.

Hladik, Onorato & 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. 2020-00856**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on October 10, 1955, and revised December 12, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cobden Road (fifty feet wide) which point is measured North seventy-one degrees forty-three minutes West one hundred ninety-eight and twenty one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-seven and nine one-hundredths feet from a point on the Northwesterly side of Willow Grove Avenue (sixty feet wide); thence extending South eighteen degrees seventeen minutes West one hundred ninety-five and eighty-seven one-hundredths feet to a point; thence extending North seventy-four degrees twenty-two minutes West one hundred and sixty-one one-hundredths feet to a point; thence extending North eighteen degrees seventeen minutes East two hundred and fifty-two one-hundredths feet to a point on the Southwesterly side of Cobden Road; thence extending along the Southwesterly side of Cobden Road South seventy-one degrees forty-three minutes East one hundred and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 Cobden Road.

TITLE TO SAID PREMISES IS VESTED IN Vernon D. Robinson and Nichelle R. Robinson by Deed from Arthur N. Satchell, Sr. and Aurelia A. Saunders-Satchell, dated 09/14/2016, recorded 09/19/2016, Book 6015 at Page 2708, Instrument No. 2016071412.

Parcel Number: 31-00-07123-00-1.

Location of property: 8002 Cobden Road, Glenside, PA 19038-7129.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nichele R. Robinson; Vernon D. Robinson; The United States of America c/o The United States of America Attorney for The Eastern District of PA** at the suit of Lakeview Loan Servicing, LLC. Debt: \$362,114.09.

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

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

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

By virtue of a Writ of Execution **No. 2020-01359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania, and bounded and described according to a Plan, made by George F Shaner, Registered Engineer, of Pottstown, PA, on December 24, 1951, and developed by Pottsgrove Manor, Inc., and known and designated as Lot No 247, as indicated on the Plan of Pottsgrove Manor, said Plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315 at Page 601.

UNDER AND SUBJECT to restrictions, covenants, and conditions as set forth in Declaration of Restrictions recorded in Deed Book No. 2323 at Page 556; and under and subject to right-of-way granted to public utilities, et al, as of record, and other restrictions of record.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants, and occupiers of the adjoining premises to the East, the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned for a total width of ten feet.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, or one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the East at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but not otherwise, and subject to the payment of one-half of the proper costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned, for total width of ten feet.

BEING the same premises which Henry William Gaugler, by Deed, dated 6/28/2006 and recorded 7/11/2006 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5607 at Page 01725, granted and conveyed unto Eric L. Schmidt and Christopher W. Meyers, single persons.

Parcel Number: 16-00-31380-00-5.

Location of property: 343 W. Walnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Christopher W. Meyers and Erica L. Schmidt** at the suit of DLJ Mortgage Capital, Inc. Debt: \$164,903.96.

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. 2020-02732**, 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, bounded and described according to a Map of Property of Estate of Thomas Walsh, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, 9/17/1941, as follows, to wit:

BEGINNING at a stake, marking a corner of this and in line of land, now or late of Harry Harrison, said stake is at the distance of 204.87 feet, measured South 60 degrees 50 minutes West along land, now or late of Harry Harrison, from a point in the middle of Spring Avenue, said point is 19 at the distance of 220 feet, measured Southeastwardly along the middle of Spring Avenue from its intersection, with the middle of Ardmore Avenue; thence, from the beginning point and extending by land, now or late of Antonio Ton, South 29 degrees 10 minutes East, 150 feet to a point, in the land, now or late of James Taylor; thence, extending by same, South 60 degrees 50 minutes West, 17.52 feet to a stake; thence, extending North 29 degrees 10 minutes West, passing through a party wall, separating these premises from premises adjoin to the Southwest, now or late of Louis Conicella, 150 feet, to a stake, 117, in line of land, now or late of Harry Harrison; thence, extending by land of said Harry Harrison, North 60 degrees 50 minutes East, 17.50 feet to a stake, being the first mentioned point and place of beginning.

TOGETHER with the uninterrupted use of a private driveway (known as Maple Avenue on Terrace) which extends Southwestwardly along the middle of Spring Avenue, the two following courses and distances to the East, property line of #4 Maple Avenue, which describes as follows:

BEGINNING at a point, in the middle of Spring Avenue, said point is at the distance of 316 feet, measured Southeastwardly along the middle of Spring Avenue from its intersection, with the middle of Ardmore Avenue: (1) thence, leaving Spring Avenue, along the middle of Maple Avenue (80 feet wide), South 60 degrees 50 minutes West, 170 feet to a point on the East property line of #1 Maple Avenue; (2) thence, continuing to the bed of Maple Avenue, South 60 degrees 50 minutes West, 52.39 feet to a point on the Northeast property line of #4 Maple Avenue, the place of ending, the Northwest right-of-way line, being parallel to and 4 feet Northwest of the last described line, and the Southeast right-of-way line, being parallel to, and 21 feet Southeast of said last described line.

TITLE TO SAID PREMISES IS VESTED IN Rick J. Christmas, by Deed from Brady N. Ohr and Elizabeth Ohr, dated 06/23/2006, recorded 08/25/2006 in Book 5614, Page 388.

Parcel Number: 40-00-34908-00-8.

Location of property: 214 Maple Terrace, Ardmore, PA 19003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rick J. Christmas** at the suit of Sandtander Bank, N.A. Debt: \$132,725.25.

Stephen Panik, Esquire (Brock & Scott, PLLC), I.D. #332786, 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. 2020-03431**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a record plan, prepared for The Woods At Gwynedd Valley, by Chambers Associates, Inc., Consulting Engineers & Surveyors, dated September 26, 1996 and last revised February 19, 1998 and recorded in Montgomery County in Plan Book A-58 Page 31, as follows, to wit:

BEGINNING at a point of curve, on the Northeasterly side of Penn Oak Road, South (50 feet wide), which point of beginning is common to this lot and Lot No. 9, as shown on said plan; thence, extending from said point of beginning, along Lot No. 9, North 07 degrees 55 minutes 43 seconds East, partly through the bed of a certain 10 feet wide trail easement, 297.77 feet to a point, in line of Open Space, as shown on said plan; thence, extending along the same, South 47 degrees 07 minutes 00 seconds East, 273.05 feet to a point, in line of Open Space; thence, extending along the same, South 44 degrees 19 minutes 00 seconds West, recrossing the bed of said Trail Easement, 197.82 feet to a point of curve on the said Northeasterly side of Penn Oak Road, South; thence, extending along the same, Southwestwardly, on the arc of a circle, curving to the left, having a radius of 325.00 feet, the arc distance of 108.43 feet, to the first mentioned point of curve and place of beginning.

BEING the same premises, which Noam Roizman and Hollie Roizman, by Deed dated January 16, 2015, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 20, 2015, at Book 5941, Page 02338, granted and conveyed unto Terry Thompson and Aires Thompson, husband and wife.

Parcel Number: 39-00-03443-42-4.

Location of property: 891 S. Penn Oak Road, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aires Thompson; Terry Thompson; and US Attorney's Office** at the suit of Aspen Properties Group, LLC as Trustee of AG3 Revocable Trust. Debt: \$295,720.04.

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. 2020-19346**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Barton and Martin Engineers, of Philadelphia, on 8/9/1956, described as follows, to wit:

BEGINNING at a point on the Northeast side of Delene Road (50 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 521.48 feet, the arc distance of 416.68 feet from a point, which point is measured South 12 degrees 51 minutes 30 seconds East, 45.92 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 18.30 feet from a point on the Southeast side of Crosswicks Road (50 feet wide); thence, extending North 31 degrees 21 minutes 40 seconds East, 177.12 feet to a point; thence, extending South 49 degrees, 55 minutes 30 seconds East, 109.50 feet to a point in the bed of a 20 foot wide drainage easement; thence, extending along the bed of aforesaid 20 foot wide drainage easement, South 30 degrees 46 minutes 37 seconds West, 155 feet to a point on the Northeast side of Delene Road; thence, extending along the Northeast side of Delene Road, along the arc of a circle, curving to the left, having a radius of 380.55 feet, the arc distance of 21.32 feet to a point of tangent; thence, extending still along same, North 62 degrees 26 minutes West, 54.14 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 521.48 feet, the arc distance of 34.53 feet to the first mentioned point and place of beginning.

BEING the same premises, which Robert M. Elder and Anne F. Elder, by Deed dated 10/22/01 and recorded at Montgomery County Recorder of Deeds Office, on 11/21/01, in Deed Book 5386 at Page 618, granted and conveyed unto Karl S. Bungerz.

Parcel Number: 30-00-12752-00-7.

Location of property: 1001 Delene Road, Abington Township, PA 19046.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Karl S. Bungerz** at the suit of Township of Abington. Debt: \$1,784.74.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-03823**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying, and being in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Church Road, said point, being a corner in the line of land of Erwin J. Walker and Clara M. Walker, his wife, being at the distance of two hundred feet from the point of intersection of the center line of said Church Road, with the public road leading from the Northerly end of Summeytown to Perkiomenville; thence, along the center line of said Church Road, South 41 degrees 44 minutes East, 150 feet to a point in said road, a corner in the line of land, now or formerly of Robert M. Walker and Sadie M. Walker, his wife; thence, along the same, South 45 degrees 30 minutes West, 309.75 feet to a stake, a corner in line of land, now or formerly of Edward Jabs; thence, along the same, North 37 degrees 22 minutes West, 150 feet to a corner of the land of said Erwin J. Walker and Clara M. Walker, his wife; thence along the same, North 45 degrees 30 minutes East, 293.9 feet to the place of beginning.

BEING the same premises, which Katie Sherman, by Deed dated 8/24/16 and recorded at Montgomery County Recorder of Deeds Office, on 8/29/16, in Deed Book 6013 at Page 630, granted and conveyed unto Andrew Shearer.

Parcel Number: 45-00-01906-00-2.

Location of property: 1022 Penny Road, Marlborough Township, PA 18054.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Andrew Shearer** at the suit of Upper Perkiomen School District. Debt: \$4,980.25.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-15843**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made July 27, 1943, by Will D. Biltner, R.E., as follows, to wit:

BEGINNING at an old iron pin set, in the Northwest side of DeKalb Street, a point, a corner of land of Beradio Marinelli; thence, extending along said land, North thirty-six degrees seventeen minutes West, two hundred eighteen feet to a stake on the Southeast right-of-way line of the Philadelphia and Western Railway; thence, extending along the said right-of-way line, on a line curving to the right, having a radius of ten hundred ninety-six and three-tenths feet, the distance of forty-one and five-tenths feet to a stake, a corner of land about to be conveyed to Harry A. Reid and Florence N. Reid, his wife; thence, extending along said land, South thirty-six degrees seventeen minutes East, the line for a portion of the distance passing through the middle of the partition wall, dividing the house erected on these premises from the one on the adjoining premises, two hundred twenty-seven feet to a point on the Northwest side of DeKalb Street, aforesaid; thence, extending along the said Northwest side of DeKalb Street, South fifty-three degrees forty-three minutes West, forty feet to the first mentioned point and place of beginning.

BEING the same premises which Daniel C. Paciello and Patricia J. Paciello, by Deed dated 9/20/17 and recorded at Montgomery County Recorder of Deeds Office, on 10/4/17, in Deed Book 6063 at Page 2835, granted and conveyed unto Eric Randall Greene, Sr. and Damita Y. Greene.

Parcel Number: 02-00-01048-00-33.

Location of property: 1048 DeKalb Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Eric Randall Greene, Sr. and Damita Y. Greene** at the suit of Borough of Bridgeport. Debt: \$4,215.97.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-15849**, 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 un-divided interest in, ALL THAT CERTAIN message and lot or piece of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being Lot No. 697 on the Body & Jacoby Plan of Lots, bounded and described as follows, viz:

BEGINNING at a point on the East side of Prospect Avenue, at the distance of 160 feet, Northeasterly from Fraley Street, a corner of this and property about to be conveyed to Walenty Burchak, et ux; thence, at right angles to said Prospect Avenue, Southeasterly, the line passing through the middle of the partition wall, between this and house about to be conveyed to said Walenty Burchak, et ux., 110 feet to a 20 feet wide alley; thence, along the West side of said alley, Northeasterly, parallel to Prospect Avenue, 20 feet to a stake; thence, at right angles to said alley and parallel to the first line, Northwesterly, 110 feet to Prospect Avenue, aforesaid and along the Easterly side thereof, Southwesterly, 20 feet to a place of beginning.

BEING the same premises, which Scott A. Hemmerle and Loretta D. Hemmerle, by Deed dated 12/8/16 and recorded at Montgomery County Recorder of Deeds Office, on 12/9/16, in Deed Book 6026 at Page 1404, granted and conveyed unto Dale D. Hemmerle and Carol J. Hemmerle.

Parcel Number: 02-00-04728-00-4.

Location of property: 218 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Dale D. Hemmerle and Carol J. Hemmerle** at the suit of Borough of Bridgeport. Debt: \$3,043.78.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05111**, 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, situated in **Upper Providence Township**, Montgomery County, Pennsylvania, being Lot No. 154, as shown on plans entitled, "Subdivision Plan, Carriage Homes Section, River Crest", sheets No. 4 and 5 of 27, dated March 1, 1999, last revised March 15, 2002, prepared by Stout, Tacconelli & Associates, Inc., Pennsburg, Pa., more particularly described as follows:

BEGINNING at a common corner of Lots No. 154 and 155 on the Southerly side of Eagle Road (38 feet wide); thence, (1) along Lot No. 155 and passing through a common party wall, South 11 degrees 04 minutes 47 seconds West, a distance of 130.00 feet to a corner on line of Open Space "H"; thence, (2) along Open Space "H", North 78 degrees 55 minutes 13 seconds West, a distance of 34.00 feet to a corner of Lot No. 153; thence, (3) along Lot No. 153 and passing through a common party wall, North 11 degrees 04 minutes 47 seconds East, a distance of 132.16 feet to a corner on the aforesaid side of Eagle Road; thence, (4) along the Southerly side, passing along an arc of a circle, to the left, having a radius of 269.00 feet, an arc distance of 34.09 feet to the first mentioned point and place of beginning.

CONTAINING 4,444 square feet of land.

BEING the same premises, which George Minter and Annalie Hudson, n/k/a Annalie Minter, by Deed dated August 19, 2014, and recorded September 22, 2014, in Montgomery County in Deed Book 5928 at Page 1488, granted and conveyed unto Thomas M. Barbine and Toni-Marie Barbine, in fee.

Parcel Number: 61-00-01361-32-4.

Location of property: 29 Eagle Road, Upper Providence Township, Phoenixville, PA 19460.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Thomas M. Barbine and Toni-Marie Barbine** at the suit of Tompkins Community Bank, Successor to Vist Bank. Debt: \$354,219.96.

Matthew G. Brushwood (Barley Synder), 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. 2022-05728**, 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 dwelling No. 302 Spring Street, in **Royersford Borough**, Montgomery County, Pennsylvania and lot, or piece of land thereunto belonging, situate upon the Southeasterly side of said street, bounded and described as follows, to wit:

BEGINNING at a stake in the center line of said street 65 feet 1 inch Northeasterly from the center line of Third Avenue; thence, on the center line of said Spring Street, North 49 degrees East 17 feet 5-1/2 inches to a stake; thence, by a line passing along on the center line of the middle or party wall, dividing house Nos. 302 and 304, South 41 degrees East, 200 feet to a stake; thence, by lands, late of the Estate of Daniel Latshaw, deceased, South 49 degrees West 17 feet 5-1/2 inches to a stake; thence, by a line which passes along on the center line of the middle or party wall, dividing house Nos. 302 and 300, North 41 degrees West, 200 feet to the place of beginning.

BEING the same premises, which Margaret Hovanec, by Deed dated 9/23/2005 and recorded 10/21/2005 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5576 at Page 00743, granted and conveyed unto Sean M. Dalnodar and Kourtney Dalnodar, husband and wife.

Parcel Number: 19-00-03484-00-7.

Location of property: 302 Spring Street, Royersford, PA 19468.

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

Seized and taken in execution as the property of **Kourtney Dalnodar and Sean Dalnodar a/k/a Sean M. Dalnodar** at the suit of PNC Bank, National Association. Debt: \$172,185.20.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-06493**, 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, together with a two-story dwelling thereon erected, known as 603 Manatawny Street, being Lot #10 of the Development of "Manatawny Race", as shown on a plan recorded in Plan Book Volume A-19 at Page 9, Montgomery County Records, situated on the Western side of Manatawny Street (50 feet wide), in the 3rd Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and being more fully described as follows, to wit:

BEGINNING at a corner common with Lot #9 and Lot #10 on the Western property line of said Manatawny Street, said corner being North 10 degrees 53 minutes West, a distance of 219.46 feet from the corner of the herein mentioned Development "Manatawny Race" and property line of Lottie Dierolf; thence, along Lot #9, passing through a partition wall between 602 Manatawny Street and 603 Manatawny Street, South 79 degrees 02 minutes 35 seconds West, a distance of 122 feet to a point on the Eastern side of a 20 feet wide Macadam Driveway Easement and property about to be conveyed unto the Pottstown School District; thence, along the same, North 10 degrees

57 minutes 25 seconds West, a distance of 20 feet to a corner, common with Lot #10 and Lot #11; thence, along Lot #11, passing through a partition wall between 603 Manatawny Street and 605 Manatawny Street, North 79 degrees 02 minutes 35 seconds East, a distance of 122.03 feet to a point on the aforesaid Western property line of Manatawny Street; thence, along the Western property line of Manatawny Street, South 10 degrees 53 minutes East, a distance of 20 feet to the place of beginning.

PROPERTY ADDRESS: 603 N. Manatawny Street, Pottstown, PA 19464.

BEING known as: 603 N. Manatawny Street, Pottstown, PA 19464.

BEING the same premises granted and conveyed to: Current Owner

TITLE TO SAID PREMISES IS VESTED IN Frank C. D'agostino, Individually, by Deed from Emily A. Madonna, dated 02/15/2006, recorded 02/15/2006, Book 05590 at Page 1671, Instrument No. 2006019569.

Parcel Number: 16-00-20324-00-9.

Location of property: 63 N. Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Frank C. D'Agostino, deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$117,274.01.

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. 2022-07242**, 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 ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of Airy Street, at the distance of one hundred forty feet, Northwesterly from Walnut Street, a corner of Michael O'Neil's land; thence, by the same, Southwestwardly, one hundred eleven feet to Carson Alley; thence, along the Northwesterly side of said alley, Northwesterly, thirteen feet, four inches to a corner of Elizabeth Kanes land; thence, by the same, Northeasterly, one hundred eleven feet to the Southwest side of Airy Street, aforesaid; and thence, along the same side of said street, Southeasterly, thirteen feet, four inches to the place of beginning.

BEING #356 East Airy Street.

BEING the same premises which Joseph C. Wolfrom and Bertha M. Wolfrom, his wife, by Deed dated August 1, 1963, and recorded August 2, 1963, in Montgomery County, in Book 3296, on Page 910, granted and conveyed unto James H. Brown and Gladys D. Brown, his wife, in fee.

Parcel Number: 13-00-00156-00-2.

Location of property: 356 E. Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gladys D. Brown** at the suit of COBA, Inc., *assignee* of TD Bank, N.A. Debt: \$76,693.77.

Ryan A. Gower and Edward J. McKee (Duane Morris LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-07498**, 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 tenement and tract of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as #764 Queen Street, bounded and described as follows, to wit:

BEGINNING at a stake a point in line of this and lot of now or late of Claus M. Myers; thence Southwardly along the same, one hundred and thirty (130) feet to a twenty-five (15) feet wide alley, passing in part of said course and distance through the middle of the brick partition or division wall of this and the brick message, late of said Claus M. Myers, now of Walter Brown, immediately adjoining to the West; thence, along the North side of said alley, twenty-two (22) feet to line of land, now or late of Tabitha Spare Estate; thence, Northwardly along the same, one hundred and thirty (130) feet to Queen Street, aforesaid; thence, Westwardly, along the same, twenty-two (22) feet to the place of beginning.

BEING the same premises which Thomas L. Smoyer, Administrator of The Estate of Elizabeth Smoyer a/k/a Betty M. Smoyer, Thomas L. Smoyer, Individually and Donald H. Smoyer, Jr., Individually, by Deed dated 10/21/2008, and recorded 2/2/2009 in The Office of the Recorder of Deeds of Montgomery County, in Deed Book 5720 at Page 02193, granted and conveyed unto Thomas L. Smoyer, now deceased (DOD 2/12/22) and Valerie Smoyer, husband and wife, now deceased (DOD 10/10/19).

Parcel Number: 16-00-23020-00-4.

Location of property: 764 Queen Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Thomas L. Smoyer, now deceased (DOD 2/12/22); Valerie Smoyer, now deceased (DOD 10/10/19); and The Unknown Heirs of Thomas L. Smoyer, Deceased** at the suit of MidFirst Bank. Debt: \$106,770.85.

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. 2022-14818**, 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 Building No. 26, Unit No. 7 BEL, being a Unit in the Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans, bearing date 11/21/1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, on 12/2/1988, in Deed Book 4895 at Page 955 etc.

TOGETHER with all right, title and interest being a .2390% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right-of-way, easements and agreements of record in the Office of the Recorder of Deeds in and for Montgomery County, including without limitation, those covenants, conditions, restrictions, right of way, easements and agreements contained in the aforesaid Declaration of Condominium.

BEING the same premises, which Michael J. D'Annunzio, Executor of the Estate of Robert L. D'Annunzio a/k/a Robert Laurence D'Annunzio, deceased, by Deed dated 10/2/2000 and recorded at Montgomery County Recorder of Deeds Office, on 10/12/2000, in Deed Book 5335 at Page 250, granted and conveyed unto William C. Sullivan.

Parcel Number: 56-00-00404-03-5.

Location of property: 7 Belfast Drive, Unit 7, Building 26 a/k/a 7 Belfast Drive, North Wales, PA 19454.

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

Seized and taken in execution as the property of **William C. Sullivan** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$30,130.87.

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

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

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

By virtue of a Writ of Execution **No. 2022-15579**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Southwesterly side of Lanfair Road (fifty feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of one thousand, two hundred sixty-one and forty-two hundredths feet, the arc distance of one hundred eighty-five and nine hundred ninety-four thousandths feet from a point, which point is measured North fifty-one degrees, ten minutes, eighteen seconds West, two hundred seventy-eight and twenty-four thousandths feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of thirty-one and four hundred sixteen thousandths feet from a point on the Northwesterly side of Ivinetta Road (fifty feet wide); thence, extending South forty-seven degrees, sixteen minutes, thirty-six seconds West, one hundred fourteen and two hundred thirty-six thousandths feet to a point; thence, extending North forty-two degrees, fifty-five minutes, eleven seconds West, seventy and nine hundred sixty-five thousandths feet to

a point; thence, extending North fifteen degrees, thirty minutes, forty-five seconds East, one hundred sixteen and three hundred eight thousandths feet to a point on the Southwesterly side of Lanfair Road; thence, extending along the Southwesterly side of Lanfair Road, along the arc of a circle, curving to the left, having a radius of one thousand, two hundred sixty-one and forty-two hundredths feet, the arc distance of sixty-five feet to the first mentioned point and place of beginning.

BEING the same premises which James A. Tobin, III, Administrator of the Estate of Janet L. Pogue, deceased, by Deed, dated January 16, 2002, and recorded January 28, 2002, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5393, Page 988, Instrument Number 001797, granted and conveyed unto Ambrose Powell and Valerie Fredlaw, Tenants by the Entirety, in fee.

Parcel Number: 31-00-16528-00-1.

Location of property: 36 Lanfair Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ambrose Powell and Valerie Powell a/k/a Valerie Fredlaw** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Reperforming Loan REMIC Trust. Debt: \$213,502.89.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-15743**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bound and described according to a Subdivision Plan for Donald A. Coccimiglio, made by Donald John Boucher, dated 2/18/1990 and recorded in Montgomery County in Plan Book B-41 at Page 204, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Avenue (40 feet wide), said point being at the distance of 340.00 feet, measured North 46 degrees 35 minutes East along the Northwesterly side of Maple Avenue, from its point intersection with the Northeasterly side of Spear Avenue (40 feet wide); thence, extending from said point of beginning, along the lands, now or late of Jacob Kapp and Gisela Kapp, husband and wife; North 43 degrees 25 minutes West, 120.00 feet to a point; thence, extending North 46 degrees 35 minutes East, 90.00 feet to a point, a corner of Lot 2 as shown on the above mentioned plan; thence, extending along the same, South 43 degrees 25 minutes East, 120.00 feet to a point on the Northeasterly side of Maple Avenue; thence, extending along the same, South 46 degrees 35 minutes West, 90.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Donald A. Coccimiglio, Jr., Administrator of the Estate of Donald A. Coccimiglio, deceased, by Deed dated October 30, 1997, and recorded at Montgomery County Recorder of Deeds Office, on November 2, 1997, in Deed Book 5207 at Page 1623, granted and conveyed unto Donald A. Coccimiglio, Jr.

Parcel Number: 30-00-40772-00-4.

Location of property: 830 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: Residential, more than one (1) house, detached.

Seized and taken in execution as the property of **Donald Coccimiglio, Jr.** at the suit of Wilmington Trust National Association, not in its individual capacity, but solely in its capacity, as Trustee of MFRA Trust 2014-2. Debt: \$188,467.64.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-15792**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, described according to a Plan of a Development in **Norristown Borough**, Montgomery County, Pennsylvania, for Adam B. McClatchy, made this twelfth day of April A.D. 1954 and revised on the fifteenth day of December, A.D. 1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Spruce Street (Forty feet wide), at the distance of one hundred ninety-nine and thirty-four and one-hundredths feet, measured along same, South forty-nine degrees twenty minutes East from its point of intersection with the Southeasterly side of Old Green Alley Road (thirty-two feet wide, as widened by the addition of eight feet to the Southeasterly side thereof).

CONTAINING in front or breadth on the said Spruce Street eighteen feet, measured South forty-nine degrees twenty minutes East from the said beginning point and extending of that width, in length or depth, South forty degrees forty minutes West, between parallel lines at right angles to the said Spruce Street, the Northwesterly line thereof and Southeasterly line thereof, extending partly through party walls between these premises and the premises adjoining to the Northwest and Southeast respectively, ninety feet to the Northeastly side of a certain twenty feet wide alley, which extends Northwesterly into Old Green Alley Road, aforesaid.

BEING known as Lot No. 29 on said plan, House No. 420 Spruce Street.

TOGETHER with the subject to the free and common use, right, and liberty and privilege of the aforesaid alley, as and for an alley, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants, and occupiers of the lots or pieces of ground bounding thereon and entitled to the use thereof.

UNDER AND SUBJECT to the proportionate share of the cost and expense of maintaining the said alley in good order, condition and repair.

PROPERTY ADDRESS: 420 East Spruce Street, Norristown, PA 19401.

BEING known as 420E Spruce Street, Norristown, PA 19401.

BEING the same premises granted and conveyed to: Current Owner.

TITLE TO SAID PREMISES IS VESTED IN Aaron V. Hill, by Deed from Aaron V. Hill and Christopher Lee Williams, as Co-Administrators of The Estate of Irish S. Williams, dated 11/05/2020, recorded 12/16/2020, Book 6206 at Page 00334. Irish Williams died on or around April 10, 2019.

Parcel Number: 13-00-33932-00-3.

Location of property: 420E Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aaron V. Hill a/k/a Aaron Hill, Individually, and in His Capacity as Co-Administrator and Heir of The Estate of Irish Williams a/k/a Irish S. Williams; Christopher Lee Williams, in His Capacity as Co-Administrator and Heir of The Estate of Irish Williams a/k/a Irish S. Williams; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Irish Williams a/k/a Irish S. Williams** at the suit of U.S. Bank National Association, as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2007-WMC1 Mortgage Pass-Through Certificates Series 2007-WMC1. Debt: \$66,600.08.

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. 2022-16016**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point the Southeast corner of Lincoln Avenue and a ten (10) foot wide alley, laid out by Frank Hutt and George Knode; thence, Southwardly, along said alley, one hundred and one feet and six inches (101' 6"), more or less, to the North line of a twelve (12) foot wide alley; thence, along said alley, Eastwardly, twenty feet (20), more or less, to a stake, a point in a line marking the middle of the partition or division wall of the hereby granted brick message and the other brick message of, now or late Frank Hutt and George Knode, adjoining on the East; thence, by said line Northwardly, ninety-seven feet (97), more or less, to Lincoln Avenue, aforesaid, said line, passing in part of said course and distance through the middle of the division or partition wall of the hereby granted brick message and the aforesaid brick message of, now or late Frank Hutt and George Knode, adjoining on the East; thence, along said Lincoln Avenue, Westwardly, twenty feet (20) and six inches (6"), more or less, to the aforesaid ten (10) feet wide alley, the point or place of beginning.

BEING the same premises which Gregory S. Hoffmaster and Lora L. Hoffmaster, husband and wife, by Deed dated August 16, 2002, and recorded September 9, 2002, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5423, Page 492, granted and conveyed unto Jeanetta Wilks-Paylor and Ronnie Paylor, wife and husband, in fee.

Parcel Number: 16-00-18656-00-3.

Location of property: 338 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jeannetta B. Paylor, in Her Capacity as Administrator and Heir of The Estate of Ronnie Paylor; Marissa McCain a/k/a Marrison McCain, in Her Capacity as Heir of Ronnie Paylor; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ronnie Paylor** at the suit of Citimortgage, Inc. Debt: \$97,085.71.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-16042**, 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, located in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on Plan entitled, "Final Subdivision Plan SOCO/Skarbek Properties", recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania, in Plan Book 27, Pages 412-415, and as amended on Plan entitled, "Coddington View Phase 2 & 3 (formerly SOCO/Skarbek Properties)", recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania, in Plan Book 39, Pages 74-78.

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed, dated 1/9/2014 and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 1/13/2014, in Deed Book Volume 5901, Page 1962, Instrument 2014002383, granted and conveyed unto Robert J. Heintz, Jr.

Parcel Number: 60-00-00421-85-4.

Location of property: 1118 Sageview Drive, Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Robert J. Heintz, Jr.** at the suit of Pennymac Loan Services, LLC. Debt: \$204,192.82.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-19359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a Plan of Property of Heritage Inc., situate in Gulph Mills, made by Yerkes Engineering Co., dated April 20, 1961 and revised March 15, 1962 said plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown Pa., in Plan Book A-6 at Page 74, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gulph Hills Road (50 feet wide), said point being the four following courses and distances from a point of curve the Northerly side of Upper Gulph Road (of irregular width): (1) leaving Upper Gulph Road, on the arc of a circle, curving to the left, having a radius of 120 feet, the arc distance of 77.02 feet to a point of tangent on the Northwesterly side of Gulph Hills Road; (2) North 46 degrees, 34 minutes East along the Northwesterly side of Gulph Hills Road, 75.16 feet to a point of curve on the same; (3) Northeastwardly, still along the Northwesterly side of Gulph Hills Road, on the arc of a circle, curving to the right, having a radius of 1,488.97 feet, the arc distance of 321.81 feet to a point of tangent on the same; and (4) North 58 degrees, 57 minutes East, still along the Northwesterly side of Gulph Hills Road, 44.76 feet to the point of beginning; thence, extending from said point of beginning, North 34 degrees, 50 minutes West, 241.92 feet to an iron pin; thence, extending North 55 degrees, 10 minutes East, 111.0 feet to an iron pin; thence, extending South 34 degrees, 50 minutes East, 249.16 feet to a point on the Northwesterly side of Gulph Hills Road, aforesaid; thence, extending South 58 degrees, 57 minutes West, along the Northwesterly side of Gulph Hills Road, 111.24 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Khang Dao and Tammy Nguyen, by Deed, dated 6/23/2006 and recorded 7/11/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5607, at Page 01607, granted and conveyed unto Charles E. Dagit, III.

Parcel Number: 58-00-08686-00-4.

Location of property: 124 Gulph Hills Road, Wayne, PA 19087.

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

Seized and taken in execution as the property of **Charles E. Dagit, III** at the suit of Freedom Mortgage Corporation. Debt: \$400,452.89.

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. 2022-21362**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House Condominium, Hereditaments and Appurtenances, located at the Northwest corner of Old York Road and Spring Avenue, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, which Unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, of Montgomery County, of a Declaration of Condominium, Elkins Park House Condominium, dated June 29, 1973 and recorded in Deed Book 3874 at Page 161, and any and all Amendments thereto, up to and including, the Fifth Amendment thereto, dated August 6, 1986 and recorded in Deed Book 4809 at Page 330;

and any Amendments thereto, the Code of Regulations for said Condominium, dated June 29, 1973 and recorded in Deed Book 3874 at Page 190; and any and all Amendments thereto, up to and including, the Ninth Amendment thereto, dated April 3, 2009 and recorded May 14, 2009, in Deed Book 5730 at Page 236, and any Amendments thereto; and Condominium Plan, recorded in Condominium Plan Book 2, Pages 1 and 2, and any and all Revisions and Amendments thereto, up to and including the Amendment in Condominium Plan Book 8, Pages 32 and 33, and any Amendments thereto, being designated on Declaration Plan as **Unit 306-A**, as more fully described in such Declaration of Condominium and Declaration Plan and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto).

BEING the same premises, which Irwin and Freda Rosenzweig, by Deed, dated April 27, 2010, and recorded May 7, 2010, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5766 at Page 950, granted and conveyed unto Rebecca Kaplan, in fee.

Parcel Number: 31-00-30005-20-4.

Location of property: 7900 Old York Road, Unit 306-A, Elkins Park, PA 19027.

The improvements thereon are: Residential - condominium high rise, 7 plus stories.

Seized and taken in execution as the property of **Rebecca Kaplan** at the suit of The Council of Elkins Park House, a Condominium. Debt: \$19,769.56.

Elliot H. Berton, Attorney, I.D. #53060

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. 2022-21641**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 116 on Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on 8-3-1950 and 10-5-1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeast side of Oxford Circle, 50 feet wide, at the distance of 399.84 feet, measured Northwestwardly and Northeastwardly along the Northeast and Southeast sides of Oxford Circle, as shown on said plan, from a point of tangent of the radius round corner of Oxford Circle and Prospect Avenue, 50 feet wide, a corner of Lot No. 117 on said plan; thence, along the Southeast side of Oxford Circle, North 42 degrees 48 minutes East, 55 feet to a point, a corner of Lot No. 115; thence, along Lot No. 115, South 47 degrees 12 minutes East, 105 feet to a point, in line of land of George Kemner; thence, along land of George Kemner, South 42 degrees 48 minutes West, 55 feet to a point, a corner of Lot No. 117, aforesaid; thence, along Lot No. 117, North 47 degrees 12 minutes West, 105 feet to the place of beginning.

BEING the same premises which Richard Thomas, by Deed dated 10-3-2000 and recorded 10-10-2000 at Norristown, Pennsylvania in Deed Book 5334, Page 1774, granted and conveyed unto Marlene Ford, in fee.

Parcel Number: 63-00-05779-00-8.

Location of property: 214 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William H. Ford, Jr. a/k/a William Ford, in His Capacity as Administrator and Heir of The Estate of Marlene Ford** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4. Debt: \$167,321.29.

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

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

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

By virtue of a Writ of Execution **No. 2022-22920**, 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 Upper Moreland Township, Montgomery County, Pennsylvania, known and designated as Lot No. 72, on Plan of Lots of Moreland Heights, Tract No. 1, which plan is duly recorded in Deed Book 887, Page 600, in and for the County of Montgomery, at Norristown, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southwesterly side of Woodlawn Avenue (38 feet wide), at the distance of 51.49 feet, Southeast from the Southeasterly side of Church Street (40 feet wide).

CONTAINING in front or breadth on the said Woodlawn Avenue, 51.34 feet and extending of that width, Southwestwardly, 122.04 feet.

BEING the same premises, which Douglas Goodson and Lisa Goodson, husband and wife, by Deed, dated 02/21/2006 and recorded 03/22/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5594, Page 885, granted and conveyed unto James E. Cardano and Kathleen L. Cardano, husband and wife, as tenants by the entirety.

BEING the same premises which James E. Cardano and Kathleen L. Cardano, by Deed, dated 02/08/2018 and recorded 02/21/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6080, Page 1495, granted and conveyed unto Douglas Goodson, in fee.

Parcel Number: 59-00-19018-00-3.

Location of property: 102 Woodlawn Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas J. Goodson** at the suit of Freedom Mortgage Corporation. Debt: \$279,019.24.

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

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

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

By virtue of a Writ of Execution **No. 2022-24271**, 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, known as Unit 630-Oaktree Court, Maple Glen Village, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an "As-Built" Plan of House 630 Oaktree Court, prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, drawing No. 061334-630, dated May 9, 1989, said lot being more fully bounded and described, as follows:

BEGINNING at a point the Southwesterly corner of Unit 630, said point, situated the six following courses and distances from the center of the 25-foot radius turn-around of Oaktree Court: (1) North 14 degrees 00 minutes 00 seconds West, 12.500 feet; (2) South 76 degrees 00 minutes 00 seconds West, 32.138 feet; (3) along a curve concave, Southerly, having a radius of 200.00 feet and an arc distance of 86.103 feet; (4) South 51 degrees 20 minutes 00 seconds West, 110.027 feet; (5) North 05 degrees 51 minutes 43 seconds West, 64.920 feet; (6) North 51 degrees 22 minutes 08 seconds East, 58.00 feet; thence, from said point of beginning and extending through the party wall, between Units 629 and 630, North 38 degrees 37 minutes 52 seconds West, 43.33 feet; thence, extending along lands of Maple Glen Village, the three following courses and distances: (1) North 51 degrees 22 minutes 08 seconds East, 3.00 feet; (2) South 38 degrees 37 minutes 52 seconds East, 8.000 feet; (3) North 51 degrees 22 minutes 08 seconds East, 17.000 feet; thence, extending through the party wall, between Units 630 and 631 and partly along lands of Maple Glen Village, South 38 degrees 37 minutes 52 seconds East 35.330 feet; thence, extending along lands of Maple Glen Village, South 51 degrees 21 minutes 08 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 630 Oaktree Court on the above mentioned "As-Built Plan".

BEING the same premises which Stanley A. Szpindor and Lisa Z. Szpindor, husband and wife, by Deed, dated May 20, 2016, and recorded May 24, 2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5999, Page 2644, Instrument No. 2016036331, granted and conveyed unto Joseph P. Hatfield, as Sole Owner, in fee.

Parcel Number: 42-00-03239-14-8.

Location of property: 630 Oaktree Court, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph P. Hatfield a/k/a J.P. Hatfield** at the suit of Nationstar Mortgage LLC. Debt: \$149,477.18.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-24672**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as Oak Hill Condominium, located in **Lower Merion Township**, Montgomery County, Pennsylvania, Uniform Condominium Act 68 Pa. C.S. Section 3101, et seq., by the recording in the Montgomery County Office for by the Recording of Deeds of a Declaration of Condominium, dated July 8, 1988 and recorded July 11, 1988, in Deed Book 4879 at Page 484; and First Amendment to Declaration, dated May 18, 1989, and Recorded May 26, 1989, in Deed Book 4912

at Page 594; and Second Amendment to Declaration, dated March 9, 1990, and recorded March 15, 1990, in Deed 4940 at Page 2142; and Third Amendment to Declaration, dated 8/25/1993, and recorded 9/13/1993, in Deed Book 5054 at Page 826; and Fourth Amendment to Declaration, dated 10/23/1995, and recorded 11/14/1995, in Deed Book 5131 at Page 1558.

BEING and designated in such Declaration as Unit N-402 as more fully described in such Declaration, together with a proportionate undivided interest in the common elements as defined in such Declaration 293%.

BEING the same premises, which Jeffrey C. Berman and Jill L. Frankel by Deed dated November 23, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County on January 18, 2005, at Book 05540, Page 2082 granted and conveyed unto Jeffrey C. Berman.

Parcel Number: 40-00-43165-69-7.

Location of property: 1655 Oakwood Drive, Unit#402-N, a/k/a 1655 Oakwood Drive, Suite N-402 N Terrace a/k/a 1655 Oakwood Drive, Penn Valley, a/k/a Narberth, a/k/a Lower Merion Township, PA 19072.

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

Seized and taken in execution as the property of **Jeffrey C. Berman; The Unknown Heirs of Jeffrey C. Berman, deceased; and United States of America** at the suit of The Bank of New York Mellon (f/k/a The Bank of New York) as Trustee for the Holders of American Home Mortgage Investment Trust 2004-4. Debt: \$191,492.24.

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. 2022-24749**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan prepared for K. Hovnanian Companies of the Delaware Valley Inc. made by Showalter and Associates, Chalfont, Pennsylvania, dated October 14, 1991 and last revised August 20, 1992 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-53 at Page 459, as follows, to wit:

BEGINNING at a point on Southwesterly side of Pimlico Way (24.00 feet wide), said point being a point, a corner of Lot #145 as shown on the above-mentioned plan; thence, extending from said point of beginning, along the said side of Pimlico Way, South 50 degrees 50 minutes 53 seconds East and crossing a certain limits of wetlands and also crossing a certain limits of 100 year flood plain, a distance of 38.00 feet to a point; thence, extending from said point, South 39 degrees 09 minutes 07 seconds West and recrossing the aforementioned flood plain and wetlands, a distance of 107.00 feet to a point; thence, extending from said point, North 50 degrees 50 minutes 53 seconds West, 38.00 feet to a point, a corner of Lot #145, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, North 39 degrees 09 minutes 07 seconds East and recrossing a certain easement, a distance of 107.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,066.00 square feet.

BEING Lot No. 144 as shown on the above-mentioned plan.

BEING the same premises, which Jann Lee Nohe, Executrix under the Will of Donald H. Hawk, by Deed, dated April 12, 2002, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 25, 2002, at Book 5407 at Page 1843, granted and conveyed unto Dong Hwan Shin and Ki Soon Shin, husband and wife.

Parcel Number: 46-00-03083-63-3.

Location of property: 512 Pimlico Way, North Wales, PA 19454-4504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dong Hwan Shin and Ki Soon Shin** at the suit of Homecoming Property LLC. Debt: \$155,278.83.

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. 2022-25047**, 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.

"A" ALL THAT CERTAIN lot or piece of land situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot Number 350 on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers and Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 403 at Page 500.

“B” ALL THAT CERTAIN lot or piece of land situate in Abington Township, Montgomery County, Pennsylvania known and designated as Lot No. 351 on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 403 at Page 500. Described together as one Lot as follows, to wit:

BEGINNING at a point on the Southerly side of Fairview Avenue (50 feet wide) at the distance of 191.72 feet, measured Eastwardly from the Easterly side of Washington Avenue (40 feet wide), being also a corner of Lot No. 349 on said plan.

CONTAINING in front or breadth on the said side of Fairview Avenue measured Eastwardly 50 feet (each Lot 25 feet in front) and extending of that width, in length or depth, Southwardly, 125 feet.

BEING the same premises, which Wilma Roberts, Executrix for the Estate of Shirley Gordon, by Deed, dated May 18, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on May 25, 2022, at Book 6284 at Page 00473, granted and conveyed unto Wilma Roberts. Shirley Gordon departed this life on May 11, 2020.

Parcel Number: 30-00-19100-00-4.

Location of property: 1517 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shirley Gordon and Wilma Roberts** at the suit of U.S. Bank National Association, not in its individual capacity, but Solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1. Debt: \$150,762.24.

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. 2023-02209**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plat of the Herr Tract, made for The Cutler Group, Inc., drawn by J. Staats Brokaw Associates, Inc., dated 11/4/1988, last revised 5/16/1989 and recorded in Plan Book A-51 at Page 190, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mulberry Drive (50 feet wide), said point of beginning, being at a point, a corner of Lot No. 195, as shown on said plan; thence, extending from said point of beginning and extending along the line of said Lot No. 195, South 45° 50' 29" West, 124.90 feet to a point, a corner of Lot No. 193 as shown on said plan; thence, extending along the line of said Lot No. 193, North 44° 9' 31" West, 120 feet to a point on the Southeasterly side of Mulberry Drive; thence, extending along the said Southeasterly side of Mulberry Drive, which turns into the Southwesterly side of Mulberry Drive and measuring in a Northeasterly turning to a Southeasterly direction, along the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 191.35 feet to a point, a corner of Lot No. 195, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 194 on said Plan.

UNDERAND SUBJECT, however, to a Declaration of Covenants, Restrictions, Easements, Reservations, Charges and Liens on development known as Heather Glen, by Heatherglen, Inc., dated 8/22/1989 and recorded 11/30/1989 in Deed Book 4931 at Page 5.

BEING the same premises which Heatherglen, Inc., by Deed, dated 7/24/1997 and recorded at Montgomery County Recorder of Deeds Office, on 7/29/1997, in Deed Book 5193 at Page 2064, granted and conveyed unto William S. Stanaitis and Penny M. Stanaitis.

Parcel Number: 37-00-03124-58-3.

Location of property: 349 Mulberry Drive, Limerick, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **William S. Stanaitis a/k/a William Stanaitis and Penny M. Stanaitis** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$59,839.09.

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

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

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

By virtue of a Writ of Execution **No. 2023-02260**, 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 103, in the property known, names and identified as Dresher Woods Condominiums, located in the **Upper Dublin Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium and by-laws of Dresher Woods Condominiums, recorded in the Recorder of Deeds Office, of Montgomery County, on 12-19-97, in Book 5210 at Page 2080.

TOGETHER with all right, title and interest being undivided interest of .78125%, in and to the common elements, as more fully set forth in the declaration and the plats and plans, and any amendments thereto together will all right, title, and interest in and to all limited common elements to the unit, as more fully set forth in the declaration and plats and plans, and any amendments thereto.

BEING the same premises, which The Dresher Woods Corporation, by Deed, dated January 17, 2000, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 24, 2000, at Book 5305 at Page 0837, granted and conveyed unto Coral I. Horstmeyer, a single woman.

Parcel Number: 54-00-05410-22-4.

Location of property: 103 Dresher Woods Drive, Dresher, PA 19025.

The improvements thereon are: Residential (dwelling) - Condominium, garden style, private entrance, 1-3 stories. Seized and taken in execution as the property of **Coral Horstmeyer and The United States of America** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$113,665.76.

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

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

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

By virtue of a Writ of Execution **No. 2023-03229**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point, on the Southeasterly side of Cricket Avenue (50 feet wide), at the distance of 130 feet, Northeastwardly from the Northeasterly side of Spruce Avenue (50 feet wide).

CONTAINING in front or breadth of the said Cricket Avenue, 80 feet and extending of that width, Southeastwardly, between parallel line at right angles to Cricket Avenue, in length or depth, 110 feet.

BEING Lots 440, 441, 442, 443 on a certain plan of Ardsley Estates, recorded in Deed Book 774 at Page 600.

BEING the same premises which Craig F. Brugger, by his Agent, Paul F. Brugger, Sr., pursuant to Power of Attorney, recorded simultaneously, herewith, by Deed, dated September 7, 2010, and recorded on September 7, 2010, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5778 at Page 1981, as Instrument No. 2010076439, granted and conveyed unto George Discavage and Jean Ann Discavage, husband and wife

Parcel Number: 30-00-11660-00-1.

Location of property: 415 Cricket Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **George Discavage and Jean Ann Discavage** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but Solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP5. Debt: \$72,598.65.

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. 2023-03533**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Hill View, made for Hill View Land Development Co., Inc., by Robert E. Blue, Consulting Engineers, P.C., 8/22/2001, in Land Site Plan Book 5 at Pages 481 and 482, as follows, to wit:

BEING known as Lot No. 12 in Building 6 on the above-mentioned Plan.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, Easements and Restrictions of Hill View Community Homeowners Association as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5388 page 741 and any amendments to the said Declaration as the same may be duly adopted from time to time.

BEING the same premises which Joshua Posner, by Deed, dated 9/17/2020 and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 10/19/2020, in Deed Book Volume 6197 at Page 1168, granted and conveyed unto Michael Rushane Spencer.

Parcel Number: 49-00-10643-13-5.

Location of property: 608 Rolling Hill Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael Rushane Spencer** at the suit of Primary Residential Mortgage, Inc. Debt: \$351,464.16.

Powers Kirn, LLC, Attorneys.

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

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

To all parties in interest and claimants:

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-15043

NOTICE IS HEREBY GIVEN that the Petition of Reina Cohen and Michael Cohen on behalf of Petitioners' minor child Ariana Jordan Cohen, was filed in the above-named Court, praying for a Decree to change the minor's name to ASH JORDAN COHEN.

The Court has fixed September 13, 2023, at 9:30 A.M., in "Video Room 2", Montgomery County Courthouse, Norristown, PA 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Benjamin L. Jerner & Jennifer Dumin

Attorneys for Petitioners

Jerner Law Group, P.C.

5401 Wissahickon Avenue
Philadelphia, PA 19144
215-843-6000

ATTORNEY: CATHERINE L. APPEL,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341

CARUSO, ROBERT V., dec'd.

Late of Springfield Township.
Executrices: NICOLE D. DiCHIARA AND
LORI ABBOTT,
c/o Ryan M. Bornstein, Esquire,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.

ATTORNEY: RYAN M. BORNSTEIN,
HARVEY BALLARD & BORNSTEIN LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

CATHERWOOD JR., CUMMINS, dec'd.

Late of Lower Merion Township.
Executrix: SUSAN W. CATHERWOOD,
c/o Kim D. Fetrow, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.

ATTORNEY: KIM D. FETROW,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

CIVITILLO, ROSEMARY, dec'd.

Late of Springfield Township.
Executrix: PAULA M. SWEENEY,
1619 Cherry Lane,
Flourtown, PA 19031.
ATTORNEY: DENNIS R. MEAKIM,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY, O'CONNELL & BIRNBAUM, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

DAHLING, MARGARET C., dec'd.

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

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

BELLWOAR, DAWNA C.J., dec'd.

Late of Lower Providence Township.
Executor: STEVEN P. BELLWOAR,
c/o Catherine L. Appel, Esquire,
P.O. Box 673,
Exton, PA 19341.

DAVIS, ESTHER, dec'd.

Late of Green Lane, PA.
 Executor: PAMELA PENNIE,
 121 Springfield Drive,
 Sellersville, PA 18960.

HARRIS, BARBARA C., dec'd.

Late of Abington Township.
 Executors: PAUL G. HARRIS AND
 MARK K. HARRIS,
 c/o Michael F. Frisbie, Esquire,
 329A S. Main Street,
 Doylestown, PA 18901.
 ATTORNEY: MICHAEL F. FRISBIE,
 FRISBIE LEGAL SOLUTIONS,
 329A S. Main Street,
 Doylestown, PA 18901

HENDERSON, EDWARD THOMAS, dec'd.

Late of Lower Providence Township.
 Executor: LYNN SHIVE,
 2732 Lantern Lane,
 Audubon, PA 19403.

**JASINSKI, DORIS J. also known as
DORIS JASINSKI, dec'd.**

Late of Skippack Township.
 Executrix: GAIL RICHARDS,
 4030 Mill Road,
 Collegeville, PA 19426.
 ATTORNEY: RON R. MILLER,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

JONES, JESSIE LAURA also known as

**JESSE LAURA JONES,
 JESSIE L. JONES,
 JESSE LAURA JONES and
 JESSE L. JONES, dec'd.**

Late of Abington Township.
 Executor: JOSEPH H. DOUGHERTY,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: MARIO DiCLERICO,
 DiCLERICO & ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

KALLER, CURTIS DAVID, dec'd.

Late of Springfield Township.
 Executrix: JESSICA LYNN KALLER,
 c/o Charles Bender, Esquire,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976.
 ATTORNEY: CHARLES BENDER,
 FOX ROTHSCHILD LLP,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976

MEYER, MARJORIE L., dec'd.

Late of Lower Merion Township.
 Executrices: JUSTINE PAOLETTI AND
 DARA PAOLETTI.
 ATTORNEY: THOMAS E. WYLER,
 FALZONE & WYLER, LLC,
 22 E. Third Street,
 Media, PA 19063

MOFFITT, STEPHEN E., dec'd.

Late of Abington Township.
 Executrix: MELISSA DAWSON,
 333 W. 4th Avenue,
 Conshohocken, PA 19428.

ATTORNEY: BROOK HASTINGS,
 25 Washington Lane, Suite 5A,
 Wyncote, PA 19095

NIESS, BERNICE K., dec'd.

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

PIZZIRANI, BARBARA ANN, dec'd.

Late of East Norriton Township.
 Administrator: CHRISTOPHER G. PIZZIRANI,
 c/o Rosemary R. Ferrino, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: ROSEMARY R. FERRINO,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

ROSSMASSLER, LOUISE R., dec'd.

Late of Lower Gwynedd Township.
 Executor: BNY MELLON, N.A.,
 Attn: Jacklynn A. Barras, Esquire,
 c/o George M. Riter, Esquire,
 P.O. Box 7544,
 Fort Washington, PA 19034.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 P.O. Box 7544,
 Fort Washington, PA 19034

SHELLY SR., JEROME G., dec'd.

Late of Upper Hanover Township.
 Executrix: DEBORAH A. SKILTON,
 1006 E. 4th Street,
 Red Hill, PA 18076.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 548 1/2 E. Main Street,
 Norristown, PA 19401.

TAMBURRO, ROSE MARIE J., dec'd.

Late of Borough of Norristown.
 Executors: ELAINE O'REILLY,
 3309 Keenwood Drive,
 Norristown, PA 19403,
 WILLIAM C. TAMBURRO, JR.,
 228 Willow Ridge,
 New Holland, PA 17557.
 ATTORNEY: DAVID LYLE SEGAL,
 121 S. Broad Street, Suite 1700,
 Philadelphia, PA 19107

WAN, JOHNNY, dec'd.

Late of Upper Merion Township.
 Administratrix: MARGARET F. WAN,
 1648 Gallagher Court,
 Plymouth Meeting, PA 19462.
 ATTORNEY: JENNIFER M. BRETON,
 BUCKLEY BRION McGUIRE MORRIS, LLP,
 118 W. Market Street, Suite 300,
 West Chester, PA 19382

WEXLER, MARJORIE, dec'd.

Late of Cheltenham Township.
 Administrator: ROSS EVAN WEXLER,
 c/o Walter J. Timby, III, Esquire,
 100 W. 6th Street, Suite 204,
 Media, PA 19063.

ATTORNEY: WALTER J. TIMBY, III,
GIBSON & PERKINS, PC,
100 W. 6th Street, Suite 204,
Media, PA 19063

Second Publication

DEVINE, ROBERT C., dec'd.

Late of Upper Providence Township.
Administratrix: DIANNE ROHR DEVINE,
c/o Andrew W. Young, Esquire,
England & Young,
70 W. Oakland Avenue, Suite 314,
Doylestown, PA 18901.
ATTORNEY: ANDREW W. YOUNG,
ENGLAND & YOUNG,
70 W. Oakland Avenue, Suite 314,
Doylestown, PA 18901

EARLE, PATRICIA also known as PATRICIA BLATTNER, dec'd.

Late of Lower Pottsgrove Township.
Executor: MARGARET GRAU,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

HENSLER, ANNA McMENAMIN also known as NANCY HENSLER, dec'd.

Late of Ambler, PA.
Executor: ROBERT HENSLER,
523 Haddon Avenue,
Collingswood, NJ 08108.

HUNSBERGER, LENA H. also known as LENA HISTAND HUNSBERGER, dec'd.

Late of Franconia Township.
Co-Executors: DANIEL R. DETAMORE-
HUNSBERGER,
3029 Brookstone Drive,
Harrisonburg, VA 22801,
LESTER G. HUNSBERGER,
140 East Street,
Oneonta, NY 13820.
ATTORNEY: DOUGLAS A. GIFFORD,
CLEMENS, NULTY and GIFFORD,
510 E. Broad Street, P.O. Box 64439,
Souderton, PA 18964-0439

KANE, SUSAN A., dec'd.

Late of Borough of Hatboro.
Administrator: TIMOTHY W. KANE,
547 S. Warminster Road,
Hatboro, PA 19040.
ATTORNEY: ANDREW P. GRAU,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

KRIEBEL, WILLIAM DALE, dec'd.

Late of Plymouth Township.
Executor: RICHARD R. KRIEBEL,
1902 Little Avenue,
Conshohocken, PA 19462.
ATTORNEY: CHARICE CHAIT,
PECKMAN CHAIT LLP,
29 Mainland Road,
Harleysville, PA 19438

MUSE, ROBERT GLENN, dec'd.

Late of Cheltenham Township.
Co-Executors: STEPHANIE KARIN MUSE,
107 E. Pothouse Road,
Phoenixville, PA 19460,
JOHN ROBERT MASSEY,
1423 Melrose Avenue,
Elkins Park, PA 19027.

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

NAPIERKOWSKI, MARGARET I., dec'd.

Late of Horsham Township.
Executor: JEFFRY NAPIERKOWSKI,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

WACKER SR., CHARLES JOSEPH also known as CHUCK WACKER, dec'd.

Late of Whitmarsh Township.
Administrator: NINA WACKER,
3171 Mayflower Road,
Plymouth Meeting, PA 19462.

Third and Final Publication

BAILEY, MARGARET A., dec'd.

Late of Cheltenham Township.
Executor: JOSEPH J. FIANDRA,
426 N. Easton Road,
Glenside, PA 19038.
ATTORNEY: JOSEPH J. FIANDRA,
JOSEPH J. FIANDRA, LLC,
426 N. Easton Road,
Glenside, PA 19038

BANGERT, FREDERICK G., dec'd.

Late of Norristown, PA.
Executor: FRANCIS E. BANGERT,
115 W. North Lane,
Conshohocken, PA 19428.

BERLIN, MICHAEL JAY, dec'd.

Late of Upper Dublin Township.
Executrix: LOUISE J. BERLIN,
1100 Market Street, #3017,
Dresher, PA 19025.
ATTORNEY: WHITNEY P. O'REILLY,
1600 Market Street, Floor 32,
Philadelphia, PA 19103

BETTERLY, JOAN C., dec'd.

Late of Lower Gwynedd Township.
Executor: CHRISTOPHER BETTERLY,
108 Black Walnut Lane,
Plymouth Meeting, PA 19462.

BLIZZARD, DOROTHY S., dec'd.

Late of Ambler, PA.
Executor/Trustee: ARCH H. BLIZZARD, III,
514 Willow Avenue,
Ambler, PA 19002.

BONASERA, MARJORIE E., dec'd.

Late of Upper Gwynedd Township.
Executrix: CYNTHIA B. PALEN,
761 Crestview Boulevard,
Collegeville, PA 19426.
ATTORNEY: ADAM T. KATZMAN,
KATZMAN LAW OFFICE, P.C.,
1117 Bridge Road, Suite A,
P.O. Box 268,
Creamery, PA 19430,
610-409-2909

BROWN, HARRY, dec'd.

Late of Lower Moreland Township.
Executor: STANLEY H. COHEN,
c/o Edward Benoff, Esquire,
Benoff Law Firm,
5 Neshaminy Interplex, Suite 205,
Trevose, PA 19053.

- ATTORNEY: EDWARD BENOFF,
BENOFF LAW FIRM,
5 Neshaminy Interplex, Suite 205,
Trevose, PA 19053
- BYRNE, JOSEPH J., dec'd.**
Late of Borough of Souderton.
Executrix: SHIRLEY BYRNE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- BYRNES, SUSAN E., dec'd.**
Late of West Norriton Township.
Executrix: COLEEN M. LEAHY,
217 Shelly Drive,
Collegeville, PA 19426.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- CASEY, FRANK J., dec'd.**
Late of Towamencin Township.
Executor: FRANK R. CASEY,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- COOK, BRIDGET PATRICIA also known as
BRIDGET P. COOK, dec'd.**
Late of Upper Providence Township.
Executrix: KAREN A. HAINES,
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
- DAWSON, WILLIAM M., dec'd.**
Late of Cheltenham Township.
Administratrix: JANE F. DAWSON,
2001 E. Vine Street,
Hatfield, PA 19440.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- DiSANTO, MARYANN, dec'd.**
Late of East Norriton Township.
Executor: GEORGE M. NIKOLAOU,
166 Allendale Road,
King of Prussia, PA 19406.
ATTORNEY: GEORGE M. NIKOLAOU,
NIKOLAOU LAW OFFICES,
166 Allendale Road,
King of Prussia, PA 19406
- DOUGLASS, DEAN C. also known as
DEAN CARLTON DOUGLASS, dec'd.**
Late of Lower Providence Township.
Executrix: DOLORES M. DOUGLASS,
c/o Marc H. Jaffe, Esquire,
795 E. Lancaster Avenue, Suite 260,
Villanova, PA 19085.
ATTORNEY: MARC H. JAFFE,
FROMHOLD JAFFE ADAMS & JUN, P.C.,
795 E. Lancaster Avenue, Suite 260,
Villanova, PA 19085
- DURBAS, SUSAN R., dec'd.**
Late of Towamencin Township.
Administrator: STEPHEN D. ROWE,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19454.
ATTORNEY: DAVID C. ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454
- FEINGOLD, RONALD, dec'd.**
Late of Borough of Ambler.
Co-Executors: MICHELE E. MIELZINER AND
DAVID C. FEINGOLD,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- FLEMING, MICHAEL DREW, dec'd.**
Late of Montgomery Township.
Executrix: ANGELA MARRONE,
c/o Norman Mittman, Esquire,
The Law Office of Norman Mittman,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: NORMAN MITTMAN,
THE LAW OFFICE OF NORMAN MITTMAN,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936
- HAMILTON, MARGARET M., dec'd.**
Late of Borough of Hatboro.
Executors: THOMAS HAMILTON AND
STANTON HAMILTON,
c/o Anna O. Sappington, Esquire and
Justice K. Irons, Esquire,
1 Abington Plaza, Suite 303,
101 Old York Road,
Jenkintown, PA 19046.
ATTORNEY: ANNA O. SAPPINGTON,
JUSTICE K. IRONS,
LAW OFFICES OF ANNA SAPPINGTON,
1 Abington Plaza, Suite 303,
101 Old York Road,
Jenkintown, PA 19046
- HARMUT, KATHLEEN E. also known as
KATHLEEN EDITH HARMUT, dec'd.**
Late of Upper Pottsgrove Township.
Administratrix CTA: VICKIE J. KEAY,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE C. MANLEY,
E. KENNETH NYCE LAW OFFICE,
105 E. Philadelphia Avenue,
Boyertown, PA 19512
- HASSLER, MARGARET, dec'd.**
Late of Collegeville, PA.
Executrix: LISA A. SPRAGUE,
50 Longacre Drive,
Collegeville, PA 19426.
ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

JOHANSMEYER, MARIANNE, dec'd.

Late of Blue Bell, PA.
 Executor: ROBERT X. MURPHY, JR.,
 c/o Fitzpatrick Lentz & Bubba, P.C.,
 Two City Center, Suite 800,
 645 W. Hamilton Street,
 Allentown, PA 18101.
 ATTORNEYS: FITZPATRICK LENTZ &
 BUBBA, P.C.,
 Two City Center, Suite 800,
 645 W. Hamilton Street,
 Allentown, PA 18101

KAPKA, JOHN D., dec'd.

Late of Montgomery Township.
 Executor: JOHN J. KAPKA,
 1191 Creekwood Cove,
 Lawrenceville, GA 30046.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

KLEINGUENTHER, DOLORES ANN also known as DOLORES KLEINGUENTHER, dec'd.

Late of Abington Township.
 Administratrix: LINDA KLEINGUENTHER,
 361 Cedar Waxing Drive,
 Warrington, PA 18976.
 ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 Building One, Suite 100,
 300 Welsh Road,
 Horsham, PA 19044

LIPSON, CAROL ANNE, dec'd.

Late of Springfield Township.
 Executrix: MICHELLE LIPSON,
 1220 N. Randolph Street,
 Philadelphia, PA 19122.
 ATTORNEY: LOUIS P. DiLELLO,
 CHESTNUT HILL LEGAL,
 40 W. Evergreen Avenue, Suite 101,
 Philadelphia, PA 19118

LORENZ, JOHN, dec'd.

Late of Harleysville, PA.
 Administrator: DAWN LORENZ,
 864 Laurel Lane,
 Harleysville, PA 19438.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

McNELIS, JOAN ERWINA, dec'd.

Late of Lower Pottsgrove Township.
 Executor: COLBY STELLABOT,
 429 E. Howard Street,
 Stowe, PA 19464.
 ATTORNEY: ROSE KENNEDY,
 CURRAN ESTATE & ELDER LAW, PLLC,
 1212 Liggett Avenue,
 Reading, PA 19611

MILEY, NANCY E., dec'd.

Late of Norristown, PA.
 Executor: MARK W. MILEY,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

MORGAN, FRANCES A., dec'd.

Late of Borough of Hatboro.
 Co-Executors: STEVEN H. MORGAN AND
 BRETT W. MORGAN,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

NEWTON, KENNETH S. also known as KENNETH SALVATORE NEWTON, dec'd.

Late of Cheltenham Township.
 Executors: MARY ANN NEWTOWN AND
 PATRICK W. NEWTON, JR.,
 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

NYE, RUTH J., dec'd.

Late of Lower Merion Township.
 Executor: MICHAEL D. STEELE,
 c/o Benjamin L. Jerner, Esquire,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144.
 ATTORNEY: BENJAMIN L. JERNER,
 JERNER LAW GROUP, P.C.,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144

OLSON, KAREN E., dec'd.

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

PERKS, DOROTHY MARIE, dec'd.

Late of Pottstown, PA.
 Executrices: GLORIA CAPINSKI,
 2715 Schaffer Road,
 Pottstown, PA 19464,
 NANCY GELORMO,
 114 Dawson Drive,
 Phoenixville, PA 19460.

PETHICK, GLENN WALTER, dec'd.

Late of Lower Providence Township.
 Executrix: LISA P. MENTLEY,
 2813 Sandpiper Drive,
 Audubon, PA 19403.

RICCI, ANTHONY N., dec'd.

Late of Towamencin Township.
 Executors: JAMES J. RICCI AND
 LINDA A. BUTLER,
 c/o Christopher M. Brown, Esquire,
 1240 West Chester Pike, Suite 210,
 West Chester, PA 19382.
 ATTORNEY: CHRISTOPHER M. BROWN,
 LAW OFFICES OF CHRISTOPHER M. BROWN, PLLC,
 1240 West Chester Pike, Suite 210,
 West Chester, PA 19382

SAYLOR, JANETH J., dec'd.

Late of Upper Moreland Township.
 Executor: MARK WILLIAM SAYLOR,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

SCHILLING, MARIE C., dec'd.

Late of Whitemarsh Township.
 Administratrix: TAMARA HARING,
 c/o Catherine M. Harper, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: CATHERINE M. HARPER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SHIRLAW, DORIS E. also known as DORIS ELIZABETH SHIRLAW, dec'd.

Late of Towamencin Township.
 Executrix: PAMELA ANN KELLY,
 c/o David C. Onorato, Esquire,
 298 Wissahickon Avenue,
 North Wales, PA 19454.
 ATTORNEY: DAVID C. ONORATO,
 298 Wissahickon Avenue,
 North Wales, PA 19454

SIVITZ, JAY M. also known as JAY SIVITZ, dec'd.

Late of Cheltenham Township.
 Executor: PAUL SIVITZ,
 c/o Matthew A. Levitsky, Esquire,
 P.O. Box 3001,
 Blue Bell, PA 19422.
 ATTORNEY: MATTHEW A. LEVITSKY,
 FOX ROTHSCHILD LLP,
 P.O. Box 3001,
 Blue Bell, PA 19422

STOWE, MARJORIE WISSE, dec'd.

Late of Upper Dublin Township.
 Executrix: CAROLYN SHANER,
 c/o Thomas A. Boulden, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

TAUBER, SHIRLEY R., dec'd.

Late of Upper Dublin Township.
 Executor: EDWARD M. GLICKMAN,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: NATALIE GOLDBERG,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

THORPE, ELAINE A. also known as ELAINE J. THORPE, dec'd.

Late of Plymouth Township.
 Executrix: CLARENCE E. THORPE, III AND
 SCOTT A. THORPE,
 c/o James F. Crotty, Esquire,
 P.O. Box 262,
 Blue Bell, PA 19422.

ATTORNEY: JAMES F. CROTTY,
 P.O. Box 262,
 Blue Bell, PA 19422,
 215-643-2992

TRANFIELD, PAUL C., dec'd.

Late of Abington Township.
 Executrix: KELLY DiMARIA,
 2044 Corinthian Avenue,
 Abington, PA 19001.
 ATTORNEY: MICHAEL C. McBRATNIE,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

TROUT, KAREN L., dec'd.

Late of Douglass Township.
 Administrator: DONALD E. LONG, JR. AND
 JESSICA T. TROUT,
 222 E. Spruce Street,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER PC,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

TUMOLO JR., DANIEL J. also known as DANIEL JOSEPH TUMOLO, JR., DANIEL TUMOLO, JR. and DANIEL TUMOLO, dec'd.

Late of Borough of Trappe.
 Executor: TERRANCE D. TUMOLO,
 370 E. Ninth Avenue,
 Collegeville, PA 19426.
 ATTORNEY: BENNETT BLOCK,
 401 S. Narberth Avenue, Suite 1-A,
 Narberth, PA 19072

WOOD SR., DONALD CAMERON, dec'd.

Late of Horsham Township.
 Administrator: DONALD CAMERON WOOD, II,
 1011 Lincoln Drive West,
 Ambler, PA 19002.
 ATTORNEY: MISTY A. TOOTHMAN,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

WOOD, NANCY L. also known as NANCY LANDIS WOOD, dec'd.

Late of Cheltenham Township.
 Executors: PNC BANK AND
 SANDRA L. WILKES,
 Attn.: Peggy Feldman, VP,
 1600 Market Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: BESS M. COLLIER,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

ZAJAC, HENRY ANDREW, dec'd.

Late of Gilbertsville, PA.
 Executor: GREGORY SCOTT McQUINN,
 45 Stephanian Drive,
 Middletown, PA 17057.

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, this constitutes actual and constructive notice of the copyright protections for this trade-name/trademark and Worldwide Common Law Copyright, **VERNON DWAIN ROBINSON**™© under NON UCC registration/EAN number 0655847267323, owned by VERNON DWAIN ROBINSON TRUST, this legal notice incorporates by reference the terms and conditions of the: Worldwide-Common Law Copyright Copy: Claim., with regard to the Fictitious Name expressed herein registered in the office of the Department of State of the Commonwealth of Pennsylvania. The incorporated copyright claim is deemed to be a part of this notice for all purposes. Pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a registration with file # 0013432483 for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style, or designation of Name:

Vernon Dwaine Robinson with its principal place of business at 8002 Cobden Road, Glenside, PA 19038.

The names and addresses of all persons owning or interested in said business are: King Nervon, c/o 8002 Cobden Road, Laverock, PA 19038 and Vernon Dwaine Robinson, Robinson Trust, Britam Towers, 24th Floor, Upperhill, Nairobi 00100, Kenya.

EXECUTIONS ISSUED

Week Ending June 27, 2023

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

ANDERSON, DAVE: TD BANK, GRNSH. - Atlantic Credit and Finance, Inc., et al.; 200731248; WRIT/EXEC.
ASHMORE, WILLIAM: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202304334.
BARBER, ELISE: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202313900; WRIT/EXEC.
BATES, CHAD: TD BANK, GRNSH. - Capital One Bank; 202314359; WRIT/EXEC.
BAUM, MARC - Dublin Meadows Homeowners Association; 202314994; \$3,456.96.
BREY, DANIEL: CITADEL CREDIT UNION, GRNSH. - Gulfside Supply, Inc.; 202216932.
BROWN, CARL: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202312195; WRIT/EXEC.
CAMPFIELD, ASHSHAKIR: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202306113.
CIANCARELLI, SARAH: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202310652; WRIT/EXEC.

COLUMBIA INVESTMENT CORPORATION:
WEINSTEIN, KENNETH: POTNICK-GOTTLIEB, ESTHER: TD BANK, GRNSH. - First American Title Insurance Company; 202218898; \$130,000.00.
COOK, CODY: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202313446; WRIT/EXEC.
COUCH, JOSHUA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202312577; WRIT/EXEC.
DODGE, GREGORY: WELLS FARGO BANK, N.A., GRNSH. - Giordanos Garden Groceries, LLC; 202000405.
EVANS, E.: SOVEREIGN BANK, GRNSH. - Atlantic Cr. & Fin., Inc., et al.; 200812108; \$1,601.56.
FOWLE, IAN: WELLS FARGO BANK, GRNSH. - Layer, John; 202215356; WRIT/EXEC.
FRANKHOUSER, HEATHER: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202304336.
GALBREATH, KEVIN: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202311908; WRIT/EXEC.
GLOVER, TROY: CHASE BANK, GRNSH. - Westlake Services, LLC; 202314477; WRIT/EXEC.
GONZALEZ, PEDRO - The Bank of New York Mellon; 202222639; \$62,354.55.
HEIMBACH, NICK: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202310969; WRIT/EXEC.
HIPSZER, ANDREW: PNCBANK NATIONAL ASSOCIATION, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202302906.
HUNT, JON: CHASE BANK, GRNSH. - Absolute Resolutions Investments, LLC; 202314441; WRIT/EXEC.
JAMES, CARLOS - Wilmington Savings Fund Society, FSB, as Trustee of Quercus M.; 202221728.
JUAREZ ROMERO, MARIA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202304456.
KLOOS, JOHN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202313741; WRIT/EXEC.
KWIATANOWSKI, RONALD: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202304453.
LANGWORTHY, TRACY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202313905; WRIT/EXEC.
LANIER, JELAMINAH: NORMAL CULTURE: JPMORGAN CHASE BANK, N.A., GRNSH. - Shelton, James; 202307643; \$10,000.00.
McCLENTON, JEFFREY - Wyngate Community Association, Inc., et al.; 202310142; \$3,289.75.
McGILL, SERGE: BANK OF AMERICA, GRNSH. - Western Funding Incorporated; 202314484; WRIT/EXEC.
McGRATH, TIMOTHY - Bank of America, N.A.; 202224176.
MONA TRANSPORT, LLC: LABASTILLE, JAMES: BANK OF AMERICA, GRNSH. - Fenix Capital Funding, LLC; 202315111; \$67,743.41.
MORELL, STEPHEN - Newrez, LLC d/b/a Shellpoint Mortgage Servicing; 202307141.
MUNOZ, JOSH: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202312185; WRIT/EXEC.
O'DONNELL, PATRICK: KEIRA - US Bank Trust, National Association, not in its Individual Cap.; 202225226.

ORMAN, MICHAEL: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202301766.
 PARKER, ALEXANDER: CHASE BANK, GRNSH. - Westlake Services, LLC; 202314452; WRIT/EXEC.
 PASQUALE, STACEY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202304398.
 PEKTOR, LOUIS: ASHLEY DEVELOPMENT CORPORATION: SANTANDER BANK, GRNSH. - Block, Andrew; 202223655; \$131,746.88.
 PHAM, KIMLINH - Bank United, N.A.; 202218641.
 REHBORN, DIANA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202213190.
 RELIANCE RESTORATIONS, LLC: KIM, JAMES: TD BANK, N.A., GRNSH. - American Builders & Contractors Supply Co., Inc.; 202309110.
 ROMAN, SUSAN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202313896; WRIT/EXEC.
 SEIDERS, ROBERT: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202312190; WRIT/EXEC.
 SENN, ROBERT: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202310641; WRIT/EXEC.
 SHONTRELL, COLEMAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Unifund CCR, LLC; 202314870; \$2,474.24.
 SIMOES, JESSICA: CHASE BANK, GRNSH. - LVNV Fund, LLC; 200828844; WRIT/EXEC.
 SMITH, LINDSAY: TD BANK, GRNSH. - Capital One Bank; 202314370; \$5,496.82.
 TARBOX, LESLIE: TD BANK, GRNSH. - Capital One Bank USA, N.A.; 202310424; WRIT/EXEC.
 TIBBENS, MICHAEL: BANK OF AMERICA, GRNSH. - Atlantic Credit & Finance, Inc.; 202101170; WRIT/EXEC.
 TROUBLE SHOOTERS RESOURCES, LLC: REESE, THOMAS: SANTANDER BANK, GRNSH. - Weinstein Supply Division of Hajoca Corporation; 202224400.
 WARREN, RONALD: PNC BANK, GRNSH. - Worldwide Asset Purchasing II, LLC; 200807275; WRIT/EXEC.
 WILSON, DONALD: DEWI - Freedom Mortgage Corporation; 202212400; ORDER/JUDGMENT/ \$256,679.32.
 WINBUSH, STEPHANIE: CITIZENS BANK, GRNSH. - The Hertz Corporation; 201627853.

JUDGMENTS AND LIENS ENTERED

Week Ending June 27, 2023

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

AFANADOR, JOSE - LVNV Funding, LLC; 202315273; Judgment fr. District Justice; \$475.28.
 DACHILLE, SUSAN - Foulk, Tim; 202315336; Mechanics Lien Claim; \$6,380.00.
 GRIFFIN, JOLENE - Atlantic Credit & Finance, Inc.; 202315318; Certification of Judgment; \$4,827.37.
 KARPOVICH, SARAH - Capital One, N.A.; 202315305; Judgment fr. District Justice; \$6,822.79.
 MEADE, CORRINE - LVNV Funding, LLC; 202315280; Judgment fr. District Justice; \$938.95.

MEDINA, LISETTE - LVNV Funding, LLC; 202315282; Judgment fr. District Justice; \$3,674.65.
 RAPPO, JEFFREY - Capital One, N.A.; 202315286; Judgment fr. District Justice; \$4,527.50.
 WOLFE, CHARLES - Capital One, N.A.; 202315298; Judgment fr. District Justice; \$4,473.32.

LETTERS OF ADMINISTRATION

Granted Week Ending June 27, 2023

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

BATTISTA, JACKSON - Pennsburg Borough; Battista, Kevin, 2004 Longview Court, Pennsburg, PA 18073; Battista, Stephanie, 2004 Longview Court, Pennsburg, PA 18073.
 BROWN, JENNIFER K. - Limerick Township; Pallitto, Anita, 429 Tulip Avenue, Galloway, NJ 08205.
 CASELLA, ALFRED - Hatboro Borough; Casella Jr., Alfred, 19 Boulder Lane, Levittown, PA 19054.
 CAVANAUGH, GERALDINE M. - Montgomery Township; Speciale, Vince, 2076 Fort Bevon Road, Harleysville, PA 19438.
 FEIGIN, VLADIMIR - Lower Merion Township; Feigin, Galina, 191 Presidential Boulevard, Bala Cynwyd, PA 19004.
 GIORDANO, MARY ANN - Lower Merion Township; O'Connell, Kathleen M., 230 W. 2nd Street, Moorestown, NJ 08057.
 GRATZ, MARVIN L. - Abington Township; Soloman, Howard M., 1819 JFK Boulevard, Philadelphia, PA 19103.
 KEYES SR., JAMES L. - Montgomery Township; Fazio, Kayla, 1582 Daws Road, Blue Bell, PA 19422.
 LOFTON, TORRENCE M. - Pottstown Borough; Lofton, Shonte, 431 Manatawny Street, Pottstown, PA 19464.
 LUFKIN, JANICE M. - Abington Township; Lufkin, David C., 5120 Doubletree Drive, Cumming, GA 30040.
 MASSADIN, PEGGY A. - Norristown Borough; Satterwhite, Tina, 1206 Tyler Street, Norristown, PA 19401.
 WIKE, RICHARD E. - Upper Providence Township; Wike, Craig, 1736 Water Street, Middletown, PA 17057.

SUITS BROUGHT

Week Ending June 27, 2023

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

ARMSTRONG, ASHLEE - El, Sarah; 202315367; Petition for Protection from Intimidation.
 BALANOW, NICOLE: RICHARD - Tudor Real Estate, LLC; 202315354; Petition to Appeal Nunc Pro Tunc.
 BALCHAITIS, MICHAEL - Bank of America, N.A.; 202315352; Civil Action; Cawley, Jonathan Paul.
 BOYD, MARTIN - Simmons, Jere; 202315053; Complaint for Custody/Visitation; Miller, Jessica A.

CHASTEN, EPHRAIN - Brown, Chazah;
202315138; Complaint for Custody/Visitation.

COOPER, W. S. - Bank of America, N.A.;
202315343; Civil Action; Cawley, Jonathan Paul.

EXLITES HOLDINGS INTERNATIONAL, INC. -
Devon Orthopedic Implants Company; 202315339;
Petition; Alston, Robert A.

FITTERY, WILLIAM - Brennan, Elizabeth; 202315310;
Complaint Divorce.

FOSTER, MARTHA - Midlight Credit Management, Inc.;
202315320; Civil Action; Polas, Bryan J.

HENNEN BOILER SERVICES - Deli Star Corporation;
202315347; Foreign Subpoena.

JAMES, TYREESE - Jackson, Jamis; 202315268;
Complaint for Custody/Visitation.

KERSHAW-HOPKINS, BRYAN - Bank of America, N.A.;
202315342; Civil Action; Cawley, Jonathan Paul.

KHATUN, SAYERA - Bank of America, N.A.;
202315348; Civil Action; Cawley, Jonathan Paul.

MADDOX, NANCY - Dillon, Carmelita; 202315359;
Complaint In Partition; Ingersoll, Kimberly S.

MAGRO, AMBER: WILLIAM - Kemmerer, Chris;
202315296; Defendants Appeal from District Justice.

MALDONADO, JORGE - Hernandez Lopez, Sara;
202315057; Complaint for Custody/Visitation;
Ahlert, Michael.

MONZO, KAREN - Midland Credit Management, Inc.;
202315328; Civil Action; Polas, Bryan J.

NORTH CAROLINA BOARD OF NURSING -
Modia, Daniel; 202315356; Foreign Subpoena.

PENNISI, ANDREW - Pennisi, Stephanie; 202315067;
Complaint for Custody/Visitation; Kleiman, Michael.

PUA VITAR, JESUS DAVID - Campo Cuentas, Karen;
202315034; Complaint for Custody/Visitation;
Testa, Maria.

RODRIGUEZ, ALVARO - Cummings-Glynn, Flannery;
202315281; Complaint for Custody/Visitation.

TWEEDLE, JAMES - Bank of America, N.A.;
202315335; Civil Action; Cawley, Jonathan Paul.

TWEEDLE, JAMES - Bank of America, N.A.;
202315331; Civil Action; Cawley, Jonathan Paul.

WHYTE, AL MICHAEL - Commonwealth of Virginia;
202315390; Foreign Subpoena.

WILLIAMS, DEBORAH - Providence Greene
Homeowners Association; 202315370; Defendants
Appeal from District Justice; Hoffman Jr., Edward.

WOODLAND CARE CENTER - Harrell, Melanie;
202315285; Foreign Subpoena.

CHANDLEE, NANCY B. - Lower Merion Township;
Chandlee Jr., William B., 739 Woodleave Road,
Bryn Mawr, PA 19010.

COHEN, JESSE J. - West Norriton Township;
Greenberg, Ellis, 1325 Meridian Boulevard,
Warrington, PA 18976; Morrow, William,
222 Woods Road, Glenside, PA 19038;
Toll, Linda, 177 Spring Flower Court,
Huntingdon Valley, PA 19006.

CORRADO, PASQUALINO - Whitpain Township;
Corrado, John, 295 Kerry Lane, Blue Bell, PA 19440.

DELLIGATTI, JULIA B. - Plymouth Township;
Bocchino, David, 75 Lubec Street East,
Boston, MA 02128.

HANSEN, ELLEN R. - Franconia Township; Tedesco,
Denise M., 429 Sharon Drive, Wayne, PA 19087.

HARRIS, BARBARA C. - Abington Township;
Harris, Mark S., 2855 Blair Mill Road,
Horsham, PA 19044; Harris, Paul G.,
412 Bretton Place, Baltimore, PA 21218.

INGHAM, JOHN A. - Upper Moreland Township;
Maloney, Kimberly, 107 Glen Drive,
Chalfont, PA 18914.

JILK, MARCIA B. - Lower Providence Township;
Flanagan IV, Richard A., 500 N. Lewis Road,
Limerick, PA 19468.

JOHNSON, M. CHARLENE - Pottstown Borough;
Richardson, Michaela C., 519 Grant Street,
Pottstown, PA 19464; Royer, Lisa A.,
94-6311 Puka Street, Naalehu, HI 96772.

KALLER, CURTIS D. - Springfield Township;
Kaller, Jessica L., 45 Wall Street, Apartment 713,
New York, NY 10005.

KING, DOLORES A. - Abington Township;
King, John, 1202 Valley Glen Road,
Elkins Park, PA 19027.

LENOX, WALTER - Whitmarsh Township;
Stenz, Branigan Brianna, 334 Schoolhouse Road,
Pottstown, PA 19465; Stenz, Carla,
3110 Sycamore Lane, East Norriton, PA 19401.

LOTITO, PRISCILLA A. - Norristown Borough;
Edgar, Michelle M., 704 Patricia Way,
Lansdale, PA 19446.

LUTER, WILLIAM D. - East Norriton Township;
Luter, Dana, 121 S. 3rd Street,
North Wales, PA 19454-2456; Luter, Melissa,
70 Greenwood Avenue, Bethel, CT 06801.

MADIGAN, MARTHA - Cheltenham Township;
Fuller, Jeffrey P., 7933 Park Avenue,
Elkins Park, PA 19027.

MARTIN, JOSEPH T. - Lower Salford Township;
Winters, Lisa, 725 Skippack Pike, Blue Bell, PA 19422.

MEERS JR., THOMAS M. - Springfield Township;
Shields, Holly M., 126 Regency Drive,
North Wales, PA 19454.

MOFFITT, STEPHEN E. - Abington Township;
Dawson, Melissa, 333 W. 4th Avenue,
Conshohocken, PA 19428.

NIEDRINGHAUSE III, WALTER J. -
Lower Merion Township; Niedringhaus, Viki,
536 Conshohocken State Road,
Bala Cynwyd, PA 19004.

NUSSEAR, WILLIAM A. - Bridgeport Borough;
Pearson, Richard D., 2424 Butler Pike,
Plymouth Meeting, PA 19462.

O'NEILL, ANDREA - Whitmarsh Township;
Wylie, Anne, 4129 Barberry Drive,
Lafayette Hill, PA 19444.

WILLS PROBATED

Granted Week Ending June 27, 2023

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

CARTER-STEVENSON, VELMA - Lower Salford
Township; Sauervald, Jennifer K., 117 Treichler Road,
Alburtis, PA 18011.

CASTLE, SALLY W. - Lower Merion Township;
Grant, Kathryn C., 1790 Aloha Lane,
Gladwyne, PA 19035.

CATHERWOOD JR., CUMMINS - Lower Merion
Township; Catherwood, Susan W., 71 Pasture Lane,
Bryn Mawr, PA 19010.

PALMERIO, TERRY - Souderton Borough;
Shull, Scott, 1241 Payne Road,
Green Lane, PA 18054-2341.

REDNER, LILY - Whitemarsh Township;
Hoffman, Barbara, 124 Red Rambler Drive,
Lafayette Hill, PA 19444.

REILLY, LINDA J. - West Norriton Township;
Reilly, Brittany L., 406 Steven Street,
Norristown, PA 19403.

RITCHIE, ROBERT D. - Collegeville Borough;
Ritchie, Edmond T., 288 W. 5th Avenue,
Collegeville, PA 19426.

SALVESON SR., JAMES S. - Worcester Township;
Mascaro, Susan L., 120 N. Park Avenue,
Trooper, PA 19426.

SEIPT, FRED L. - Towamencin Township;
Seipt, Vernon K., 1442 Summeytown Pike,
Lansdale, PA 19446.

SPECTOR, CINDY R. - Lower Merion Township;
Spector, Martin W., 1010 Mt. Pleasant Road,
Bryn Mawr, PA 19010.

STAFFORD, JAMES A. - Upper Gwynedd Township;
Cabrey, Tricia C., 917 Breezewood Lane,
Lansdale, PA 19446.

TAMBURRO, ROSE MARIE - East Norriton Township;
O'Reilly, Elaine, 3009 Keenwood Road,
Norristown, PA 19403; Tamburro Jr., William C.,
228 Willow Ridge, New Holland, PA 17557.

WEAVER, ELIZABETH H. - Lower Gwynedd Township;
Pawloski, Barbara L., 35 Mason Pond Place,
Spring, TX 77381; Weaver, Gary J.,
1110 Market Street, Dresher, PA 19025;
Weaver, Glenn R., 827 Geranium Drive,
Warrington, PA 18976.

RETURN DAY LIST

July 17, 2023 COURT ADMINISTRATOR

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

1. Adams v. Hovnanian Enterprises, Inc. - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 60d) - **J. Horn - W. Rushdan**.
2. Baryshnikova v. Village at Huntingdon Valley Condominium Association - Plaintiff's Motion to Compel Discovery (Seq. 47d) - **M. Kats - D. Sigyarto**.
3. Bell v. Rockford Real Estate Partnership - Defendant's Motion to Compel Discovery (Seq. 21d) - **J. Rosenbaum - J. Walsh**.
4. Benhaim v. Lewis - Plaintiff's Motion to Compel Discovery (Seq. 34d) - **G. Baldino - K. Haywood**.
5. Borrer v. JDS Auto Repair & Performance Center, Inc. - Defendant's Motion to Disqualify Counsel (Seq. 53) - **S. Gehringer - S. Melillo**.
6. Boyle v. Bailey - Plaintiff's Motion to Compel Discovery (Seq. 112d) - **S. Cohen - E. Hosmer**.
7. Cantwell v. Heyliger - Defendant's Motion to Compel Discovery (Seq. 10d) - **M. Delaney - R. Stickley**.
8. Cavalry SPV I, LLC as Assignee of Citibank, N.A. v. Rossi - Plaintiff's Uncontested Motion to Transfer Venue (Seq. 5) - **J. Claffey**.
9. Cavalry SPV I, LLC as Assignee of Citibank, N.A. v. Rossi - Plaintiff's Uncontested Motion to Transfer Venue (Seq. 6) - **J. Claffey**.
10. Chelbourne Plaza Condominium Association v. American Pool Management of Pennsylvania, LLC - Plaintiff's Motion to Compel Discovery (Seq. 9) - **S. Cissne**.
11. Cheltenham School District v. American Legion Post 497 Vets - Plaintiff's Motion to Continue Sheriff's Sale (Seq. 10) - **J. Leiningor**.
12. Childs v. Hovnanian Enterprises, Inc. - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 63d) - **J. Horn - W. Rushdan**.
13. Corey v. Blaise - Defendant's Motion to Compel Discovery (Seq. 24d) - **S. Brass - M. Himsworth**.
14. Erie Insurance Company v. Purdy - Defendant's Motion to Compel Discovery (Seq. 13d) - **R. Boyd - E. Merrigan**.
15. Euler Hermes North America Insurance Company v. Bucsek - Defendant's Motion to Join Additional Defendant's (Seq. 11) - **D. Wechsler - J. Pinto**.
16. Fennell v. Abington Memorial Hospital - Plaintiff's Motion to Compel Discovery (Seq. 97d) - **A. Avrigian - A. Romanowicz**.
17. Ferreira v. Hovnanian Enterprises, Inc. - Plaintiff's Motion to Overrule Objection to Subpoena (Seq. 62d) - **J. Horn - W. Rushdan - R. Williams**.
18. Fitchette-Means v. Grayling Corporation - Defendant's Motion to Compel Discovery (Seq. 11d) - **M. Greenfield - S. Cholden**.
19. Forrest Walk Homeowners Association v. Forrest Avenue Developers, L.P. - Defendant's Motion to Compel Deposition (Seq. 185d) - **C. Williamson - M. Finnerty**.
20. Freidly v. Freidly - Defendant's Petition to Withdraw as Counsel (Seq. 28) - **E. Fineman - J. Collins**.
21. Haas v. Panebianco - Plaintiff's Motion to Compel Deposition (Seq. 21d) - **M. Greenfield - C. Gallagher**.
22. Harris v. Wellpath, LLC - Plaintiff's Motion for Leave to File an Amended Petition (Seq. 26) - **A. Ferrante**.
23. Hatfield v. Promedica Health System, Inc. - Defendant's Motion to Compel Discovery (Seq. 82d) - **D. Klapproth - E. Stefanski - S. Tambon**.
24. Hudson v. Powell - Plaintiff's Motion to Disqualify Counsel (Seq. 103) - **D. Brooks - R. Jellen**.
25. Jauch v. Hovnanian Enterprises, Inc. - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 58d) - **J. Horn - W. Rushdan - H. Byron**.
26. King of Prussia Guru, LLC v. Patel - Plaintiff's Motion to Compel Discovery (Seq. 182d) - **P. Isicrate - H. Byck**.
27. Kuntzmann v. Lewinski - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 60) - **F. Odza - A. Guerin**.
28. Leary v. Encompass Insurance - Plaintiff's Motion to Compel Signed Authorizations (Seq. 35d) - **R. Braker - K. McNulty**.

29. Lee v. Genesis Administrative Services, LLC - Plaintiff's Motion to Consolidate (Seq. 74) - **A. Govorov - A. Golen.**
30. Levensten v. Freedman - Plaintiff's Motion to Compel Deposition (Seq. 35d) - **S. Levensten - B. Garber.**
31. Levito v. Levito - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 34) - **M. Eisenberg - H. Casale.**
32. Lomax v. Weal - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Palmieri - S. Peterman.**
33. Lombardot v. Wissahickon School District - Defendant's Motion to Dismiss (Seq. 484) - **A. Feldman - L. Bennett.**
34. Marin v. Pizzi - Defendant's Motion to Compel Deposition (Seq. 19d) - **M. Simon - C. Viola.**
35. Mayo v. Mosby - Defendant's Motion to Compel Deposition (Seq. 15d) - **M. Greenfield.**
36. Monroe Lee by and Through His Power of Attorney Rhonda D. Highsmith v. 1113 North Easton Road Operations, LLC d/b/a Garden Spring Center - Plaintiff's Motion to Consolidate (Seq. 13) - **A. Govorov - C. Magulick.**
37. Olley v. Stoltz Management of Delaware - Plaintiff's Motion to Compel Discovery (Seq. 33d) - **B. Elmi - B. Frommer.**
38. Olley v. Stoltz Management of Delaware - Plaintiff's Motion to Compel Deposition (Seq. 34d) - **B. Elmi - B. Frommer.**
39. On Call Contracting Services, LLC v. Fletcher - Plaintiff's Motion to Compel Discovery (Seq. 16d) - **C. Sperring - B. Dietrich.**
40. Palumbo v. General Asphalt Paving Company - Defendant's Motion to Compel Discovery (Seq. 24d) - **J. Shorr.**
41. Palumbo v. General Asphalt Paving Company - Defendant's Motion to Compel Discovery (Seq. 25d) - **J. Shorr.**
42. Randa v. Randa - Defendant's Motion to Compel Discovery (Seq. 13d) - **N. Ward - J. Fenerty.**
43. Republic First Bank v. Nicholson - Defendant's Petition to Open/Strike Judgment (Seq. 52) - **J. Gould - L. Bonner.**
44. Ridgeway v. Porter - Defendant's Motion to Compel Discovery (Seq. 16d) - **M. Greenfield - W. Steiger.**
45. Smith v. Target Corporation - Defendant's Motion to Compel Discovery (Seq. 11d) - **M. Simon - S. Randazzo.**
46. Smyth v. Hovnanian Enterprises, Inc. - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 55d) - **J. Phillips - W. Rushdan.**
47. Suragh v. Weiss - Defendant's Motion to Compel Records (Seq. 29d) - **A. Sasso - D. Brown - H. Welch.**
48. Ta v. Amitabha Buddhist Society of Philadelphia - Defendant's Motion to Compel Discovery (Seq. 62d) - **G. Morris - J. Schweder - T. Law.**
49. Tolbert v. Rogers - Plaintiff's Motion to Compel Discovery (Seq. 39d) - **D. Tan.**
50. Treacy v. Ewing - Defendant's Motion to Withdraw as Counsel (Seq. 32) - **R. Eyre - G. Lacitignola.**
51. Trinidad v. Sheffield - Defendant's Motion to Compel Discovery (Seq. 18d) - **A. Getson - L. Glynn.**
52. Trinidad v. Sheffield - Defendant's Motion to Remand to Arbitration (Seq. 17) - **A. Getson - L. Glynn.**
53. Wertz v. Del Buono - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **J. McCarthy - J. Vukson.**