

## 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 August 30, 2023.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2015-27792**, 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 or ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Glenside Bond and Mortgage Company, by Charles E. Shoemakers, Inc., Engineers and Surveyors, Abington, Pennsylvania, on July 21, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide as shown on said Plan), which point is at the distance of 150 feet, measured South 47° 45' East, along the said side of Phipps Avenue, from its intersection with the Southeasterly side of Osbourne Avenue (40 feet wide, as shown on said Plan); thence, extending from said beginning point, and along the said side of Phipps Avenue, South 47° 55' East, the distance of 50 feet to a point; thence, extending South 42° 5' West, the distance of 125 feet to a point; thence, extending North 47° 55' West, the distance of 50 feet to a point; thence, extending North 42° 5' East, the distance 125 feet to the first mentioned point and place of beginning.

BEING the same premises which Glenside Bond and Mortgage Company, a Pennsylvania Corporation, by Deed dated November 6, 1970, and recorded November 6, 1970, in Montgomery County, in Deed Book 3627 at Page 48, conveyed unto Bernard A. Griggs and Lucille V. Griggs, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Lucille V. Dickerson, by Deed from Lucille Dickerson and Roxanna Griggs dated September 4, 2008, and recorded September 24, 2008, in Deed Book 5708 at Page 01669, Instrument Number 2008095901.

Parcel Number: 30-00-53640-00-6.

Location of property: 2766 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lucille V. Dickerson** at the suit of Mortgage Assets Management, LLC. Debt: \$271,412.80.

**Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #309118

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. 2018-17030**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel of land, known as Lots Nos. 301, 300, 299, and 10 feet of Lot No. 298 on Plan of Grandview Heights, recorded in Montgomery County in Deed Book 606 at Page 500, in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made July 1935, by Will D Hiltner, R.E., as follows:

BEGINNING at a point of intersection on the Southwesterly side of Hancock Street (fifty feet wide) and the Northwesterly side of Third Street (fifty feet wide); thence, extending along said side of Third Street, South forty seven degrees, twenty-two minutes, West one hundred fifty feet to a point, a corner of Lot No. 366 on said plan; thence, extending along said Lots and Lots Nos. 367, 368 and 369, North forty-two degrees, West one hundred thirty feet to a point in Lot No. 298; thence, extending through Lot No. 298, North forty-seven degrees, twenty-two minutes, East one hundred fifty feet to a point on the Southwesterly side of Hancock Street aforesaid; thence, extending along said side of Hancock Street, South forty-two degrees, East one hundred thirty feet to the first mentioned point and place of beginning.

BEING the same property as conveyed to Anna Marie McCabe from Butch Michael McCabe and Anna Marie McCabe, a married couple, by Quit Claim Deed in Book 5908 at Page 406, Instrument # 2014018437, recorded 03/28/2014 in Montgomery County Records.

Parcel Number: 33-00-03391-00-5.

Location of property: 301 Hancock Avenue, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Anna Marie McCabe & Butch MJ McCabe a/k/a Butch Michael McCabe a/k/a Butch M.J. McCabe** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders of The CWABS Inc., Asset-Backed, Series 2004-5. Debt: \$318,957.02.

**Kaitlin D. Shire (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-19393**, 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 building and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by C. Raymond Weir, Registered Surveyor, of Ambler, Pennsylvania, dated 04/08/1948, as follows, to wit:

BEGINNING at a point in the center line of North Wales Road, at this distance of 200 feet, Northeastwardly from land of Gardner Schoenly and Dorothy E., his wife, said point also being at the distance of 1,957.40 feet, Southwestwardly from a point in the bed of Township Line Road; thence, extending along other land of Norman K. Morse, of which this part, the 3 following courses and distances, to wit: (1) South 47 degrees 44 minutes 30 seconds East, 350 feet to a point; (2) North 41 degrees 2 minutes East, 100 feet to a point; (3) North 47 degrees 44 minutes 30 seconds West, 350 feet to a point, in the aforesaid center line of North Wales Road; thence, along the center line thereof, South 41 degrees 2 minutes West, 100 feet to the place of beginning.

BEING the same premises which Joseph P. Golas and David M. Caparoni, by Deed dated 10/21/2013 and recorded 11/01/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5894 at Page 97, granted and conveyed unto Brett Martelli, in fee.

Parcel Number: 33-00-06244-00-5.

Location of property: 3112 North Wales Road, East Norriton, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brett Martelli** at the suit of Wells Fargo Bank, N.A. Debt: \$420,539.27.

**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. 2020-02249**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, situate along the South side of Fourth Street, in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner in the center line of said Fourth Street, at the line of Hugh Schertzer's land; thence, along the same land, South forty three degrees and thirty minutes East, two hundred and twenty five feet to the line of now or late Frank F. Sowers land; thence, along the same, North forty-six degrees and thirty minutes East, one hundred and eighty feet to a stake, a corner of Kurt Straub's land; thence, by the same, North forty-three degrees West, two hundred and twenty-five feet to an iron pin, a corner in the center line of Fourth Street; thence, along the same, South forty-six degrees and thirty minutes West, one hundred and eighty feet to the place of beginning.

BEING the same premises, which Richard J. Kulp, by Deed, dated 11/04/2003 and recorded 12/10/2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05485, Page 0820, granted and conveyed unto Sheila M. Weller and Steven E. Weller, as Tenants by the Entirety.

Parcel Number: 07-00-00007-00-4.

Location of property: 409 4th Street, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven E. Weller and Shelia M. Weller, a/k/a Sheila M. Weller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$213,586.45.

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

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

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

By virtue of a Writ of Execution **No. 2021-00456**, 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 THE FOLLOWING DESCRIBED CERTAIN tract of land and building lot, or piece of ground, situate, lying and being in Ringing Rocks Park, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as and by Lot 2, in Block "A" on Maps of the Property known as "Ringing Rocks Park", laid out by Ringing Rocks Realty Company, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Western side of a large lawn and the dividing line of this and Lot 1; thence, in a Westerly direction, 77 feet to a point; thence, in a Southerly direction, 50 feet to the dividing line of Lot 3; thence, in an Easterly direction, 77 feet to an iron pin and lawn, aforesaid; thence, in a Northerly direction 50 feet to the place of beginning.

ALSO, beginning at a corner of this and land of Harry D. and pleasant said B. Winner; thence, along said Winter's land, 77 feet, Northwesterly to land, now or late of John Rader, formerly Ringing Rocks Park; thence, along the same, 35 feet, Northeasterly to other land of Ina H. Lippincott; thence, along the same, Southeasterly, 77 feet to land, now or late of John Rader, being the Open Court in Section "A"; thence, Southwesterly along the same, 35 feet to the place of beginning.

BEING Part of Lot 3 in Block "A".

BEING the same premises which Joseph Scafetta and Mary Scafetta, his wife, by Deed, dated 9/13/1971 and recorded 9/23/1971 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 3699 at Page 222, granted and conveyed unto Donald Hafer, Singleman, now deceased (date of death 12/14/2019).

Parcel Number: 42-00-03754-00-2.

Location of property: 1201 Ringing Rocks Park, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **The Unknown Heirs of Donald L. Hafer a/k/a Donald Hafer, Deceased (DOD 12/14/2019); and Fay Gerhart, Solely in Her capacity as Heir of Donald L. Hafer a/k/a Donald Hafer, Deceased; and Leon Hafer, Solely in His capacity as Heir of Donald L. Hafer a/k/a Donald Hafer, Deceased** at the suit of Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$120,494.23.

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

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

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

By virtue of a Writ of Execution **No. 2021-15309**, 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, piece or parcel of land, and the improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described as follows:

BEING known and designated as Lot 149, as set forth on a Plan entitled, "Burbank Grove, Map of Subdivision Plan", filed with the Montgomery County Recorder of Deeds on May 23, 2008, in Plan Book 31 at Pages 307 - 314 and being further described in the Declaration of Planned Community - Burbank Grove Community Association, a Planned Community, in Deed Book 5689 at Page 1424; and Amendments thereto, in Deed Book 5719 at Page 1898; Deed Book 5824 at Page 2586 and Deed Book 5826 at Page 1666; Fourth Amendment, in Deed 5832 at Page 285 and re-recorded in Deed Book 5832 at Page 2004; and Fifth Amendment, in Deed Book 5876 at Page 105, and as same may be lawfully amended from time to time.

BEING the same premises which K. Hovnanian at Upper Providence, LLC, by Deed, dated January 28, 2014, and recorded March 7, 2014, in Book 5906 at Page 1106, Instrument #2014014003, granted and conveyed unto Garrett C. DuBois and Donna Vespa DuBois, husband and wife, in fee.

AND THE SAID Garrett C. DuBois passed away on or about January 18, 2019, thereby passing Title unto Donna Vespa DuBois by Operation of Law.

Parcel Number: 61-00-04450-41-2.

Location of property: 317 Fairfield Circle, South, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna V. DuBois a/k/a Donna Vespa DuBois** at the suit of Freedom Credit Union. Debt: \$374,959.95.

**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. 2021-16224**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Survey of Property of Charles Edwin Thomas, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated February 21, 1940 and last revised March 28, 1958, as follows, to wit:

BEGINNING at a point, in the center line of Croton Road, at the distance of two hundred eighty-five and fifty-nine one hundredths feet, measured South fifty-nine degrees fourteen minutes West, along the center line of Croton Road, from its intersection with the center line of Fletcher Road; thence, along the center line of Croton Road, South fifty-nine degrees fourteen minutes West, one hundred seventy-five feet to a point; thence, by land, now or late of Charles Edwin Thomas, South fourteen degrees thirty-eight minutes East, three hundred twelve and thirty-one one-hundredths feet to a point; thence by land, now or late of Martin's Dam Swimming Club; North fifty-nine degrees fourteen minutes East, one hundred sixty and seventy-three one-hundredths feet to a point; thence, by land, now or late of Thomas A. Cappelli and Mary L., his wife, North twelve degrees nine minutes West, three hundred sixteen and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah S. Alexaki, as Sole Owner, by Deed from Geoffrey L. Rose and Kathleen M. Cover, Trustees, dated 11/28/2006, recorded 01/23/2007, Book 5632 at Page 1718.

AND THE SAID Deborah S. Alexaki died on or around 08/12/2020.

Parcel Number: 58-00-05512-00-1.

Location of property: 1033 Croton Road, Wayne, PA 19087.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Shannon Stepp, in Her capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki and Lauren Alexaki, in Her Capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki; Ryan A. Alexaki, in His Capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Deborah S. Alexaki a/k/a Deborah Alexaki** at the suit of U.S. Bank National Association As Trustee, for the Registered Holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI. Debt: \$549,557.34.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company,** 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. 2022-02424**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, made for Sylvio Corporation, made by Urwiler & Walter, Inc., Summertown, PA., dated October 15, 1976, and last revised June 14, 1979, as follow, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Zieglerville Road, said point being measured the two following courses and distances from point of curve on the Northeasterly side of Schwenk Road (50 feet wide): (1) leaving Schwenk Road, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Zieglerville Road; (2) thence, extending along the same, North 41 degrees 03 minutes 24 seconds East, 328.00 feet to point of beginning; said point of beginning, being a point, a corner of Lot No. 309, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Southeasterly side of Zieglerville Road, North 41 degrees 03 minutes 24 seconds East, 36.99 feet to a point, a corner of land, now or late of Clarence W. Grimley; thence, extending along the aforesaid land, South 55 degrees 11 minutes 53 seconds East, 125.75 feet to a point, a corner of Lot No. 231, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 41 degrees 03 minutes 24 seconds West, 50.69 feet to a point, a corner of Lot No. 309 on the above-mentioned Plan; thence, extending along the same, North 48 degrees 56 minutes 36 seconds West, 125.00 feet to first mentioned point and place of beginning.

BEING Lot 310 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gordon Swaincott, by Deed from Christopher J. Venezia and Nancy F. Venezia, husband and wife, dated 05/31/1996, recorded 06/05/1996 in Deed Book 5149 at Page 2262.

AND THE SAID Gordon Swaincott died on or around March 29, 2021.

Parcel Number: 38-00-03055-49-8.

Location of property: 279 Zieglerville Road, Schwenksville, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Margaret Kermick a/k/a Peggy Kermick, in Her Capacity as Heir of Gordon Swaincott; Stephen Hall, in His Capacity as Heir of Gordon Swaincott; Natalie Swaincott Kautz, in Her Capacity as Heir of Gordon Swaincott; Rebecca Swaincott Klassen, in Her Capacity as Heir of Gordon Swaincott; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gordon Swaincott** at the suit of PHH Mortgage Corporation. Debt: \$159,678.01.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 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. 2022-05015**, 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, and described according to a certain Plan of Property made for Mont-Bux, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 23, 1970, as follows, to wit:

**BEGINNING** at a point on the Northwesterly side of Fitzwatertown Road (60 feet wide), said point being the two following courses and distances from a point of curve on the Southeasterly side of North Hills Avenue (60 feet wide): (1) leaving North Hills Avenue, on the arc of a circle, curving to the left, having a radius of 150.00 feet, the arc distance of 38.65 feet to a point of tangent on the Northwesterly side of Fitzwatertown Road; and (2) North, 65 degrees 40 minutes 30 seconds East, along the Northwesterly side of Fitzwatertown Road, 203.67 feet to the point of beginning.

**CONTAINING** in front or breadth Northeastwardly along the Northwesterly side of Fitzwatertown Road, 50.00 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Fitzwatertown Road, 100.00 feet.

**BEING** Lot Number 7 as shown on the above-mentioned Plan.

**BEING THE SAME PREMISES** which Stephen A. Blondo and Marcie L. Blondo, by Deed dated 8/3/2010 and recorded 1/21/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5791, at Page 01365, granted and conveyed unto Florence McFadden.

Parcel Number: 30-00-20740-00-2.

Location of property: 1422 Fitzwatertown Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Florence McFadden** at the suit of Lakeview Loan Servicing, LLC. Debt: \$238,825.53.

**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. 2022-06667**, 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** plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by M.R. and J.S. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on July 21, 1950, and last revised October 15, 1951, as follows, to wit:

**BEGINNING** at a point, on the Southeasterly side of Valley View Road, (fifty feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of twelve feet, the arc distance of twelve and sixty-six one hundredths feet from a point on the Southwesterly side of Hillside Road, (fifty feet wide); thence, extending along the Southeasterly side of Valley View Road, South thirty two degrees, twenty three minutes West, seventy three and seventy seven one hundredths feet to a point; thence, extending South fifty seven degrees thirty seven minutes East, one hundred thirty nine and eighteen one hundredths feet to a point; thence, extending North two degrees, forty nine minutes East, one hundred thirty nine and forty six one hundredths feet to a point on the Southwesterly side of Hillside Road; thence, extending along the Southwesterly side of Hillside Road, North eighty seven degrees, eleven minutes West, seventy four and twenty one one hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the left, having a radius of twelve feet, the arc distance of twelve and sixty six one hundredths feet to a point on the Southeasterly side of Valley View Road, the first mentioned place of beginning.

BEING the same property conveyed to Anna Overdorf, who acquired Title by Virtue of a Deed from Kaye E. Schonbach, dated January 24, 2022, recorded March 1, 2022, at Book 6270 at Page 00068, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 58-00-19939-00-1.

Location of property: 366 Valleyview Road, a/k/a 366 Valley View Road, King of Prussia, PA 19406.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anna Overdorf** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$210,287.41.

**Manley Deas Kochalski LLC**, 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. 2022-07580**, 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 message thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made, as follows, to wit:

BEGINNING at a point on the Northwest side of Cherry Street, at the distance of one hundred two feet (102') from Airy Street, Northeasterly, a corner of this and Lot No. 6 in a Plan of Lots, laid out by Daniel H. Mulvany and sold to Charles A. Hallman; thence, extending by said Lot, sold to Hallman, Northwesterly, parallel to Airy Street, one hundred feet (100') to Orange Alley, laid out twelve feet (12') wide, and along said alley on the Southeast side thereof, Northeasterly, seventeen feet (17') to a corner of this and Lot No. 8, sold to Abraham Anderson; and by said Lot, sold to said Anderson, Southeasterly, one hundred feet (100') to Cherry Street, aforesaid; and thence, along the Northwest side, thereof, Southwesterly, seventeen feet (17') to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyance, or visible on the ground.

BEING the same premises which Jon Francis Kee, Individually and as Administrator of The Estate of Shirley J. Kee, by Deed, dated October 1, 2018, and recorded November 29, 2018, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 6116 at Page 01664, granted and conveyed unto Charles E. Brittain, in fee.

AND THE SAID Charles E. Brittain, deceased (DOD 9/24/2019).

Parcel Number: 13-00-08036-00-6.

Location of property: 513 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan L. Brittain, Known Heir of Charles E. Brittain** at the suit of Pennsylvania State Employees Credit Union. Debt: \$97,667.59.

**Benjamin Hoen**, 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. 2022-11770**, 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 at Unit Number 168, being a unit in The Trent Manor Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 Pa. C.S. et seq., as designated in Declaration of Condominium of Trent Manor Condominium, dated September 9, 1986 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on October 7, 1986 in Deed Book 4815 at Page 972; A First Amendment thereto, dated November 5, 1986 and recorded in Deed Book 4818 at Page 2299; A Second Amendment thereto, dated May 15, 1987 and recorded May 28, 1987 in Deed Book 4838 at Page 2169; A Third Amendment thereto, dated November 6, 1987 and recorded November 23, 1987 in Deed Book 4858 at Page 230; A Fourth Amendment thereto, dated January 14, 1988 and recorded November 20, 1988 in Deed Book 4863 at Page 740; and A Fifth Amendment, dated October 12, 1988 and recorded October 19, 1988 in Deed Book 4891 at Page 1; and A Sixth Amendment, dated May 30, 1989, and recorded June 19, 1989 in Deed Book 4914 at Page 575; and A Seventh Amendment, dated January 17, 1990 and recorded January 30, 1990 in Deed Book 4937 at Page 111; and Plats and Plans for Condominium bearing date May 1986 and recorded as Exhibit "C" of the Declaration of Condominium of Trent Manor Condominium, as amended.

TOGETHER WITH all right, title, and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto.

BEING the same premises, which Sally Levin and Edward A. Garabedian by Deed dated May 27, 1999, and recorded June 17, 1999, in Delaware County in Book 5275 at Page 02121, conveyed unto William R. Cox, in fee.

THE SAID William R. Cox died on September 3, 2020.

Parcel Number: 63-00-09446-68-8.

Location of property: 168 William Penn Drive, Norristown, PA 19403.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Joseph K. Cox, in His Capacity as Heir of William R. Cox, Deceased; Traci C. Forbes, in Her Capacity as Heir of William R. Cox, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William R. Cox, Deceased** at the suit of Trent Manor Condominium Association. Debt: \$16,954.91.

**Michelle J. Cunningham**, 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. 2022-12192**, 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 piece, or lot of land, with the buildings thereon erected, situate on the Southeasterly side of Noble Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, as revised on August 9th, 1928, by C. Raymond Weir, as follows:

BEGINNING at a point in the Southwesterly side line of Noble Street (forty feet wide), at the distance of seventy four and sixty five hundredths feet, Southwesterly from the intersection of the Southwesterly side line of Second Street, (thirty eight feet wide), with the Southeasterly side of Noble Street, continuing South, fifty four degrees West and containing in front or breadth on said Noble Street sixteen feet, and extending South, thirty six degrees East of that width, in length or depth between two parallel lines (passing through the party walls on these and adjoining premises) at right angles to said Noble Street, one hundred thirty two and five tenths feet to the Northwesterly side of a fifteen feet wide alley, dedicated to public use, and extending from said Second Street to another fifteen feet wide alley, dedicated to public use.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Lutz and Susan M. Lutz, his wife, by Deed from Alvan Royer, Single woman, dated 08/13/1980 recorded 08/18/1980, in Deed Book 4552 at Page 219, Instrument No. 000697.

AND THE SAID Robert F. Lutz died on or around 06/11/2020.

Parcel Number: 21-00-05452-00-8.

Location of property: 128 Noble Street, Souderton, PA 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan M. Lutz and Robert F. Lutz, Deceased** at the suit of Citimortgage, Inc. Debt: \$193,195.66.

**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. 2022-12505**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

#### PREMISES "A"

ALL THAT CERTAIN lot, or pierce of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision ?Bellingham Knoll?, prepared for W.B. Homes, Inc., made by Schlosser and Clauss, Consulting Engineers, Inc., dated 10/08/87 and last revised 4/28/1998 and recorded in the Office for the Recording of Deeds at Norristown, PA, in Plan Book A-57 at Page 467, as follows, to wit:

BEGINNING at a point on the Southwesterly Side of Bellingham Lane (50 feet wide), said point being located on the arc distance of 39.27 feet from a point of curve, curving to the right, having a radius of 25.00 feet on the Southeasterly ultimate right-of-way line of Orchard Lane (36 legal right of way line, as widened to 30 feet from existing center line of Southeasterly ultimate right-of-way line of Orchard Lane); thence, extending from said point and place of beginning and extending along the Southwesterly side of Bellingham Lane, the (three) following courses and distances as follows, to wit: thence, 43 degrees 35 minutes 15 seconds East, 130.93 feet to a point of curve; thence, (2) on the arc of a circle, curving to the left, and having a radius of 550.00 feet, the arc distance of tangent; thence, South 46 degrees 55 minutes 46 seconds, East 82.15 feet to a point, a corner line of Lot No. 14; thence, extending partly along the same, South 46 degrees 24 minutes 45 seconds West, 36.72 feet to a point, a corner of lands, now or late of Linford and Mary Cassel; thence,

extending along the same, North 43 degrees 35 minutes 15 seconds West, 270.00 feet to a point, a corner of the Southeasterly ultimate right-of-way line of Orchard Lane; thence, extending along the same, North 46 degrees 24 minutes 45 seconds East, 5.00 feet to a point of curve; thence, leaving the said Southeasterly ultimate right-of-way line of Orchard Lane, on the arc of a circle, curving to the right, and having a radius of 25.00 feet, the arc distance of 39.27 feet to the point and place of beginning.

PREMISES "B"

ALSO, ALL THAT CERTAIN building lot or piece of land, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey Plan, as prepared by John E. Burkhardt, Registered Surveyor of Lansdale, Pennsylvania, dated September 27, 1955, as follows, to wit:

BEGINNING at an iron pin in the center line of Orchard Lane (33 feet wide), said point of beginning, being a corner of land of Marcus W. Hendricks; thence, along the center line of said Lot, North 46 degrees 26 minutes East, 110 feet to an iron pin, in line of other land of Grantors, of which this was a part; thence, along the same, South 43 degrees 34 minutes East, 300.00 feet to an iron pin, in line of land of Annie S. Benner, et al.; thence, along the same, South 46 degrees 26 minutes West, 100.00 feet to an iron pin, in line of land of Marcus W. Hendricks, aforesaid; thence, North 43 degrees 34 minutes West, 300.00 feet to the point and place of beginning.

BEING the same premises, which Linford G. Cassel, by Deed, dated August 22, 2003 and recorded in Deed Book 5475 at Page 92 did grant and convey unto Paul L. McDermott, in fee.

Parcel Number: 50-00-03166-00-6.

Location of property: 224 Orchard Lane, Harleysville, PA 19438.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph C. Kramme** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006NC5. Debt: \$221,975.41.

**Eckert Seamans Cherin & Mellott, 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. 2022-13457**, 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 **Abington Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Wyndmoor Estates, made for Gary Gordon and Gene Rubin, by D.S. Winokur Associates, dated 9/20/1978 and recorded in Plan Book A-35 at Page 27, as follows, to wit:

BEGINNING at a point set on the Northeasterly side of Heritage Road, which point is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet from a radial round corner, set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence, from said point of beginning, continuing on the Northeasterly side of Heritage Road, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 45.68 feet to a point of tangent; thence, still along the same, North 00 degrees 59 minutes 18 seconds West, 177.48 feet to a corner of Lot 21; thence, along same, North 89 degrees 00 minutes 42 seconds East, 301.69 feet to a point, in the line of Lot 19; thence, along same, South 11 degrees 12 minutes 59 seconds West, 133.40 feet to a point, set on the Northeasterly side of Wyndmoor Lane; thence, along same, on the arc of a circle, curving on the left, having a radius of 175 feet, the arc distance of 141.98 feet to a point of tangent; thence, South 54 degrees 43 minutes 48 seconds West, 131.38 feet to a point of curve; thence, on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said Plan.

BEING the same premises that Ella Karlitsky, by her Agent Fania Karlitsky, by Power of Attorney conveyed, by Deed dated October 18, 2004, and recorded November 19, 2004, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5533 at Page 2428, as Instrument # 2004225394, granted and conveyed unto Nushin Khan, in fee.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Nushin Khan and The 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 Certificateholders of CWMBS, INC., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,282,629.38.

**Joseph Sulon (Hill Wallack, LLP)**, Attorney(s).

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

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



By virtue of a Writ of Execution **No. 2022-17192**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN contiguous lots, or pieces of land, together with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a survey thereof, made by Muldrew and Aucott, Surveyors and Regulators, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point, on a line in Saw Mill Lane (as widened to 41 feet 6 inches), drawn at the distance of 25 feet, Northwestward from and running parallel with the Southeast side thereof, at the distance of 220 feet, Southwestward from the center line of Sill Avenue (as laid out 40 feet wide).

CONTAINING together, in front or breadth on the said line in Saw Mill Lane, 40 feet (each lot being 20 feet in front) and extending together of that width, in length or depth, Southeastward between lines at right angles to the said line in Saw Mill Lane, 150 feet to line of Lots Nos. 106 and 105 on the said survey.

BEING the same Lots Nos. 19 and 18 on the Ferguson Tract.

BEING the same premises which Gordon Johnson, by Deed dated 3/19/2004 and recorded at Montgomery County Recorder of Deeds Office on 6/17/2004 in Deed Book 5512 at Page 705, granted and conveyed unto Gordon Johnson and Cheryl Johnson.

Parcel Number: 36-00-10348-00-2.

Location of property: 453 Saw Mill Lane, Horsham, PA 19044

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gordon Johnson and Cheryl Johnson** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$87,128.02.

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

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

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

By virtue of a Writ of Execution **No. 2022-17268**, 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 9, being a Unit in the Butler Park Condominium, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, as shown on a Plan of Butler Park Condominium, made for Butler Park Limited Partnership, by Robert A. Gilmour, R.A., St. David's, PA, dated March 14, 1986, and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986, and recorded March 19, 1986, in Norristown, Pennsylvania, in Deed Book 4794 at Page 1406, as amended May 16, 1986, and recorded in Deed Book 4799 at Page 1851.

BEING the same premises which Timothy J. Munnely and Pamela C. O'Neill, now known as Pamela C. Munnely, by Deed, dated 4/14/1999 and recorded 4/27/1999 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5268 at Page 01876, granted and conveyed unto Virginia V. Green.

Parcel Number: 54-00-03935-08-8.

Location of property: 9 Cavendish Drive, Unit 9, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Virginia Green a/k/a Virginia V. Green** at the suit of PNC Bank, National Association. Debt: \$29,151.57.

**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. 2022-18282**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the city of Huntingdon Valley, **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Section Six of Justa Farms, made by Engineering and Planning Associates, Inc, Registered Engineers and Surveyors, Warrington, Penna., dated November 11, 1967 and last revised on July 26, 1972, which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Penna., in Plan Book MO B 30, Page 1, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mettler Road (50 feet wide), a corner of Lot No. 283, as shown on said plan; thence, extending from said beginning point and along line of Lot No. 283 on said plan, South 23 degrees 50 minutes 45 seconds West, the distance of 149.21 feet to a point; thence, extending along line of lands of Justa Farms, Section No. 4, as shown on said plan, North 69 degrees 39 minutes 30 seconds West, the distance of 125.99 feet to

a point; thence, extending along line of Lot No. 285, on said plan, North 20 degrees 20 minutes 30 seconds East, the distance of 150 feet to a point on the Southwesterly side of Mettler Road, aforesaid; thence, extending along said side of Mettler Road, the 2 following courses and distance, to wit: (1) South 69 degrees 39 minutes 30 seconds East, the distance of 100 feet to a point of curve; (2) along the arc of a curve, curving to the right, having a radius of 575 feet, the arc distance of 35.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 284 on said plan and containing 19,574.3 square feet.

TITLE VESTED IN: Perry Grabois and Monique Grabois, as Tenants by the Entirety, by Deed from Robert Spiewak and Sheila Spiewak, dated July 30, 2004 and recorded on September 15, 2004 at Book 05525 at Page 1456, and Instrument Number 2004184938 with the Montgomery County Recorder of Deeds.

Parcel Number: 41-00-05707-54-3.

Location of property: 1238 Mettler Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Perry Grabois and Monique Grabois** at the suit of MCLP Asset Company, Inc. Debt: \$296,291.78.

**Jacqueline F. McNally (Padgett Law Group)**, Attorney(s). I.D. #201332

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. 2022-20957**, 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, located at the Southeast corner of Second Street and North Central Avenue, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated January 15, 1947, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows to wit:

BEGINNING at an iron pin at the intersection of North Second Street and Central Avenue; thence, along the center line of Central Avenue, North fifty five degrees thirty minutes East, the distance of seventy nine feet to a point, a corner; thence, along lands of Grantor of which this was a part about to be conveyed to Victor Nice; South thirty four degrees thirty minutes East, the distance of one hundred sixty three and fifty eight hundredths feet to an iron pin, a corner; thence, along lands of Albert Hangey; South fifty six degrees eight minutes West, the distance of eighty two and eighty eight hundredths feet to a point, a corner in the middle of North Second Street; thence, along the center line of North Second Street, North thirty three degrees ten minutes West, the distance of one hundred sixty two and sixty eight hundredths feet to the place of beginning.

CONTAINING thirteen thousand, two hundred forty square feet of land, more or less.

THIS being the same property conveyed to Robin J. Kolotello and Georgina Kolotello, as Tenants by the Entireties, dated 03-26-1999 and recorded on 04-13-1999, in Book 5266 at Page 2462, in Montgomery County.

BEING the same premises which Robin J. Kolotello and Georgina Kolotello, husband and wife, by Deed dated 03/28/2017 and recorded 03/28/2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6039, Page 02437 to 02441; Instrument No.: 2017025050, granted and conveyed unto Robin J. Kolotello, in fee.

Parcel Number: 21-00-01200-00-3.

Location of property: 202 Central Avenue, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robin J. Kolotello** at the suit of Keybank National Association. Debt: \$169,674.72.

**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. 2022-21088**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, with the tenement or message thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known and designated as Lots No. 742 and 743 on a Certain Plan of Lots of Willow Grove, recorded in the Office for the Recording of Deeds, in and for said County, in Deed Book No. 403 at Page 500.

SITUATE on the Northerly side of Washington Avenue, at the distance of 250 feet, Eastwardly from the Easterly side of Decatur Avenue.

CONTAINING in front or breadth on said side of Washington Avenue, 50.97 feet, Lot No. 742 having 25 feet frontage and Lot No. 743 by reason of an angle in its frontage, 25.97 feet, and extending between parallel lines at right angles to Washington Avenue, 100 feet on the Westerly line and 94.43 feet on the Easterly side.

BEING TAX PARCEL NUMBER 30-00-70524-00-6 (single family home).

BEING the same premises which Naomi R. Pendleton n/k/a Naomi P. Lee, Administratrix of the Estate of William J. Pendleton, by Indenture dated November 15, 1995, and recorded January 22, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5137 at Page 2433, granted and conveyed unto Naomi P. Lee.

ALSO, ALL THOSE CERTAIN lots or pieces of land, being known as Lots 745, 746 and 747 Willow Grove Land (Cottage Lots), **Abington Township**, Montgomery County, Pennsylvania.

BEING TAX PARCEL NUMBER 30-00-70532-00-7 (vacant lot).

BEING the same premises which Naomi R. Pendleton n/k/a Naomi P. Lee, Administratrix of the Estate of William J. Pendleton, by Indenture dated November 15, 1995, and recorded January 22, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5137 at Page 2437, granted and conveyed unto Naomi P. Lee.

Parcel Number: 30-00-70524-00-6 (single family); 30-00-70532-00-7 (vacant lot).

Location of property: 1664 Washington Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph M. Pendleton, as Administrator of the Estate of Naomi P. Lee a/k/a Naomi Pendleton Lee** at the suit of U.S. Bank National Association, as Trustee in Trust for the Holders of MLMI Trust 2002-AFC1 Asset-Backed Certificates, Series 2002-AFC1. Debt: \$50,670.44.

**Eckert Seamans Cherin & Mellott, 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. 2022-21634**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

#### PREMISES "A"

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Norwyn Road (40 feet wide), which point is measured, South 52 degrees 10 minutes East, 166.57 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.45 feet from a point on the Southeasterly side of Barbara Road (40 feet wide); thence, extending North 37 degrees 55 minutes East, 155 feet to a point; thence, extending South 52 degrees 10 minutes East, 63.83 feet to a point on the Northwesterly side of a right-of-way for drainage; thence, extending along the said side of right-of-way, South 39 degrees 20 minutes West, 154.98 feet to a point on the Northeasterly side of Norwyn Road; thence, extending along the said side of Norwyn Road, along the arc of a circle, curving to the right, having a radius of 1,842.98 feet, the arc distance of 16.62 feet to a point of tangent; thence, extending North 52 degrees 10 minutes West, 43.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 101 Norwyn Road.

#### PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania: BEGINNING at a point in the Northeasterly side of Norwyn Road (40 feet wide) at the distance of 246.56 feet, measured Southeastwardly from the point of intersection, which the said side of Norwyn Road produced makes with the Southeasterly side of Barbara Road (40 feet wide) produced; thence, along Lot No. 101 on the Plan of Harboro Homes; North 39 degrees 20 minutes East, 154.98 feet to a point; thence, South 52 degrees 10 minutes East, 20.01 feet to a point; thence, South 39 degrees 20 minutes West, 154.58 feet to a point, in the aforementioned side of Norwyn Road; thence, along the same, by a line extending in a Northwesterly direction, curving to the right, with a radius of 1842.98 feet, the arc distance of 20.02 feet to the place of beginning.

BEING the same premises, which Linda A. Bailey, by Deed, dated 9/15/2008 and recorded 9/23/2008, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5708 at Page 01136, granted and conveyed unto Philip D. Bailey and Linda A. Bailey, husband and wife.

Parcel Number: 59-00-13555-00-3.

Location of property: 40 Norwyn Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Linda A. Bailey and Philip D. Bailey** at the suit of TOWD Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee. Debt: \$359,197.61.

**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. 2022-22340**, 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 of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as #1134 Markley Street, Norristown, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Markley Street, at the distance of 314 feet, Northwestwardly from the Northeasterly corner of Markley and Beech Streets; thence, Northeasterly along the said Southeasterly side of Markley Street, 21.33 feet to a corner of this and land, now or late of Howard C. Roberts; thence, by the line of the same, South 44 degrees 45 minutes East, 153.75 feet to a point, a corner of this and other lands of Howard C. Roberts; thence, by the line of the same, South 17 degrees 39 minutes West, 24.10 feet to a corner of this and land, now or late of Howard B. Keyser and wife; thence, by the same, the line passing through the middle of the partition wall, between this and Keyser's adjoining house, North 44 degrees 45 minutes West, 165.25 feet to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles E. Bell, Sr., and Phyllis K. Bell, his wife, by Deed from Francis R. Santoro, dated 1/26/1979, recorded 1/29/1979, in Deed Book 4382 at Page 521.

AND THE SAID Phyllis J. Bell died on or around February 2, 2021. Charles E. Bell, Sr. died on or around 7/25/1991. Parcel Number: 13-00-23368-00-1.

Location of property: 1134 Markley Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles Bell, Jr. a/k/a Charles E. Bell, Jr., in His Capacity as Proposed Administrator and Heir of the Estate of Phyllis J. Bell a/k/a Phyllis Bell and Edward Bell, in His Capacity as Heir of the Estate of Phyllis J. Bell a/k/a Phyllis Bell; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, from or under Phyllis J. Bell a/k/a Phyllis Bell** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association formerly known as Norwest Bank Minnesota, National Association, as Trustee for Salomon Brothers Mortgage Securities VII, Inc., Asset-Backed Certificates, Series 1998-AQ1. Debt: \$58,432.95.

**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. 2022-22454**, 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, commonly known as 318 West Freedley Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made October 15, 1950, by Reeder, Magarity and Bryant, Professional Engineers, as follows, to wit:

BEGINNING at a point on the Southwest side of Freedley Street, sixty six feet in width, at the distance of two hundred sixty one and eighty eight one hundredths feet, Southeasterly from the Southeast side of Astor Street, sixty six feet in width, a point, a corner of premises commonly known as 320 West Freedley Street; thence, extending along the said Southwest side of Freedley Street; South 49 degrees East, thirty feet to a point, a corner of premises commonly known as 316 West Freedley Street; thence, extending along said premises, the line for a portion of the distance, passing through the centerline of the partition wall, dividing the house erected on these premises from the one on the adjoining premises; South 41 degrees West, one hundred sixteen and thirty seven one hundredths feet to a point on the Northeast side of a driveway, twenty feet in width; thence, extending along the Northeast side of said driveway, North 49 degrees West, thirty feet to a point, a corner of premises commonly known as 320 West Freedley Street; thence, extending along said premises, North 41 degrees East, one hundred sixteen and thirty seven one hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Sara R. Travis, who acquired Title by Virtue of a Deed from Albert Martin and Irvin E. Povlov, dated March 26, 2002, recorded May 6, 2002, at Book 5406 at Page 1093, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-12644-00-6.

Location of property: 318 W. Freedley Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sara R. Travis** at the suit of Nationstar Mortgage LLC. Debt: \$89,486.09.

**Manley Deas Kochalski LLC, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2022-25242**, 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 the brick and frame dwelling house thereon erected, situate on the Northwestern corner of Rhoads Avenue and Douglas Street, and known as No. 15 Douglas Street, as they are shown on the revised plan of Section No. 2 of Boyertown Realty Corporation, and situate in **Douglass Township**, Montgomery County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of Rhoads Avenue (66 feet wide), said point being 48.06 feet West of the point of intersection of the said Northern line of Rhoads Avenue and the Western line of Douglas Street (60 feet wide), as said Rhoads Avenue and Douglas Street are shown on said revised plan, intended to be recorded; thence, Northwardly along land, now or late of James Y. Betchel, et ux, formerly Joseph A. Pike, by a line making a right angle with the line of Rhoads Avenue, a distance of 117.70 feet to a point; thence, Eastwardly along the same, by a line making a right angle with the last described line, and said line being 125 feet, South of and parallel to the Southern line of East Philadelphia Avenue (60 feet wide), and said line also being the center line of a 10 foot wide right-of-way for Utility Companies, a distance of 98.97 feet to a point in the Western line of Douglas Street, aforementioned; thence, Southwestwardly along said Douglas Street, by a line making an interior angle of 66 degrees 36 minutes and 30 seconds with the last described line, distance of 108.53 feet to a point; thence, in a Southwestwardly direction by a line, curving to the right and having a radius of 30 feet, a central angle of 66 degrees 36 minutes 30 seconds, a distance along the arc of the curve of 34.85 feet to a point in the Northern line of Rhoads Avenue; thence, Westwardly along the Northern line of Rhoads Avenue, by a line tangent to the last described curved line, a distance of 28.35 feet to the place of beginning.

BEING the same premises which Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., by Deed dated October 16, 1998, and recorded on November 4, 1998, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5247 at Page 1617, as Instrument No. 1998021532, granted and conveyed unto Craig A. Stout and Heidi S. Stout, husband and wife.

Parcel Number: 32-00-01548-00-4.

Location of property: 15 Douglas Street a/k/a 15 Douglass Street, Boyertown, PA 19512.

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

Seized and taken in execution as the property of **Craig A. Stout and Heidi S. Stout** at the suit of UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I. Debt: \$197,963.23.

**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. 2023-00184**, 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 **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to Final Plan of Subdivision, made for Sylvia Corporation, by Urwiler & Walter, Inc., dated October 15, 1976 and recorded in Plan Book A-27 at Pages 97 and 97-A, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Laureen Road (50 feet wide), a corner of Lot No. 172 on said plan, which point is measured along said Laureen Road, North 41 degrees 03 minutes 24 seconds East, 37.02 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 28.03 feet from a point of curve on the Northeasterly side of Grimley Road (50 feet wide); thence, extending from said point of beginning, along the said Southeasterly side of Laureen Road, North 41 degrees 03 minutes 24 seconds East, 24.00 feet to a point, a corner of Lot No. 170 on said plan; thence, extending along the same, South 48 degrees 56 minutes 36 seconds East, 129.24 feet to a point, in line of Lot No. 154 on said plan; thence, extending along the same and along Lot No. 155 on said plan, South 41 degrees 03 minutes 24 seconds West, 24.00 feet to a point, a corner of Lot No. 172, aforesaid; thence, extending along the same, North 48 degrees 56 minutes 36 seconds West, 129.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 as shown on the above-mentioned plan.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

TITLE TO SAID PREMISES IS VESTED IN Bryan T. Leets, an Adult Individual, by Deed from Jamie C. Thompson and Lauren Thompson, f/k/a Lauren Mangine, dated September 28, 2016, recorded October 6, 2016, in Book No. 6018 at Page 01341, Instrument No. 2016077289

Parcel Number: 38-00-01100-02-3.

Location of property: 205 Laureen Road, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Bryan T. Leets** at the suit of Lakeview Loan Servicing, LLC. Debt: \$191,686.04.

**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. 2023-00868**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Southwest side of Johnson Highway (sixty feet wide), at the distance of forty-five and forty one-hundredths of a foot, measured along same, South forty-seven degrees, forty-five minutes East from its point of intersection with the Southeast side of Locust Street (sixty-six feet wide); thence, extending from the said beginning point, South forty-seven degrees, forty-five minutes East along the Southwest side of Johnson Highway, twenty-eight feet to a point; thence, extending South, forty-two degrees, fifteen minutes West, one hundred sixteen feet and eighty-eight one-hundredths of a foot to a point; thence, extending North thirty-eight degrees, thirty minutes West, twenty-eight feet and thirty-seven one-hundredths of a foot to a point; thence, extending North, forty-two degrees, fifteen minutes East, partly through a party wall between these premises adjoining to the Northwest, one hundred twelve feet and thirty-two one-hundredths of a foot to the Southwest side of Johnson Highway, the point and place of beginning.

BEING KNOWN AS: Lot No. 58, House No. 13 Johnson Highway on the said Plan.

BEING the same premises which Natle Earnest Giorgio, also known as Natale Earnest Giorgio, by Deed dated November 3, 1999, and recorded on November 22, 1999, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5297 at Page 1236, as Instrument No. 1999026000 granted and conveyed unto Jean Jalloway and Natalie Giunta.

Parcel Number: 13-00-17764-00-7.

Location of property: 14 W. Johnson Highway, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Natalie Giunta and Jean Jalloway** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1. Debt: \$143,447.58.

**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. 2023-02320**, 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 TEN CERTAIN lots, or pieces of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being Lots Nos. 81 to 90, both inclusive, Block Q, on Plan of Lots of Norristown Park, Map No. 6, recorded at Norristown, in Deed Book No. 853 at Page 600, and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northeast side of Fourth Street, forty feet wide, at the distance of one hundred eighty feet, Northwestwardly from the Northwest side of Hillside Avenue, forty feet wide, a corner of Lot No. 91; thence, extending along the Northeast side of Fourth Street, North eighteen degrees nine minutes West, two hundred feet to a point, a corner of Lot No. 80; thence, along Lot No. 80, North seventy one degrees forty one minutes East, one hundred feet to a point, a corner of Lot No. 24; thence, extending along the rear line of Lots Nos. 24, 23, 22, 21, 20, 19, 18, 17, 16, and 15, South eighteen degrees nine minutes East, two hundred feet to a point, a corner of Lot No. 91, aforesaid; thence, along Lot No. 91, South seventy-one degrees forty-one minutes West, one hundred feet to the place of beginning.

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 20 and 21, Block Q, on a certain Plan of Lots, Map No. 6 of Norristown Park, surveyed by James Cresson, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file on in the Records of Montgomery County, in the State of Pennsylvania, being forty feet in the rear by one hundred feet in depth, more or less.

BEING the same premises which, Timothy J. Miller and Helen M. Miller, by Deed dated 12/20/1993 and recorded 12/28/1993, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4963 at Page 204, granted and conveyed unto Timothy J. Miller, in fee.

Parcel Numbers: 43-00-05023-00-1 (Residential); 43-00-14593-00-7 (Vacant Land); 43-00-14596-00-4 (Vacant Land); 43-00-14599-00-1 (Vacant Land).

Location of property: 2977 4th Street, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$82,488.36.

**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. 2023-02669**, 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 PARCEL of land, in **Pottstown Borough**, Montgomery County, Pennsylvania, as described in Deed Book 5542 at Page 1272, ID #160016260005, being known and designated as:

ALL THAT CERTAIN message and tract of land, situate in the Seventh Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with Field Survey, as made by George P. Shaner, dated 9-25-58 and numbered 2239m.

BEING the same premises, which Pressly L. Day, by Deed, dated December 23, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County, on February 2, 2006, in Book 05542 at Page 1272, granted and conveyed unto Pressly L. Day and Gloria J. Day, husband and wife.

Parcel Number: 16-00-16260-00-5.

Location of property: 660 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gloria J. Day and Pressly L. Day** at the suit of U.S. Bank National Association, as Trustee, in Trust for the Registered Holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$151,133.38.

**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. 2023-05036**, 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, and described according to a Final Plan of "Dublin Chase", made by Michael Brilts, Registered Surveyor, dated July 2, 1984, and last revised August 20, 1984, and recorded in Montgomery County in Plan Book A-46 at Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Warden Way (50 feet wide), which point is measured, the two following courses and distances, from a point of curve on the Northeasterly side of Barton Drive (50 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point; and (2) North 73 degrees 52 minutes 00 seconds East, 373.36 feet to the place of beginning; thence, extending from said point of beginning, along the said Southeasterly side of Warden Way, the three following courses and distances, viz: (1) North 73 degrees 52 minutes 00 seconds East, 19.85 feet to a point of curve; (2) Northeastwardly, on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 104.72 feet to a point of tangent, thereon; and (3) South 58 degrees 08 minutes 00 seconds East, 31.16 feet to a point, a corner of Lot No. 11; thence, extending along the same, South 31 degrees 52 minutes 00 seconds West, 156.02 feet to a point, in line of Lot No. 115; thence, extending along the same, South 82 degrees 59 minutes 15 seconds West, 56.43 feet to a point, a corner of Lot No. 109; thence, extending along the same, North 02 degrees 45 minutes 00 seconds West, 164.44 feet to the first mentioned point and place of beginning.

BEING Lot No. 110 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN David Stein and Beth Stein, husband and wife, as Tenants by the Entirety, by Deed from Gwynedd Chase, Inc. (A PA Corp.), dated 01/21/1986, recorded 02/06/1986, in Book 4791 at Page 1595, Instrument No. 001999.

Parcel Number: 54-00-16453-90-8.

Location of property: 1213 Warden Way, Fort Washington, PA 19034.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **David Stein and Beth Stein** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$372,220.31.

**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.

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

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

**ARTICLES OF INCORPORATION**

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

**667 Egypt, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**McCreesh, McCreesh, McCreesh & Cannon**  
7053 Terminal Square  
Upper Darby, PA 19082

**Ventura’s Landscaping, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 8, 2023 (effective date July 24, 2023) for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Armatus, Inc.**  
The purposes for which it was organized are: to provide support for various missions and ministries.

**Michael L. DiTore Small Moments Foundation** has been incorporated under the provisions of the Nonprofit Corp. Law of 1988, as amended, for the following purposes: charitable purposes within the meaning of Section (501)(c)(3) of the Internal Revenue Code.  
**Marilyn Seide Mitchell, Solicitor  
Herr, Potts & Potts**  
200 Eagle Road, Suite 106  
Wayne, PA 19087

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 15, 2022, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **School Essentials Drive**  
The purposes for which it was organized are: to act exclusively for charitable, educational, religious, or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code and specifically to provide essential school supplies to children impacted by severe economic crisis.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 22, 2022, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Assayag Foundation**

The purposes for which it was organized are for donations to charitable organizations.

**Andrew P. Grau, Esquire  
The Grau Law Firm**  
911 Easton Road, P.O. Box 209  
Willow Grove, PA 19090

**AUDIT LIST**

**Second and Final Publication**

**NOTICE**

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

**VIRTUAL AUDIT**

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans’ Court Division of said County for audit in a Virtual Court Hearing during the week of AUGUST 7, 2023, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, AUGUST 7, 2023.**

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

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

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

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, AUGUST 7, 2023. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.**



1. BORRELLI, FLORENCE REVOCABLE TRUST, DATED OCTOBER 11, 2001, AS AMENDED – FIRST AND INTERIM ACCOUNT OF CO-TRUSTEE (First and Interim Account of Francine Cataldi, Surviving Co-Trustee
2. BORRELLI, FLORENCE REVOCABLE TRUST, UNDER AGREEMENT OF TRUST DATED OCTOBER 11, 2001, AS AMENDED AND RESTATED – (Second and Final Account of Francine Cataldi, Trustee
3. BORRELLI, FLORENCE, PRINCIPAL, Second and Final Account of Francine Cataldi, Trustee
4. D'ANGELO, GEORGE, DECEASED (INCLUDING TRUST UNDER WILL), Second and Interim Account, Stated by David S. D'Angelo and Christopher Scott D'Angelo, Executors
5. FECHER, JOSEPH D. JR., DECEASED, First and Final Account, filed by Gerald W. Fecher, Executor
6. HEIDARY, SIMIN VESSAL, DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), First and Final Account of Cyrus Heidary, Executor
7. LANDIS, SHERYL ANN, DECEASED, First and Final Account, stated by Joshua Landis
8. SHEMS, ESTHERINA S, DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), First and Final Account, Estate of Estherina Shems Schotland, Deceased, filed by Ronald A. Shems, Executor
9. THOMPSON, PATRICK H, DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), First and Final Account of Miranda L. Thompson, Amanda L. Thompson Co-Administrators, Estate of Patrick H. Thompson, Deceased

**RELISTED ACCOUNTS**

1. HAMILTON, EDWARD A, DECEASED, (First and Final Account of Francis P. Connor, Successor Executor, from April 6, 2018, to November 30, 2022
2. REVLOCK, LOIS P, DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X1404, – First and Final Account, for the Estate of Lois P. Revlock, stated by Joseph Revlock, Jr., Executor

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

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Counseling With Hope LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**Robert G. Rosen, Solicitor**  
**Dischell, Bartle & Dooley, PC**  
1800 Pennbrook Parkway, Suite 200  
Lansdale, PA 19446

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-15980

NOTICE IS HEREBY GIVEN that on July 7, 2023, the Petition of Beverly G. Mattioli, Grandparent, on behalf of Chloe Marie Mattioli, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to OWEN AVI BUSCIACCO.

The Court has fixed September 13, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-15551

NOTICE IS HEREBY GIVEN that on June 29, 2023, the Petition of Brianna Leigh Coffey was filed in the above-named Court, praying for a Decree to change her name to BRIANNA LEIGH CASTELLI.

The Court has fixed September 13, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-15423

NOTICE IS HEREBY GIVEN that on June 27, 2023, the Petition of Delaney Taryn Vena was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LELAINA TARYN GNECCO.

The Court has fixed September 6, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-15697

NOTICE IS HEREBY GIVEN that on June 30, 2023, the Petition of Eileen Denton, on behalf of minor child, Sairsha Marie Moore was filed in the above-named Court, praying for a Decree to change the Child's name to SIMON MARIE MOORE.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-16659

NOTICE IS HEREBY GIVEN that on July 19, 2023, the Petition of Lacey Kay Ginder was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JACK KAILEN GINDER.

The Court has fixed September 20, 2023, at 9:30 AM in Video Room “2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-16540

NOTICE IS HEREBY GIVEN that on July 19, 2023, the Petition of Marcelous Jones, Father, on behalf of Zion Alexander Smith, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to ZION ALEXANDER MICHAEL JONES.

The Court has fixed September 20, 2023, at 10:30 AM in Video Room “2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-16096

NOTICE IS HEREBY GIVEN that on July 10, 2023, the Petition of Rebecca Holman-Little, on behalf of minor child, Nia Susanna Channing was filed in the above-named Court, praying for a Decree to change the Child’s name to NIA SUSANNA LITTLE.

The Court has fixed September 20, 2023, at 9:30 AM in Video Room “2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-15206

NOTICE IS HEREBY GIVEN that on June 22, 2023, the Petition of Robinson and Jessica Samuels, Parents of Zack Avery Samuels, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to AVERY SAMUELS.

The Court has fixed September 6, 2023, at 9:30 AM in Video Room “2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-15468

NOTICE IS HEREBY GIVEN that the Petition of Tiffany Marie Hilbert was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to OLIVER ELIJAH HILBERT.

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

CIVIL ACTION

SHERMAN, SILVERSTEIN, KOHL, ROSE & PODOLSKY, P.A.

By: Bruce S. Luckman, Esquire

Pa. Bar ID #: 38636

308 Harper Drive, Suite 200

Moorestown, NJ 08057

Telephone: 856-662-0700

Fax: 856-662-0165

Email: bluckman@shermansilverstein.com

Attorneys for Plaintiff KLYR Holdings, LLC

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - EQUITY NO. 2023-05052

NOTICE OF INTENT TO TAKE DEFAULT JUDGMENT

KYLR Holdings, LLC, Plaintiff

vs.

Close Properties LLC, Kevin Close, and Victoria Close, Defendants

IMPORTANT NOTICE

TO: Close Properties LLC

657 Woodburne Road, Lewisberry, Pennsylvania 17339

**Kevin & Victoria Close**

657 Woodburne Road, Lewisberry, Pennsylvania 17339

Pursuant to Pa. R.C.P. § 237.1(a)(2) Defendants, Close Properties, LLC, Kevin Close & Victoria Close are in default because they have failed to enter a written appearance personally or by attorney and file in writing with the court their defenses or objections to the claims set forth against them. Unless they act within ten (10) days from the date of this notice, a judgment may be entered against them without a hearing and may lose their property or other important rights.

**NOTICE**

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

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

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

Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.  
By: */s/ Bruce S. Luckman*  
Bruce S. Luckman, Esquire (#38636)  
*Attorneys for Plaintiff KLYR Holdings, LLC*

Dated: July 19, 2023

**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****ANDORN, SUSAN N., dec'd.**

Late of Borough of Collegeville.  
Executor: ROBERT T. ANDORN,  
c/o 21 W. Front Street,  
P.O. Box 1970,  
Media, PA 19063.

ATTORNEY: D. SELAINE KEATON,  
HALLIGAN & KEATON P.C.,  
P.O. Box 1970,  
Media, PA 19063

**BATTISTA, JACKSON, dec'd.**

Late of Pennsburg, PA.  
Co-Administrators: KEVIN BATTISTA AND  
STEPHANIE BATTISTA,  
2004 Longview Court,  
Pennsburg, PA 18073.

**BUTKO, CARRIE C., dec'd.**

Late of Upper Frederick Township.  
Executor: FRANK L. KNAPPENBERGER, JR.,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**CAFFEY, DORIS RUTH, dec'd.**

Late of Hatboro, PA.  
Executrix: LAURA C. FIEGEL,  
7942 Montgomery Avenue,  
Elkins Park, PA 19027.

**CHASAN, SHIFRA HAYDEE, dec'd.**

Late of Wynnewood, PA.  
Executor: NATHANIEL CHASAN,  
1001 City Avenue, WB414,  
Wynnewood, PA 19096.

**CHECK, THOMAS M., dec'd.**

Late of Lower Gwynedd Township.  
Executor: THOMAS C. CHECK,  
411 Knightsbridge Lane,  
Hatfield, PA 19440.  
ATTORNEY: CHARLES J. ARENA,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**DELLA, CONSTANCE A., dec'd.**

Late of East Norriton Township.  
Executor: GERALD A. LAZZARO,  
2945 Pheasant Run Road,  
Eagleville, PA 19403.

**ERB, FLORENCE WILLIAMS, dec'd.**

Late of Montgomery Township.  
Executrix: DORETTA ERB ROESSLER,  
329 Stormfield Drive,  
Harleysville, PA 19438.

**GISONDI, JOSEPH A., dec'd.**

Late of Whitpain Township.  
Co-Executors: STEPHANIE M. ELIA AND  
JUDITH WYNNE HOOVER,  
c/o Holmberg Law Offices,  
P.O. Box 622,  
Glenside, PA 19038.  
ATTORNEY: GLEN R. HOLMBERG,  
HOLMBERG LAW OFFICES,  
P.O. Box 622,  
Glenside, PA 19038

**GOLEC JR., FREDERICK ANTHONY, dec'd.**

Late of Lower Merion Township.  
Executors: JULIAN R. GOLEC AND  
SYLVIE R. GOLEC,  
c/o Terrance A. Kline, Esquire,  
200 E. State Street, Suite 306,  
P.O. Box A,  
Media, PA 19063.  
ATTORNEY: TERRANCE A. KLINE,  
LAW OFFICE OF TERRANCE A. KLINE,  
200 E. State Street, Suite 306,  
P.O. Box A,  
Media, PA 19063

**HAMMER, LESLIE, dec'd.**

Late of Lower Providence Township.  
Executrix: TAMAR B. HAMMER,  
482 Bethel Mill Road,  
Sewell, NJ 08080.

- ATTORNEY: WHITNEY P. O'REILLY,  
COHEN SEGLIAS,  
1600 Market Street, Floor 32,  
Philadelphia, PA 19103
- HEATON, PAMELA, dec'd.**  
Late of Limerick Township.  
Executor: NICHOLAS SERENA,  
315 Holstein Street,  
Bridgeport, PA 19405.
- HUNSINGER, KARL J., dec'd.**  
Late of Borough of Souderton.  
Administratrix: LORI ANN de CELIS,  
c/o Chloe Mullen-Wilson, Esquire,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: CHLOE MULLEN-WILSON,  
TIMONEY KNOX, LLP,  
P.O. Box 7544,  
Fort Washington, PA 19034-7544
- KACHLINE, HAROLD also known as  
HAROLD S. KACHLINE and  
HAROLD STUMP KACHLINE, dec'd.**  
Late of Lower Salford Township.  
Executor: THOMAS H. KACHLINE,  
c/o E. Nego Pile, Esquire,  
1777 Sentry Parkway West, Suite 404, Veva 14,  
Blue Bell, PA 19422.  
ATTORNEY: E. NEGO PILE,  
PILE LAW FIRM,  
1777 Sentry Parkway West, Suite 404, Veva 14,  
Blue Bell, PA 19422
- LAX, SUSAN, dec'd.**  
Late of Abington Township.  
Executrix: LISA A. LAX,  
c/o Harry Metka, Esquire,  
4802 Neshaminy Boulevard, Suite 9,  
Bensalem, PA 19020.  
ATTORNEY: HARRY METKA,  
4802 Neshaminy Boulevard, Suite 9,  
Bensalem, PA 19020
- LECHNER, CHARLES DONALD, dec'd.**  
Late of Frederick Township.  
Co-Executors: CAROL ANN SEISLOVE AND  
DONNA LECHNER-GRUSKAY,  
c/o Law Office of Prokup & Swartz,  
7736 Main Street,  
Fogelsville, PA 18051.
- LENAHAN, MARY M., dec'd.**  
Late of Limerick Township.  
Administrator: ERIN K. KINGSLEY,  
1072 Del Drive,  
Walnutport, PA 18088.  
ATTORNEY: JASON R. COSTANZO,  
ARM LAWYERS,  
115 E. Broad Street,  
Bethlehem, PA 18018
- MARTIN, JANET A., dec'd.**  
Late of Towamencin Township.  
Executrix: JOAN L. NOLT,  
189 Matthew Drive,  
Chambersburg, PA 17201.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- McGINLEY, MADELINE M., dec'd.**  
Late of Hatfield Township.  
Administratrix: EILEEN R. GROVER,  
c/o Danielle M. Yacono, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446
- MICHENER, LINFORD, dec'd.**  
Late of Hatfield Township.  
Executrix: RUTHANN MICHENER,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- MILANO, GIOVANNINA, dec'd.**  
Late of Lower Providence Township.  
Administratrix CTA: MARIANNA  
MASTROCOLA,  
c/o Vincent M. Vangrossi, Esquire,  
319 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: VINCENT M. VANGROSSI,  
319 Swede Street,  
Norristown, PA 19401
- MITCHELL, SHIRLEY M., dec'd.**  
Late of Borough of Hatboro.  
Executrix: SHIRLEY ANN CULLUM,  
c/o Don J. Solomon, Esquire,  
300 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: DON J. SOLOMON,  
300 N. York Road,  
Hatboro, PA 19040
- MYERS SR., ROBERT G. also known as  
ROBERT G. MYERS, dec'd.**  
Late of New Hanover Township.  
Executrix: BARBARA M. CHRISTMAN,  
c/o David G. Garner, Esquire,  
635 E. High Street, Suite 2,  
Pottstown, PA 19464.
- NESTER, PAULINE L., dec'd.**  
Late of Borough of Green Lane.  
Executor: RAYMOND I. NESTER,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024
- PADULA, CATHERINE T., dec'd.**  
Late of Abington Township.  
Executrix: CATHERINE CAWLEY,  
1129 Wheatsheaf Lane,  
Abington, PA 19001.
- PAGANO, STEPHEN D., dec'd.**  
Late of Horsham Township.  
Executrix: KATHLEEN R. PAGANO,  
c/o Stephen H. Green, Esquire,  
200 S. Broad Street, Suite 600,  
Philadelphia, PA 19102.

- ATTORNEY: STEPHEN H. GREEN,  
ASTOR WEISS KAPLAN & MANDEL, LLP,  
200 S. Broad Street, Suite 600,  
Philadelphia, PA 19102
- PALUMBO, JOHN S., dec'd.**  
Late of East Norriton Township.  
Executrix: LILLIAN E. PALUMBO,  
39 W. Hartranft Boulevard,  
East Norriton, PA 19401.  
ATTORNEY: MICHAELANGELO L. DIPPOLITO,  
THEPEOPLESLAWFIRM.COM, LLC,  
712 Kimberton Road,  
Chester Springs, PA 19425
- PAOLUCCI, IDA ROSE, dec'd.**  
Late of Franconia Township.  
Executor: PHILIP T. PAOLUCCI,  
c/o Donald Petrille, Jr., Esquire,  
116 E. Court Street,  
Doylestown, PA 18901.  
ATTORNEY: DONALD PETRILLE, JR.,  
HIGH SWARTZ LLP,  
116 E. Court Street,  
Doylestown, PA 18901
- RILEY, WILBERT C., dec'd.**  
Late of Towamencin Township.  
Executor: THOMAS E. RILEY,  
101 W. 12th Street, Apt. 9N,  
New York, NY 10011.
- ROGAN, JANE, dec'd.**  
Late of Lansdale, PA.  
Executrix: ALICE NUGENT,  
157 Deep Run Road,  
Perkasie, PA 18944.
- ROYNAN, NICOLINA C., dec'd.**  
Late of Ambler, PA.  
Executor: JAMES P. ROYNAN,  
318 E. Mount Pleasant Avenue,  
Ambler, PA 19002.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034,  
215-793-4800
- SCHOCK, CHARLES W., dec'd.**  
Late of Plymouth Township.  
Executrix: MARY E. SCHOCK,  
31 Traverse Drive,  
Plymouth Township, PA 19462.  
ATTORNEY: NEIL M. HILKERT,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- SHERIDAN, NANCY MARIE also known as  
NANCY MARIE TUTTLE SHERIDAN, dec'd.**  
Late of Whitpain Township.  
Executor: JOSEPH B. SHERIDAN,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- SKALER, ROBERT, dec'd.**  
Late of Cheltenham Township.  
Executor: JASON LOUIS SPIEWAK,  
c/o Marc L. Davidson, Esquire,  
Radnor Station Two, Suite 100,  
290 King of Prussia Road,  
Radnor, PA 19087.
- ATTORNEY: MARC L. DAVIDSON,  
DAVIDSON & EGNER,  
Radnor Station Two, Suite 100,  
290 King of Prussia Road,  
Radnor, PA 19087
- SMITH, DOLORES HENTZ, dec'd.**  
Late of Worcester Township.  
Executrix: PATRICIA HENTZ,  
c/o Gary M. Perkiss, Esquire,  
Noble Plaza, Suite 313,  
801 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: GARY M. PERKISS,  
GARY M. PERKISS, P.C.,  
Noble Plaza, Suite 313,  
801 Old York Road,  
Jenkintown, PA 19046
- SYNNESTVEDT, GRETCHEN ANNE TIMMINS  
also known as ANNE T. SYNNESTVEDT, dec'd.**  
Late of Lower Moreland Township.  
Executrix: JENNIFER S. FAZIO,  
3391 Winchester Road,  
Huntingdon Valley, PA 19006.  
ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY, O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006
- UHRICH, RUTH E., dec'd.**  
Late of Marlborough Township.  
Executor: MATTHEW J. UHRICH,  
515 Woodlyn Avenue,  
Harleysville, PA 19438.  
ATTORNEY: JAMES M. SMITH,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610
- VAN HART, YVONNE R., dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: JULIETTE C. SCHEIRING,  
1417 N. River Road,  
Yardley, PA 19067.  
ATTORNEY: SUSAN A. KAMENITZ,  
LAW OFFICES OF SUSAN A. KAMENITZ,  
7 Larkspur Lane,  
Newport, PA 18940
- VOORHEES, KENNETH E., dec'd.**  
Late of Towamencin Township.  
Administrator: VINCENT K. VOORHEES,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- WOYDEN, LAURA MARY, dec'd.**  
Late of Borough of Lansdale.  
Executrix: MARY ANN FLOCCO,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**YOUNG, EDWARD J., dec'd.**

Late of Lower Frederick Township.  
 Administratrix: RUTH ANN STANTON,  
 c/o Patrick D. McDonnell, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: PATRICK D. McDONNELL,  
 WOLPERT, SCHREIBER McDONNELL, P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**Second Publication****ACORS, FRANK W., dec'd.**

Late of Towamencin Township.  
 Executrix: DIANNE SCOTT,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**ADAIR, MILDRED, dec'd.**

Late of Meadowbrook, PA.  
 Executor: WILLIAM STORM,  
 1302 Marlborough Street,  
 Philadelphia, PA 19125.

**AQUILANI JR., JOSEPH LAWRENCE, dec'd.**

Late of Norristown, PA.  
 Co-Executors: MARY BULER AND  
 MARK BULER, SR.,  
 12 Alden Road,  
 Eagleville, PA 19403.

**BENDER, ROBERT E. also known as  
ROBERT BENDER, dec'd.**

Late of Upper Dublin Township.  
 Executrix: GERMAINE B. POLSKY,  
 c/o Jonathan D. Sokoloff, Esquire,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: JONATHAN D. SOKOLOFF,  
 DIAMOND, POLSKY & BAUER, P.C.,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**BUTLER, DONNA MAE, dec'd.**

Late of Pottstown, PA.  
 Executor: MICHAEL A. CIANCI,  
 c/o 617 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: JAMES R. LYNCH, JR.,  
 LAW OFFICES OF JAMES R. LYNCH, JR.,  
 617 Swede Street,  
 Norristown, PA 19401

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

Late of Borough of Red Hill.  
 Executrix: CARRIE E. ZOLLER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**CARBO, MARY ELIZABETH, dec'd.**

Late of Plymouth Township.  
 Administrator: JAMES E. CARBO,  
 115 Hunter Road,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ALFRED J. MERLIE,  
 The Pavilion, Suite 733,  
 261 Old York Road,  
 Jenkintown, PA 19046

**CARLSON, MARILYN M., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: MARK CARLSON,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**CEDENO, CARLOS also known as  
CHARLES CEDENO, dec'd.**

Late of Lower Pottsgrove Township.  
 Executors: MICHAEL U. CEDENO,  
 460 W. Earlham Terrace,  
 Philadelphia, PA 19144,  
 SAMUAL J. CEDENO,  
 42 Ellen Circle,  
 Sanatoga, PA 19464.  
 ATTORNEY: KENNETH E. PICARDI, ESQ.,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**DUNN, GEORGE R., dec'd.**

Late of Upper Moreland Township.  
 Executor: BRIAN T. DUNN,  
 c/o Alexander M. Gusikoff, Esquire,  
 Friedman, Schuman, PC,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034.  
 ATTORNEY: ALEXANDER M. GUSIKOFF,  
 FRIEDMAN, SCHUMAN, PC,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034

**ELGART, LINDA B., dec'd.**

Late of Upper Merion Township.  
 Executor: BENJAMIN SCHLEICHER,  
 10221 Ziegels Church Road,  
 Breinigsville, PA 18031.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW, LLC,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**FRIGGLE, MARY C., dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT W. FRIGGLE,  
 c/o Joseph P. Caracappa, Esquire,  
 Jackson, Cook, Caracappa & Scott, P.C.,  
 6 Penns Trail, Suite 202,  
 Newtown, PA 18940.  
 ATTORNEY: JOSEPH P. CARACAPPA,  
 JACKSON, COOK, CARACAPPA & SCOTT, P.C.,  
 6 Penns Trail, Suite 202,  
 Newtown, PA 18940

**GOODWIN, HARRIET BELOFF, dec'd.**

Late of Lower Merion Township.  
 Executrix: BETHANNE GOODWIN NOLAN,  
 c/o Melissa B. Paszamant, Esquire,  
 101 W. Elm Street, Suite 400,  
 Conshohocken, PA 19428.  
 ATTORNEY: MELISSA B. PASZAMANT,  
 ROYER COOPER COHEN BRAUNFELD LLC,  
 101 W. Elm Street, Suite 400,  
 Conshohocken, PA 19428

**HANEY, JANE A., dec'd.**

Late of Abington Township.  
 Executrices: ERIN HANEY AND  
 EMILY MONTOYA,  
 776 Huntingdon Pike,  
 Hollywood, PA 19046.

- ATTORNEY: DENNIS R. MEAKIM,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY, O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006
- HERMAN, MARGARET M., dec'd.**  
Late of Abington Township.  
Executrix: DEBORAH H. CLOSSON,  
2537 Aquetong Road,  
New Hope, PA 18938.
- HIGMAN JR., CHARLES C., dec'd.**  
Late of Marlborough Township.  
Executrix: CYNTHIA E. CACIOLO,  
1469 Swamp Creek Road,  
Pennsburg, PA 18073.  
ATTORNEY: WILLIAM J. FRIES,  
2895 Hamilton Boulevard, Suite 106,  
Allentown, PA 18104
- IBBETSON SR., JOSEPH J., dec'd.**  
Late of Upper Moreland Township.  
Administrator: JOSEPH J. IBBETSON, JR.,  
210 Castello Avenue,  
Hatboro, PA 19040.  
ATTORNEY: ELIZABETH T. STEFANIDE,  
339 W. Baltimore Avenue,  
Media, PA 19063
- KLEIN, ROBERT A., dec'd.**  
Late of Borough of Hatfield.  
Executrix: APRIL ILLGEN,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- KOLLOCK, WILLIAM JOSEPH also known as  
WILLIAM J. KOLLOCK, dec'd.**  
Late of Lower Moreland Township.  
Administratrix: FRANCES MARY KOLLOCK,  
2200 Packard Avenue,  
Huntingdon Valley, PA 19006.  
ATTORNEY: BRIDGET M. WEIDENBURNER,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038
- MAILE, THERESA D., dec'd.**  
Late of Lower Providence Township.  
Executrix: CAROL M. SCHAEFER,  
c/o Marjorie Scharpf, Esquire,  
The Tannenbaum Law Group,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: MARJORIE SCHARPF,  
THE TANNENBAUM LAW GROUP,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- MARTIN, JOSEPH T., dec'd.**  
Late of Lower Salford Township.  
Executrix: LISA WINTERS,  
109 Dorchester Way,  
Harleysville, PA 19438.  
ATTORNEY: JASON B. MARTIN,  
725 Skippack Pike, Suite 337,  
Blue Bell, PA 19422
- McMAHON, PATRICIA MARIE, dec'd.**  
Late of Borough of Lansdale.  
Executor: ROBERT TOBIAS,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- MERLINO, LEONILDA ZULEMA also known as  
LEOLINDA Z. MERLINO, dec'd.**  
Late of Whitpain Township.  
Executor: ALEXANDER MERLINO,  
c/o Frank J. Campese, Jr., Esquire,  
1943 S. 11th Street,  
Philadelphia, PA 19148.  
ATTORNEY: FRANK J. CAMPESE, JR.,  
FRANK CAMPESE, JR., P.C.,  
1943 S. 11th Street,  
Philadelphia, PA 19148
- NUSSEAR, WILLIAM ANDREW also known as  
WILLIAM NUSSEAR, dec'd.**  
Late of Borough of Bridgeport.  
Executor: RICHARD D. PEARSON,  
c/o Patricia Leisner Clements, Esquire,  
516 Falcon Road,  
Audubon, PA 19403.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403
- O'HARA, MARGARET R., dec'd.**  
Late of Whitpain Township.  
Executor: JOHN J. O'HARA, JR.,  
c/o 298 Wissahickon Avenue,  
North Wales, PA 19454.  
ATTORNEY: DAVID ONORATO,  
298 Wissahickon Avenue,  
North Wales, PA 19454
- PENTASUGLIO JR., JOHN J. also known as  
JOHN PENTASUGLIO, dec'd.**  
Late of Borough of Lansdale.  
Administrator CTA: JOSEPH PENTASUGLIO,  
1107 Lakeview Drive,  
Lansdale, PA 19446.  
ATTORNEY: JOHN J. CONSOLE,  
CONSOLE MATISON, LLP,  
1 W. Third Street, Suite 204,  
Media, PA 19063
- ROSS, ELSIE M., dec'd.**  
Late of Lower Pottsgrove Township.  
Executrix: SANDRA H. NORTON,  
625 Regency Hills Drive,  
Collegeville, PA 19426.  
ATTORNEY: JAMIE V. OTTAVIANO,  
YERGEY DAYLOR ALLEBACH SCHEFFEY,  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776
- SCHULZ, PAUL M. also known as  
PAUL SCHULZ, dec'd.**  
Late of Upper Moreland Township.  
Executor: ALBERT T. SCHULZ, JR.,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- SEIPT, FRED L., dec'd.**  
Late of Borough of Lansdale.  
Executor: VERNON K. SEIPT,  
1442 Sumnetytown Pike,  
Lansdale, PA 19446.  
ATTORNEY: TIMOTHY E. SHAWARYN,  
LEGACY LAW, PLLC  
147 W. Airport Road,  
Lititz, PA 17543

**SHARPLESS, JEAN T., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: F. PARVIN SHARPLESS,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.

ATTORNEY: MARY L. BUCKMAN,  
 FORD AND BUCKMAN, PC,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**SHEERIN, THERESA K. also known as  
THERESA KAREN SHEERIN, dec'd.**

Late of Cheltenham Township.  
 Executrix: AUBREY M. DINKELACKER,  
 1818 Afton Street,  
 Philadelphia, PA 19111.

ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**VAN FLETEREN, FREDERICK, dec'd.**

Late of Abington Township.  
 Executor: DAVID P. BAUER,  
 c/o Tom Mastroianni, Esquire,  
 415 Johnson Street, Suite 102,  
 Jenkintown, PA 19046.

ATTORNEY: TOM MASTROIANNI,  
 THE ELDER CARE LAW CENTER, LLC,  
 415 Johnson Street, Suite 102,  
 Jenkintown, PA 19046

**WALSER, MAUREEN T., dec'd.**

Late of Borough of Lansdale.  
 Executor: ERIC WALSER,  
 c/o Eric Ladley, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.

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

**WALTER, DORIS, dec'd.**

Late of Horsham Township.  
 Executrix: LINDA LESSARD,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**Third and Final Publication****AUMAN, BERTHA ANN, dec'd.**

Late of Pottstown, PA.  
 Administratrix: DESIREE AUMAN,  
 c/o 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.

ATTORNEY: SOMMER MILLER,  
 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**BELMAN, MICHAEL R., dec'd.**

Late of Lower Merion Township.  
 Executrix: CORINNE E. BELMAN,  
 c/o Alan J. Mittelman, Esquire,  
 1635 Market Street, 7th Floor,  
 Philadelphia, PA 19103.

ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON ROSEN VINCI P.C.,  
 1635 Market Street, 7th Floor,  
 Philadelphia, PA 19103

**BENDER, ANDREA, dec'd.**

Late of Lansdale, PA.  
 Executrix: ELLYN COHEN,  
 464 Box Elder Lane,  
 Lafayette Hill, PA 19444.

**BUCHANAN, DONALD R., dec'd.**

Late of West Norriton Township.  
 Executrix: CYNTHIA L. CATANIA,  
 c/o Norman Mittman, Esquire,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936.

ATTORNEY: NORMAN MITTMAN,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936

**BURNS, DENNIS MICHAEL, dec'd.**

Late of Upper Moreland Township.  
 Executrix: NATALIE BURNS,  
 922 Kendrick Street,  
 Philadelphia, PA 19111.

**BYRD, BARNEY RAYMOND also known as  
B. RAYMOND BYRD, dec'd.**

Late of Lower Providence Township.  
 Executor: MICHAEL R. DeLAURENTIS,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.

ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**CARLIN, MARGUERITE E. also known as  
MARGUERITE EDNA CARLIN, dec'd.**

Late of West Norriton Township.  
 Executrix: EILEEN CARLIN,  
 c/o Benjamin L. Jerner, Esquire,  
 5401 Wissahickon Avenue,  
 Philadelphia, PA 19144.

ATTORNEY: BENJAMIN L. JERNER,  
 JERNER LAW GROUP, PC,  
 5401 Wissahickon Avenue,  
 Philadelphia, PA 19144

**CASTLE, SALLY W. also known as  
SALLY WATSON CASTLE, dec'd.**

Late of Lower Merion Township.  
 Executrix: KATHRYN C. GRANT,  
 c/o Jill R. Fowler, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.

ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**CURRY, ROBERT F. also known as**

**ROBERT F. CURRY, SR.,  
 ROBERT CURRY,  
 ROBERT CURRY, SR.,  
 ROBERT F. R. CURRY and  
 ROBERT R. CURRY, dec'd.**

Late of Whitmarsh Township.  
 Administrator: ROBERT F. CURRY, JR.,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.



- ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462
- DAVIES, JOHN E., dec'd.**  
Late of Towamencin Township.  
Executors: KEVIN M. DAVIES AND  
MATTHEW F. DAVIES,  
c/o Andrew H. Dohan, Esquire,  
460 E. King Road,  
Malvern, PA 19355-3049.
- ATTORNEY: ANDREW H. DOHAN,  
LENTZ, CANTOR & MASSEY, LTD.,  
460 E. King Road,  
Malvern, PA 19355-3049
- DAWSON, CAROLANNE also known as  
CAROL A. DAWSON, dec'd.**  
Late of Borough of Pottstown.  
Administrator: DAVID FITE,  
c/o 1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.
- ATTORNEY: JUDITH L. WATTS,  
YERGEY DAYLOR,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464
- DelliGATTI, JULIA B. also known as  
JULIA BOCCHINO DelliGATTI, dec'd.**  
Late of Plymouth Township.  
Executor: DAVID BOCCHINO,  
c/o Robert M. Slutsky, Esquire,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.
- ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462
- DiANNIBELLA, GERALDINE A., dec'd.**  
Late of Lower Providence Township.  
Co-Executors: JOANNE JANIS AND  
NICHOLAS DiANNIBELLA,  
c/o Jeffrey A. Yelen, Esquire,  
Distasio, Kowalski & Yelen, LLC,  
15 Public Square, Suite 501,  
Wilkes-Barre, PA 18701.
- DIXON, MARTHA also known as  
MARTHA ANN FITZPATRICK DIXON, dec'd.**  
Late of Lower Providence Township.  
Executrix: PAMELA W. BENNETT,  
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
- EMRICH, EDITH HEIDEL, dec'd.**  
Late of Lower Providence Township.  
Executor: ROBERT G. HEIDEL,  
525 Gilmore Road,  
Valley Township, PA 19320.
- ATTORNEY: WAYNE C. BUCKWALTER,  
LAMB McERLANE, PC,  
24 E. Market Street, P.O. Box 565,  
West Chester, PA 19381
- FATELL, HOWARD, dec'd.**  
Late of Lower Merion Township.  
Executrix: SARA FATELL,  
c/o Jonathan H. Ellis, Esquire,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428.
- ATTORNEY: JONATHAN H. ELLIS,  
FLASTER GREENBERG PC,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428
- FRYER, DAVID WAYNE, dec'd.**  
Late of Gilbertsville, PA.  
Executor: DAVID W. FRYER, JR.,  
118 Matthew Lane,  
Gilbertsville, PA 19525.
- GONZOPH, MARIE, dec'd.**  
Late of Horsham Township.  
Executor: KEVIN CANNON,  
c/o Richard L. Newman, Esquire,  
Park Terrace, Suite 6,  
275 S. Main Street,  
Doylestown, PA 18901.
- ATTORNEY: RICHARD L. NEWMAN,  
Park Terrace, Suite 6,  
275 S. Main Street,  
Doylestown, PA 18901
- GRANDY, GINA also known as  
GINA CUTLIP GRANDY, dec'd.**  
Late of Lower Pottsgrove Township.  
Administrator: DON ALLEN CUTLIP,  
411 Kilarney Way,  
Royersford, PA 19468.
- ATTORNEY: GARY P. LEWIS,  
LEWIS & McINTOSH, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468
- HEDRICK, E. JACQUELINE, dec'd.**  
Late of Franconia Township.  
Executor: KARL W. DEIBLER, JR.,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.
- ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215
- HORNER, JO-ANN LEWIS, dec'd.**  
Late of Lower Gwynedd Township.  
Executrix: BETH F. FARQUHARSON,  
104 Hardwood Court,  
Chalfont, PA 18914,  
AMY HORNER HANLEY,  
824 S. Courthouse Road,  
Arlington, VA 22204.
- HUNTER, ALAN BRUCE, dec'd.**  
Late of Gwynedd, PA.  
Executrix: CHRISTINE HUNTER,  
200 Willowmere Lane,  
Ambler, PA 19002.
- IPPOLITO, SAREE, dec'd.**  
Late of Plymouth Township.  
Executrix: CATHERINE HAELIG,  
c/o Alexander B. Giacobetti, Esquire,  
Two Penn Center, Suite 1205,  
1500 JFK Boulevard,  
Philadelphia, PA 19102.
- ATTORNEY: ALEXANDER B. GIACOBETTI,  
GIACOBETTI LAW OFFICES,  
Two Penn Center, Suite 1205,  
1500 JFK Boulevard,  
Philadelphia, PA 19102

**JOHNSON, M. CHARLENE, dec'd.**

Late of Pottstown, PA.  
 Co-Executors: MICHAELA C. RICHARDSON,  
 519 Grant Street,  
 Pottstown, PA 19464,  
 LISA M. ROYER,  
 P.O. Box 721216,  
 Naalehu, HI 96772.  
 ATTORNEY: ROBERT R. KREITZ,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**KAMERTZ, MARY ELLEN, dec'd.**

Late of Mont Clare, PA.  
 Administrator: ROBERT KAMERTZ,  
 3013 Winifred Drive,  
 Burtonsville, MD 20866.  
 ATTORNEY: SUZANNE BENDER,  
 216 Bridge Street,  
 Phoenixville, PA 19460

**KREB, GALE H., dec'd.**

Late of Upper Providence Township.  
 Executrix: JENNIFER SCHWARTZ,  
 94 Cowpath Road,  
 Souderton, PA 18964.

**KULSCAVAGE, JOSEPH M. also known as JOSEPH MICHAEL KULSCAVAGE, dec'd.**

Late of Franconia Township.  
 Executrix: DENISE A. MATRANGA,  
 36 W. Walnut Street, Apt. C,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LANG, NORMA, dec'd.**

Late of Lansdale, PA.  
 Co-Executrices: SHARON SHIVE,  
 123 Aileen Drive,  
 Lansdale, PA 19446,  
 PAMELA REIHER,  
 2315 Adams Court,  
 North Wales, PA 19454.  
 ATTORNEY: ANNE SCHEETZ DAMON,  
 935 Second Street Pike,  
 Richboro, PA 18954

**LEATHERMAN, WILSON D., dec'd.**

Late of Franconia Township.  
 Administrator: CLIFFORD R. LEATHERMAN,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**LEFLAR, HELEN G., dec'd.**

Late of Worcester Township.  
 Executors: KATHLEEN DUNNUM AND  
 KENNETH R. LEFLAR,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464.

**LEWIN, ALAN BRUCE, dec'd.**

Late of Lower Moreland Township.  
 Executrix: SINDI LEWIN-SKVERSKY,  
 103 Rampart Place,  
 Maple Glen, PA 19002.

ATTORNEY: JILLIAN E. BARTON,  
 BARTON LAW, LLC,  
 300 Welsh Road, Building One, Suite 100,  
 Horsham, PA 19044

**LOFTON, TORRENCE MONTE, dec'd.**

Late of Borough of Pottstown.  
 Administratrix: SHONTE LOFTON,  
 431 Manatawny Street,  
 Pottstown, PA 19464.  
 ATTORNEY: EDWIN DASHEVSKY,  
 DASHEVSKY HORWITZ KUHN NOVELLO &  
 SHORR, P.C.,  
 1315 Walnut Street, 12th Floor,  
 Philadelphia, PA 19107

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

Late of Plymouth Township.  
 Administrator: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406.

**LOTITO, PRISCILLA A., dec'd.**

Late of Borough of Norristown.  
 Executrix: MICHELLE M. EDGAR,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 THE LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**MADDELA, CONSTANCE M., dec'd.**

Late of Cheltenham Township.  
 Executrix: CARMEN WATSON,  
 c/o Jacqueline K. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: JACQUELINE K.  
 ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**MAGEN, RONNIE A., dec'd.**

Late of North Hills, PA.  
 Administrator: JOANNE HELENA MAGEN,  
 433 Maple Avenue,  
 North Hills, PA 19038.  
 ATTORNEY: SHARON A.L. BRASS,  
 LAW OFFICES OF BRUCE SHAW, P.C.,  
 2735 Terwood Road,  
 Willow Grove, PA 19090

**MARUSINSKI, MONICA M., dec'd.**

Late of Pottstown, PA.  
 Executrix: KAREN WOLFF,  
 333 Hopewell Street,  
 Birdsboro, PA 19508.  
 ATTORNEY: REBECCA L. BELL,  
 1095 Ben Franklin Highway E.,  
 Douglassville, PA 19518

**MAYNARD, ROLAND H. also known as ROLAND HENRY MAYNARD, dec'd.**

Late of New Hanover Township.  
 Executrix: ELEANOR H. MAYNARD,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**McBRIDE, RONALD VINCENT also known as****RON McBRIDE, dec'd.**

Late of Horsham Township.  
 Administratrix CTA: ELIZABETH JACLYN  
 LEITNER McBRIDE  
 (A/K/A ELIZABETH JL McBRIDE),  
 c/o Bess M. Collier, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: BESS M. COLLIER,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**MEERS JR., THOMAS MICHAEL, dec'd.**

Late of Springfield Township.  
 Executrix: HÖLLY SHIELDS,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**MICHALIK, JOSEPH JOHN, dec'd.**

Late of Lansdale, PA.  
 Administrator: GARY MICHALIK,  
 1069 York Avenue,  
 Lansdale, PA 19446.

**MILLER, WILLIAM C., dec'd.**

Late of Borough of Schwenksville.  
 Executrix: SUZANNE K. ROYCE,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464.

**NAREHOOD, JOSEPH, dec'd.**

Late of Upper Merion Township.  
 Executrix: CHRISTINE GAGLIANO-NAREHOOD,  
 325 Jasper Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: DAVID V. BOGDAN,  
 2725 West Chester Pike,  
 Broomall, PA 19008

**NELSON, THELMA M., dec'd.**

Late of Borough of Collegetown.  
 Executors: PNC BANK, N.A. AND  
 DAVID A. NELSON,  
 Attn.: Heather Dorr, VP,  
 1600 Market Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL, LLP,  
 10 S. Clinton Street,  
 Doylestown, PA 18901

**O'NEILL, ANDREA, dec'd.**

Late of Lafayette Hill, PA.  
 Executrix: ANNE WYLIE.  
 ATTORNEY: THOMAS E. CARLUCCIO,  
 1000 Germantown Pike, Suite D-1,  
 Plymouth Meeting, PA 19462

**PRESS, JoANNE, dec'd.**

Late of Lower Merion Township.  
 Executors: PHILIP D. PRESS,  
 230 Grays Lane,  
 Haverford, PA 19041,  
 JOANNA ELLEN PRESS,  
 179 20th Street, 2R,  
 Union City, NJ 07087.

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

**RAFTER, DENNIS CHARLES, dec'd.**

Late of Plymouth Township.  
 Executrix: SUSANNE RAFTER,  
 c/o Jodi L. Griffis, Esquire,  
 815 Fayette Street, Suite 200,  
 Conshohocken, PA 19428.  
 ATTORNEY: JODI L. GRIFFIS,  
 CDM LAW,  
 815 Fayette Street, Suite 200,  
 Conshohocken, PA 19428

**REDNER, LILY, dec'd.**

Late of Whitmarsh Township.  
 Executrix: BARBARA HOFFMAN,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 P.O. Box 1479,  
 Lansdale, PA 19446-5422.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 P.O. Box 1479,  
 Lansdale, PA 19446-5422

**REILLY, LINDA JEAN, dec'd.**

Late of West Norriton Township.  
 Executrix: BRITTANY LYNN REILLY,  
 406 Steven Street,  
 Norristown, PA 19403.

**SEHER, ELVIRA S., dec'd.**

Late of Franconia Township.  
 Executrices: GINA D. CASSEL AND  
 LISA G. DeRAYMOND,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**SMITH, JAMES L., dec'd.**

Late of North Wales, PA.  
 Co-Executors: CHRISTOPHER D. TOTO AND  
 CHERYL C. TOTO,  
 c/o 298 Wissahickon Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: DAVID ONORATO,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**SNYDER, MARVIN, dec'd.**

Late of Towamencin Township.  
 Executor: ERIC SNYDER,  
 c/o Eric Ladley, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: ERIC LADLEY,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**SOBOLESKI, ELEANOR, dec'd.**

Late of Upper Dublin Township.  
 Executor: BENJAMIN J. SOBOLESKI,  
 767 Harrison Avenue,  
 Glenside, PA 19038.

ATTORNEY: BRIDGET M. WEIDENBURNER,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19068

**SPINELLI, ANTHONY J. also known as  
ANTHONY J. SPINELLI, SR., dec'd.**  
Late of Skippack Township.  
Administratrix: MARIA R. SPINELLI,  
47 Daphne Court,  
Douglassville, PA 19518.  
ATTORNEY: GARY P. LEWIS,  
LEWIS & McINTOSH, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**STAFFORD, JAMES A., dec'd.**  
Late of Borough of Lansdale.  
Executrix: TRICIA CABREY,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**STECK, GERTRUDE N. also known as  
TRUDY N. STECK, dec'd.**  
Late of Borough of Lansdale.  
Executrix: JAIME WITMAN,  
c/o Robert L. Adshead, Esquire,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: ROBERT L. ADSHEAD,  
LAW OFFICES OF ROBERT ADSHEAD, LLC,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**STRAWHACKER, RICHARD E., dec'd.**  
Late of Whitpain Township.  
Executor: JOHN E. STRAWHACKER,  
c/o Jacqueline K. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: JACQUELINE K.  
ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**SUPPLEE, SANDRA L., dec'd.**  
Late of Upper Providence Township.  
Executor: DOUGLAS K. KAUNE,  
c/o Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460.  
ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460

**TARMIN, MARTIN JAMES, dec'd.**  
Late of New Hanover Township.  
Executor: STEVEN TARMIN,  
1276 Oakdale Drive,  
Sanatoga, PA 19464.  
ATTORNEY: THOMAS P. McCABE,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**TARNOFF, NORMAN, dec'd.**  
Late of Lower Merion Township.  
Executrices: WENDY SUE TARNOFF AND  
JILL MARILYN TARNOFF,  
c/o Andrew Gavrin, Esquire,  
306 Clairemont Road,  
Villanova, PA 19085.

ATTORNEY: ANDREW GAVRIN,  
LAW OFFICES OF ANDREW GAVRIN,  
306 Clairemont Road,  
Villanova, PA 19085

**WARREN, FRANCIS L., dec'd.**  
Late of Borough of Lansdale.  
Executrix: RANEE SHIRLEY,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**WEIGLE, HOWARD WILLIAM, dec'd.**  
Late of Skippack Township.  
Administratrix: DONNA WEIGLE,  
4804 Rainbow Ridge Circle,  
Schwenksville, PA 19473.  
ATTORNEY: LISA M. NENTWIG,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102

**WHITESIDE, MARY MARGARET, dec'd.**  
Late of Boyertown, PA.  
Administrator: DAVID M. HOLLAR,  
161 Washington Street, Suite 400,  
Conshohocken, PA 19428.  
ATTORNEY: DAVID M. HOLLAR,  
DAVID M. HOLLAR, PLLC,  
161 Washington Street, Suite 400,  
Conshohocken, PA 19428

**YODER, RAY K., dec'd.**  
Late of Franconia Township.  
Executors: JUANITA Y. KAUFFMAN,  
1271 A Old York Road,  
Robbinsville, NJ 08691,  
CYNTHIA F. YODER,  
212 S. Mill Road,  
Princeton Junction, NJ 08550.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**ZAFFARANO, MARY J., dec'd.**  
Late of East Norriton Township.  
Executrix: PAULA SCHULLER,  
27 Overhill Circle,  
Media, PA 19063.

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## FICTITIOUS NAME

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

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Fetch Pet Insurance**

with its principal office or place of business at 200 Barr Harbor Drive, Suite 400, West Conshohocken, PA 19428. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Fetch Insurance Services LLC, 200 Barr Harbor Drive, Suite 400, West Conshohocken, PA 19428.

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Rockwell Centers for Sexual Medicine** with a principal place of business located at 15 Presidential Boulevard, Suite 103, Bala Cynwyd, PA 19004 in Montgomery County. The entity interested in this business is Vitevity Health, PLLC located at this same address. This is filed in compliance with 54 Pa. C.S. Sec. 311.

**Sereni Content Creations** with its principal place of business at 551 Highland Avenue, Ambler, PA 19002. The name and address of the person owning or interested in said business is: Stephanie Sereni, 551 Highland Avenue, Ambler, PA 19002. The application was filed on June 13, 2023.

**TRUST NOTICES**

**Third and Final Publication**

**TRUST OF PAUL C. KITCHEN, JR., DECEASED  
DATED: DECEMBER 16, 1999**

Upon the death of Paul C. Kitchen, Jr., of Lower Gwynedd Township, Montgomery County, Pennsylvania, on January 28, 2023, the Trustees of the PAUL C. KITCHEN, JR. LIVING TRUST, Janis Darlington and Barbara K. Black, request all persons having claims or demands against the Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payment, without delay, respectively to:

Janis Darlington and Barbara K. Black  
c/o McLafferty & Kroberger, P.C.  
807 Bethlehem Pike, Erdenheim, PA 19038

**Or their Attorney:**  
**Bernard J. McLafferty, Jr.**  
**McLafferty & Kroberger, P.C.**  
807 Bethlehem Pike, Erdenheim, PA 19038  
215-233-3960

**EXECUTIONS ISSUED**

**Week Ending July 25, 2023**  
**The Defendant's Name Appears**  
**First in Capital Letters**

ALCIDONIS, RONY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202124655.  
ALDRIDGE, TRACY - Simmons, Troy; 201914866; WRIT/EXEC.  
ASKO, MARK: RUGH, KIMBERLY - Pennymac Loan Services, LLC; 202216198.

BAXTER, DENNIS: JANNET - PHH Mortgage Corporation; 201920749.  
BRIDGES, JOHN: THE UNITED STATES OF AMERICA - U.S. Bank, N.A.; 201615277; ORDER/AMEND IN REM/\$483,737.83.  
CAIKOSKI, FRANK: FITTIPALDI, MELISSA - Keller Williams Real Estate; 202307879.  
DALLISON, ANDREA: AMERICAN HERITAGE CREDIT UNION, GRNSH. - Bank of America, N.A.; 201808638; \$8,668.66.  
DEMETER, TED: DIAMOND CREDIT UNION, GRNSH. - Dakota Financial; 202222637.  
ELECTROLUX HOME PRODUCTS, INC. NORTH AMERICA: HOME DEPOT, INC., GRNSH. - Zaid, Marc, et al.; 202309192; \$1,631.33.  
FARVARDIN, SHEBA: HOOD, DANIEL - Freedom Mortgage Corporation; 202214434.  
HERD, DONALD: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202209125.  
MASCIA, DAWN: SANTANDER BANK, GRNSH. - Discover Bank; 202301106.  
MICHELINA, INC.: EVANGELISTA, LUIGI: PNC BANK, GRNSH. - J Ambrogi Food Distribution, Inc.; 202304662.  
PRESS, RUSSELL: GABRIELA - Citizens Bank, N.A.; 202300618.  
QUADE, ROBERT - Us Bank Trust National Association; 202300738; \$93,935.21.  
REESE, DMONT: THE UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INT: REESE, DMONT - Deutsche Bank National, et al.; 201806307; \$484,530.16.  
ROXY & HONEY, LLC: ROXY & HONEY, LLC, GRNSH. - Richlandtown Road, LLC; 202316400; \$426,702.95.  
RYALES, THOMAS: PNC BANK, GRNSH. - Drexel University; 201912280; WRIT/EXEC.  
SCHULTZ ENTERPRISES, INC.: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202160509; \$35,870.06.  
SEIBERLICH, JOE - Top Peak Roofing; 202305248.  
TUCKER, ANDREW: ROSANNA - Pennymac Loan Services, LLC; 202302930.  
WASHINGTON, CHRISTOPHER: TD BANK, GRNSH. - Cavalry Spv I, LLC; 202202645.

**JUDGMENTS AND LIENS ENTERED**

**Week Ending July 25, 2023**  
**The Defendant's Name Appears**  
**First in Capital Letters**

365 HEALTHCARE GROUP PLC - Answernet, Inc.; 202316421; Judgment fr. District Justice; \$3,812.91.  
AL AMRY, FEISAL - Capital One, N.A.; 202316581; Judgment fr. District Justice; \$7,688.69.  
ALBRIGHT, CHRISTOPHER - Argosy Credit Partners, L.P.; 202316609; Complaint In Confession of Judgment; \$57,403.25.  
AMERIQUEST AMBULANCE INC: FINKEL, IGOR: FURER, IGOR - TD Bank, N.A.; 202316781; Complaint In Confession of Judgment; \$84,702.51.  
BURRELL, WILLIAM - PNC Bank, National Association; 202316496; Complaint In Confession of Judgment; \$34,814.92.

CASSEUS, BETTY - Capital One, N.A.; 202316488; Judgment fr. District Justice; \$2,459.77.  
 CHERNUKA, ROBERT - LVNV Funding, LLC; 202316494; Judgment fr. District Justice; \$889.45.  
 GARCIA, MICHAËL - Capital One, N.A.; 202316587; Judgment fr. District Justice; \$4,766.65.  
 GREENE, JULEEN - Capital One, N.A.; 202316592; Judgment fr. District Justice; \$2,448.64.  
 KEELER, TERRI; TIMOTHY - SHR Harleysville, L.P.; 202316645; Complaint In Confession of Judgment; \$49,503.89.  
 KEHLER, CHERYL - Capital One, N.A.; 202316589; Judgment fr. District Justice; \$7,215.79.  
 LIO, TIANHONG - Hoey, Darrin; 202316597; Judgment fr. District Justice; \$5,016.76.  
 MCCOY, ROXANNE - Capital One, N.A.; 202316491; Judgment fr. District Justice; \$6,785.31.  
 NORWOOD, WENDY - LVNV Funding, LLC; 202316797; Judgment fr. District Justice; \$2,736.47.  
 STRAFACE, STEVEN - Valerio, James; 202316482; Complaint In Confession of Judgment; \$58,938.89.

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

Allucci, Joseph; Ritrovato, Karen; 202370253; \$1,901,357.45.  
 Bdm Construction; 202370256; \$18,890.35.  
 Beckert, Karen; Michael; 202370252; \$40,011.12.  
 Commcab Inc; 202370250; \$64,520.29.  
 Como Construction Llc; 202370248; \$9,406.88.  
 Fishman, Steven; 202370244; \$336,355.74.  
 Garner, Kareen; 202370247; \$16,435.02.  
 Griffin, Erica; 202370246; \$48,897.00.  
 Hanson Associates Incorporated; 202370251; \$36,262.85.  
 Lumbrada Express West Norriton, LLC; 202370257; \$13,947.94.  
 NL535 LLC; 202370254; \$5,663.90.  
 Scanlon, Lawrence; Fairweather, A.; 202370245; \$404,009.78.  
 The Best Shop On Mars, Inc.; 202370255; \$17,802.11.  
 TKT Real Estate Advisors, LLC; 202370249; \$132,241.68.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending July 25, 2023**

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

BURCH, NANCY D. - Lower Salford Township; Burch, Rex R., 263 Kathleen Circle, Harleysville, PA 19438.  
 CARTAGENA, FELIX - Bridgeport Borough; Miranda, Myrna, 48 E. 4th Street, Bridgeport, PA 19405.  
 FARROW, EMMA - East Norriton Township; Dunlap, Brian K., 3021 Kerri Court, Pottstown, PA 19464.  
 FORD, CHARLES L., JR. - Lower Merion Township; McAvoy-Hull, Rita K., 110 Beverly Road, Wynnewood, PA 19096.  
 GLENN, ANGELA M. - Pottstown Borough; Hayes, Jennifer L., 995 Candelora Drive, Pottstown, PA 19464.  
 GUARINO, JOHN M. - Montgomery Township; Guarino, John V., 12042 NW 50th Drive, Coral Springs, FL 33076; Guarino, Mary K., 1067 Chelsea Way, Collegeville, PA 19426.

HUH, MARGARET - Cheltenham Township; Wilson McLean, Daina, 1 Union Avenue, Bala Cynwyd, PA 19004.  
 JOHNSON, SANDRA L. - Abington Township; Graves, London, 2767 Pershing Avenue, Abington, PA 19001; Johnson, Malcolm, 6 Glover Drive, Garnet Valley, PA 19060; Johnson, Sean, 1735 Teesdale Street, Philadelphia, PA 19111.  
 KELLEY, ELEANOR C. - Lansdale Borough; Kelley, Bruce, 250 Twining Road, Lansdale, PA 19446.  
 KRAUSS, DAVID - Montgomery Township; Krauss, Mary Ann, 300 Clear Spring Road, Lansdale, PA 19446.  
 LESACK, ELLIS - Springfield Township; O'Toole, Shaun, 220 Pine Street, Harrisburg, PA 17101.  
 OCKIMEY-GARNER, MAYA J. - Pottstown Borough; Garner-Shakur, Marsharie, 350 Hilltop Drive, King Of Prussia, PA 19406.  
 PACIELLO, DANIEL - Plymouth Township; Monaghan, Wible Bridget, 122 Ashwood Road, Springfield, PA 19064.  
 REFSNIDER, HARRY M. - Norristown Borough; Salamone, Jennifer L., 831 Palomino Drive, Collegeville, PA 19426.  
 RITTWAGE, SHERYL A. - Upper Providence Township; Rittwage, Mark A., 252 Old State Road, Boyertown, PA 19512.  
 SCHNARR, IVAN P. - Montgomery Township; Schnarr, Laura M., 354 S. Laurel Street, Kutztown, PA 19530.  
 SONAK, ANDREW - Abington Township; Sand, Richard, 1138 W. Sawmill Road, Quakertown, PA 18951.  
 VOORHEES, KENNETH E. - Towamencin Township; Voorhees, Vincent K., 1555 Morris Road, Lansdale, PA 19446.  
 YOUNG, EDWARD J. - Lower Frederick Township; Stanton, Ruth A., 1409 N. Gravel Pike, Perkiomenville, PA 18074.

**SUITS BROUGHT**

**Week Ending July 25, 2023**

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

AVILES, KATELYNN - Aviles, Julio; 202316738; Complaint Divorce.  
 BANUELOS CASTILLO, JESUS - Gutierrez Torres, Maria; 202316554; Complaint for Custody/Visitation; Atzert, Karen.  
 BATISTO, PENNY - Good Will Steam Fire Engine Company No. 1; 202316670; Civil Action; Bonner, Kimberly A.  
 BEATTY, KRISTA - Obrien, John; 202316625; Civil Action.  
 BOWMAN, DERRICK - Bowman, Christine; 202316546; Complaint Divorce.  
 CANARTE, MELBA - R, J.; 202316425; Petition.  
 COLE, MICHAEL - Baker Cole, Sashanna; 202316324; Complaint for Custody/Visitation.  
 EISENHAEUER, DAVID - Eisenhauer, Brittney; 202316466; Complaint Divorce.  
 ELEY, MARCUS - Eley, Christine; 202316657; Complaint Divorce.  
 ERA HOLDING LLC; WILLOW PARTNERSHIP LLC - Beitchman, Arthur; 202316467; Defendants Appeal from District Justice.

- ESCOBAR DIAZ, DORCA - Escobar Diaz, Marvin; 202316555; Complaint for Custody/Visitation; Atzert, Karen.
- FIORINO, IVETTE - Fiorino, Biagio; 202316392; Complaint In Partition; Maffucci, William J.
- FUENTES ZACARIAS, DORLY: SOC AGUILAR, TOMAS - Aguilon, Edelmira; 202316553; Complaint for Custody/Visitation; Atzert, Karen.
- GACKI-HARTT, CATHERINE - Hartt, David; 202316456; Complaint for Custody/Visitation; Terrill, Lydia Shaw.
- GIANNOTTI, JACQUELINE - Pierson, Malcolm; 202316594; Complaint Divorce.
- GOELZ, ERIC - Pocono Mountain Regional Emergency Medical Services, Inc.; 202316671; Civil Action; Bonner, Kimberly A.
- GOODFELLOW, MELANIE - Goodfellow, Michael; 202316441; Complaint for Custody/Visitation.
- GOODFELLOW, MELANIE: UKE, MICHAEL - Goodfellow, Michael; 202316440; Complaint for Custody/Visitation.
- GUERRA GUERRA, MARIA: GUERRA RODRIGUEZ, FRANCISCO - Guerra Guerra, Delmy; 202316493; Complaint for Custody/Visitation; Ahlert, Michael.
- HAIRSTON, LETRECIA - Robinson, Chavar; 202316388; Complaint for Custody/Visitation.
- HALL, RICHARD - Hall, Lindsay; 202316674; Complaint Divorce.
- HEPPEŃ, KERRY: MACDONALD, LISA: RENDE, THERESE, ET.AL. - Schwarcz, Sandra; 202316827; Civil Action.
- KAZELIS, PATRICIA - Lindorff, Jed; 202316748; Complaint Divorce.
- KELLY, MATTHEW - Kelly, Stephanie; 202316683; Foreign Subpoena.
- KIM, HYEIL - Kim, Seon; 202316489; Complaint Divorce.
- LEWIS, SCOTT: QUINNE, KENDELL - Walker-Spry, Jennifer; 202316463; Complaint for Custody/Visitation.
- MACDONALD, BONNIE - Montgomery County Society for the Prevention of Cruelty to; 202316530; Petition; Lytle, Joann M.
- MALLORY, JODI - Mallory, Benjamin; 202316550; Complaint Divorce.
- McCARD, BRITTNEY - Colon, Luis; 202316479; Complaint for Custody/Visitation.
- McCRAY, LEQUINE - JAR Investments, Inc.; 202316771; Petition to Appeal Nunc Pro Tunc.
- McCUSKINS PROPERTIES, LLC - Green Lane Borough; 202316523; Defendants Appeal from District Justice.
- McDONALD, VICKI - Mcdonald, Andrew; 202316524; Complaint Divorce.
- MOULTON, BERSHANE - Field, Jennifer; 202316500; Petition for Protection from Sexual Viol.
- NGUYEN, MAI - Nguyen, An; 202316562; Complaint Divorce.
- OLDS, DORIEL: TONYA - Murphy, Patricia; 202316750; Plaintiffs Appeal from District Justice.
- PALMA, ALEJANDRA - Vazquez, Julio; 202316389; Complaint for Custody/Visitation.
- PARMAR, INDER: SANTINDER - Curren Terrace Apartment Homes; 202316685; Defendants Appeal from District Justice.
- PEARSON, SHANI - Grisafi, Joseph; 202316506; Petition to Appeal Nunc Pro Tunc.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hoferica, Jordan; 202316393; Appeal from Suspension/Registration/Insp.; Lang, Paul.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Berdimuratova, Gozzal; 202316449; Appeal from Suspension/Registration/Insp.; Mallis, Paul J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mirza, Daniel; 202316531; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Dawson, Cory; 202316547; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nadal, Steven; 202316607; Appeal from Suspension/Registration/Insp.
- RAMÍREZ, OCTAVIO - Ramirez Luna, Lorena; 202316492; Complaint for Custody/Visitation; Ahlert, Michael.
- RED HOUSE MANAGEMENT LLC - All Florida Homes Realty, LLC; 202316455; Petition.
- ROBINSON, BRIANNA - Davis, William; 202316549; Complaint for Custody/Visitation.
- RYAN, TRICIA - Stasiowski, Adam; 202316665; Complaint In Partition; Young, Cheryl L.
- SAHN, MORGAN: ISLEY, DAVID - Donnell, Amanda; 202316445; Complaint for Custody/Visitation.
- SANTIAGO, LOUIS - Rosemore Gardens; 202316295; Petition to Appeal Nunc Pro Tunc.
- SCOTT, RICHARD - Boyd-Butler, Keyshawna; 202316453; Complaint for Custody/Visitation.
- SINGH, JASWINDERPAL - Nagra, Jasmine; 202316552; Complaint Divorce.
- SLINGSHOT TECHNOLOGIES CORPORATION - Prism Group Inc; 202316502; Foreign Subpoena.
- WADLEY, JANASIA - Noricum Associates, L.P.; 202316816; Defendants Appeal from District Justice.
- WILLIS, LORRAINE - Pgm Real Estate; 202316803; Defendants Appeal from District Justice.
- WOODLAND, SIMONE - Castano, Angelo; 202316541; Civil Action; Fox, Craig H.
- YOUNG, QUINTON - Marshall, Lauren; 202316499; Complaint for Custody/Visitation.

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## WILLS PROBATED

### Granted Week Ending July 25, 2023

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

- ABRAMS, RAYMOND L. - Abington Township; Abrams, Joan, 1078 Kingsley Road, Rydal, PA 19046.
- ANDERSON, JEANNE J. - Towamencin Township; Miller, Christine J., 536 Carmichaels Street, Rices Landing, PA 15357.
- AQUILANI JR., JOSEPH L. - West Norriton Township; Buler Sr., Mark M., 12 Alden Road, Eagleville, PA 19403.
- BECKETT III, FREDERICK W. - Lansdale Borough; Sparks, Insook, 103 Grays Lane, Lansdale, PA 19446.
- BOOKSPAN-BERG, AUDREY - Springfield Township; Berg, Alan, 1010 Cromwell Road, Wyndmoor, PA 19038.

- BRIGHT, CATHERINE R. - Upper Moreland Township; Bright, Timothy D., 514 Preston Lane, Hatboro, PA 19040.
- BUTKO, CARRIE - Upper Frederick Township; Knappenberger, Frank L., Jr., 3335 Salford Station Road, Upper Frederick Township, PA 18074.
- BYRNES, SUSAN E. - West Norriton Township; Leahy, Coleen M., 217 Shelly Drive, Collegeville, PA 19426.
- CAFFEY, DORIS R. - Upper Moreland Township; Fiegel, Laura C., 7942 Montgomery Avenue, Elkins Park, PA 19027.
- CAPOBIANCO, ELIZABETH - Bridgeport Borough; Capobianco, Margaret, 454 Bush Street, Bridgeport, PA 19405; Grater, Rosemarie C., 310 Holstein Street, Bridgeport, PA 19405.
- CAPOBIANCO, PASQUALE M. - Bridgeport Borough; Capobianco, Margaret A., 454 Bush Street, Bridgeport, PA 19405; Grater, Rosemarie C., 310 Holstein Street, Bridgeport, PA 19405.
- CAVE, DOLORES F. - Jenkintown Borough; Barrick, Monroe E., 304 Wadsworth Avenue, Philadelphia, PA 19119.
- COLORIO, HOPE V. - Towamencin Township; Howard, Stephen M., 100 W. Main Street, Lansdale, PA 19446.
- CONNELLY, JUNE L. - Trappe Borough; Connelly, James P., 155 Bayberry Drive, Limerick, PA 19468.
- DEEMER, DOROTHY B. - Upper Merion Township; Deemer-Cirafesi, Lynne, 3000 Valley Forge Circle, King Of Prussia, PA 19406.
- DEL P, SARAH L. - Franconia Township; Hottenstein, Katrina, 815 Wetherill Lane, Wayne, PA 19087-2073.
- DERR, G.E. - Whitpain Township; Sutherland, Lynne, 913 Pershing Road Penllyn, PA 19422.
- DINKINS, AUDREY J. - Abington Township; Alston, Rennee J., 104 Magella Court, North Wales, PA 19454.
- ESMONDE, DOLORES - Lower Providence Township; Esmonde Jr., William B., 1043 Singer Lane, Norristown, PA 19403.
- FARHAT, JOAN E. - Upper Dublin Township; English, Susan B., 4034 Hain Drive, Lafayette Hill, PA 19444.
- FISHER, ROBERT A. - Upper Providence Township; Camarda, Cynthia F., 262 Rivercrest Drive, Phoenixville, PA 19460.
- FREEMAN, MARY V. - Pottstown Borough; Artis, Vincent, 604 N. Charlotte Street, Pottstown, PA 19464.
- GAST, BEVERLY S. - Whitmarsh Township; Gast, Brian, 3935 South Pinehurst Circle, Denver, CO 80235; Pfeil, Lisa, 213 W. Moreland Avenue, Hatboro, PA 19040.
- GILLINGS, GENEIVE - Lower Merion Township; Gillings, Kirk P., 144 Simpson Road, Ardmore, PA 19003.
- GOLDBERG-ALBERTS, ROBERT W. - Cheltenham Township; Goldberg-Alberts, Amy L., 639 Green Briar Road, Elkins Park, PA 19027.
- GORDON, JOYCE - Upper Gwynedd Township; Gordon, Marc R., 2311 Vestry Place, Charlotte, NC 28270.
- HAMMER, LESLIE - Lower Providence Township; Hammer, Tamar B., 482 Bethel Mill Road, Sewell, NJ 08080.
- HEARN, PATRICIA - Lower Merion Township; Turner, Yvonne J., 5118 Sentinel Ridge, Eagleville, PA 19403.
- HOPKINS, JACQUELINE R. - Upper Merion Township; Norton, Abbey E., 404 Keebler Road, King Of Prussia, PA 19406.
- JACKSON, TIMOTHY D. - Ambler Borough; Jackson, Kevin G., 26 Makos Street, Tyngsboro, MA 01879.
- KELLY, JOHN T., JR. - Abington Township; Dawson, Christopher, 434 Maple Avenue, North Hills, PA 19038; Kelly, Dennis, 147 Stine Drive, Collegeville, PA 19426.
- KRIEBEL, ROSE M. - Hatfield Borough; Kriebel, Jill D., 179 Prairie Court, Quakertown, PA 18951.
- LEAR, RAYMOND C., JR. - Springfield Township; Cohen, Barry L., 4029 Westaway Drive, Lafayette Hill, PA 19444.
- LUKE, THOMAS - Towamencin Township; Vaitis, Janet, 1068 Snyder Road, Lansdale, PA 19446.
- MAIZEL, REGINA - Abington Township; Gray, Garry, 724 Martin Road, Elkins Park, PA 19027.
- MCARTHUR, RITA M. - Conshohocken Borough; McArthur, Robert D., 13 Chandler Court, Maple Glen, PA 19002.
- MEADOWS, GWENDOLYN O. - Horsham Township; Meadows-Fuller, Robin D., 15 Longford Street, Philadelphia, PA 19136.
- MILLER, BEATRICE F. - Cheltenham Township; Parker, Nancy, 4939 Meadow Lane, Macungie, PA 18062.
- MONACO, PASQUAL J. - Lower Providence Township; Ciocca, Nicholas C., 329 Lenape Drive, Berwyn, PA 19312.
- MURRAY, SUSAN S. - Lower Providence Township; Murray III, F. John, 129 Summit Road, Malvern, PA 19355.
- O'HARA, MARGARET R. - Whitpain Township; O'Hara, John J., 101 Markley Farm Circle, Jeffersonville, PA 19403.
- RODGERS, MARY J. - Cheltenham Township; Kenny, Paul D., 1262 Heather Road, Ambler, PA 19002.
- ROSENBERGER, KEITH L. - Souderton Borough; Nuss, Constance W., 102 Crabapple Lane, Hatboro, PA 19040.
- SCHIFF, HARRIET G. - Upper Merion Township; Schiff, Michael, 274 Roberts Drive, King Of Prussia, PA 19406.
- SCHLEINKOFER JR., RICHARD F. - Lower Merion Township; Schleinkofer, David L., 107 Elmwood Avenue, Narberth, PA 19072.
- SCHRADER, SHARON M. - Lower Pottsgrove Township; Tucker, Jennifer M., 1777 Orlando Road, Pottstown, PA 19464.
- THOMPSON, RITA - Abington Township; Thompson, Jerold, 230 Central Avenue, Glenside, PA 19038.
- VOLPE, ANN L. - Collegeville Borough; Volpe, Caroline, 641 Bridge Street, Schwenksville, PA 19473.
- WILLIN, VIVIAN - Cheltenham Township; Willin, Julynn F., 46 Township Line Road, Elkins Park, PA 19027.
- WOYDEN, LAURA M. - Lansdale Borough; Flocco, Mary A., 2912 Henley Road, Plymouth Meeting, PA 19462.



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**RETURN DAY LIST**

**August 7, 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. Barbera v. Bryn Mawr Aesthetic Plastic Surgery - Defendant’s Petition to Withdraw as Counsel (Seq. 47) - **S. Gold - J. Becker.**
2. Bengston v. Toll Brothers, Inc. - Plaintiff’s Motion to Compel Discovery (Seq. 192d) - **J. Horn - M. Glazer - C. D’Angelo.**
3. Blanche v. John Doe Snow and Ice Removal - Plaintiff’s Motion for Leave to Amend Complaint (Seq. 4) - **L. Bendesky.**
4. Brown v. Preste - Plaintiff’s Motion to Compel Discovery (Seq. 17d) - **M. Simon - J. Auth.**
5. Burk v. Goodrich - Defendant’s Motion for Leave to File Amended Answer (Seq. 4) - **A. Roth - D. Downey.**
6. Doman v. Murillo - Plaintiff’s Motion to Compel Discovery (Seq. 11d) - **C. Shelly - K. Nosari.**
7. Duggan v. Olde Soul Contracting - Petition to Open/Strike Judgment (Seq. 8).
8. FMJM RWL IV Trust 20171 v. Foster - Plaintiff’s Motion to Vacate Judgment (Seq. 10) - **R. Williams.**
9. Freeman v. Corporation Apartments Partners, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 28d) - **M. Simon.**
10. Goldberg v. Yost Stucco & Masonry, LLC - Plaintiff’s Motion to Void Arbitration Clause (Seq. 18) - **W. Auxer.**
11. Griffin v. Pollard - Defendant’s Motion to Compel Discovery (Seq. 16d) - **S. Rovner - L. Glynn.**
12. Hakim v. El Koubi - Plaintiff’s Motion to Compel Discovery (Seq. 34d) - **J. Hoyle - J. Cella.**
13. Kilkenny v. H&K Group, Inc. - Defendant’s Motion to Compel Discovery and Deem Admissions Admitted (Seq. 13d) - **C. Booth - A. Bottenfield.**
14. Klein v. Klein - Plaintiff’s Petition to Withdraw as Counsel (Seq. 6) - **D. Draganosky.**
15. PBC Schell Lane 2, L.P. v. Gallegos Tile Works, Inc. - Plaintiff’s Motion to Compel Discovery (Seq. 8d) - **J. Soderberg - W. Shehwen.**
16. Peters v. Bailey - Plaintiff’s Motion for Admission Pro Hac Vice (Seq. 29) - **M. Smith.**
17. Rennells v. Reese - Plaintiff’s Motion to Compel Discovery (Seq. 36d) - **L. Thomas - D. Shannon.**
18. Roberts v. Parkhouse Rehabilitation and Nursing Center - Plaintiff’s Motion to Withdraw as Counsel (Seq. 11) - **I. Norris.**
19. Robinson v. Premier Health Care Management - Defendant’s Motion to Compel Discovery (Seq. 30d) - **A. Watto - T. Pickersgill - E. Stefanski.**
20. Smith v. Reign - Defendant’s Motion to Consolidate (Seq. 11) - **H. Brahin - L. Glynn.**
21. Sullivan v. Reign - Defendant’s Motion to Consolidate (Seq. 10) - **F. Karpf - L. Glynn.**
22. Szpanka v. Hampta Realty, LLC - Plaintiff’s Motion to Compel Discovery (Seq. 12d) - **A. Baratta - C. Boyle.**
23. Williams v. Raymond - Plaintiff’s Motion to Compel Discovery (Seq. 9d) - **G. Gompers - R. Morton.**
24. Wilmington Savings Fund Society v. Joseph - Defendant’s Petition to Open/Strike Confessed Judgment (Seq. 8) - **R. Badman.**
25. Wilmington Savings Fund Society v. McKenna - Defendant’s Petition to Open/Strike Confessed Judgment (Seq. 8) - **R. Badman.**